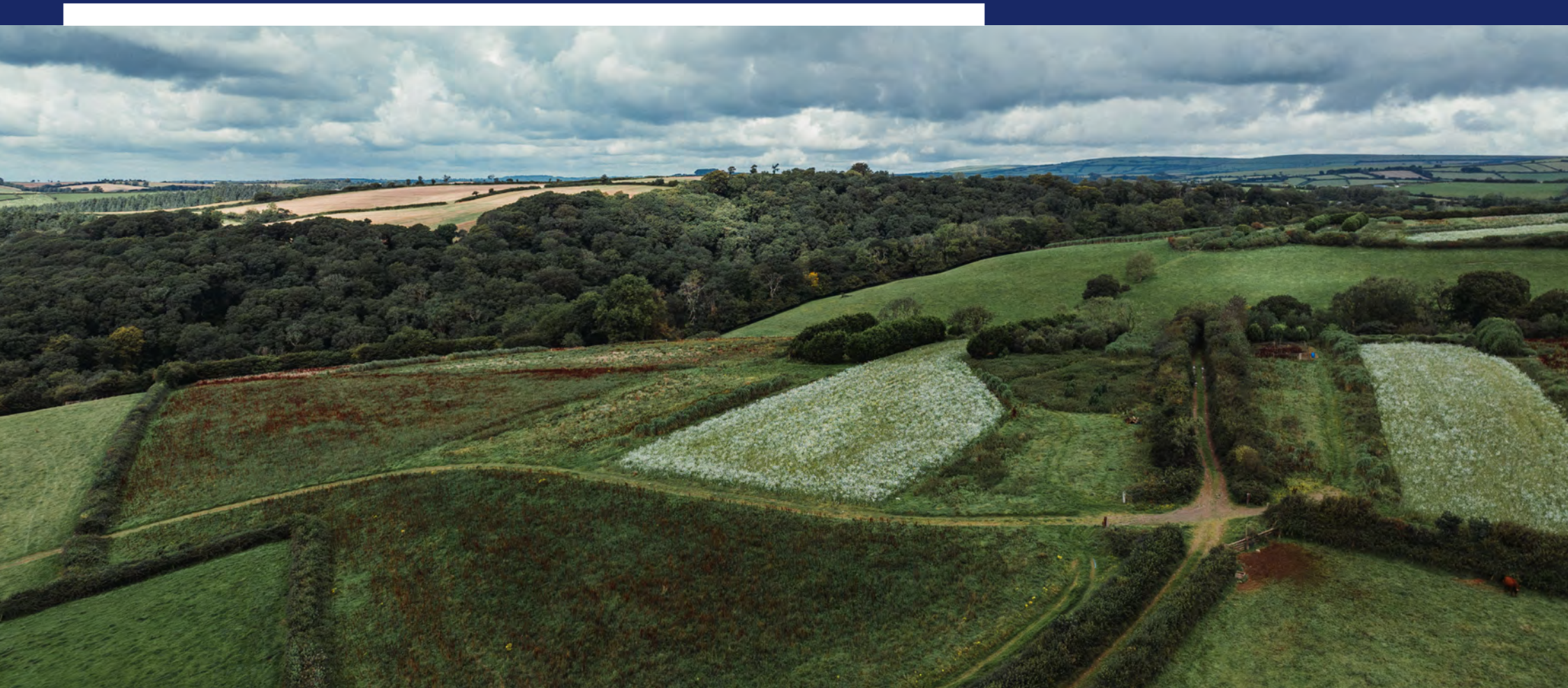


BIODIVERSITY NET GAIN SCHEME MORNACOTT ESTATE



Restoring and enhancing habitats on a landscape-scale will see the generation of over 1,000 biodiversity units across the estate.

Local Planning Authority

North Devon Council

National Character Areas

Exmoor and The Culm

Waterbody Catchment

Yeo

Operational Catchment

Taw and North Devon Stream

Distances

- 1.3 km from Bishops Nympton
- 2.8 km from South Molton

Biodiversity units for sale



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Developers with off-site BNG requirements can contribute to the creation and management of this scheme through the purchase of biodiversity units.

Location

The site sits within the North Devon Local Planning Authority area and Exmoor and The Culm National Character Areas. The site and surrounding countryside are predominantly used for agriculture with large stands of woodland scattered across the landscape. With the River Yeo running through the estate, the site sits within the Yeo waterbody catchment and the Taw and North Devon Stream operational catchment. The site is approximately 2 km south of Exmoor National Park, South Exmoor SSSI and Exmoor Heaths Special Area of Conservation.

Landscape character

The surrounding landscape mostly consists of grassland bounded by hedgerows. A series of riparian features such as ponds follow the River Yeo and River Mole and their tributaries.

Land size

The estate is circa 314 hectares (776 acres).

Current use and baseline habitats

The land was previously farmed for extensive cattle grazing and to support the large shooting business. Baseline habitats include cereal crops, grassland, scrub, and boundary hedgerows across the site.

