

BUILDING FOR BIODIVERSITY 2

A business case for cultivating natural capital

A guide for landowners looking to generate income by delivering environmental net gain through their estates



ECOLOGICAL EXPERTISE, EVOLVED



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Foreword

The vital importance of our natural environment for global, human, and economic health is becoming increasingly recognised and, with this, its value.

In response, the UK Government has set out its aims to achieve “environmental net gain”, an approach to land use that seeks to leave the environment in a better state than that in which it was found. To meet these aims, emerging legislation such as the Environment Bill and Agriculture Bill set out routes to measurably improving the environment, and, critically, how these improvements can be incentivised.

This step change in the country’s environmental ambitions presents landowners across all sectors with an exciting opportunity to help nature recover. It also presents a significant commercial opportunity.

The Biodiversity Net Gain (BNG) requirements set out in the emerging Environment Bill will mandate housing, infrastructure and industrial developers to measurably improve biodiversity. Crucially, those developers that are unable to deliver the necessary net gain on site will be required to pay for local off-site biodiversity enhancements. By providing a route for developers to achieve this enhancement, landowners can bring the benefits of a thriving natural environment to their estate and local area while generating additional income streams.

Meanwhile, the country’s lockdown response to Covid-19 has raised awareness of the benefits of access to high-quality green spaces and has improved our relationship to the flora and fauna found near our homes. The public are now calling on landowners across the country to do more to improve the quality of the environment they live, work, and enjoy leisure activities in – and it is becoming increasingly clear that they will vote with their feet (and their wallets).

Landowners across the leisure and holiday sector are therefore presented with a clear commercial opportunity; by enhancing the quality of their land they stand to enhance the experience of their customers, generating greater footfall and the potential to charge higher prices.

Similarly, universities, schools, local authorities, and other owners of large land holdings have a clear environmental and financial incentive to boost biodiversity and improve the quality of the landscape for the benefit of students, local communities, businesses and wildlife.

The business case for agricultural landowners has already begun to shift towards environmental stewardship and a new, broader definition of farming that embraces the cultivation of a healthy environment and biodiversity. The present EU-set payment schemes will soon be replaced by the Environmental Land Management scheme, which will pay landowners for the provision of “public goods” that are grounded in improving the quality of the environment. This will be supported by additional funding for providing ecosystem services such as biodiversity net gain.

As such, landowners across all sectors should begin to consider the benefits that their land can offer now. The emergence of these new requirements for environmental net gain will trigger the creation of a marketplace for ecosystem services, and early movers who put in the groundwork to understand the ecosystem services their land can provide will be best placed to take advantage of new incentives as they emerge.

Through this report, EPR’s second in a series addressing England’s emerging biodiversity legislation, we will outline the business case for biodiversity (Section 1), the key environmental and financial opportunities available to landowners (Section 2), and explore how these could work in conjunction with one another (Section 3). Our aim is to support landowners such as yourself across all sectors – leisure, education, public sector, agricultural, and beyond – in forming a bespoke, estate level, strategic plan that will empower you to enhance the value of your estate, both environmentally and commercially.

Our approach is built around the principle that a bespoke, locally and commercially appropriate strategy will guarantee all areas of your estate work hard for you and for the environment. Our ecological expertise, applied in the context of your commercial goals, will allow your land to deliver – environmentally and financially – for the long term.



Karen Colebourn
Director, EPR

Section 1: The case for environmental net gain



The living systems that comprise the natural environment are of intrinsic value to people and society. A healthy biodiverse environment isn't just a nice place to be, it also provides 'ecosystem services' that benefit, sustain and support the well-being of people.¹ These include:

- The production of food, fibres and medicines
- The regulation of air and water quality
- Carbon sequestration, oxygen production and nutrient cycling
- Protection from the consequences of extreme weather such as flooding and landslips
- Provision and protection of fertile, productive soils
- Pollination and natural crop pest control
- Opportunities for leisure, exercise and relaxation that demonstrably benefit human mental and physical wellbeing



Ecosystem services provide for most of our basic needs and underpin our wellbeing. This isn't just valuable to individuals – these services have significant social and economic benefits too. In recognition of this, the UK Government set out actions to help the natural environment regain and retain good health in the 25 Year Environment Plan – key to which is improving the capacity of the land to provide these services.² This approach is known as environmental net gain.

