

Appendix 4

Potential BCP Council-owned BNG supply sites

Finance Earth have assisted in modelling the delivery of BNG at three sites across the conurbation, offering improvements in access and the provision of nature as part of the Stour Valley (a strategically important area), as well as the opportunity to create exemplary nature reserves. As well as conservation work, this could include information signage, art and high-quality landscaping.

Criteria to create sites with a high potential for nature value and therefore high BNG impact, potential community benefits, distribution of sites, viability and habitat make-up were used to identify three sites:

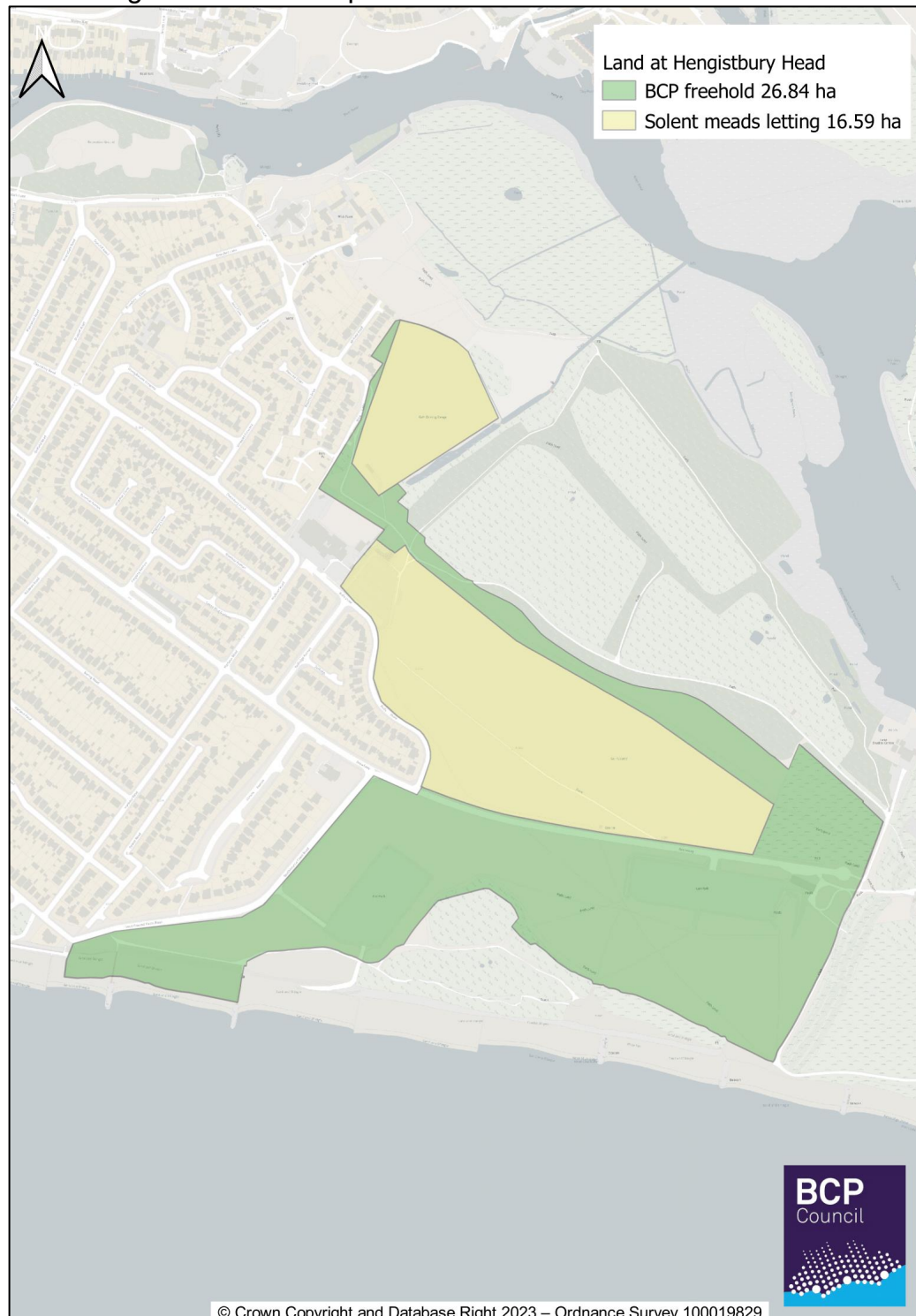
1. Erlin Farm: A 14ha site that was previously tenanted by a farmer and is now grazed by cattle managed by the council. The site abuts the River Stour, north of Muscliff, close to the airport. 83 BNG units could be generated, including hedgerow and watercourse units. Because the council owns and manages the site, few issues are forecast with designing improvements and bringing forward this site as a BNG supply site as soon as council processes allow.
2. Millhams Mead: A 24ha Local Nature Reserve where significant habitat improvements are possible. 79 BNG units could be generated, including hedgerow and watercourse units. Because the council already manages the site we envision no issues with designing improvements and bringing forward this site as a BNG supply site as soon as council processes allow.
3. Solent Meads: This site is part of the overall green space area west of Hengistbury Head. The area being considered for BNG is 31ha. Part of the BNG area is currently leased to a golf operator offering a beginner course, driving range and café. Current rent is £39,213 paid to the council per annum by the operator. The lease is due for renewal in Nov 2026 and there is no option to allow the lease to roll over, a full procurement exercise will be needed should the council wish to retain an external golf operator.

