



**Land Trust**

# **Delivering BNG and Social Value for Nature and Local Communities**

**Joe Heath  
Environmental Lead**

**24<sup>th</sup> November 2022**



# Land Trust and BNG



## Land Trust

- Est. 2004
- National land management charity
- Previously Land Restoration Trust
- Ex coal field programme
- 2,800 ha land
- £200M endowment portfolio
- Collecting service charge from 7,000 residential properties

## Biodiversity Net Gain

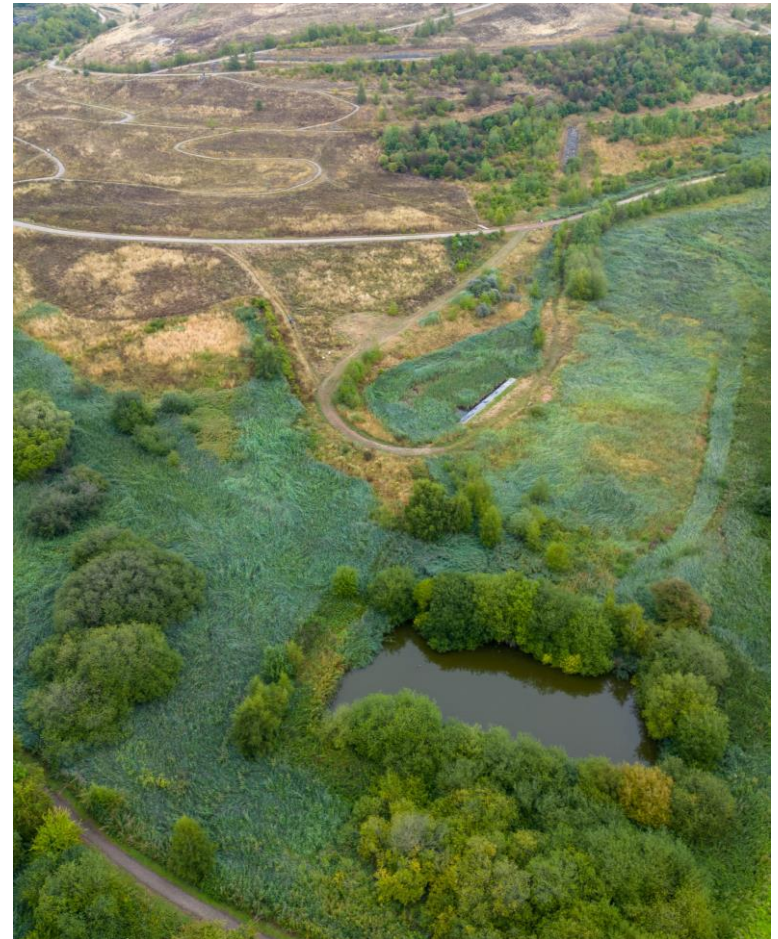
- Mandatory approach to TCPA developments
- > 10% gain
- Delivered onsite or offsite
- > 30 years management
- Coming into force late 2023

# Land Trust and Biodiversity Net Gain



## Preparing to acquire and/or manage BNG across England:

- BNG Survey Results: House builders and land promoters
- 4 Route to Markets
- Biodiversity Baseline of LT Estate
- LT's most recent brownfield sites



# Perceived Challenges of BNG



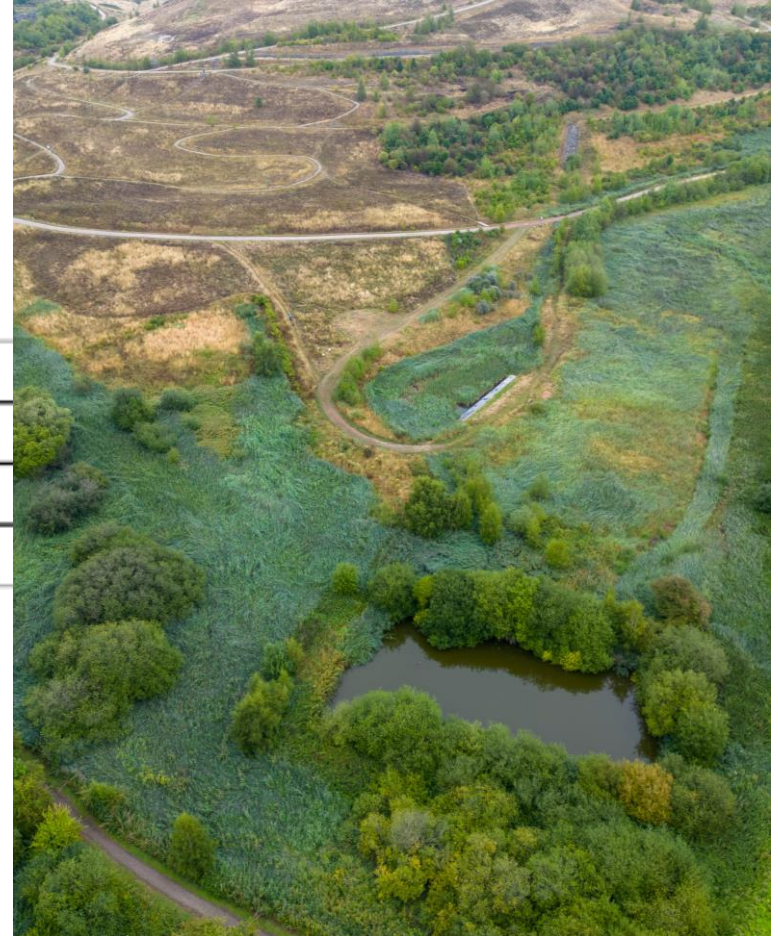
- **98% agreed with the principles of BNG**
- 50% said the requirements are “very challenging”
- 35% said they feel the requirements are only “somewhat achievable”
- 13% said the requirements are “comfortably achievable”