The Plan, whilst recognising the Government's ambitions for increased housebuilding and infrastructure investment, aims to deliver cleaner air and water to our cities and rural landscapes, protect threatened species and provide richer wildlife habitats through an approach to agriculture, forestry, and land management that puts the environment – and its ability to provide ecosystem services – first. Key commitments include using and managing land sustainably, restoring and protecting nature, and enhancing the beauty of landscapes whilst connecting people with the environment to improve their health and wellbeing.

Crucially, the Plan outlines a number of aspirations and requirements for developers, local authorities and landowners through England's current planning system and emerging legislation such as the Environment Bill and Agriculture Bill. In Sections 2 and 3 of this report we will outline how this legislation and related incentives might work together.

Whilst the December 2019 election and Covid-19 pandemic interrupted the progression of these Bills through parliament, we anticipate that they will soon be introduced into law.



The Environment Bill

The emerging Environment Bill sets out several targets, plans, and policies for improving the natural environment.³

Outlined in the Bill are requirements for developers to achieve a minimum 10% increase biodiversity, or “Biodiversity Net Gain” (see page 16) through their projects, and a call for Local Authorities to progress Local Nature Recovery Strategies – strategies that will map existing habitat and demonstrate how each habitat can be improved.

The Agriculture Bill

The new Agriculture Bill will provide the legal framework for the establishment of a new system of direct payments for farmers and land managers following the United Kingdom’s departure from the European Union and movement away from the EU Common Agricultural Policy.⁴

The Agriculture Bill proposes to tie payments to “public goods” such as providing clean air and water, restoring and enhancing habitats and reducing risk from environmental hazards such as flooding. The new payments system will be known as the Environmental Land Management scheme (see page 19).

There are also a number of schemes for landowners to be paid for providing ecosystem services that, although they do not arise from the above legislation, provide further opportunities for landowners through private arrangements.

The business case for environmental net gain

Every day we work with landowners from all sectors who want to protect and restore the natural value of their land and the services it provides. Not only are these landowners advocates for the health of the natural environment and the UK's endangered wildlife – they are also commercial pioneers.

As outlined above, the government is increasingly legislating in favour of the environment. Key to this is the provision of incentives to enhance the natural world and ensure that the land is left in a better state than it was found through development and land management.

Forward-thinking landowners from a number of sectors are already recognising that a clear commercial opportunity has arisen based on their estate's ability to provide ecosystem services.





Private and leisure landowners

The Government's increased focus on the environment has also generated a clear commercial opportunity for private landowners – particularly those across the leisure and holiday sector. By being paid to enhance the quality of their land they will also enhance the visitor experience of their customers, generating greater footfall to their facilities and allowing for higher prices.

The recent boom in ecotourism demonstrates that the public are increasingly interested in the environmental impact of their holidays. According to Booking.com's Sustainable Travel Report,⁵ 87% of travellers want to travel sustainably and are willing to pay more to do so. Half of surveyed travellers regarded 'sustainable travel' as staying in accommodation marketed as 'green' or 'eco-friendly', with the top reasons given for choosing eco-friendly places being to 'have a locally relevant experience' (34%) and wanting to 'feel good about an accommodation choice' (33%).

Likewise, the most recent Caravanning and Camping Mintel Report outlines that 48% of caravan holiday goers in the UK choose this type of getaway in a bid to be closer to nature.⁶ With 'staycations' on the rise due to Covid-19, it's likely that the popularity of UK destinations that bring the environment to the forefront will continue to increase.

Significantly, the payments a landowner could generate through the below schemes can provide an additional, predictable income stream – while also providing a means to finance improvements to the site.

Public sector and university landowners

Universities, schools, local authorities, and other owners of large land holdings also have a financial incentive to boost biodiversity, provide ecosystem services, and improve the quality of the landscape.

Our relationship to the outdoors affects our wellbeing and health, which in turn influences our productivity and motivation. Research by the Journal of Experimental Psychology found that by adding just one plant per square mile in an office, employees were 15% more productive than those without plants in their workspace.⁷ Clearly, the greater the access to greenspace employees are given, the happier they are to work there.

