

Biodiversity Net Gain Scheme

Wiston Estate



This is an exciting opportunity for developers to support strategic habitat restoration in West Sussex that will buffer and expand priority habitats and generate over 600 biodiversity units.

Local Planning Authorities

- South Downs National Park
- +14 neighbouring LPAs

National Character Areas

- Low Weald
- South Downs
- +7 neighbouring NCAs

Distances

- 0.8 km from Steyning
- 4.6 km from Worthing

Registered

- Biodiversity gain site reference number BGS-140524001



Get in touch with our experts

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

Location

The site is located approximately 2.8 miles north of Worthing and sits in South Downs National Park Local Planning Authority and the Low Weald and South Downs National Character Areas. Public rights of way pass through the site, allowing for community access.

Landscape character

The site is surrounded by predominantly agricultural land, comprising fields bounded by hedgerows, as well as scattered woodlands, with the Wiston Estate vineyard located in the wider landscape.

The site sits within an area of high strategic significance being located within South Downs National Park and 0.4 km east of Chanctonbury Hill SSSI.

Land size

The BNG site is circa 98 hectares (242 acres).

Current use and baseline habitats

The land is predominantly farmed for combinable crops with small areas of grassland, scrub, woodland and hedgerows.

Habitat creation

Biodiversity units are available for the following habitats:

High distinctiveness

- Lowland calcareous grassland
- Traditional orchard
- Lowland mixed deciduous woodland
- Wet woodland
- Species-rich native hedgerow with trees

Medium distinctiveness

- Grassland
- Woodland
- Heathland and shrub
- Individual trees
- Ponds
- Hedgerow

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.

The first phase of BNG has a s106 agreement in place with the South Downs National Park and has been accepted onto the Biodiversity Gain Site Register (reference number: BGS-140524001). The second phase is in development.



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'.

A sale agreement will be provided for developments satisfying the BNG condition in their planning consent. For developments in the planning process, an option for the purchase of biodiversity units will be granted to purchasers.

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:

- Expansion of wildlife corridors
- Improved 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 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 off-site BNG requirements.

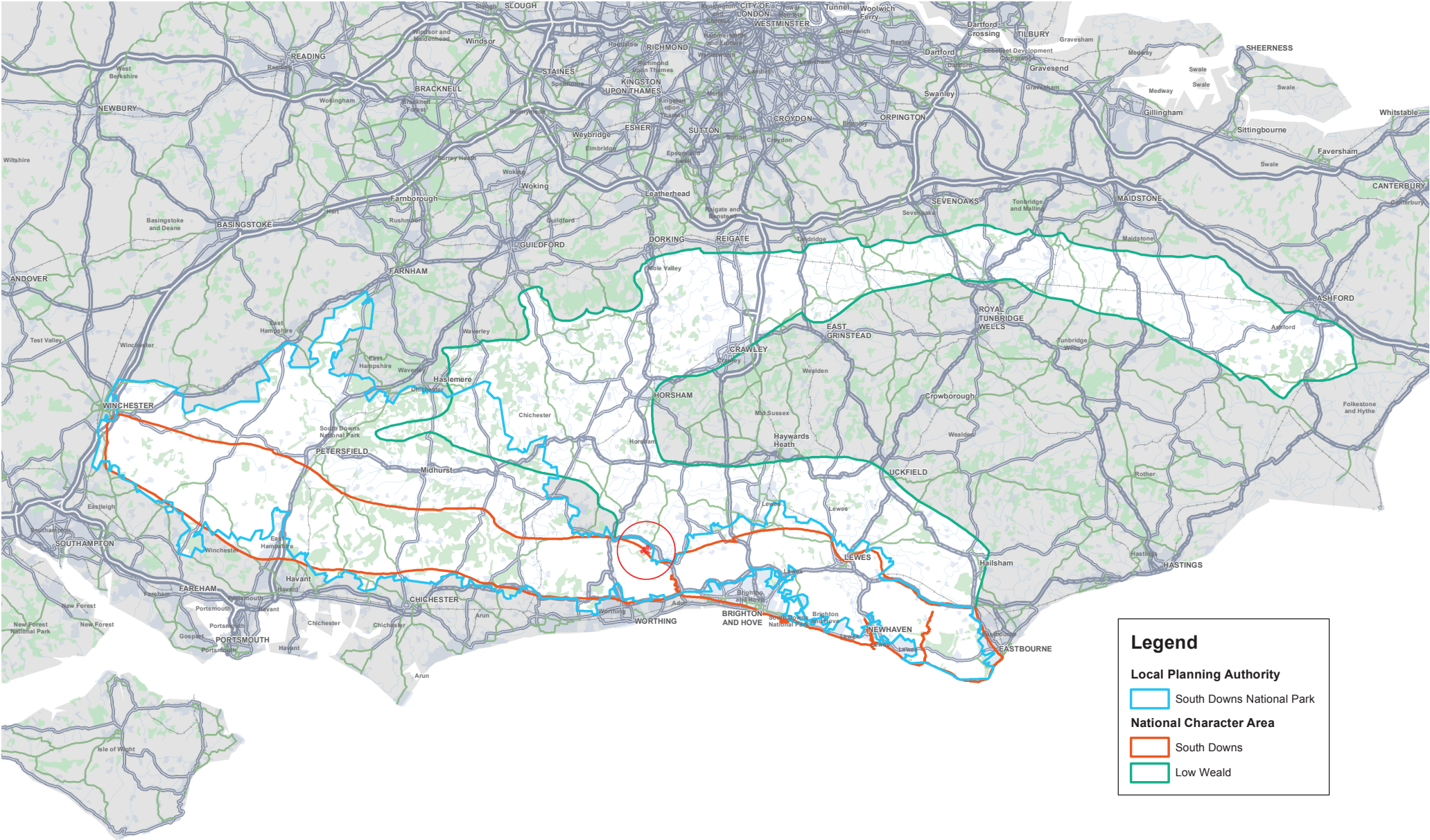
Project website

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

bidwells.co.uk/properties/wiston-estate



Regional context



Further information

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

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