



The  
**Land Trust**

Greenspaces | Community | Environment

# Biodiversity Net Gain (BNG)

# About us

## Who we are

The Land Trust is a national charity, established in 2004 to provide a financially viable solution to the long-term management of parks and open spaces created around many of the nation's former industrial areas.

## Our charitable objectives

-  **Health & Wellbeing** Promoting the use of our green spaces for the improvement of the health and wellbeing of communities.
-  **Environment & Biodiversity** Creating, restoring and managing green spaces to improve the natural environment through increasing biodiversity and enhancing habitats.
-  **Education & Learning** Inspiring the current and next generation through vocational outdoor education and training opportunities.
-  **Economic Vitality** Optimising the economic value of our spaces and the services that they can provide to benefit the communities that are connected with them.
-  **Community Cohesion** By involving local people through volunteering and use of our sites and encouraging emotional ownership.

## Our Vision

To improve the social and economic quality of people's lives by creating sustainable, high-quality greenspaces



# Why work with us

Choosing the Land Trust means partnering with an organisation that delivers high-integrity, high-impact Biodiversity Net Gain (BNG) solutions grounded in environmental stewardship.

## Long term habitat protection, beyond 30 years

We create biodiversity units on sites that we own and manage in perpetuity, ensuring habitats are protected, enhanced and resilient for generations. All our biodiversity units fully comply with statutory trading rules, giving developers confidence and clarity from the outset.

## Trusted, transparent and traceable BNG delivery

Our BNG projects are created in direct response to demand, making them easier to identify, track and verify. Working within our baselines and the trading rules, we design habitats that not only reflect those lost during development but also strengthen local biodiversity and respond to regional conservation priorities.

## Charitable purpose with real community impact

As a not-for-profit organisation, the BNG funding we receive is reinvested back into nature, people and places. Our biodiversity units are delivered on Land Trust owned sites that already provide public access and active community engagement, resulting in visible wellbeing benefits and strong social value.

## Specialists in creating and managing thriving green spaces

We are one of the UK's leading charities dedicated to creating, restoring and managing landscapes that support wildlife and enrich lives. Increasing biodiversity and improving habitats is one of our core charitable objectives and part of everything we do.

## Reinvesting for long-term good

As an independent NGO, we operate transparently and sustainably. Funding secured through BNG directly supports the longterm care of our sites, community programmes, habitat enhancement and local nature recovery.

Brodsworth Community Common, South Yorkshire – once a former coalfield site, now a thriving natural space.



# Acquiring your Biodiversity Units

**1**

## Proposal

Share your project needs

Get in touch and let us know your Biodiversity Unit requirements. Our team will work with you to identify how your 10% net gain can be achieved.

**2**

## Agreement

Aligning on next steps

Once the proposal is accepted, the Land Trust will provide a template Allocation Agreement (AA) for all parties to review and agree.

**3**

## Activate

Putting the plan into action

We'll finalise the Allocation Agreement (AA) alongside the Reservation Fee (around 10% of the Allocation Fee), as outlined in the AA, to securely reserve your Biodiversity Units.

**4**

## Deliver

Bringing the on-the-ground impact to life

Once the Allocation Fee is received, we'll apply to Defra within two weeks to allocate your offsite Biodiversity Units. From there, we handle everything, including starting habitat works within 12 months.

Fryston, West Yorkshire, 65 hectares of green space made up of meadows and woodland along the River Aire





Over  
**500**  
bioblitzes carried  
out annually



Beam Parklands, Greater London - multi award-winning wetland.

## FAQs

### What is BNG (Biodiversity Net Gain)?

BNG is a planning approach that requires development to leave biodiversity in a measurably better state than before. Government made BNG for development mandatory through the 2021 Environment Act. This came into force on 2nd April 2024 and requires a minimum 10% net gain for at least 30 years.

### What are biodiversity units?

Biodiversity units are a measurable way of quantifying the value of habitats. They are used to demonstrate biodiversity gains or losses resulting from development and land-use change.

### How are biodiversity units calculated?

Units are calculated using the approved Statutory Biodiversity Metric, which considers many factors to calculate the Units, including habitat distinctiveness and condition, area, location and strategic significance. There are strict Trading Rules, which must be met for calculations to be valid.

### What is the difference between on-site, off-site and statutory units?

- On-site units are created within the development boundary
- Off-site units are elsewhere often through habitat creation or enhancement projects
- Statutory units are purchased from government-backed schemes when on-site and off-site options are not available

### How long do biodiversity units last?

Biodiversity units are typically secured for a minimum of 30 years through legal agreements such as conservation covenants or planning obligations. The Land Trust retains or enhances habitats funded by Unit sales in-perpetuity.

### Where do purchased biodiversity units come from?

Units are most commonly generated from:

- Developments creating or enhancing habitats on site
- Dedicated biodiversity or nature recovery projects
- Other habitat bank providers
- Statutory Government Credits

**£76.9m**  
a year in social value  
with 47K people  
attending community  
events



# Case studies

## Fryston

Fryston Country Trails is a powerful example of how reclaimed land can deliver lasting Biodiversity Net Gain while creating meaningful benefits for people and nature. Set across 65 hectares in Castleford, West Yorkshire, the site is transformed from the former Fryston and Wheldale colliery sites into a thriving landscape of woodland, meadows and accessible green space. Today, it supports diverse wildlife habitats, recreational opportunities and strong community connections, demonstrating the Land Trust's proven approach to long-term land management.

At Fryston Country Trails, the Land Trust is delivering over 18 Biodiversity Units of woodland and meadow habitat through an Allocation Agreement, launched in Autumn 2025. The agreement supports targeted management of species-rich grassland, woodland enhancement and scrub planting, strengthening biodiversity across the site.

Head of Ecology and Biodiversity Net Gain Ben Christie explains: "This is a strong example of what can be achieved when organisations share a commitment to long-term environmental and community benefit. The ongoing habitat work at Fryston enhances biodiversity while safeguarding a welcoming green space for all ages. It demonstrates how Biodiversity Net Gain, when delivered through long-term stewardship, creates lasting value for both wildlife and local communities."



## New Park Springs

In 2023, a partnership enabled the delivery of pre-mandatory Biodiversity Net Gain (BNG) for two residential developments near New Park Springs in Grimethorpe, securing 14.49 off-site Biodiversity Units. The initiative funds habitat creation, restoration and enhancement over a 30-year management period, delivering measurable, long-term benefits for biodiversity.

New Park Springs is an established green space with strong ecological and community value. Delivering Biodiversity Units here strengthens habitat connectivity, supports local species, and enhances ecological resilience through targeted, conservation-led design.

Funding supports interventions including orchid translocation, grassland improvement, woodland regeneration and expansion, and scrub enhancement. These measures are actively managed and monitored, demonstrating how off-site BNG delivers lasting nature recovery alongside benefits for local communities.



For more information about our BNG solutions, please contact:

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