



# BIODIVERSITY NET GAIN SCHEME MANOR FARM, CHEARSLEY





This is an exciting opportunity for developers to support strategic habitat restoration that will generate over 90 biodiversity units.

### Local Planning Authority

Buckinghamshire Council

### National Character Areas

Midvale Ridge

### Distances

- 0.8 km from Chearsley
- 3.6 km from Thame
- 9.4 km from Aylesbury

### 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. 9.4km east of Aylesbury and sits in Buckinghamshire Council Local Planning Authority and Midvale Ridge National Character Area. A public right of way passes through the site, allowing for community access.

## Landscape character

The site borders a tributary of the River Thame and is surrounded by predominantly agricultural land, comprising fields bounded by hedgerows, as well as scattered small woodlands.

## Land size

The BNG site is circa 19 hectares (47 acres).

## Current use and baseline habitats

Baseline habitats consist of arable land in short-rotation coppice and cover leys, wet grassland with ponds, woodland, scrub and two hedgerows.

## Habitat creation

Biodiversity units will be available for the following habitats:

### High distinctiveness

- Grassland

### Medium distinctiveness

- Grassland
- Woodland
- Individual trees
- Heathland and shrub

## 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 Longhorns and various traditional breeds of sheep.





## 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 builds on the ambitions of this organic farm to be more sustainable. The scheme 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
- Natural flood attenuation
- 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 offsite BNG requirements.**

### Project website

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

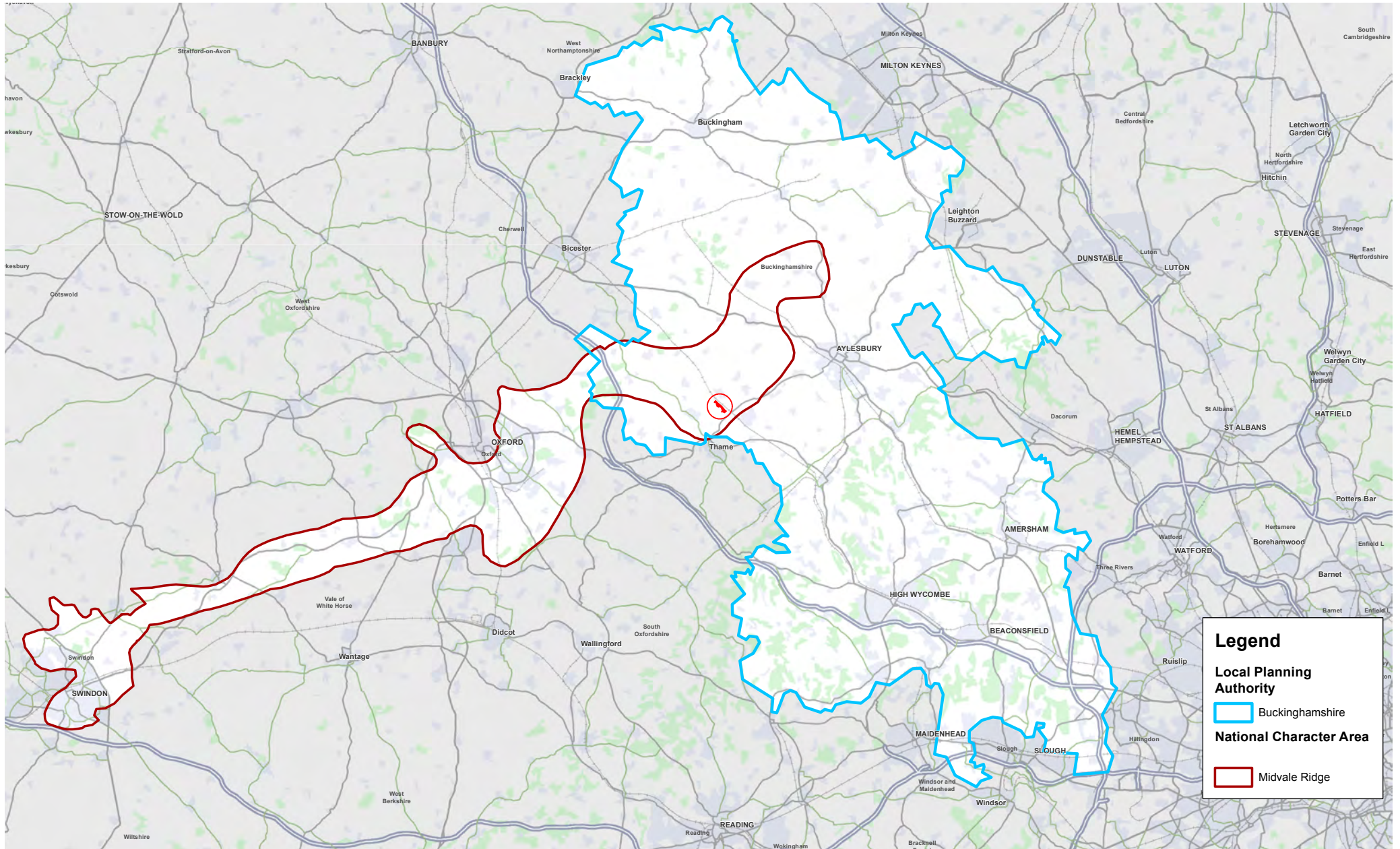


[www.bidwells.co.uk/properties/manor-farm](http://www.bidwells.co.uk/properties/manor-farm)





# Regional context





## Further Information

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

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

## Bidwells

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