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LOWER VALLEY FARM BIODIVERSITY UNITS ALLOCATION – SUBJECT TO CONTRACT

Dear Paul,

It is understood that Network Rail is seeking to acquire off-site biodiversity units in relation to the proposed development of the Cambridge South Infrastructure Enhancement scheme, which involves the development of a new railway station in South Cambridge.

Cambridgeshire County Council have established the Pilot Biodiversity Net Gain (BNG) initiative at Lower Valley Farm to provide a solution to developers with off-site BNG requirements. The scheme will see the phased conversion of arable land to biodiverse habitats across the c. 140 ha farm, with created and enhanced habitats managed for at least a 30-year period. This scheme is ideally placed to provide biodiversity units to developers in South Cambridgeshire.

The Council confirms allocation of 56.11 biodiversity units (+/- 15%) within Lower Valley Farm to Network Rail in relation to the proposed development mentioned above. Please note that allocation of the units is confirmed in principle and is subject to County Council Member approval and contractual agreement.

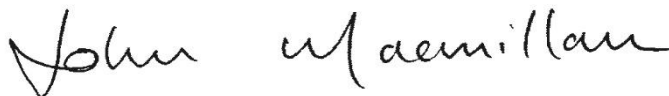
The table below details the habitat types and associated units that will be created/enhanced within the site and allocated to Network Rail.

HABITAT TYPE	DISTINCTIVENESS TARGET	CONDITION TARGET	BIODIVERSITY UNITS		
			Minimum	Maximum	Average
Lowland Calcareous Grassland	High	Good	32.76	44.32	38.54
Broadleaved Woodland	Medium	Good	7.54	10.2	8.87
Mixed Scrub	Medium	Good	7.40	10.01	8.70

Note: Values are based on the DEFRA Biodiversity Metric 3.0.

For further information on the scheme please contact Lisa Bulmer, Senior Environmental Consultant at Bidwells, via phone 07469 549581 or email Lisa.Bulmer@bidwells.co.uk.

Yours sincerely,



John MacMillan
Group Asset Manager, Cambridgeshire County Council