Availability of land onsite to deliver BNG	89%
Appropriate administration resource and skill set within Local Planning authority	73%
Availability of land to deliver offsite BNG	48%
Availability of third party BNG credits	48%
That BNG requirements may impact the overall viability of a site	48%
The 30 year delivery of BNG	44%
Availability of appropriate management bodies to deliver BNG	42%
The cost to the developer	42%
Appropriate administration resource and skillset within ecology consultancies	40%
Appropriate administration resource and skill set within Natural England	36%

# Impact of BNG on profits

**73% of respondents believe BNG will impact profitability of their organisation**

Between 1-10%	45%
Between 10-30%	27%
Between 30-50%	1%
I don't believe BNG will hit profitability	27%



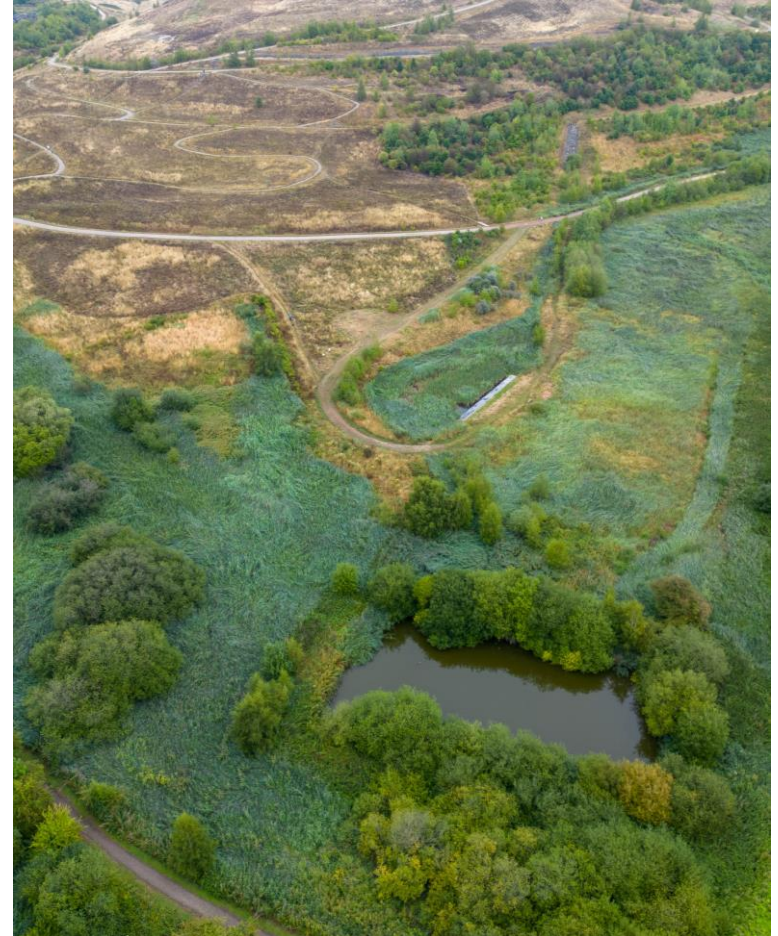
# Onsite vs offsite



**79% respondents said offsite demand was very likely (39%) or likely (40%)**

**The predicted split between offsite and onsite:**

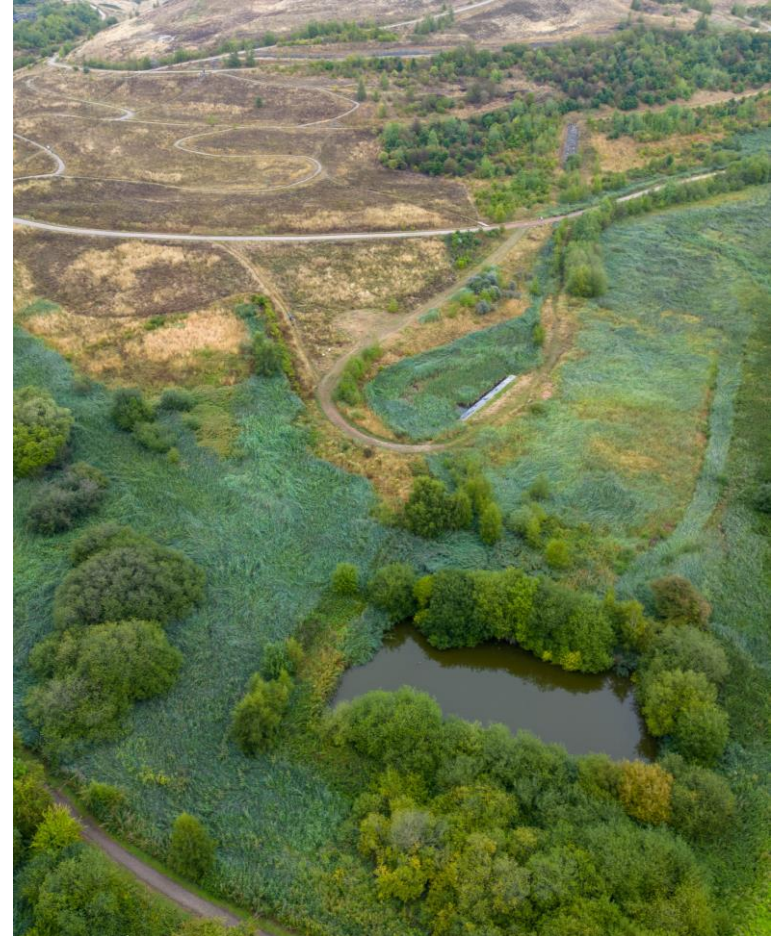
100% onsite	14%
75% onsite 25% offsite	28%
50% onsite 50% offsite	41%
25% onsite 75% offsite	16%
100% offsite	1%



