

# BIODIVERSITY NET GAIN SCHEME WISTON ESTATE

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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 500 biodiversity units.

#### Local Planning Authorities

- Horsham
- South Downs National Park

#### National Character Areas

- Low Weald
- South Downs

#### Distances

- 0.8 km from Steyning
- 4.6 km from Worthing

#### Biodiversity units for sale



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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 Horsham and South Downs National Park Local Planning Authorities 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 85 hectares (210 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 will be available for the following habitats:

### High distinctiveness

- Woodland
- Hedgerow

### Medium distinctiveness

- Heathland and shrub
- Grassland
- Hedgerow
- Individual trees
- Lakes

## 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.' 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 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:

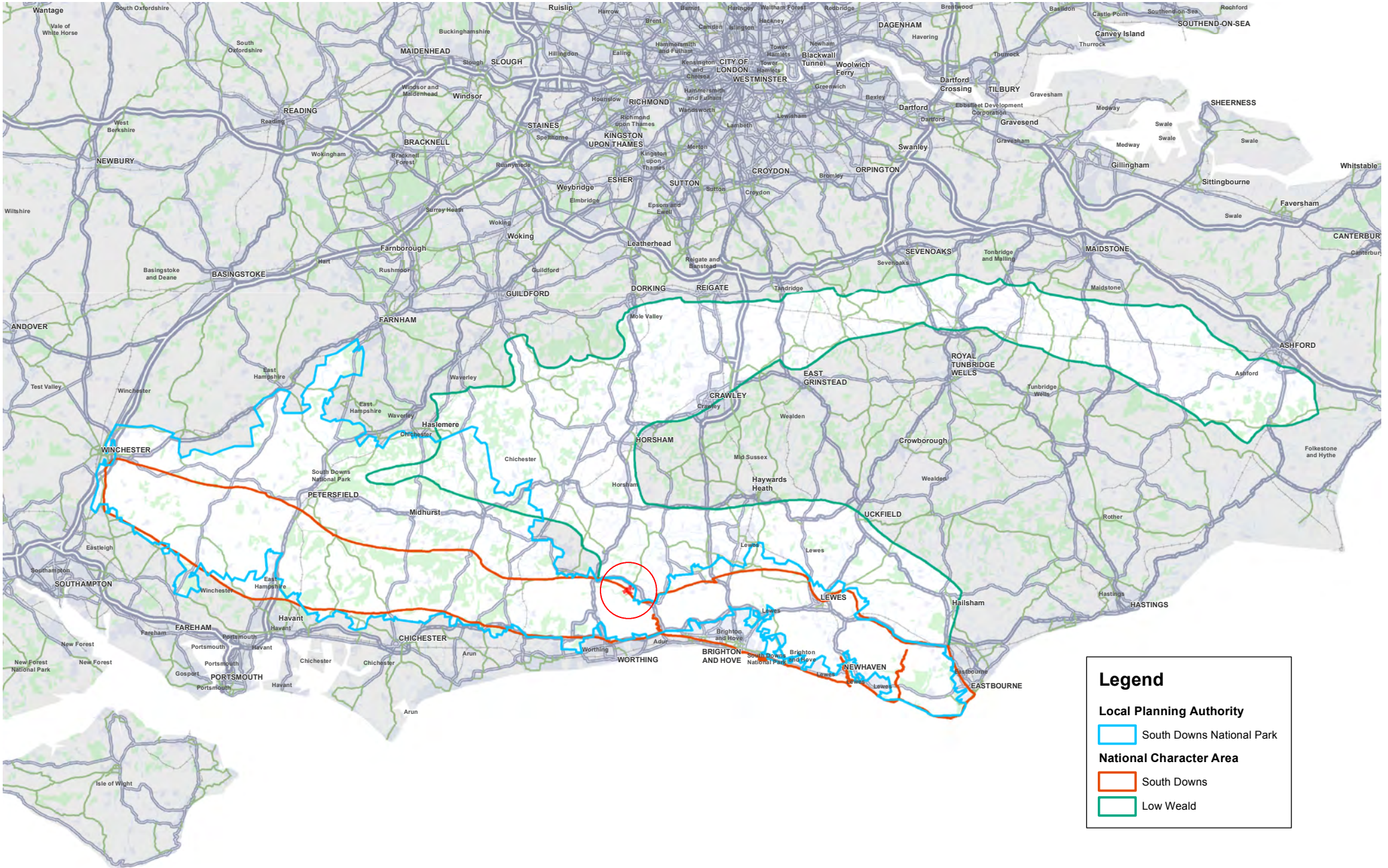


[bidwells.co.uk/properties/wiston-estate](https://bidwells.co.uk/properties/wiston-estate)





# Regional context



**Legend**

- Local Planning Authority
- South Downs National Park
- National Character Area
- South Downs
- Low Weald

## Further Information

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

[BNGenquiries@bidwells.co.uk](mailto:BNGenquiries@bidwells.co.uk)

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