

BIODIVERSITY NET GAIN SCHEME WILDFELL, WETHERSFIELD



A nature-recovery showcase, this scheme is delivering biodiversity net gain (BNG) across the landscape as part of a wider environmental initiative.

This project is being delivered by Ground Control's innovative Evergreen environmental impact fund. Creation of species-rich habitats on this former arable farm has already started and will generate over 300 biodiversity units.

Local Planning Authority

Braintree

National Character Area

South Suffolk and North Essex Clayland

Distances

- 1 km from Wethersfield
- 9 km from Braintree
- 15 km from Haverhill

Biodiversity units for sale



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Developers have the opportunity to support this high-profile initiative, which is pioneering approaches to habitat creation, enhancement and management across the landscape, and delivering wider community benefits as part of the project.

Location

The site is located approximately 9 km northeast of Braintree and sits in the Braintree Local Planning Authority area and the South Suffolk and North Essex Clayland National Character Area.

The scheme will improve habitat connectivity across the landscape, linking established parcels of priority habitats including deciduous woodland.

Landscape character

The site is surrounded by predominantly arable land with areas of residential land and commercial buildings. Lines of trees and woodland stands are scattered across the landscape. The River Pant crosses to the southwest of Wildfell, with areas of floodplain grassland along its length.

Land size

The BNG site is 63 hectares (156 acres).

Prior use and baseline habitats

The site was previously used for cereal cropping and horticultural uses, with small areas of grassland and scrub. There is a large area of woodland in the north of the scheme, consisting of two small parcels of ancient woodland connected by ancient replanted woodland.

Habitat creation

Biodiversity units will be available for the following habitats:

Very high distinctiveness

- Hedgerow

High distinctiveness

- Woodland
- Lake
- Hedgerow

Medium distinctiveness

- Heathland and shrub
- Grassland
- Lake

Land management

Habitat delivery has been planned to maximise ecological benefits with consideration of the specific characteristics of each part of the site. A robust and flexible long-term management structure is in place, with detailed plans setting out how the scheme will be managed for nature into the future.

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 providing the funds for physical habitat creation. Much of the physical habitat creation works have already taken place at Wildfell, meaning biodiversity units are already being generated and habitats have been created in advance of the developments they will offset.



Environmental outcomes

This innovative habitat creation scheme is already contributing to a range of ecosystem services alongside habitat creation, including:

- Creating habitat links to wider landscape
- Water quality improvements
- Natural flood alleviation
- Carbon sequestration
- Supporting protected species including great crested newts

The scheme has been developed with inputs from Plantlife, Kew Royal Botanic Gardens and the Bumblebee Conservation Trust.

Scheme benefits

There are huge advantages in developers delivering their BNG requirements through this scheme, including:

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

Ground Control Ltd is the UK's leading Landscape Services provider and as the landowner of this site they are committed to maintain the habitats and environmental benefits over the long-term.

The scheme is 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

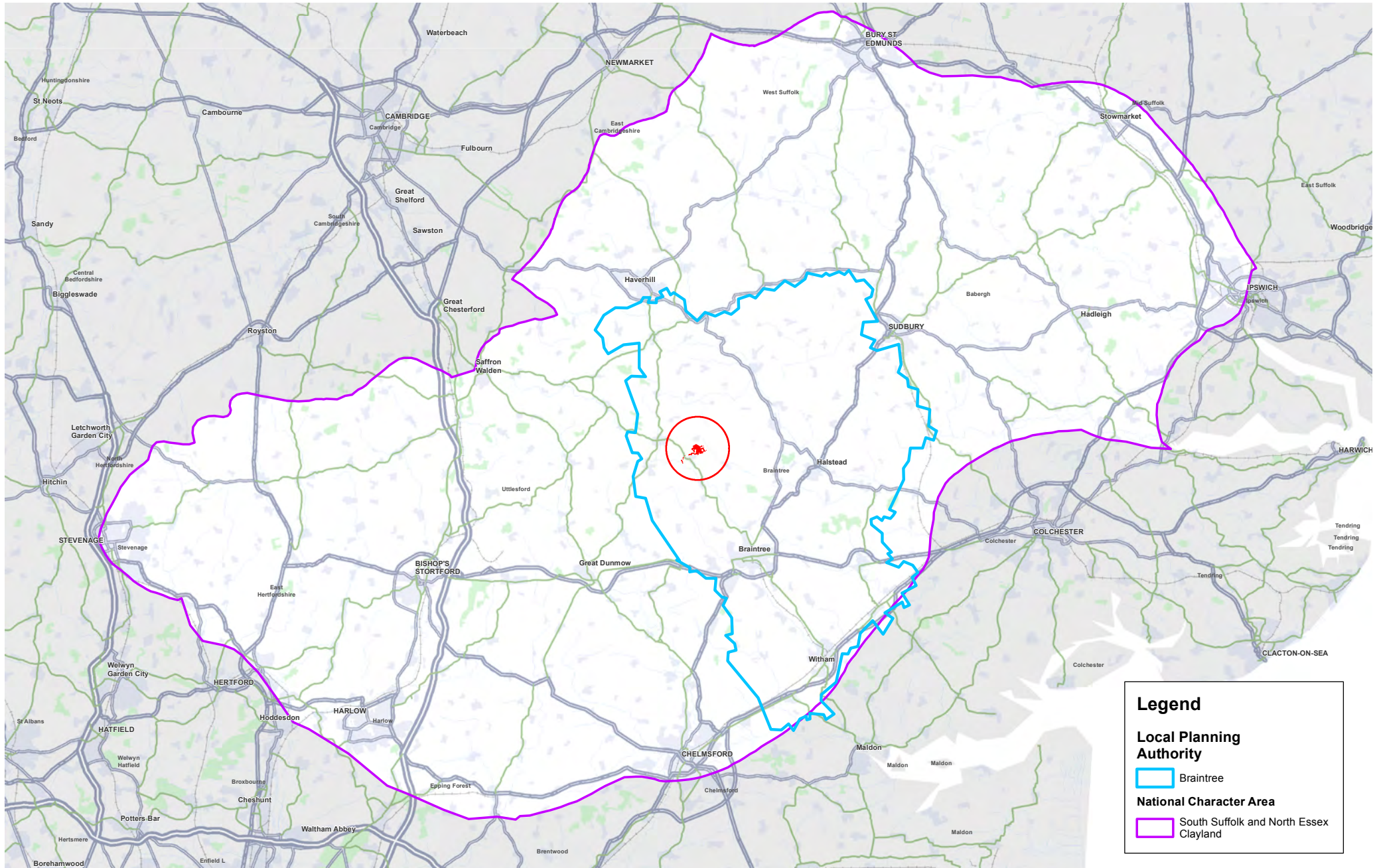
Further information about this scheme can be found at the following dedicated web address:



www.bidwells.co.uk/properties/wildfell



Regional context



Further Information

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

BNGenquiries@bidwells.co.uk

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