# Long-term Management

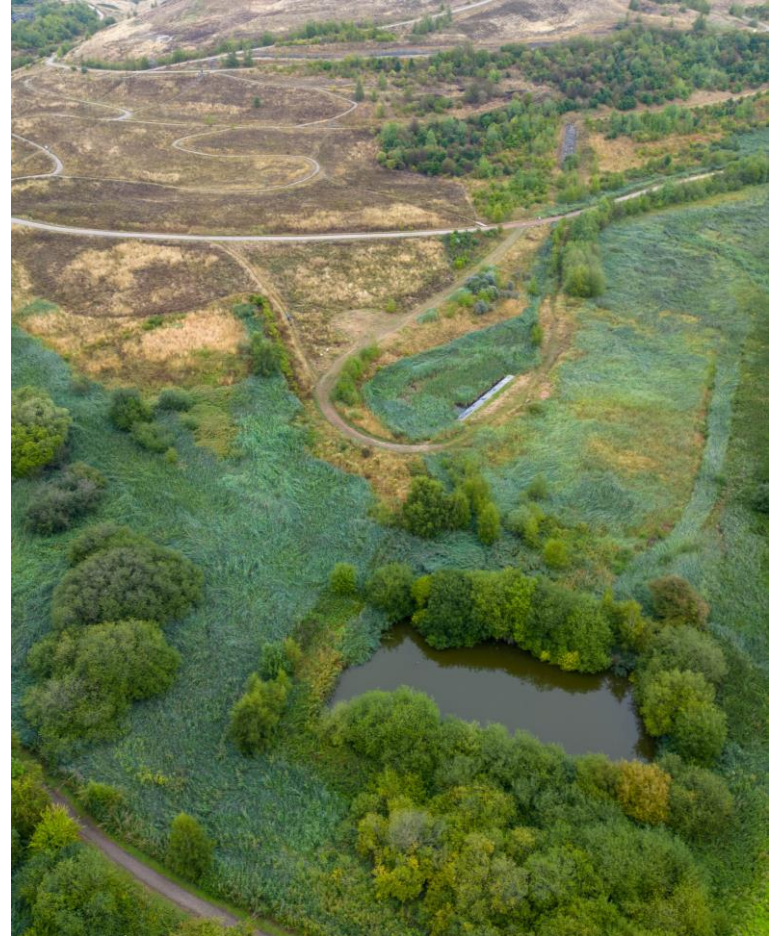


- 43% intend to transfer onsite BNG into a **third party management company** that funds the onsite BNG via a **service charge**, paid for by residents
- 8% said transfer onsite BNG to **charitable trust** that funds the onsite BNG by **capital payments** paid by the developer
- 20% said they had 'other' plans but did not specify
- 23% said they didn't know



# 30 years and beyond

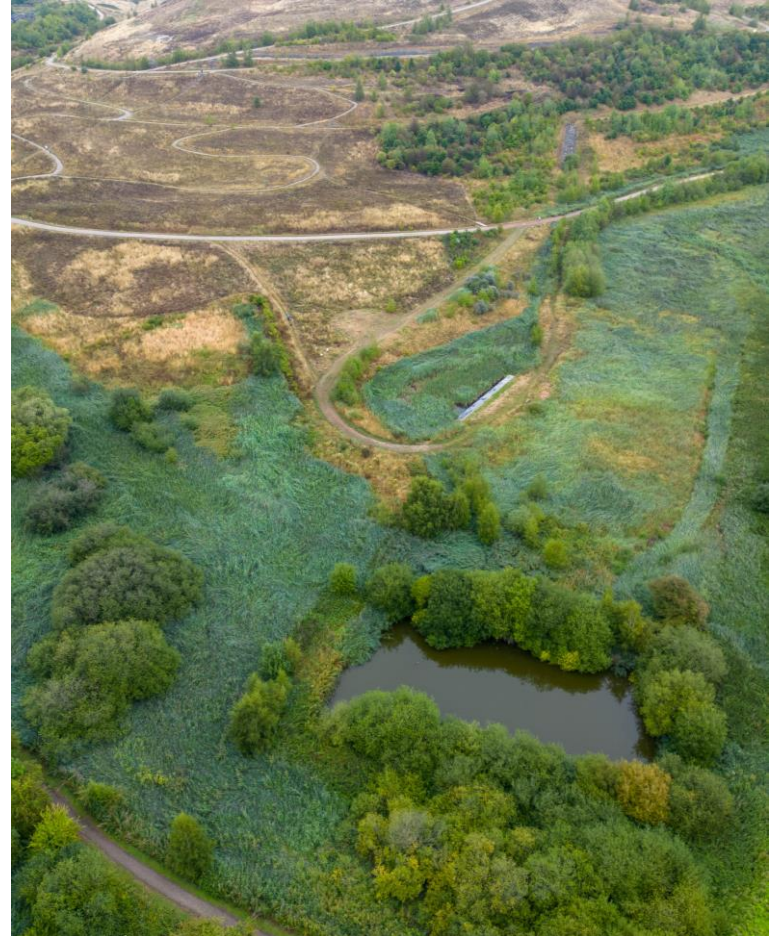
- 67% would favour a delivery body which can provide BNG **in perpetuity** for a comparable price to a delivery body that can only commit to 30 years
- 56% would offer **longer than 30 years** if it benefitted their planning application





