

# BIODIVERSITY NET GAIN IN DEVELOPMENT



**Incoming legislation demands a 10% gain in biodiversity on all new development schemes in England. Environmental enhancement is no longer a 'nice-to-have' – it's mandatory.**

Many developers are working in anticipation of biodiversity net gain being a policy requirement at the point at which their planning application is determined. Having a credible biodiversity plan for your scheme is becoming integral to securing planning permission and maximising end values.

A lot of our work is with developers who are unable to meet the 10% biodiversity net gain requirement on-site - we're able to use our knowledge of the rural market and landowner requirements to identify and secure sites suitable for biodiversity offsetting.

With a decade of experience delivering green infrastructure and biodiversity net gain solutions, we use our expert knowledge to guide the process from determining site selection for biodiversity offsetting, to engaging with other technical specialists, and establishing contractual structures for effective delivery.

Our services are tailored to your needs, providing effective solutions to meeting development biodiversity net gain requirements.

## 1<sup>st</sup>

We've been working on environmental solutions for the last decade, having been involved in the first pilot biodiversity offset scheme in 2012

## 1.5m+

We manage, or advise on, over 1.5m acres of UK countryside

**We've advised on biodiversity net gain for projects delivering a total of 25,000 homes and 15m sq ft of commercial space.**



**Our team can help you with:**

- the costs involved and how to enhance outcomes
- ecological objectives
- the economics of land management
- policy and regulatory issues
- practical delivery of innovative green infrastructure schemes
- risk analysis, returns and liabilities

**£15<sub>bn</sub>**

We've delivered biodiversity net gain for development schemes worth £15bn GDV.

As part of our service, we can identify and advise on appropriate counterparties to deliver the physical habitat creation and land management, as well as the agreement of robust contractual terms, which are critical to ensuring long-term environmental outcomes are secured, and ensuring risks and liabilities of such schemes are mitigated.

We're retained by multiple conservation NGOs, developers and landowners to advise on financial and contractual structures to secure habitat creation projects associated with large developments.

**As the only property consultancy invited to participate in several national groups - including Natural England's Arc biodiversity net gain working group and the Future Parks Accelerator - we're helping to shape the future of the biodiversity initiative.**



**Bidwells is the largest property consultancy across the Ox-Cam Arc – a region aiming to surpass the national biodiversity requirement by targeting 20% net gain.**



### **Cambridge East**

The largest urban development scheme in Europe, delivering c. 6 million sq ft of commercial space alongside 115ha of biodiverse green infrastructure and a cycle corridor.

The ambition is for 20% biodiversity net gain, providing a sustainable legacy for future generations.



### **Lower Valley Farm**

We identified this 140ha site as ideally situated for delivering biodiversity net gain for developments across South Cambridgeshire. We advised on the baseline biodiversity net gain value, potential for future habitat creation and resulting biodiversity units, and management of the farm in order to accommodate biodiversity net gain delivery. We're now overseeing the entire project and brokering the biodiversity units created.



### **Trimley Marshes**

Circa 7ha of open water and reed bed created as compensatory habitat for the latest phase of Felixstowe dock expansion in the early 1990s.



### **Pilot scheme, Thaxted**

The first biodiversity offsetting scheme of its kind in the UK. Planning had been refused for 47 new homes on ecological grounds. We overturned the refusal by identifying a better habitat site and negotiating favourable terms, as well as providing expert evidence to the planning inquiry.



### **Trumpington Meadows**

A country park created by Grosvenor as part of a new 1,200-home community. We worked on behalf of the Wildlife Trust negotiating contractual structures that allowed them to take on a 115-year Section 106 liability and a financial endowment for its long-term management.



### **Daventry International Rail Freight Terminal II (DIRFT)**

We negotiated terms for a 25-year lease for 170 acres of compensatory habitat for the latest expansion to DIRFT II on behalf of BCN Wildlife Trust.

**Bidwells is at the forefront of the most dynamic markets in the UK. We manage, or advise on, over 1.5 million acres of the English and Scottish countryside and coastline and are the leading consultancy in the high-growth forestry, renewables and sustainable investment sectors. These are markets that will define the future as we tackle the climate challenge.**

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**We're the leading consultancy in the biodiversity offsetting and net gain market.**

Our team includes rural investment specialists and qualified ecologists who understand both ecological and development objectives.

If you need advice meeting your biodiversity net gain requirements on a development scheme or on identifying solutions for complex and competing ecological challenges, speak to one of our advisors:



**Roland Bull**  
Partner, Rural Investment

- Holds a bachelor's degree in Ecology and Environmental Management, and master's degrees in Rural Estate Management and Real Estate Finance
- Involved in first biodiversity offset scheme in 2012
- Clients include developers, colleges, charitable trusts, funds, and NGOs
- Speaker at many industry events including CLA, LPDF, MBL, LREF

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**Lisa Bulmer**  
Senior Environmental Consultant

- Holds a bachelor's degree in Zoology, and master's degree in Ecology and Environmental Management
- Five years' experience working with commercial consultancies and not-for-profit organisations
- Assisted project planning and delivery of Biodiversity Banking and Carbon Offsets schemes for infrastructure projects
- Experienced in practical environmental conservation, particularly within nature reserves and urban green spaces

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**Henry Moore**  
Graduate Rural Surveyor

- Holds a bachelor's degree in Agricultural Business Management, and master's degree in Real Estate
- Experience preparing initial scoping reports of BNG
- Applying technical ecological information to the economics of land management
- Studied private sector involvement in the environmental sector and the practical application of BNG as part of master's dissertation

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