Similarly, outdoor learning can make for happier, healthier, more well-rounded students – particularly for those with special educational needs.⁸ Research also suggests that students taking part in an environment-based education programme reported increased levels of motivation.⁹

It's equally important to recognise that the recent global climate strikes have underlined the fact that young people will increasingly draw on the environmental record of businesses and universities when making choices around their education, future career, and where they spend their money.

Through these payment schemes, public sector landowners will be paid for actions that could also increase the capacity of land to provide recreation opportunities, improve the experience of their visitors, maximise the value of the land they make available to rent on their estates, or support students and staff by restoring or creating an educational resource and place to work and learn in.





Farmers and agricultural landowners

The European Union's subsidised payments scheme is due to come to a close. The UK Government has committed to match these payments for two years following the country's exit from the EU, but once this transition period is up the only subsidies an agricultural landowner will receive will come from the "public goods" set out in the Agriculture Bill. This means that the restoration of a healthy environment must become a core part of many farms operations.

This pivot towards protecting biodiversity is of real commercial and environmental importance. Whilst UK livestock farming is amongst the most sustainable in the world, soil erosion, nitrate run-off into watercourses from fertiliser and the mismanagement of flood catchments are increasingly recognised as harmful to our health and economy, as well as to the environment.¹⁰ As such, it is important that land management techniques and agricultural systems are modified to reduce these detrimental impacts.

The agricultural community stepped up to meet the sustenance needs of this country following the Second World War by prioritising intensive food production – and now the public is calling for this community to step up once more. But this time, farmers are being asked to step up – for the benefit of our health, wildlife, habitats and economy. This represents a real step change in what it means to be a farmer, and the country's ambition for what farming can do for us all.



**Section 2:
What are the
opportunities?**

While formalised, nation-wide incentive systems or “marketplaces” are yet to be quantified for many of the schemes outlined below, the Government has made clear its intention to define them in the near future.

In the absence of central Government mandate, however, many Local Authorities have outlined their own strategies for achieving ENG, inclusive of biodiversity net gain (see page 16), providing Suitable Alternative Natural Greenspace (see page 20), and offsetting carbon or nutrient runoff (see page 21).

Therefore, until more clarity is provided from central Government, many of the current opportunities rely on landowners negotiating bespoke financial agreements with developers and local authorities. These bespoke arrangements represent a valuable ecological and commercial opportunity for those who have a relevant offer to make.



Biodiversity Net Gain (BNG)

BNG is a commitment to enhance nature through development, rather than build at nature's expense. The policy requires developers to measure and demonstrate an increase in biodiversity compared to the site pre-construction – with some local authorities requiring an increase of 20% that must be maintained for at least 30 years.

While BNG will not be enshrined in law until the forthcoming Environment Bill is passed, it is already established as a requirement in the National Planning Policy Framework, National Planning Practice Guidance, and is increasingly a requirement of local planning policy.

The Environment Bill acknowledges three routes for developers to secure BNG:

- 1. Enhancement of the biodiversity of land to which the planning permission relates**
- 2. The allocation of registered offsite biodiversity gain to any development for which the planning permission is granted**
- 3. The purchase of biodiversity credits (from a national scheme) for any such development.¹¹**

The primary opportunity for landowners lies in the second option, as they can choose to register appropriate areas of their land with a participating Local Planning Authority (LPA) as a route for developers to achieve BNG locally.



At present, many LPA's are in the process of building their system for registering BNG providers. This does not mean landowners need to wait, however, as consultancies like EPR can liaise with the LPA to identify their requirements, assess the opportunities presented by the land, and work with the landowner to devise a suitable BNG package.

While the tariff system for registered off-site biodiversity credits – or cost per 'unit' of biodiversity – remains under discussion, payments for actions to improve biodiversity are facilitated by private legal agreements between the developer and the landowner.

A 2018/19 Defra review found that the average price per Biodiversity Unit was approximately £11K, with an average of 4.5 units available per hectare.

For more information about the BNG opportunity and how it relates to housebuilders and developers, please see our first report –
Building biodiversity net gain into housing



Agricultural schemes

While the Environmental Land Management scheme (ELM) will be mandated in England in the Agriculture Bill and rolled out nationally in the next decade, we want to make landowners aware of both the existing opportunities within the Countryside Stewardship scheme, as well as the emerging opportunities within ELM.