# More than BNG...

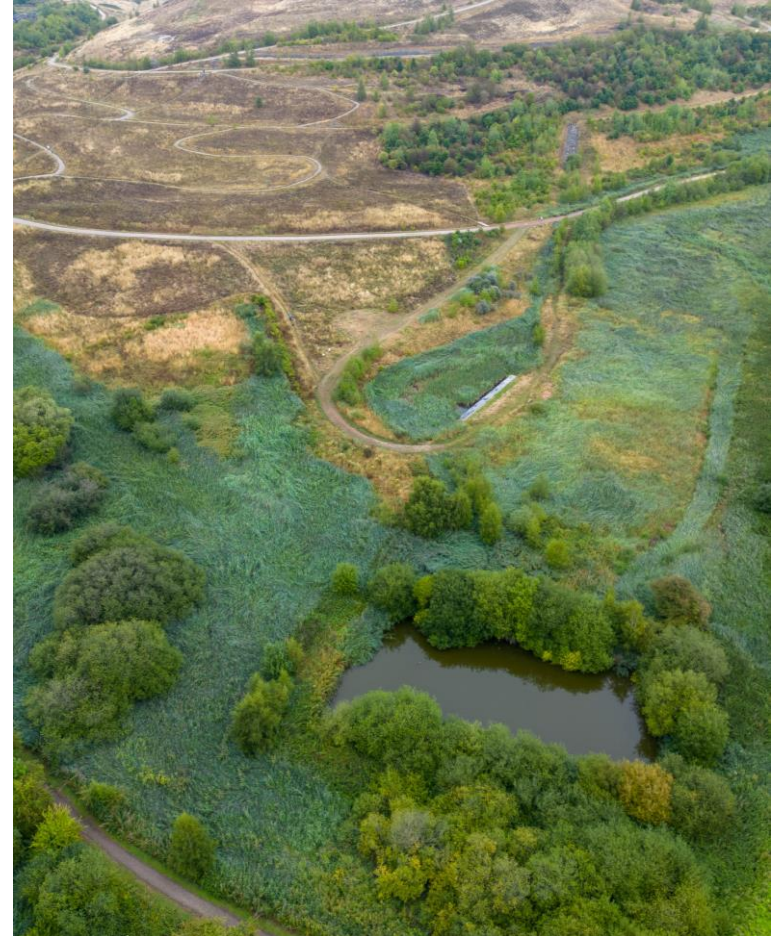
- 70% would favour an offset provider that delivers **social and environmental value** through offset sites
- 73% would offer an increase in 10% if it benefited an application



# How can LT help?



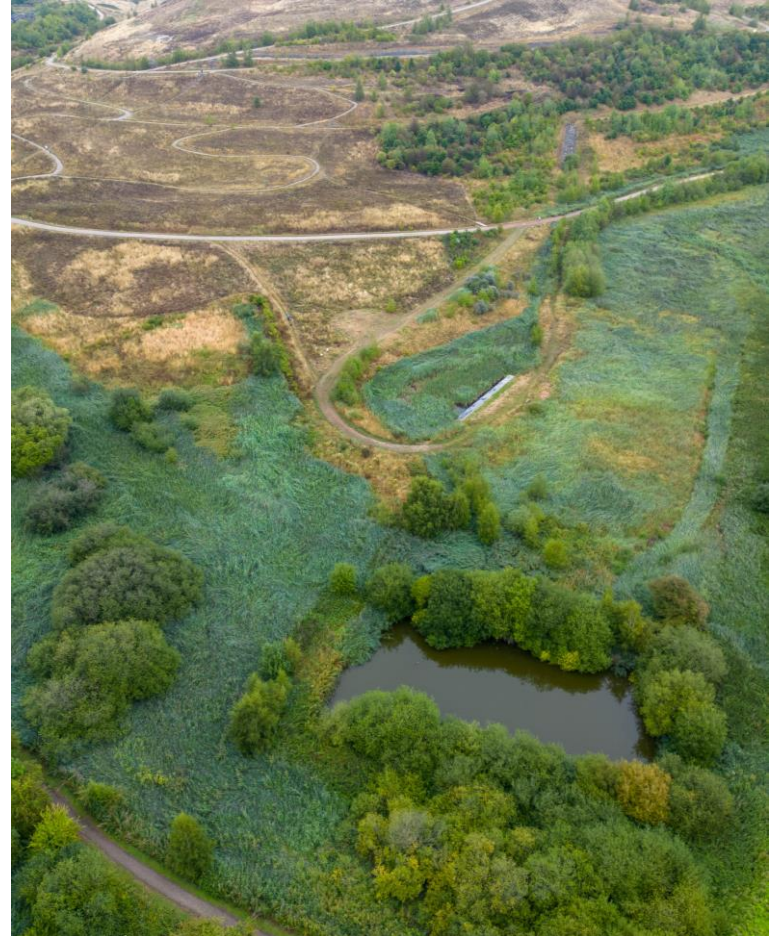
- We have four models for delivery – involving onsite and offsite
- We are approved as an 'appropriate body' for SANG which is v. similar to BNG
- We have funding models that enable in perpetuity BNG for a comparable price to that of others only offering 30 years
- We are aiming to deliver BNG and Social Value through use of volunteers and running educational visits and training