There is no immediate closure of the golf facility, with a year remaining on the lease agreement. Should the whole site be made available for BNG it could generate 94 BNG units, including hedgerow units. However, options for future use of the site need to be considered so this is the estimated maximum figure and may be less depending on future recommendations.

BCP Council will engage local people in the future use of the Solent Meads green space in Spring 2026 as it seeks to make improvements to support nature recovery, as well as ensuring people can spend time in, and have contact with, nature. Potentially opening this site to a broader range of the public could help to relieve pressure on Hengistbury Head and other high visitor areas whilst also

making real improvements for wildlife. This could include some golf provision run in house or for the whole site to be incorporated within the existing nature reserve with improved facilities and cafe for visitors.

Residents will be asked how they want to use this area in the future, including the type of facilities, activities and potential opportunities. The area will remain as green space and all options for the future use for the land are based on supporting nature and providing access for people in a sustainable manner, not for building or urban development.



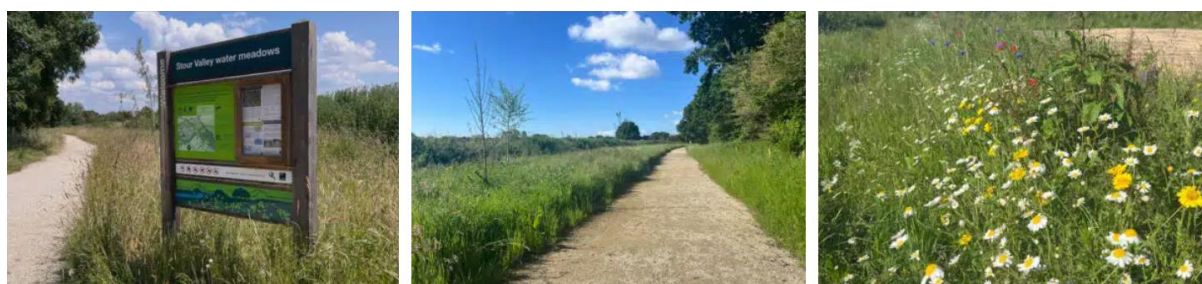
Other potential future opportunities, not currently in scope

Land at Upton Country Park and Merley Hall Farm (both owned by BCP Council) was also considered for supplying BNG units. Due to existing complications e.g. lease arrangements and strategic site management, these sites have not been considered for the purpose of presenting a viable investment case.

Another option is to consider purchasing land for the purpose of supplying BNG units. Also to explore the use of other sites the Council owns. Any future proposals would consider resident and stakeholder feedback and be taken through the appropriate democratic process.

Potential changes to BNG supply sites

Examples from Stour Valley water meadows showing signage/information boards, new pathways and improved grassland:



Examples from Upton Country Park showing soft landscaping such as shrub and tree planting:



Other examples:



Story telling chair and a sculpture trail help children to connect with nature (Stanpit Marsh Nature Reserve, Christchurch)



A pond dipping platform provides great opportunities to explore nature in a playful way (Kingfisher Barn Nature Reserve, Bournemouth)



Wildlife garden at Kinson Recreation Ground