

Biodiversity Units for Sale

Halnaker Hill Farm



Halnaker Hill
Farm

A registered BNG scheme with over 850 biodiversity units ready to sell. This is an exciting opportunity for developers to be part of this landscape-scale nature restoration initiative in West Sussex delivering a variety of habitat types.

Local Planning Authorities

- South Downs National Park
- Chichester

National Character Areas

- South Downs
- South Coast Plain

Distances

- 4 miles from Chichester
- 15 miles from Worthing
- 19 miles from Havant

Registered

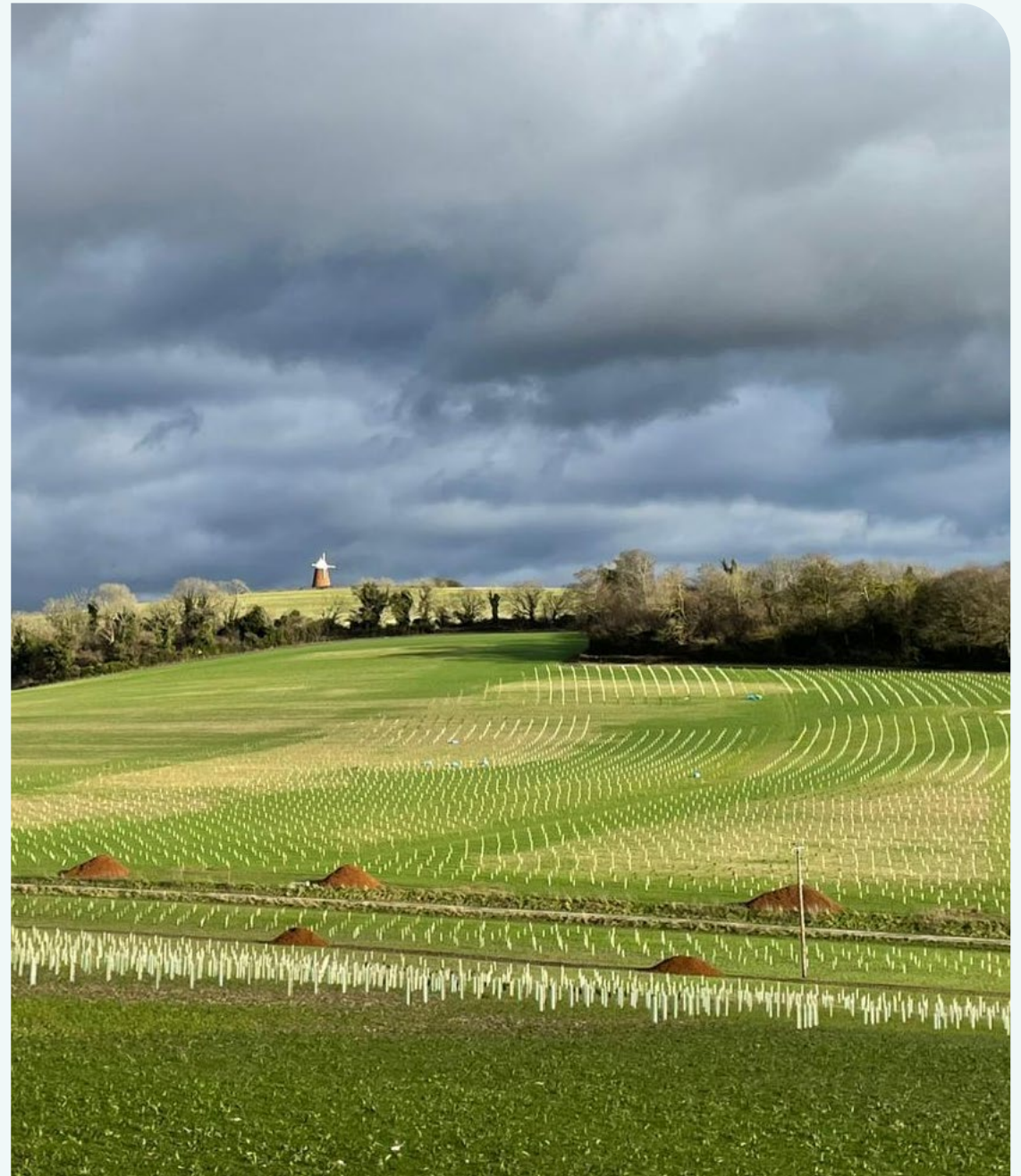
- Biodiversity gain site reference number BGS-300625001