# Delivery Models

## Acquisition Model funded by service charge

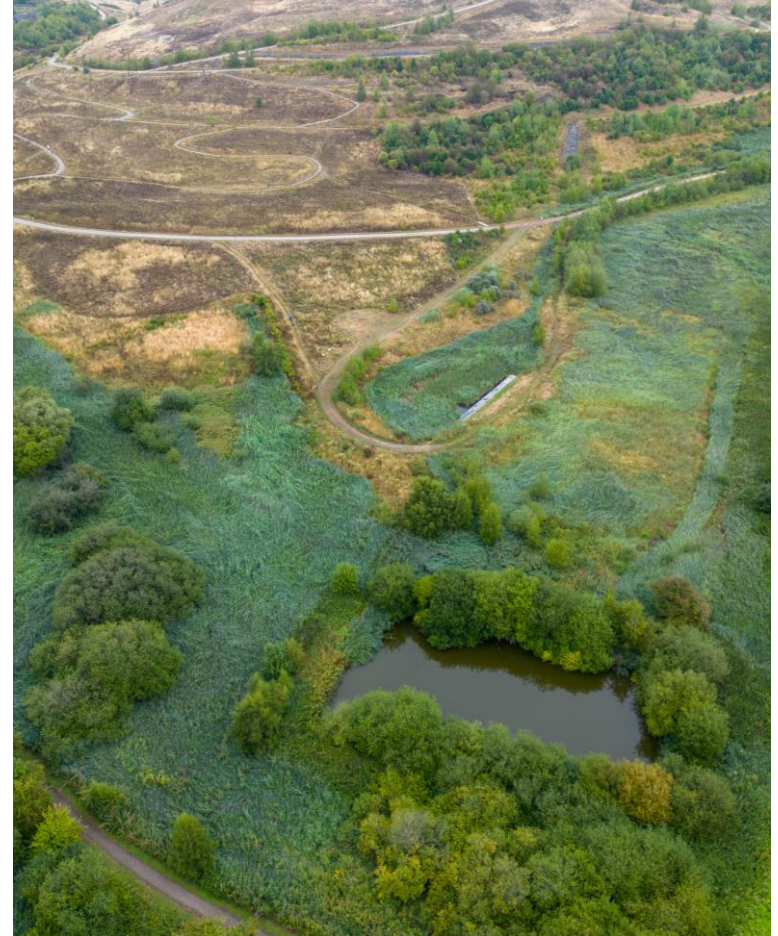
- Onsite BNG only
- Funded by service charge paid for by residents
- National model
- Freehold or long leasehold
- All liability sits with LT
- + Enables in perpetuity BNG
- + Residents enjoy the benefit of nature on their doorstep
- - Fairness to residents?
- - Does it deliver nature recovery in the right location?



# Delivery Models

## Acquisition Model funded by endowment

- Onsite or offsite BNG
- Funded by endowment paid by developer
- National model
- Freehold or long leasehold
- All liability sits with LT
- + Enables in perpetuity BNG
- + Flexibility over onsite/offsite
- - Requires developer to own or have long lease of the offsite BNG
- - Limited public access to offsite BNG is likely

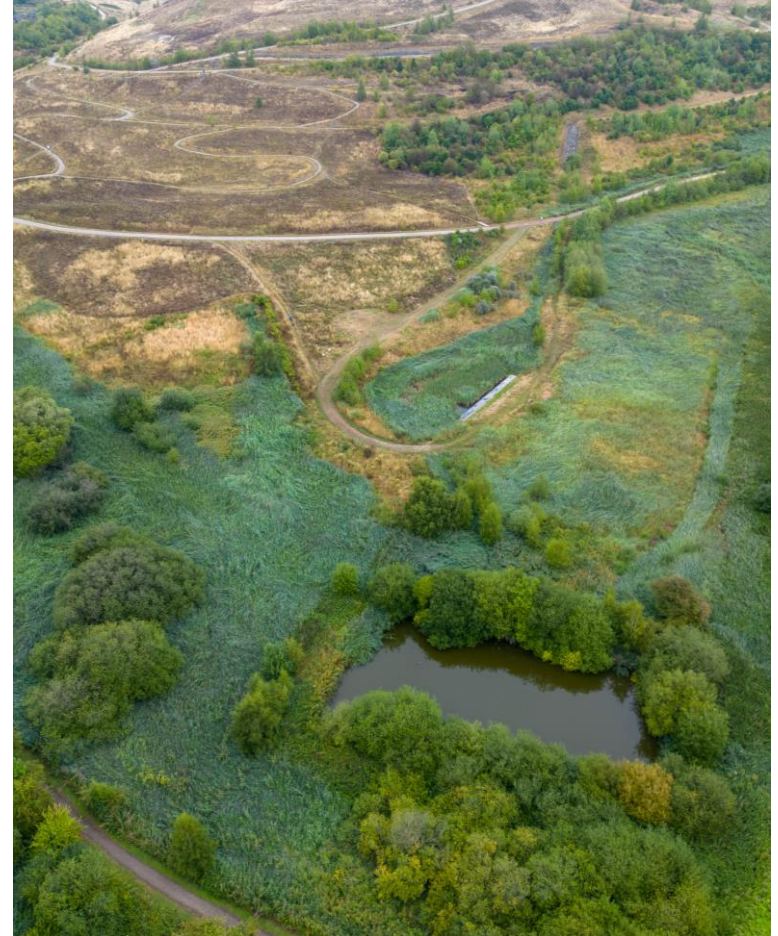


# Delivery Models



## 30 Year Model

- Onsite or offsite BNG
- Funded by capital payments paid by developer
- National model
- 30 year lease or management agreement
- Liability depends upon site specifics
- + Increases availability of land for BNG
- + Increases potential projects for LT
- - Only 30 years & what happens after 30 years?
- - Limited public access to offsite BNG is likely

