

# The Land Trust: Biodiversity Net Gain





## How the Land Trust can help you

We are a well-established land management charity with over 18 years' experience of restoring and managing green spaces with a variety of different objectives and constraints. We are ideally placed to help you manage the challenges of biodiversity net gain, keep your costs to a minimum and protect the investment you have made in your development.

We work with industry leading ecological consultancies and can offer a variety of different approaches to deliver net gain, including:

- Sale of Biodiversity Units from our existing national portfolio
- Acquisition and management of the onsite or offsite net gain required for a single development
- Delivery of strategic habitat banks controlled by you for multiple developments in a region

The Land Trust's unique approach is that by working with communities to deliver biodiversity net gain, we can also enhance community engagement, health and well-being, the local economy and education. This provides a sustainable approach to net gain that delivers significant ESG credentials.



## What is BNG?

**Biodiversity net gain (BNG)** is a mandatory approach to development that ensures biodiversity is left in a better state than before. Where a development has an impact on biodiversity it requires developers to provide an increase in appropriate natural habitat and ecological features over and above that being affected. It is intended that the current loss of biodiversity through development will be halted and ecological networks can be restored.

Achieving net gain in biodiversity is more than simply outweighing losses with gains, it requires doing everything possible to avoid losing biodiversity in the first place. It requires the gains in biodiversity to be valuable locally, and to make important contributions towards regional and national priorities for nature conservation. With biodiversity net gain becoming mandatory for most developments from November 2023, it is vital that developers are considering the impacts that this will have on future projects.

The Land Trust is able to undertake delivery of onsite and offsite biodiversity net gain, and can offer several cost effective funding models, thereby ensuring that we are a viable long-term delivery body for biodiversity net gain.

The key to getting this right is working with an experienced and competent body. This is where the Land Trust can help you, by managing and delivering benefits to the new communities, and taking a strategic approach that is most cost effective for you.

## Our USPs

- **Not for profit organisation**
- **National coverage in terms of existing and future sites**
- **Experienced with engaging the local community with conservation management**
- **Committed to delivering economic and social value i.e. our biodiversity sites will benefit the community and we will deliver organised training and education events**
- **We are approved by Natural England as an appropriate body to manage Suitable Alternative Natural Greenspace (SANG)**
- **Robust safeguards and risk management to ensure long term delivery and accountability**
- **Able to deliver in perpetuity BNG for same price as 30 years**





## Our Charitable Objectives – Environment and biodiversity

One of the Land Trust's five key charitable aims focusses on environment and biodiversity. Our ambition is for our parks and green spaces to be as rich in biodiversity as possible and we manage our sites in such a way that flora, fauna and people can thrive alongside each other.

We already have 18 years' experience of creating and enhancing biodiversity on our sites, including the restoration of brownfield sites, with an industrial or development history, into biodiverse wildlife areas. Our history gives us the knowledge and expertise required to deliver the requirements of BNG on our existing and future sites.

## The Land Trust position on mandatory Biodiversity Net Gain

With our experience, we know that for net gain to be successful the designated areas must be appropriately funded and managed by a competent body with suitable safeguards. We are very supportive of the net gain principles and believe we offer the delivery model to ensure the local community becomes engaged in the process and BNG is delivered in perpetuity. Our model demonstrates that local green spaces and natural areas managed in collaboration with the community, will be better looked after and more successful in the long term.

### Biodiversity Unit Trading

In preparation for BNG, the Land Trust undertook a strategic biodiversity baseline of its national portfolio in 2022, to allow us to better understand what habitats we already have, and what potential there is to create and enhance habitats to deliver BNG.

This baseline has allowed us to assign each of our 80 sites a value for the number of biodiversity units each can produce. For our top 15 sites, we are predicting a total BNG value of circa 2,150 Biodiversity Units that we are seeking to trade to offset locally biodiversity losses.

### Onsite BNG

Following the mitigation hierarchy and best practice, onsite BNG must be maximised, and therefore it is likely to be included within the redline of most future developments. The Land Trust is able to take ownership and liability of onsite BNG, alongside other Green Infrastructure, funded by residents' service charge or an endowment paid for by the developer.

Both of the Trust's funding models under this scenario enable delivery of BNG in perpetuity, and allow developers to completely absolve themselves and their residents of ongoing residual liability associated with BNG delivery.

### Offsite BNG

We are aware that organisations are seeking to deliver standalone BNG sites to generate Biodiversity Units that can be used to offset local biodiversity losses from one, or multiple, developments.

Most of these organisations do not wish to retain ownership and may not be capable of delivering the necessary management. The Land Trust is willing to take on management contracts, leasehold or freehold of these sites and deliver the required management and gains. We have a variety of funding models, all of which are competitive and cost effective.

### In Perpetuity BNG

We are predicting a demand for both offsite and onsite BNG to be taken on a freehold basis, which will lead to a need for an in perpetuity funding model that ensures these sites are managed beyond the minimum 30 years.

The Land Trust is well known for being able to offer competitive in perpetuity funding models. Our endowment model is so cost effective, that we are confident of being able to deliver management of BNG in perpetuity for a price that is comparable to 30-year funding models that would be used by alternative organisations.

For further information on our approach to biodiversity net gain delivery, please contact the Land Trust's Head of Environmental and Biodiversity, Joe Heath.  
[joeheath@thelandtrust.org.uk](mailto:joeheath@thelandtrust.org.uk)



## About the Land Trust

The Land Trust is a charity that is committed to the long-term sustainable management of open space for community benefit. Our vision is to improve the quality of people's lives through the creation and management of sustainable, high quality green spaces that deliver real and lasting, environmental, social and economic benefits.

We currently have ownership and responsibility for over 2,800 hectares of open space across the country. Our diverse portfolio includes amenity spaces, country parks, SANGs, SUDs, Sites of Special Scientific Interest, nature reserves and Scheduled Ancient Monuments.



The Land Trust, 7 Birchwood One, Dewhurst Road, Warrington WA3 7GB  
Tel: 01925 852005 E: [enquiries@thelandtrust.org.uk](mailto:enquiries@thelandtrust.org.uk) [www.thelandtrust.org.uk](http://www.thelandtrust.org.uk)  
[Twitter/@thelandtrust](https://twitter.com/thelandtrust) [Facebook/thelandtrust](https://facebook.com/thelandtrust) [Instagram/thelandtrust](https://instagram.com/thelandtrust)