

The solution to your biodiversity obligations on development sites

A unique service for:

- Greenspace & POS management
- Observance of Biodiversity Duty
- Ecological compliance & enhancement
- Upholding your CSR



The cure for **GREEN BLUES** – our **ECOLOGY BANK**



Are post-development biodiversity and ecology obligations **hurting your balance sheet**? Developers do not always realise, or account for, the true cost of ongoing liabilities for “green space”, “wildlife areas”, SuDS land, licence monitoring and similar Conditions attached to construction projects and their planning consents



Now you can hand over all those costly and hard-to-manage responsibilities, secure in the knowledge that they will be professionally and expertly handled to meet the regulations & best practice standards – permanently, **fully meeting your CSR biodiversity policy**. You can move on to your next site when a development is built out, without a legacy of restrictive covenants and ongoing expenses. This is a way of protecting and enhancing biodiversity permanently as an “**Ecology Bank**” for future generations.



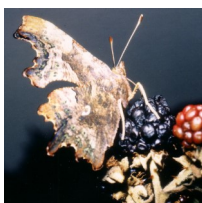
Sign off your sites permanently – remove the post-development hassle and, because of our knowledge & reputation and the fact that we involve local residents, be confident that you are acting in the best interests of both shareholders and the community.

IMPORTANT. We have recently added wording to our Estates agreements to ensure observance of the Competition Act 1998 (which prevents the abuse of a dominant position) or the Unfair Terms in Consumer Contracts Regulations 1999 (in relation to unfair contracts) or related successor legislation. This is to address concerns raised recently by some resident groups and reassure them about management monopolies.



How will you benefit from **Betts Estates**?

- Frees you up to move on to your next project once a site is built out, leaving you with **no long-term obligations**.
- Demonstrates compliance with the plethora of legislation and shows your commitment to CSR and best practice.
- Provides a smoother path to obtaining planning permission, by delivering planning gain, conformity with the National Planning Policy Framework, relevant British Standards & biodiversity gain, and meeting planning policy objectives from the outset.
- Enhances your reputation and adds value to your sites.



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The problems

Virtually every multi-property development, infrastructure or extractive industry planning consent now contains binding and permanent open space, “greenspace” and biodiversity Conditions to be met and managed by the developer/operator.

The costs and long-term obligations inherent in such Conditions are a significant but often overlooked debt on the balance sheet.

Local Authorities are generally no longer willing to take over green space land or other ecological liabilities because resources are stretched, yet they have to be stricter than ever about imposing them, even using satellite imagery to verify enforcement.

Handing over land directly to new residents or a conventional site management company often fails through lack of skills, time or inclination, leading to undesirable issues of litter, fly tipping, vandalism and untidiness for which the developer is blamed. Residents are not usually able to undertake the specialised management themselves and run risks of disputes and non-compliance.

The cure

Betts have developed bespoke solutions to relieve you efficiently and permanently of all this work, worry and obligation.

We arrange to take over the obligations for all your green and open space land and the responsibility in perpetuity for all ecology and biodiversity Conditions attached to your planning consent (including sustainable drainage areas) – and we’ll look after amenity grassland, recreation areas, estate roads and associated services for you, too, if needed.

We will agree the scope of Conditions with the LPA for you and ensure legal and best practice compliance with Local and National Planning Policy, Biodiversity Duty, British Standard 42020, Habitats & Species Regulations, Countryside & Rights of Way Act, Natural Environment & Rural Communities Act, *etc.*