This is to ensure landowners feel confident that all potential avenues for building additional revenue streams and delivering environmental enhancements are accounted for and can be considered now.

Closing: Countryside Stewardship

The scheme provides farmers, foresters, and land managers with a system of incentives to improve the environment.¹² The financial value of each opportunity is tied to 'tiers' of complexity, as well as the 'score' of each offering against other landowners' offerings. This competitive element is designed to determine which schemes offer the best results for the environment in that area, as well as the best value for money.

Countryside Stewardship agreements will continue to be available in the first few years of the transition to the new Agriculture Bill, after which the ELM scheme will stand.¹³



Upcoming: Environmental Land Management scheme

The upcoming ELM scheme, founded on the principle of public money for public goods, is intended to replace the Countryside Stewardship funding and Basic Payment Scheme of the Common Agricultural Policy which tied payments to the amount of agricultural land managed – ELM is therefore of primary relevancy to farmers and foresters.

The Department for Environment, Food and Rural Affairs (DEFRA) aims to roll out ELM between 2024 and 2027, however this timeline is dependent on the Government's Brexit timetable, pauses due to Covid-19, and progress around administrating these changes in legislation and corresponding IT systems.

EPR is closely following the evolution of the ELM scheme. All the signs point to the likelihood that BNG and Countryside Stewardship / ELM will not be mutually exclusive, and landowners will be able to make these schemes (and those detailed below) work in conjunction with one another. We advise landowners not to wait for the ELM scheme to be fully defined, but to work with an experienced consultant to identify which areas of their land are more suitable for schemes such as BNG and which would suit ELM.



Additional ecosystem services

Preventing adverse impacts on protected wildlife sites

Many Local Planning Authorities are in urgent need of landowners to deliver measures that will prevent adverse effects on internationally designated nature conservation sites.

These measures include:

Suitable Alternative Natural Greenspace (SANG) creation

SANGs are greenspaces that are specifically designed for the pursuit of informal recreational activities such as exercising and dog walking. They are created on land close to proposed new housing developments and are designed to divert recreational users away from nearby internationally designated nature conservation sites, where they could otherwise cause adverse effects.

Housing developers often rely on SANGs to achieve planning consent for proposed sites near to internationally designated areas. By providing this greenspace for a developer and improving the quality of the land to ensure it provides an attractive alternative destination for visitors who might otherwise visit the internationally designated site, landowners can generate a significant income.

SANG payment rates vary across England depending on the internationally designated nature conservation areas in each region. At present, SANG rates are highest in the South East. In some cases, SANGs also have the potential to deliver BNG, resulting in an increased payment.

Nutrient offsetting

Nutrient pollution is typically caused by excess nitrogen and phosphorus entering water courses via wastewater generated by housing and run-off from agricultural land. Excess nutrients cause eutrophication and algae blooms, which have severe consequences for the wildlife that rely on these environments.

Nutrient pollution is such a severe issue that Natural England has advised planning authorities in areas including Somerset, the Solent and Ludd catchments that planning permission should not be granted unless the proposed development can be proven to remove as much nitrogen from the area as it would create – indefinitely.

Nitrogen can be removed from an area by changing how land is used. This could involve reducing the use of fertiliser on farmland or changing land use from intensive agriculture to grazing pasture or woodland, thereby preventing nitrate run-off.

At present, private agreements between the developer and landowner can be secured which outline how the landowner will cut nitrate run-off and how the landowner will be paid. As nitrate balancing must be ‘indefinite’ a long-term land use commitment is required – likewise, a big financial commitment is required from the developer to incentivise this.

For example, Planning Authorities with land that drains into the Solent are offering the owners of suitable land up to £2,500 per kilogram of nitrogen they are able to offset for 30 years. If a landowner converts intensively managed arable land to permanent pasture, wetland or woodland to prevent nitrate drainage, they may be able to offset as much as 20 kilograms of nitrogen per hectare – netting up to £50,000 per hectare for their actions.

While nutrient balancing is a highly location-specific issue, this problem is emerging in relation to a number of England’s internationally designated wildlife sites and will need to be addressed.



Adaptation to climate change

Flood attenuation and coastal change

Climate change has increased the incidences of flooding for many lowland areas of the country and these events are likely to continue to have a severe impact on our environment in the years to come.