*Get in touch with
our experts*

Lisa Bulmer

07469 549 581
BNGenquiries@bidwells.co.uk



Developers can meet their off-site BNG requirements here by purchasing biodiversity units that will support high-integrity nature recovery.

Location

The site is located approximately 4.3 miles northeast of Chichester and sits in the South Downs National Park Local Planning Authority and the South Downs and South Coast Plain National Character Areas.

Landscape character

The site is surrounded by predominantly agricultural land and a patchwork of woodlands. A large woodland exists adjacent to the north of the site consisting of priority habitats.

The site sits within an area of high strategic significance being located within the South Downs National Park and adjacent to the Halnaker Chalk Pit SSSI. Other SSSIs are also nearby, including Eartham Pit Boxgrove SSSI (1 km southeast) and East Dean Park Wood SSSI (2.5 km northwest).

Land size

The BNG site is circa 134 hectares (330 acres).

Current use and baseline habitats

The site had been farmed intensively for over 50 years, depleting the soil and landscape of its nutrients, beauty and wildlife. Through regenerative agriculture and carefully designed conservation, Halnaker Hill Farm has created a thriving ecosystem that supports wildlife and soil health.

Habitat creation

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

High distinctiveness

- Lowland calcareous grassland
- Pond (priority habitat)
- Species-rich native hedgerow with trees

Medium distinctiveness

- Grassland
- Woodland
- Heathland and scrub
- Individual trees

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.

Creation of one of three ponds at the farm



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

- Expansion of wildlife corridors
- Improved soil quality
- Carbon sequestration

Scheme benefits

There are huge advantages in delivering BNG requirements through this scheme:

- 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

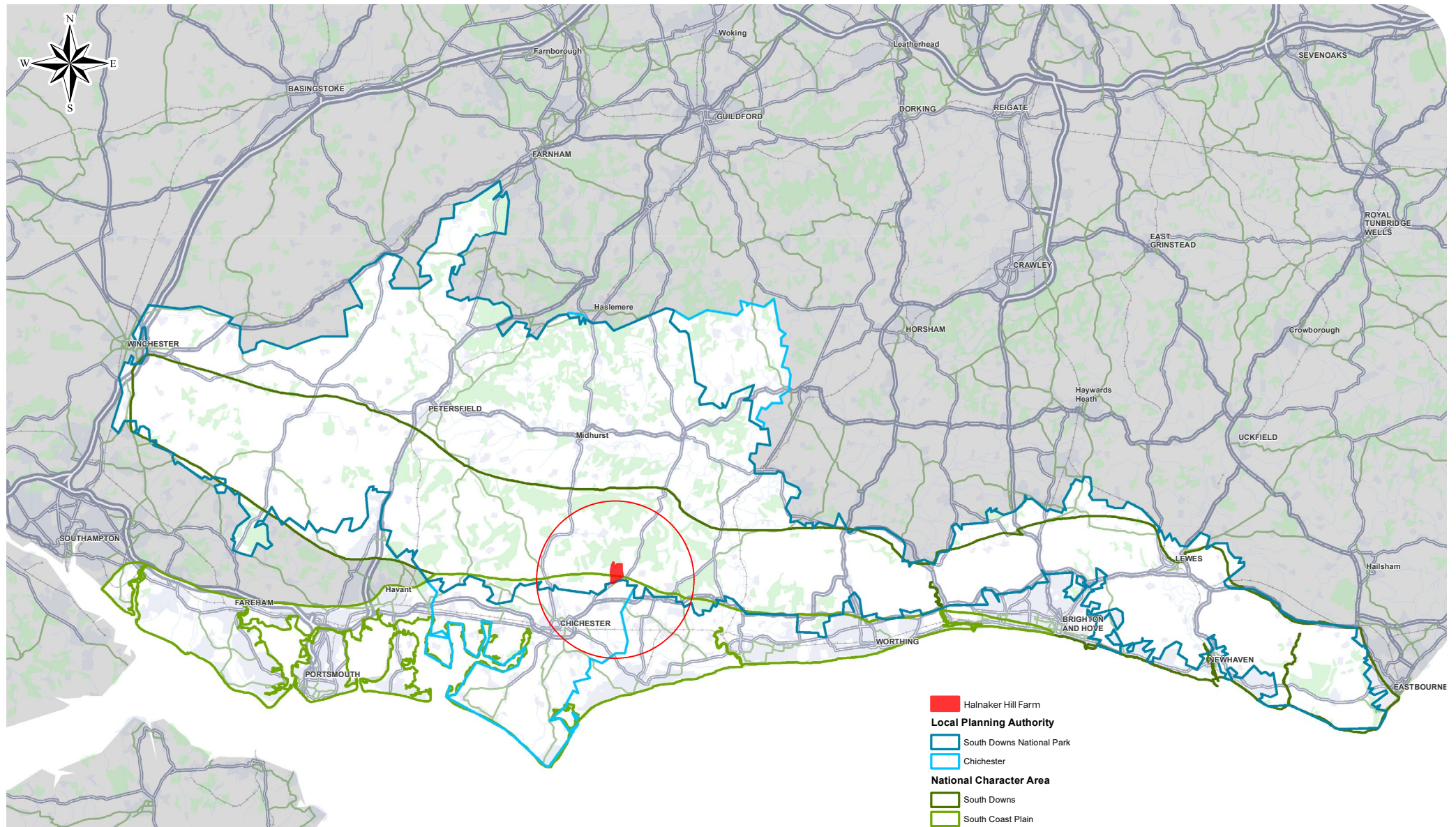
The scheme is a showcase for the effective delivery of BNG, demonstrating how offsetting development through habitat creation on a landscape scale is most efficient, cost-effective and maximises environmental outcomes.

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.



