

BIODIVERSITY NET GAIN SCHEME EYEWORTH LODGE



This is an exciting opportunity for developers to become part of a scheme to diversify farming, creating biodiverse habitats in the right places to complement the wider landscape. The conversion of arable land into species-rich grassland will generate approx. 327 biodiversity units.

Local Planning Authority

Central Bedfordshire

National Character Area

Bedfordshire and Cambridgeshire Claylands

Distances

- 1.1 km from Eyeworth
- 3.2 km from Biggleswade
- 7.9 km from Baldock

Biodiversity units for sale



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Developers with offsite BNG requirements can contribute to the establishment of this scheme through the purchase of biodiversity units.

Location

The site is located approx. 3.2km east of Biggleswade and sits in Central Bedfordshire Council Local Planning Authority and Bedfordshire and Cambridgeshire Claylands National Character Area. Public rights of way pass through the site, allowing for community access to greenspace.

Landscape character

The site is surrounded by predominantly agricultural land, comprising fields bounded by hedgerows, as well as scattered small woodlands.

Land size

The BNG site is circa 30 hectares (74 acres).

Current use and baseline habitats

The land is currently arable.

Habitat creation

Creation of other neutral grassland habitat (medium distinctiveness) that will support a range of flora and fauna that could not previously be supported by the arable land use.

Land management

Strategic planning of habitat delivery across the site has been undertaken and a robust and flexible long-term management structure is in place to maximise environmental outcomes.



Method and terms of sale

Biodiversity units which meet developer compensation requirements in terms of habitat types and extents can be purchased 'off-the-shelf.' An option for the purchase of biodiversity units will be granted to purchasers, allowing them to secure planning consent before funding the physical habitat creation. The physical habitat creation works will commence once the option is called or in advance as an active habitat bank.

Environmental outcomes

This habitat restoration scheme will not only benefit nature but also contribute to a range of other ecosystem services including:

- Increasing ecologically valuable habitat
- Improved water quality
- Carbon sequestration

Scheme benefits

Delivering BNG requirements through this scheme will provide surety of where offsets are being delivered and contribute to enhancing the biodiversity of this landscape.

The provision of biodiversity units 'off-the-shelf' reduces the risks and delays to developers in seeking credible solutions to satisfy offsite BNG requirements.

Project website

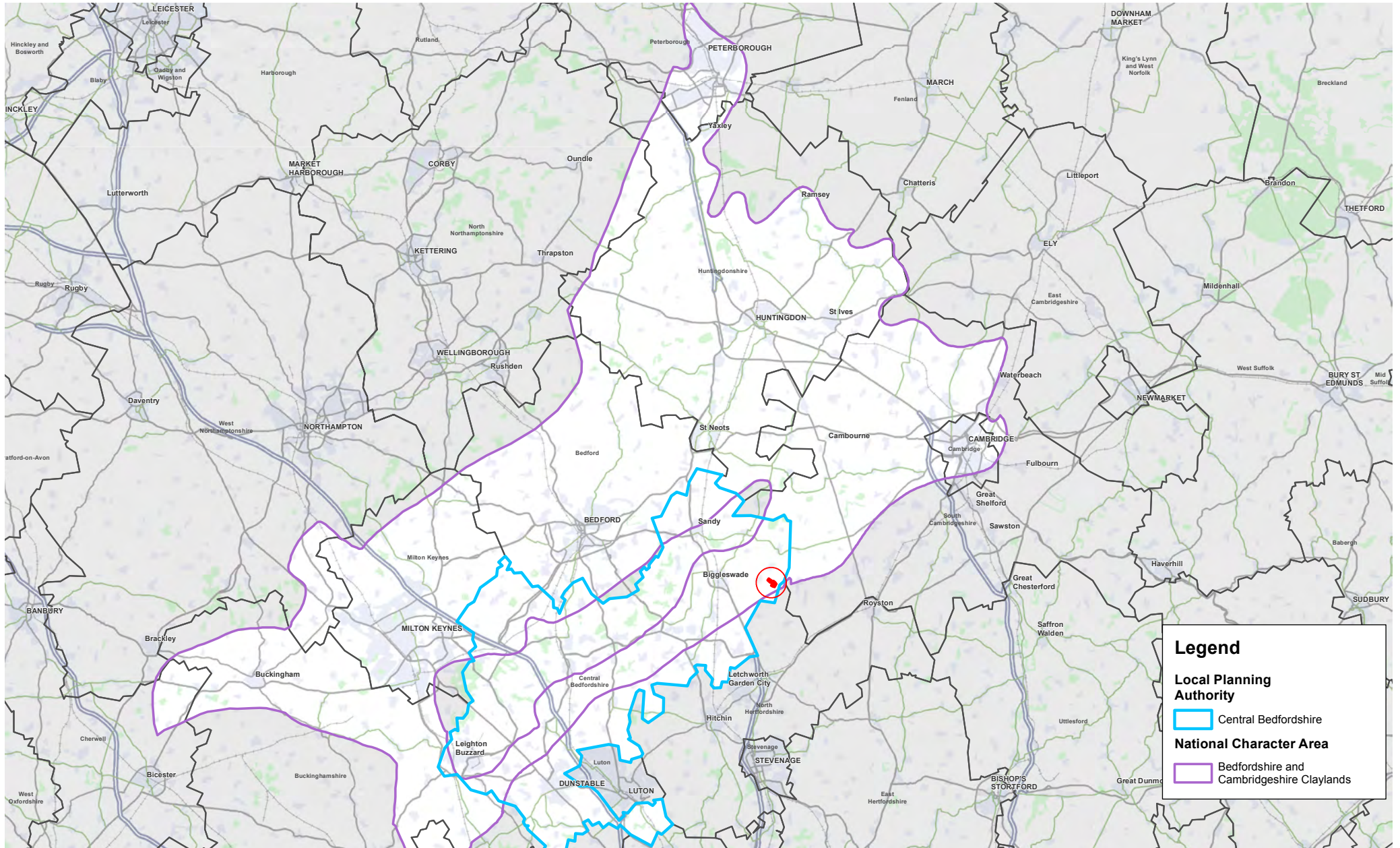
Further information about this scheme can be found at the following dedicated web address



www.bidwells.co.uk/properties/eyeworth-lodge



Regional context



Further Information

Please contact our Natural Capital team to enquire about securing biodiversity units:

BNGenquiries@bidwells.co.uk

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