



BIDWELLS

BIODIVERSITY NET GAIN SCHEME HOME FARM, ALDENHAM ESTATE



This scheme presents an exciting opportunity for developers to support strategic habitat restoration that will buffer and expand priority habitats in Hertfordshire. The creation of a range of species-rich habitats will generate over 280 biodiversity units.

Local Planning Authority

Hertsmere Borough Council

National Character Areas

Northern Thames Basin

Distances

- 0.4 km from Elstree
- 1.5 km from Borehamwood
- 5 km from Watford

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. 5km east of Watford and sits in Hertsmere Borough Council Local Planning Authority and Northern Thames Basin National Character Area.

The site is in an ecologically strategic location with areas of priority woodland within and surrounding the site. Within approx. 1 km of the site lies Hilfield Park Reservoir, a Local Nature Reserve, and Aldenham Country Park. The scheme will act as a habitat stepping stone to improve habitat connectivity across the landscape.

Landscape character

The site is surrounded by land with varying uses including residential housing and agricultural land, as well as lakes and stands of woodland.

Land size

The BNG site is circa 62 hectares (153 acres).

Current use and baseline habitats

The majority of the site is currently permanent grassland with some ponds, areas of scrub and lowland mixed deciduous woodland (priority habitat).

Habitat creation

Biodiversity units will be available for the following habitats:

High distinctiveness

- Grassland
- Woodland

Medium distinctiveness

- Grassland
- Woodland
- Heathland and shrub
- Lake
- Individual trees
- 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.



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

The scheme has the support of Herts and Middlesex Wildlife Trust who manage the nearby Hilfield Reservoir nature reserve.

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 offsite BNG requirements.

Project website

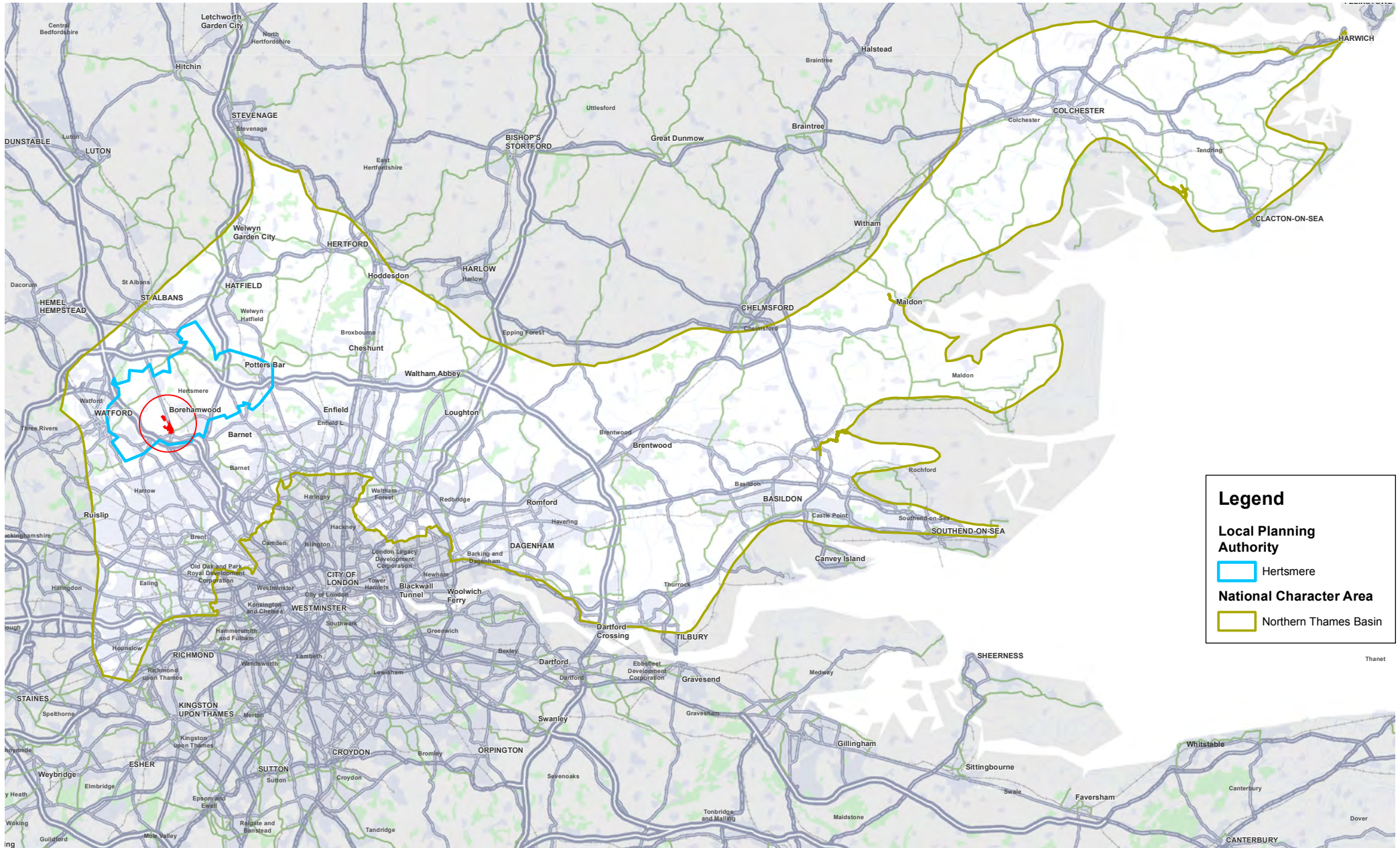
Further information about this scheme can be found at the following dedicated web address:



www.bidwells.co.uk/properties/aldenham-estate



Regional context



Further Information

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

BNGenquiries@bidwells.co.uk

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