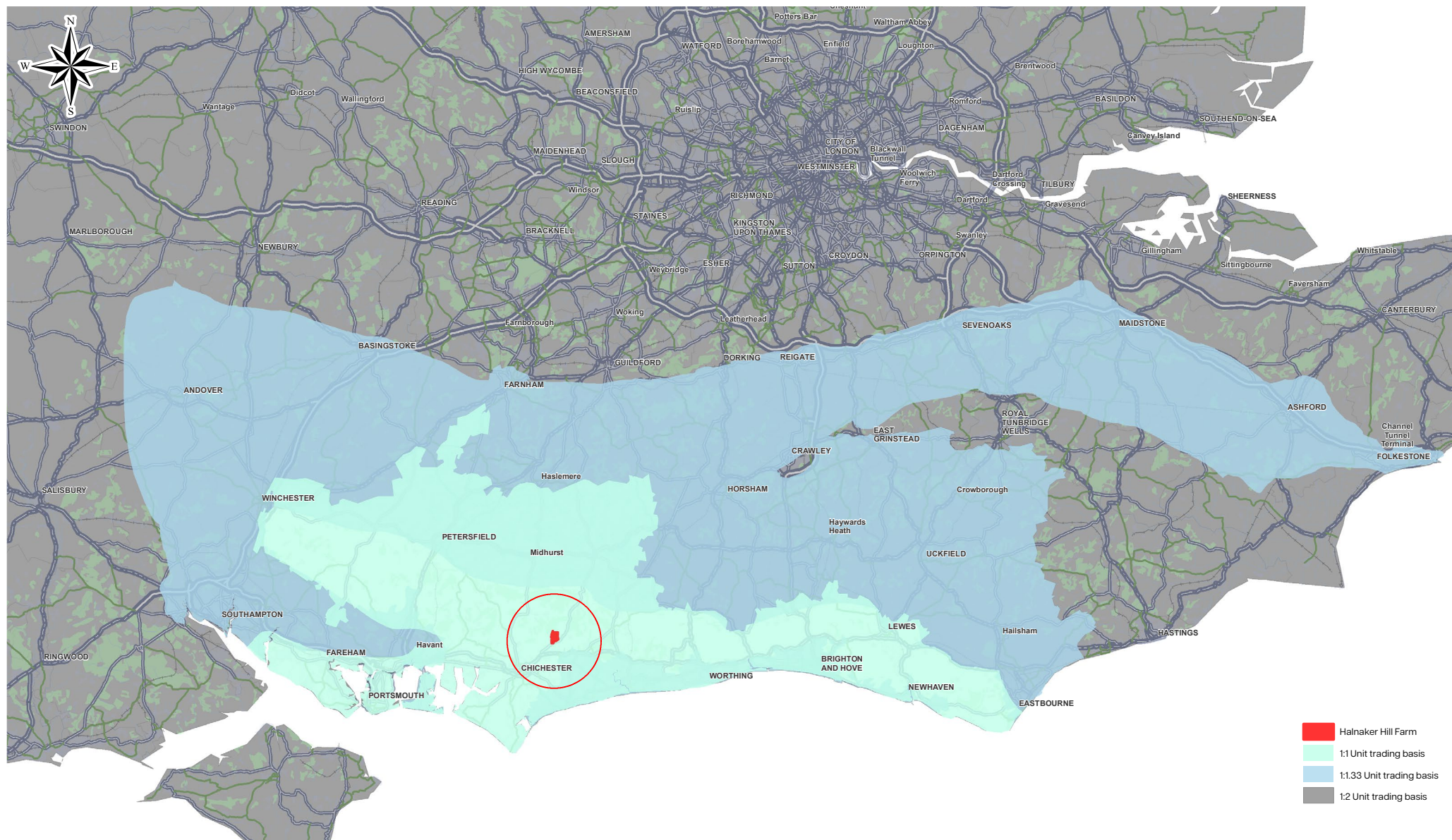
Regional context

Halnaker Hill Farm sits in both the South Downs and South Coast Plain National Character Areas and in the South Downs National Park LPA.



Spatial risk multiplier indicator

BNG requirements in the light blue area can purchase units on a 1:1 basis and in the darker blue area on a 1:1.33 basis.



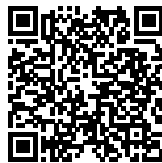
Further information



Halnaker Hill
Farm

Project website

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



bidwells.co.uk/properties/Halnaker-Hill-Farm

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

BNGenquiries@bidwells.co.uk

Bidwell House
Trumpington Road
Cambridge CB2 9LD

bidwells.co.uk

AGENTS NOTE

For clarification Bidwells LLP wish to inform prospective Purchaser(s) that we have prepared these sales particulars as a general guide. These particulars do not form part of any offer or contract and should not be relied upon as statements or representatives of fact.

Bidwells LLP has no authority to make or give in writing or verbally any representation or warranties in relation to the Property. The plans and acreages use gross acreages taken from the Ordnance Survey sheets and are not suitable for the preparation of Basic Payment Scheme forms.

Measurements of areas and distance are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. No assumptions should be made that the Property has all necessary planning, building regulation or other consents. Bidwells LLP has not carried out a survey, nor tested the services, appliances or facilities.

Purchaser(s) shall be deemed to have full knowledge of the state and condition as to the ownership of any tree, boundary or any part of the Property. Purchaser(s) must satisfy themselves by inspection or otherwise. In the interests of Health & Safety, please ensure that you take due care when inspecting the Property which, for the avoidance of doubt, must be by prior appointment and accompanied by the selling agent or representatives of the Seller.

IMPORTANT NOTICE

The above plans are not to scale and are provided for identification purposes only. OS licence NO. ES100017734. © Copyright Bidwells LLP 2016. We may hold your name on our database unless you instruct us otherwise. Bidwells LLP is a limited liability partnership registered in England and Wales (registered number OC344553). Registered office is Bidwell House, Trumpington Road, Cambridge CB2 9LD

Certified



Corporation