To tackle increased risk from high waters on surrounding communities and potential developments, landowners located in areas of flood risk have an opportunity to deliver flood prevention measures such as constructing upstream dams or adapting land management to allow managed flooding upstream of developed areas.

Carbon capture

The Government has committed to ensure that the UK's carbon emissions for the year 2050 are net zero, and large businesses and investors such as pension funds, airlines, and manufacturers are under increased pressure to demonstrate that they are tackling their carbon emissions.

It is becoming increasingly desirable for landowners to provide services which can help these parties offset their emissions by sequestering carbon. This can be done by planting trees and shrubs or restoring and maintaining long-term habitats such as pasture, peatland and wetlands.

A government level marketplace for these services is yet to be defined, but private agreements with local authorities, businesses or investors and landowners looking to manage these changes and reduce the impact on local communities are possible.



Great Crested Newt (GCN) mitigation and translocation

GCN have protected status through UK and European legislation, and therefore must be considered as part of the planning application process.

In regions where the Local Authority has registered with Natural England, the District Licensing Scheme provides a route for developers who find GCN present on their proposed sites to invest in the creation of strategically targeted, compensatory habitats that will increase the species' chance of success by reconnecting populations across the landscape.¹⁴

These compensatory habitats can be provided and managed by a range of appropriately located landowners and financed by the developer (via Natural England, in areas signed up to the licencing scheme) with payments based on parameters such as development size, location, and impact.

A key point to be aware of when considering these schemes is the length of time the landowner must commit their land for. For example, actions to achieve BNG may need to continue for an excess of thirty years beyond project completion, and ELM is likely to require a variety of time-based commitments ranging from the short term to in perpetuity. However, the schemes that demand the greatest land use commitment will result in the greatest environmental and financial reward.



Section 3: What can landowners do now?



As set out in the previous section, several opportunities are available for landowners across the country to enhance the biodiversity value of their estate, generate an additional income, and improve the local landscape. With a number of policies under development that will further incentivise the protection and restoration of the environment, forward-thinking landowners are in a position to get ahead and prepare themselves – and their land – to take full advantage of schemes and requirements as they are finalised.

In short, to benefit the most from these existing and emerging schemes, landowners must act strategically.

By developing an early understanding of how to deliver a broad range of ecosystem services before a ‘marketplace’ is formalised, landowners will be in a position to set themselves up as the service provider for an area experiencing high demand but limited supply.

Likewise, by using this time to take a strategic, estate-level look at their land, landowners will be able to maximise the financial benefit from overlapping these schemes.

At present, many of the routes to achieving payments for ecosystem services are complex, interconnected, often geographically specific, and rely on bespoke agreements between a landowner and a buyer. As such, this section is intended to provide a broad outline of the steps towards identifying and maximising the environmental and financial opportunities a site could generate.

Step 1: Explore the potential opportunities in your area

The first step to understanding your potential ecosystem services opportunities is to engage a specialist such as EPR to review national and local planning and environmental policies. We will be able to identify the schemes readily available to tackle the environmental issues and priorities in your region, and the issues that are yet to be considered that you could offer a solution to.

The Environment Bill will require Local Authorities to create a 'Local Nature Recovery Strategy' that will sit alongside the Local Plan. Therefore, if you can demonstrate that the ecosystem services your land can provide are tailored to match local authority priorities, the environmental and financial value of the biodiversity units on offer will be greater. We can help you to shape this offering to maximise value.

Step 2: Identify the right opportunities for you and your land

To maximise the potential of your land to achieve both your environmental and financial goals, it is crucial to work with skilled ecologists to assess your land for the extent and quality of biodiversity and other environmental attributes.

Once you understand what your land currently, and, most importantly, could provide, it will be possible to identify which schemes are most relevant.



Step 3: Navigate multiple schemes to maximise the environmental and financial benefits

By ensuring each scheme dovetails easily and clearly with the other opportunities available, you will get the best environmental and financial deal for your land.

Example A

An under-used area of land alongside a golf club could generate multiple income streams for the landowner through SANG provision and BNG, whilst facilitating a local developer's housing project and increasing the appeal of the golf club to visitors.

