



Biodiversity Net Gain Site – Credits

Haffenden Farm Habitat Project

St Michaels, Tenterden, Kent

Approximately 147 Biodiversity Net Gain Credits are available for purchase for habitat creation and enhancements within Ashford Borough Council LPA, Kent.

Price On Application

Summary

Haffenden Farm is located within the Ashford Local Planning Authority within the County of Kent and offers a comprehensive solution to Biodiversity Net Gain requirements for developers and infrastructure providers undertaking projects in Kent and further afield.

A detailed NBS study has been carried out by KWT Consultancy Services (Part of the Kent Wildlife Trust Group) and Haffenden Farm is perfectly placed to offer habitat enhancement and creation of a wide variety of habitats to suit BNG requirements. The LPA statutory minimum requirement is 10% BNG in Ashford.

BNG Opportunity

BNG at Haffenden is part of a wider project for a 'bigger, better, more joined-up' approach to kick start effective landscape recovery and create tangible, realistic collaborative project opportunities for landowners. Approaching assessments in this way demonstrates high integrity schemes playing their role in improving landscape connectivity locally and support Kent Nature Partnership's Local Nature Recovery Network (LNRN). The aim of this project is to:

- Enhance connectivity & habitat between High Weald and Low Weald Woodland Biodiversity Opportunity Areas
- Increase species rich habitats surrounding Local Wildlife Sites
- Offer assured habitat creation and enhancements with ecological input from KWT Consultancy services.
- Offer 30 Year + Management agreements for developers to mitigate any habitat losses and meet net gain targets.
- Opportunity to replicate the Kent Nature Partnership and associated LPA's LNRN strategic approach by buffering priority habitat within and adjacent to the landholding.
- Additional availability to use Haffenden Farm as a reptile receptor site.



Baseline Assessment

A baseline assessment has been undertaken to identify what habitat improvements can be made at Haffenden Farm as off-site mitigation. The calculation results from assessing the project through the DEFRA Metric 3.1. The assessment demonstrates that through the target condition of all habitats the project will lead to a total Biodiversity Net Gain of **147.02 BNG units** over 30 years.



Habitat creation summary objectives

Habitat creation will be undertaken as follows:

- To establish other neutral grassland in moderate condition from arable land; and
- To enable natural regeneration of other broadleaved woodland in moderate condition from arable land, bare ground, and modified grassland in moderate condition.



Habitat enhancement proposals

Habitat enhancement will be undertaken with a view to the following outcomes:

- Modified grassland in moderate condition to other neutral grassland in moderate condition;
- Other neutral grassland in poor condition to other neutral grassland in moderate condition;
- Other neutral grassland in moderate condition to other neutral grassland in good condition;
- Other neutral grassland in good condition to lowland meadows in moderate condition;
- Mixed scrub in moderate condition to mixed scrub in good condition;
- Lowland mixed deciduous woodland in moderate condition to lowland mixed deciduous woodland in good condition; and
- Other broadleaved woodland in moderate condition to other broadleaved woodland in good condition.





Units For Sale

Approximately 147 BNG Units are being offered to purchasers on a subject to contract basis and in no way form a contract of sale of the freehold or leasehold interest in the property

Agents Notes

We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide, and that none of the statements contained within these particulars relating to this property should be relied upon as statements of fact.

The Metric Calculations are based on high level data, and in order to provide a more robust assessment it will be necessary to carry out further habitat surveys and condition assessments at an optimal time of year.

If you wish to discuss this opportunity in more detail please contact:-



Callum Preece
Callum.preece@btfpartnership.co.uk
01233 740077



**Consultancy
Services**



BTF Partnership, Canterbury Road, Challock, Ashford,
Kent TN25 4BJ - Tel: 01233 740077
challock@btfpartnership.co.uk