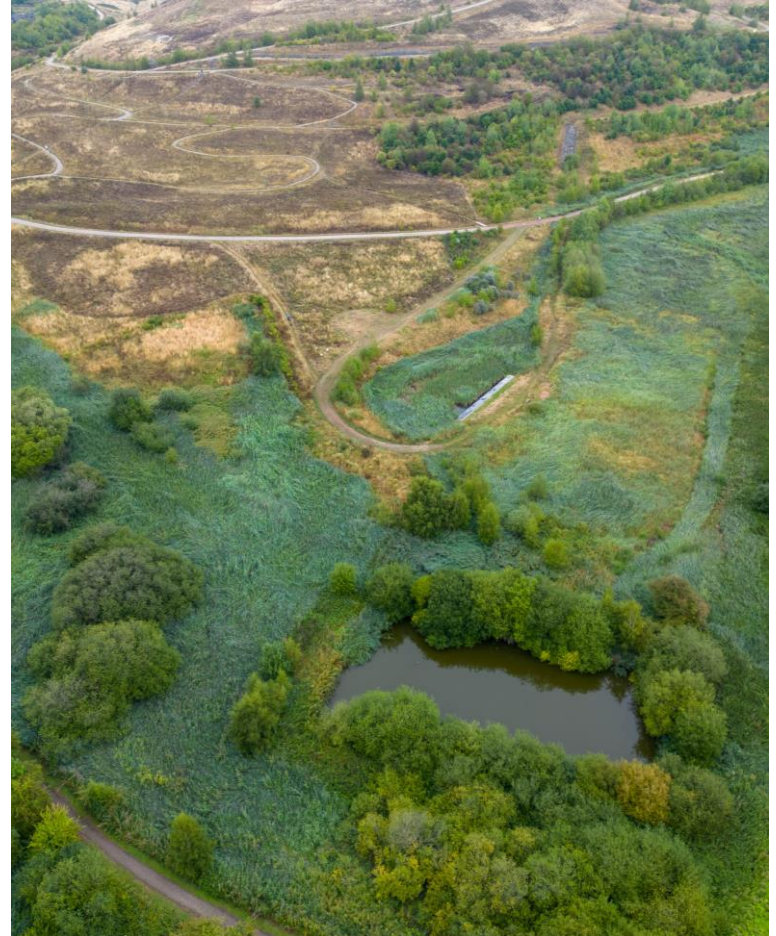


# Delivery Models



## Trading BU from LT Sites

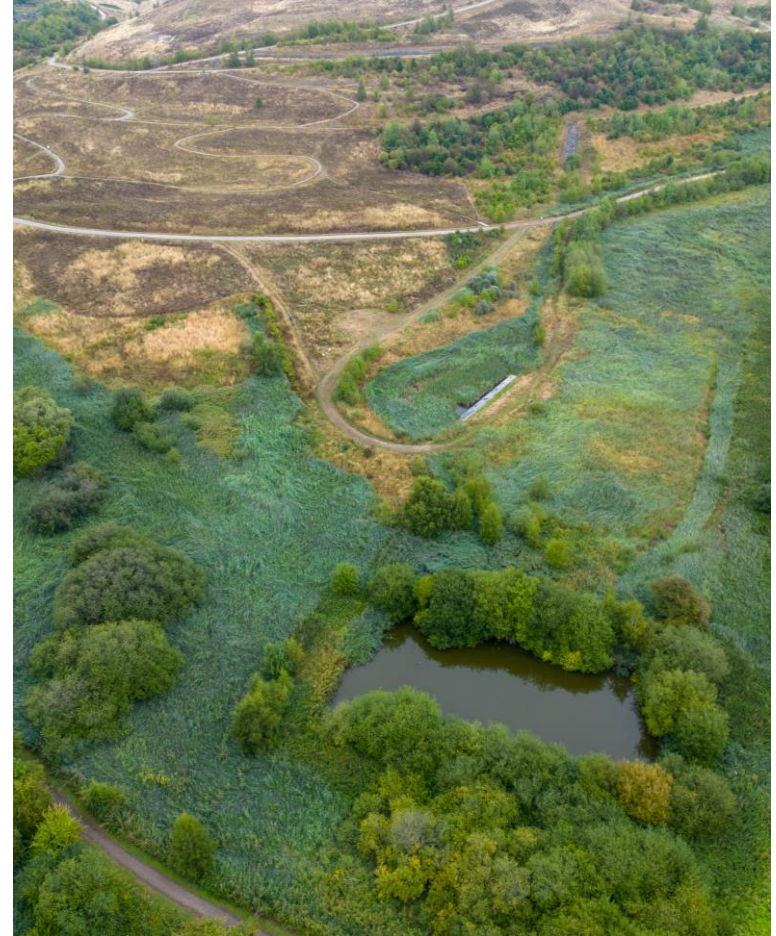
- Offsite BNG
- Funded by capital payments paid by developer
- Regional to appropriate LT sites
- 30 year legal agreements
- All liability with LT
- + Enhances LT's existing sites
- + potential for perp management of habitats where appropriate
- - Difficult to generate as many units when enhancing existing habitats
- - LT does not operate habitat banks



# LT Biodiversity Baseline



- Desk-study of 2,200 ha estate
- Using numerous **data sources**
- **Remote sensing data** using colour infrared imagery to fill data gaps
- Ecologists reviewing **aerial imagery**
- **LT staff reviewing** 2021 baseline
- PEA undertaken on **25% of estate**
- Valued area based habitats using **BM 3.1** with assumptions on certain inputs