Habitat creation

Biodiversity units will be available for the following habitats:

Very high distinctiveness

- Grassland

High distinctiveness

- Hedgerow

Medium distinctiveness

- Grassland
- Woodland
- Heathland and shrub
- Individual trees

Land management

Strategic spatial 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. Land management will include conservation grazing with traditional English breeds including longhorn cattle.



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 be undertaken in advance of biodiversity unit sales, working as an active habitat bank.

Environmental outcomes

This innovative habitat creation scheme is part of a wider estate environmental strategy and will not only benefit nature but also contribute to a range of other ecosystem services including:

- Natural flood attenuation
- Expansion of wildlife corridors
- Improved soil, air and water quality
- Carbon sequestration

Scheme benefits

There are huge advantages in delivering BNG requirements through this scheme:

- Providing significant contributions to recognised local ecological priorities
- Surety of where offsets are being delivered
- Contribute to landscape-scale habitat creation and enhancements
- Greater confidence in the security of long-term sustainable management beyond the requisite contractual 30-year period

The scheme will become a showcase for the effective delivery of BNG, demonstrating how offsetting development through habitat creation on a landscape-scale is most efficient, cost-effective and maximises environmental outcomes.

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

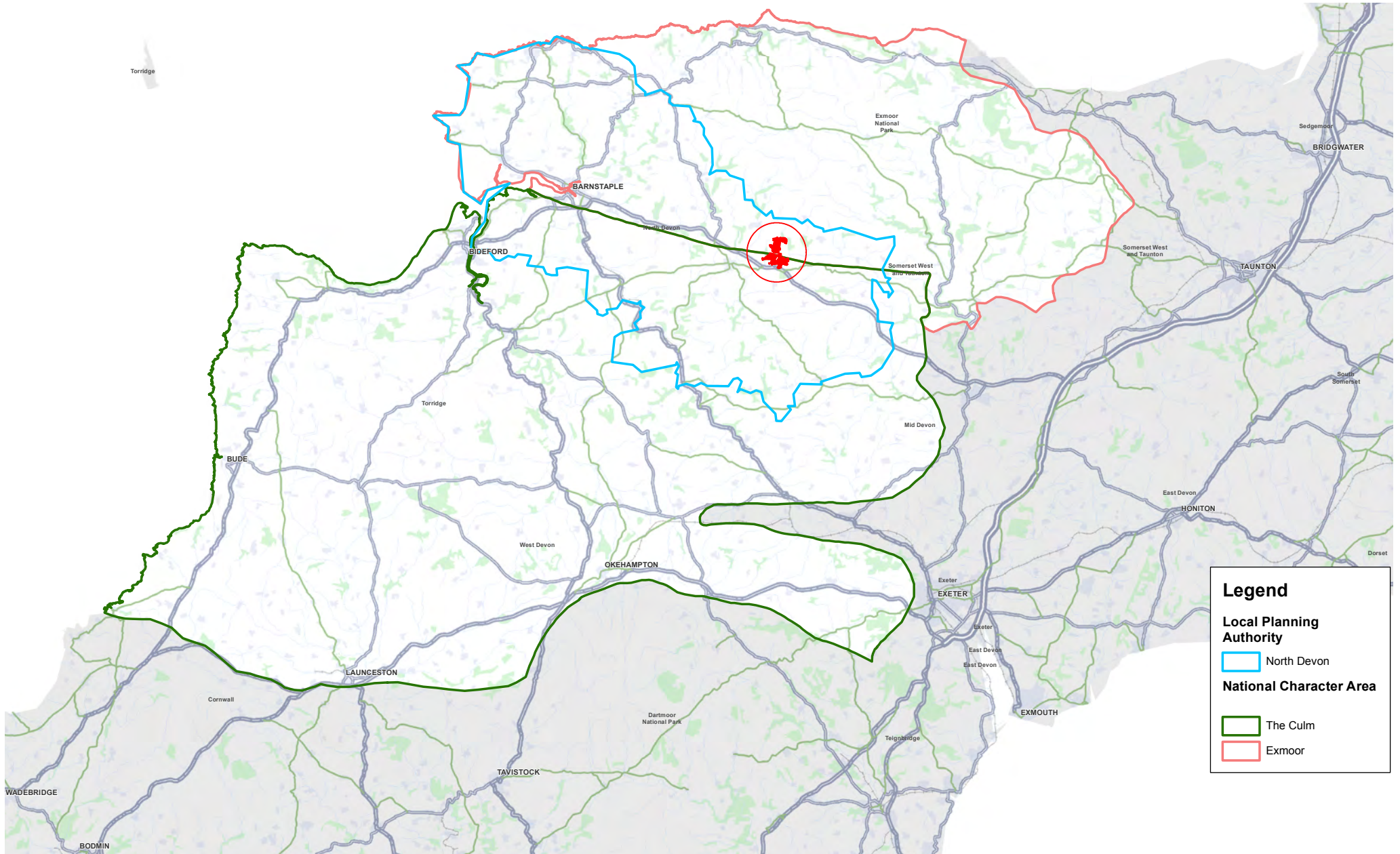
Further information about this scheme can be found at the following page:



bidwells.co.uk/properties/mornacott-estate



Regional context



Further Information

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

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