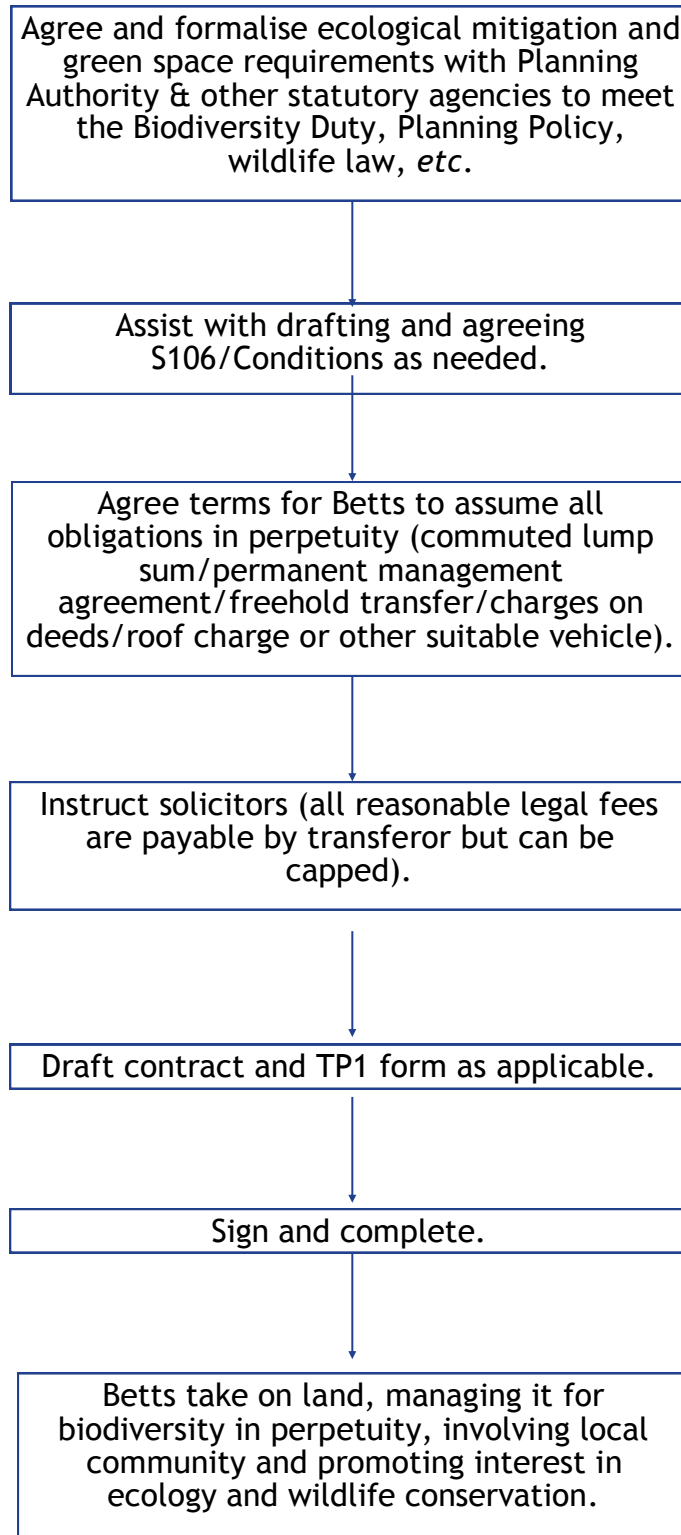
Options can be tailored to suit your needs and circumstances, *e.g.* transfer of freehold of the land to us, or permanent management contract if land is required to stay in residents’ ownership, with a commuted sum or by regular payments to our own Management Company by residents with service charges written into new property deeds. This is all supported by a regulation-compliant site Management Plan for Biodiversity. And we have an experienced legal team able to design flexible agreements for a fast, efficient service.

Why us?

Local Planning Authorities and the statutory environmental agencies know us and our **reputation for excellence**. Our proposals for meeting planning Conditions for the provision and management of green and open spaces, protecting and enhancing (“No Net Loss but Rather Net Gain”) biodiversity and ecosystem services, are therefore accepted more readily.

We already manage many sites around Britain and have an established track record of doing so successfully and cost-effectively. Betts have a **long history of applied ecological science** on all kinds of habitats including SSSIs and nature reserves. We involve local residents, guiding them through the relevant aspects of the government’s environmental agenda. We also have a separate not-for-profit company where that structure is required for public funding and community engagement.

Flow chart for land adoption



NB. Our legal team is fully familiar with the process and can complete very quickly if needed.

Remember – you probably already have a sum allocated for green space or biodiversity obligations in your project budget so our solution may not require any extra money to be found!

What will we deliver?