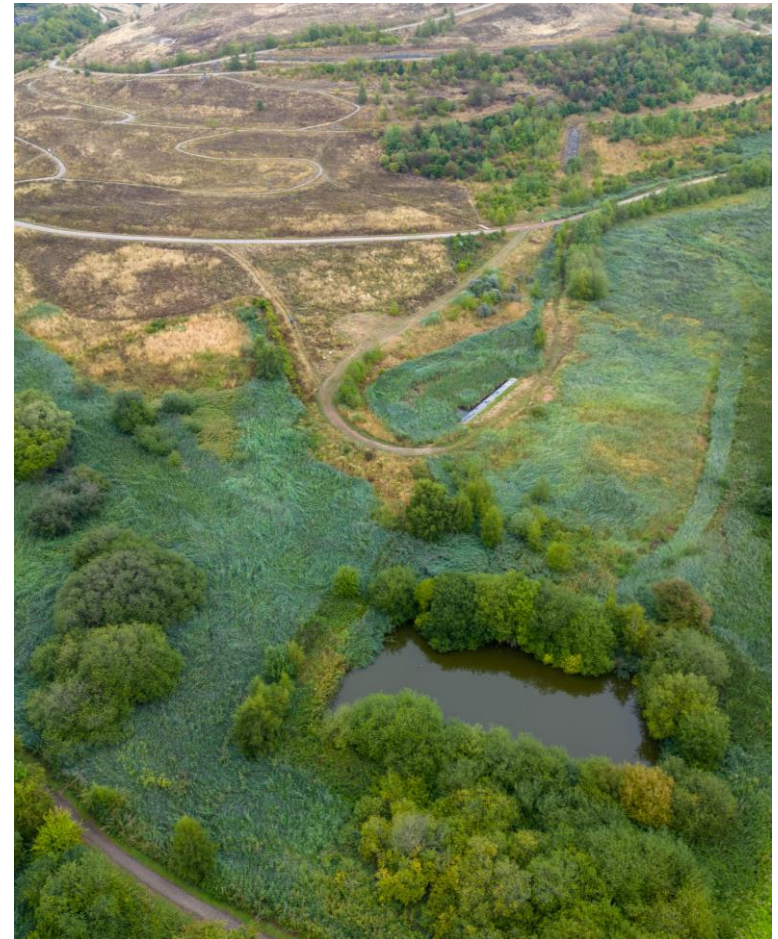


# Results



## Distinctiveness Categories

- 79 ha of v. high distinctiveness habitat
- 610 ha of high distinctiveness habitat
- **826 ha of medium distinctiveness habitat**
- **599 ha of low distinctiveness habitats**
- 90 ha of v. low distinctiveness habitats



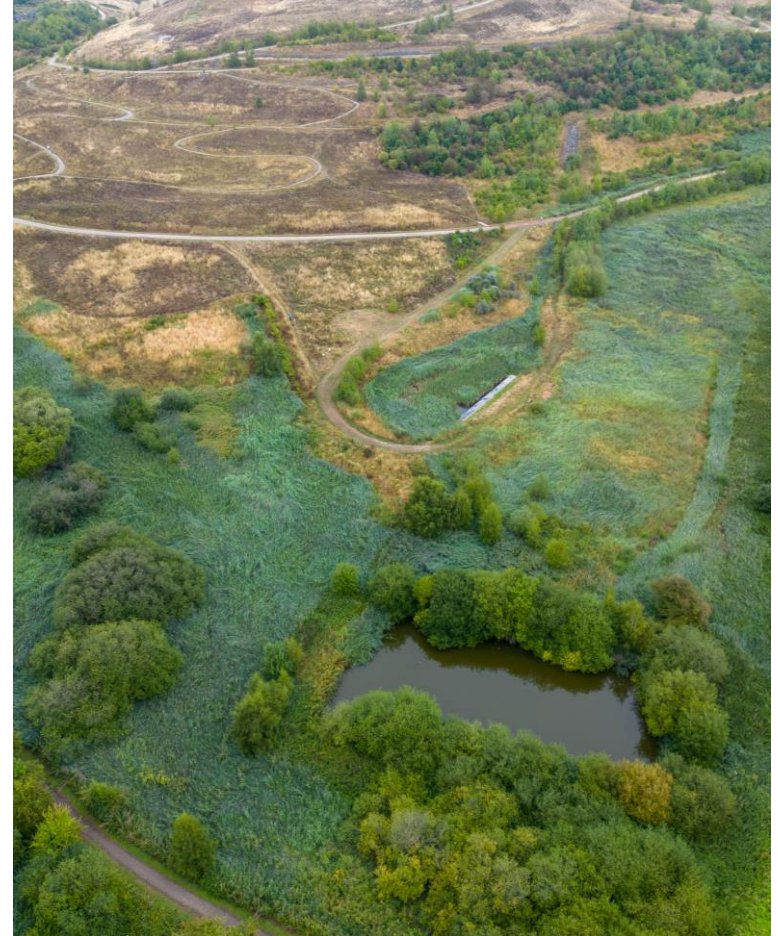


# Results



## Broad Habitat Categories

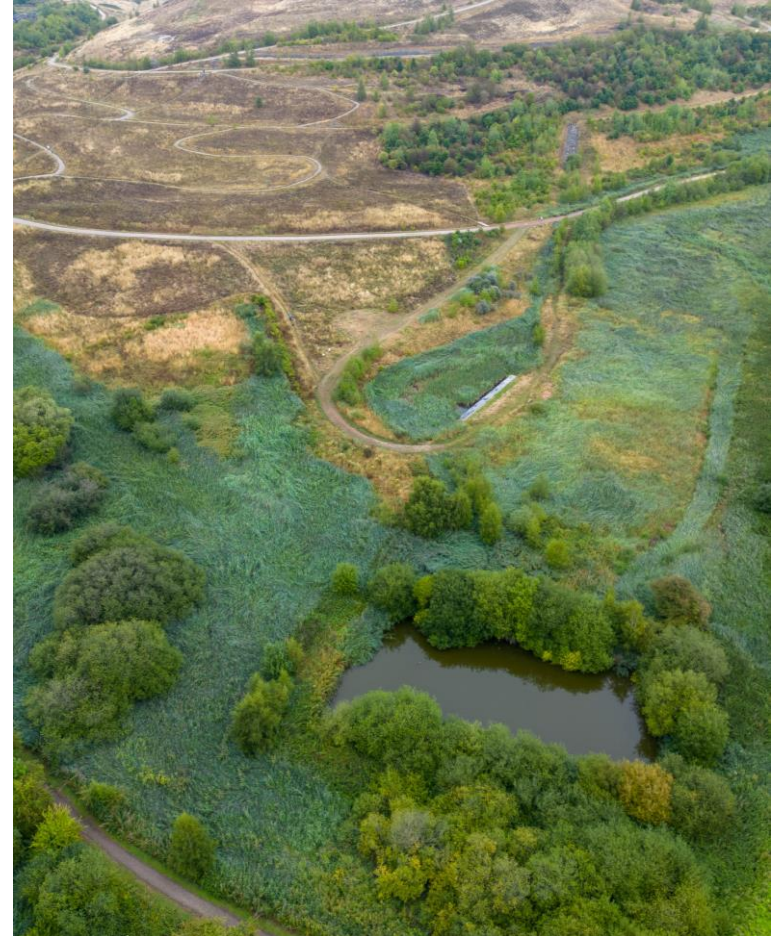
- 942 ha of grassland
- 714 ha of woodland and forest
- 209 ha of heathland and shrub
- 125 ha of urban
- 86 ha sparsely vegetated land
- 43 ha of lakes
- 23 ha of wetland



# Results



- The combined biodiversity baseline of the estate has **15,459 Habitat Units**
- LT's change scenario modelling resulted in a total of **19,161 Habitat Units**
- With a total net unit change of **3,702 Habitat Units (+24%)**.