By restoring the habitats across the under-used area to create an attractive SANG for recreational users, the landowner would be able to collect payments from the developer who is required to secure the avoidance of the negative effects of increased footfall on a nearby protected area.

At the same time, by enhancing biodiversity over and above SANG requirements, as well as across the wider golf course, the landowner could offer additional biodiversity units for sale to support the developer in meeting BNG requirements.

Meanwhile, if the above measures are managed appropriately, the environment of the golf club will become more attractive to members and other users of the club's facilities.



Example B

An area of farmland may be able to generate multiple income streams through BNG, nutrient offsetting, and Countryside Stewardship.

By converting poor-quality agricultural land to woodland, the landowner could reduce nutrient run-off into a protected area, facilitate much-needed local housebuilding, and potentially earn £50,000 per hectare over 30 years.

If the landowner is also prepared to allow public access to the new woodland, it may be possible to generate additional payments to attract walkers away from the protected area. In some areas this can attract funding of more than £25K/year for 80 years.

Meanwhile, planting new hedgerows could dramatically increase biodiversity in line with the local authority's Local Nature Recovery Plan, generating biodiversity units worth approximately £219,000 per kilometre over 30 years.

And, finally, the landowner could explore Countryside Stewardship options which require shorter-term land commitments for other, more flexible areas. For example, by converting intensively farmed grassland to species-rich grazing pasture the landowner could receive significant capital and maintenance payments, whilst reducing input costs and potentially increasing the value of their animal products.

Bonus: Team up with other local landowners to increase the attractiveness of your offering.

Landowners can also drive what their region's nature strategy looks like by working with other landowners – whether via existing structures such as farming clusters, across school districts and estate holders or on a more ad hoc basis – to create a joined up, ecologically informed ecosystem service offering.

By developing a landscape-scale strategy and getting this recognised by the local authority, the value of the group's ecosystem service offering can be maximised. When it comes to the environment, value is always much more than the sum of each part.

Case study

This is a real example, but the location and details are anonymised.

The arable site slopes down to a stream, which in approx. 4km flows into the River Wye. The Wye is designated as a Special Area for Conservation. The conservation status of the Wye is threatened by high nutrient inflow from agricultural land.

The site is within Habitat Network Enhancement Zone 1, as identified by Natural England. This means that it is suitable for the restoration of Priority Habitats to restore the local habitat network.

Until recently, most the site was managed as an intensive apple orchard. When the market for apples dried up, the trees were removed, and it has since been used for general cropping. The baseline situation is shown on Map 1. An off-line pond lies adjacent to the brook, surrounded by mature wet woodland. The wooded stream corridor links with the wooded railway banks, creating a framework for habitat restoration.

The opportunities for net gain are shown on Map 2. This includes enhancement to the existing features as well as creation of new habitats. These have been selected to meet local conservation priorities and provide maximum take up of nutrient run-off. To achieve the benefits evaluated below, the landowner must commit to appropriate management for 30 years. This could include extensive livestock grazing as well as harvesting fruit from the traditional orchard.

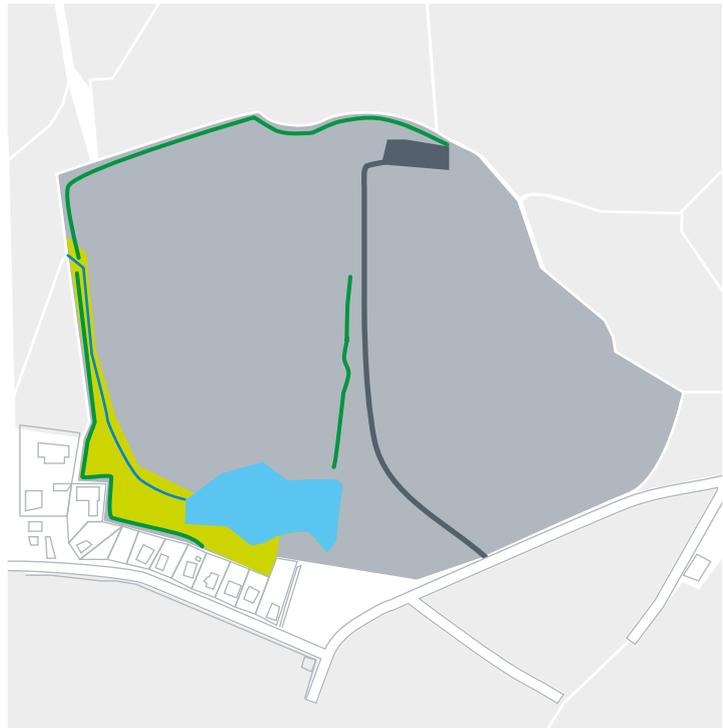
Using the Biodiversity Metric 2, we have calculated that the proposed net gain measures would deliver approximately 45 additional biodiversity units. In 2019 Defra found that the average price of a biodiversity unit was £11,000, ranging between £5000 and £25,000. The potential value to the landowner of this change would therefore total between £225,000 and £1,125,000, averaging at £495,000.