Our permanent solution for discharging onerous biodiversity Planning Conditions delivers:

- In perpetuity **relief from all ongoing liabilities** to improve your project balance sheet;
- **Satisfaction of LPAs and statutory environmental agencies;**
- **Conformity with legislation** and the latest biodiversity standards & policies;
- **Recreational and social value** – interpretation and education, involvement of local communities;
- Positive feedback to ensure **compliance with the ecological commitments in your CSR policy;**
- An answer to the scourge of sites blighted by fly tipping, litter, vandals and untidiness;
- Protection of residents' interests and observance of the Competition Act 1998 and the Unfair Terms in Consumer Contracts Regulations 1999 and related successor legislation to address any concerns about management monopolies, *etc.*
- Professional biodiversity enhancement and skilled ecological land stewardship.



Please remember!



We also take on bat mitigation schemes and roosts such as barns, lofts and caves.

We accept SuDS land which resolves the common issue of looking after swales, infiltration areas, balancing ponds, *etc.* after the SuDS scheme has been installed.

We can manage amenity grass areas, road verges, play areas, hedgerows, shrub and woodland plantations, *etc.*

We take on wildflower meadows, barn owl mitigation, nest-box schemes, newt ponds, reptile corrals, badger setts and any protected species habitat, invertebrate sites, green corridors & wedges, *etc.*

We are one of the oldest and most experienced independent ecology firms in the UK with a family history in business and the environment stretching back for two and a half centuries.

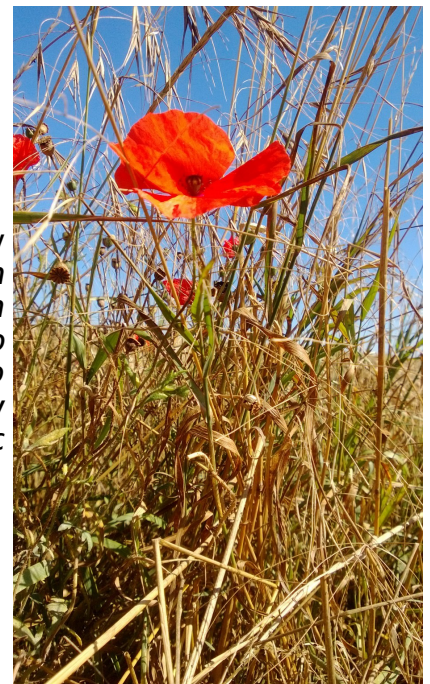
A fundamental change has been evident in the relationship between land use, business, planning and ecology in recent years. Above all, there has been a realisation that the rates of species loss and extinction have been increasing alarmingly as well as a growing appreciation that the enormous value of the goods and services such as food, water, pharmaceuticals, timber, air purification, soil formation and pollination which ecosystems provide can no longer be taken for granted and must be accounted in terms of their true worth.



Betts have worked to respond sensibly and actively to the changing planning policies by providing skills, services and solutions for business within the planning system. That translates to the **ecosystems approach** underpinning the range of practical options we are now proud to offer.

- Recognising that Britain has a highly fragmented landscape, our permanent and ecologically sound site management helps to deliver landscape permeability, spatial and functional connectivity, and enhanced biodiversity within a multiple land-use context.
- Planning professionals now understand that a green infrastructure is a vital foundation for human health and wellbeing. Ecologically well managed green spaces are essential to such an infrastructure, as wildlife refuges, habitat patches, ecological stepping-stones, gene pools, wildlife corridors, buffers, ecoducts and similar landscape structural components.
- Our application of sound science, our in-house approved policies, involvement of local groups and communities, use of sustainable management and cropping techniques, and verifiable monitoring through our approved Management Plans for Biodiversity, help deliver measurable performance against agreed criteria to the standards set by learned institutes and statutory authorities.

There is international agreement that the start of the 21st century must “*mark the dawn of a new era for biodiversity policy, one in which the true value of biodiversity, and the many ecosystem services it provides, is fully recognised and properly taken into account in all economic development strategies. It is high time to dispel the commonly held perception that biodiversity conservation is merely an ethical concern: it is now an economic imperative.*”





“Earth is the only inhabited planet we have: it is our duty to care for it for its and our own sakes.”

© Betts Ecology & Estates

Professional service
Sustainable land management
Better planning results
Enhanced biodiversity



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