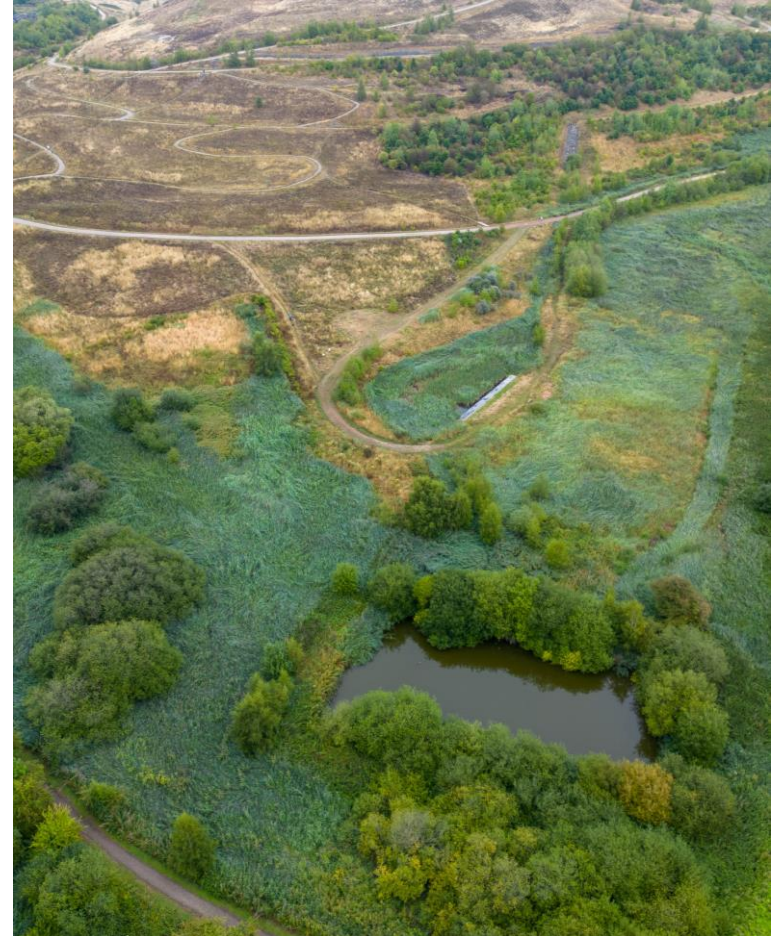
# Top 15 Sites for BNG



Nbr	Site Name	Council	Estimated BNG Capacity (BU)	Site Size (ha)
1	Silverdale	Newcastle Under Lyme	253.4	83
2	Rabbit Ings	Barnsley	207.98	64
3	Brodsworth	Doncaster	203.79	99
4	Avenue	Derbyshire	178.63	90
5	Fryston	Wakefield	178.18	65
6	Frickley	Wakefield	160.34	78
7	New Park Springs	Barnsley	146.76	56
8	Cudworth Common	Barnsley	126.23	66
9	Elba Park	Sunderland	124.86	52
10	Castle Hill	Wiltshire	110	55
11	Kiveton	Sheffield	108.83	57
12	Bentley	Doncaster	98.48	93
13	Fort Burgoyne	Dover	95.29	42
14	Weetslade	Newcastle	94.08	38
15	Phoenix Park	Barnsley	76.29	66
	<b>Total</b>		<b>2,163</b>	<b>1,004</b>

# Brownfield and BNG...

- 14 of LT top 15 sites are 'brownfield' sites
- Brownfield sites have potential for BNG
- Certain habitats and species on brownfield sites are unique and not applicable to BNG
- Certain brownfield sites identified for development will require 100% habitat clearance and therefore 110% habitat creation



# Recent LT Brownfield Sites



## Buckler's Forest

- 40 hectare SANG
- Crowthorne, Berkshire
- Former transport research laboratory site
- Test site for high speed cars, mini roundabouts, hand brakes
- Includes SUDS system capable of holding 50,000 m<sup>3</sup> of water
- Mitigates impacts of 2,000 new residential dwellings on TBH-SPA



# Recent LT Brownfield Sites



## Hogmoor Inclosure

- 55 hectare SANG
- Whitehill and Bordon, Hampshire
- Former defence training estate
- Test site for army tanks and army training
- UXO
- Includes a café, outdoor classroom and natural play area
- Mitigates impacts of 2,900 new residential dwellings on Wealden Heaths-SPA
- Attracts > 500,000 visitors per annum





**Thank you.**



7 Birchwood One  
Dewhurst Road  
Birchwood  
Warrington  
WA3 7GB

T. +44 (0)1925 852005  
E. [enquiries@thelandtrust.org.uk](mailto:enquiries@thelandtrust.org.uk)

[www.thelandtrust.org.uk](http://www.thelandtrust.org.uk)

[www.facebook.com/thelandtrust](https://www.facebook.com/thelandtrust)

[www.twitter.com/thelandtrust](https://www.twitter.com/thelandtrust)

Registered Company No – 5077263  
Registered Charity No – 1138337  
Office of the Scottish Charity Registrar No – SC43833