Using Natural England's nutrient neutrality figures, we have calculated that the proposed changes at this site would save approximately 525 kg of Nitrogen inputs to the Wye per year. In the Solent catchment, where this approach is most highly developed, the price per kilogram of nitrogen saved per year is approximately £2,000. These changes could therefore net the landowner a total payment approximately £1,050,000.

Map 1

Baseline site

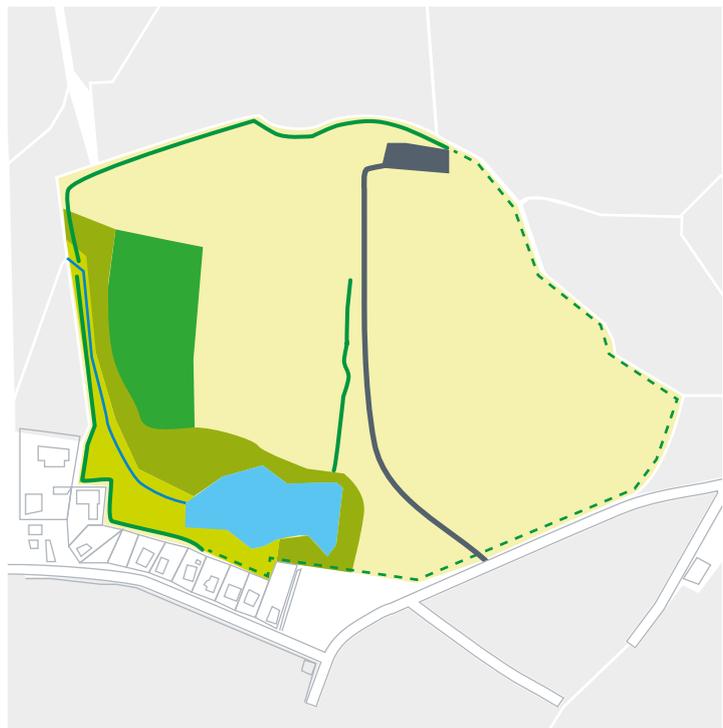
-  Arable land
-  Hedgerow
-  Pond
-  Brook
-  Farm track / farm buildings
-  Wet woodland



Map 2

Enhanced site

-  Lowland meadow
-  Enhanced hedgerow
-  New native hedgerow
-  Enhanced pond
-  Enhanced brook
-  Farm track / farm buildings
-  Enhanced wet woodland
-  New mixed deciduous wood
-  Traditional orchard



Conclusion

Society is increasingly recognising the value of a flourishing natural world – socially, economically, and in and of itself. This is being recognised in legislation and through public sentiment, with landowners uniquely positioned to support environmental net gain. As a consequence, the cultivation of natural capital is set to become a solid business case for many landowners and managers across the country.

While many of these policies are under development and a formalised “structure” for the incentives that promote enhancement of the natural world are still to be defined, a number already exist and are available to landowners.

Clearly, those landowners who are on the front foot and ‘in the know’ when it comes to these new opportunities – whilst taking advantage of those that already exist – will see the greatest environmental and financial benefit in the long run.

If you take one thing from this report, it should be the knowledge that the cultivation of a healthy environment is increasingly likely to be a financially prudent option within the portfolio of many land-based businesses. Different areas of your land can work to achieve different goals concurrently, and there’s no need to wait for schemes to be finalised. With the right guidance, you can be a pioneer in the campaign to protect and restore our environment and enable your land to start working for you and the environment, now.



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