

# Biodiversity Net Gain Scheme

## *Woolley Downs Nature Recovery*



# This landscape-scale Biodiversity Net Gain (BNG) scheme will deliver over 225 biodiversity units in Berkshire.

## Local Planning Authority

West Berkshire

## National Character Area

Berkshire and Marlborough Downs

## Distances

- 5km from the River Lambourn
- 8km from Wantage
- 15km from Newbury

### 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 5 miles south of Wantage, in the North Wessex Downs National Landscape. It sits within the West Berkshire Local Planning Authority area and the Berkshire and Marlborough Downs National Character Area.

## Landscape character

The landscape surrounding the site includes grassland and arable land, as well as scattered woodland. The downland dedicated to pasture has been grazed by racing horses and sheep.

## Land size

The BNG site is approx. 48 hectares (approx. 120 acres) in size.

## Current use and baseline habitats

The baseline habitats consist of modified and calcareous grassland and lowland mixed deciduous woodland in poor condition.

## Habitat creation

Creation and enhancement of the following high-quality biodiverse habitats.

### High distinctiveness

- Lowland calcareous grassland
- Lowland mixed deciduous woodland

### Medium distinctiveness

- Grassland
- Heathland and shrub
- Hedgerow

## Land management

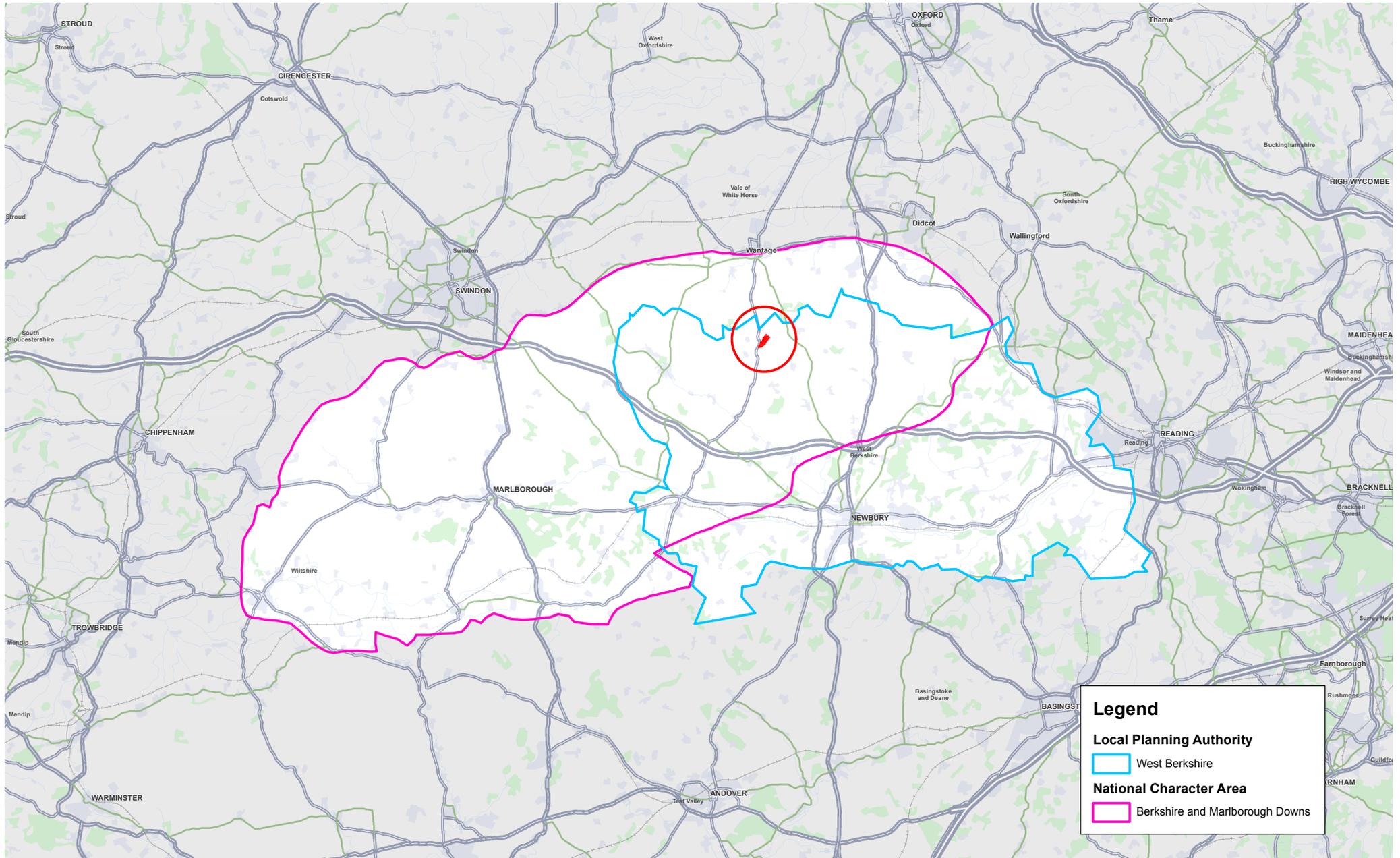
Strategic planning of habitat delivery across the site has been undertaken and a robust and flexible long-term management structure is in place to maximise environmental outcomes.

## 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.



# Regional context



## Environmental outcomes

This habitat restoration scheme will not only benefit nature but also contribute to a range of other ecosystem services including:

- Improved soil quality
- Carbon sequestration
- Access to greenspace along the footpath

## 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:



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



## *Get in touch with our experts*

**Please contact our Natural  
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