



UKCCC Annual report Template

Version: 1.0

Published 26/10/23

Key Information	
Farm / Company name	Beech Estate
Project Developer	Beyond Zero
Project reference	BZ00010
Annual monitoring visit date	25 th June 2026
Conducted by	Douglas Wanstall UKCCC
Requirement to alter risk buffer?	No
Report completion date	28 th July 2026
Latest vintage released	Yes
Approved by	Douglas Wanstall UKCCC
Location	East Sussex
Key contact (name)	Harry Wills
Key contact (email)	Harry@beechestate.co.uk
Key contact (phone)	
Project Owner	Beech Estate
Project Information	
Project description	Habitat creation, woodland management, regenerative agriculture
Proposed main activities	Arable reversion to Wildflower meadow creation, hedge planting, active woodland management
Project size	850ha
Target outcomes	- Carbon removal - Biodiversity improvements and connectivity



MAIN PROJECT IMPACTS

UN Sustainable development goals (SDG's) met as part of project	Expected outcome of project
SDG 13 Climate Action	Net Zero status surpassed
SDG 15 Life on land	Numerous species identified and biodiversity habitat creation and connectivity enhanced.
SDG 12 Responsible consumption and production	Complete removal of chemical and fertilizer usage
Main social impacts of project	• Increased employment, • Cleaner air • Cleaner water • Numerous outreach events held for local and national groups • Reduced flooding risk
Principle environmental impacts of project	• CDR removal, • Biodiversity enhancement

BASELINE UPDATE REQUIREMENT

Which baselines are required:	
Soil tests to UKCCC protocol V1.2	By end 026
UK Hab map to 1m resolution	By End 2026
Current emissions	By End 2026
Net zero calculation	By End 2026



REVERSAL AND REBOUND RISK

Item	
Has the risk of reversal been considered, and a risk assessment completed?	Yes, low risk identified. Wild flower meadows are permanent land use changes and woodland management continues as planned. Final areas of arable land now planted with wild bird seed mixtures and wildflower fields
Is there any potential rebound effect	None identified
Annual Net carbon removal	5686
Annual uncertainty buffer changed?	No
Total annual buffer (not including NR)	113
Total credits released to market	5402



Commentary

The 2026 annual monitoring visit was carried out in June.

The Beech Estate continues to impress as the wildflower meadows in particular looked their best on the visit. The new meadows are starting to mature with a broad range of species colonising these vital areas.

The Beech Estate wildflower meadows range in age from the youngest at 2 years old to one that is thought to date back to Tudor times, never having been ploughed, has a stunning array of orchids and wildflowers that require a lot of management. Harry's aim is to build upon these, creating a mosaic of these important habitats across the entire estates former arable lands. However this takes time and success is not guaranteed and so a managed approach is key, enabling a steady transition to the more valuable and diverse habitat. To create wildflower meadows with the desired diversity is a process of succession and cannot be forced.

Harry pioneered a method to spread wildflower seed by a process of green hay gathering where grass is cut and collected from a wildflower rich donor field onto trailers and then spread onto receptor fields. This has been quite successful in helping to improve some of the less diverse fields and it is this technique that seems to accelerate the colonisation of wildflowers in the younger meadows.

In 2026 all of Swan Farm was harvested for green hay with the material spread on 50 acres of Spray Farm.

Some of the younger meadows had been cut for hay at the time of the monitoring visit.

The meadows continue to excel and a recent survey carried out by David Archer and Associates states:

This field has an incredible mix of species such as common and creeping bent, crested dog's tail, red fescue, sweet vernal grass, yarrow, common and greater bird's foot trefoil, meadow buttercup, autumn hawkbit, lesser stitchwort, tufted vetch, fairy flax, pignut, yellow rattle, common knapweed, smooth brome, common cat's ear, meadow vetchling, rough meadow grass and selfheal.

There is scattered soft rush throughout the sward and the area along the west boundary is wetter containing patches of meadow foxtail, marsh foxtail and hairy sedge.

On the day of the inspection few butterflies of note were observed but the estate is known to play host to a number of rare species including Clouded Yellows and Painted Ladies.



The former arable land has all been converted to organic production and all has now been reverted away from cereal production into either modern wildflower meadows, pollen and nectar or winter bird feed fields, all helping to deliver on the SDG 15 Life on land goal.

Harry has planted several hundred metres of hedgerow which will be recorded on the updated habitat register in 2026, these will not yet contribute to emissions removals and will be added at the next verification cycle.

The woodland improvement program is continuing and will soon have covered the whole estate. The woodland has transitioned from being undermanaged where carbon removals had reached a position of virtual stasis to now where trees are selectively felled and natural regeneration encouraged in a process called continuous cover forestry. This management approach increases carbon removal and it is now demonstrating why as many small trees start to grow as the canopy opens and they have the opportunity to flourish. Deer control remains essential and approximately 110 were culled across the estate in 2025

The creation of woodland rides has led to the re colonisation of glow worms.

In 2025 the following timber was sold from the estates woodland:

Sawlogs	Bars	Shaver	Firewood	Chipwood	Total
61.95	24.85	0	51.79	81	
0	0	0	27	27	
52.82	193.34	0	0	415.45	
116.66	58.46	0	0	210.8	
0	24.58	0	0	289.51	
204.8	0	0	173.1	0	
270.98	24.16	0	23.48	167.3	
262.18	26.94	0	0	189.84	
241.7	54.34	0	0	28.16	
72.68	26.36	0	0	334.5	
134.64	0	95.56	0	80.52	
1418.41	433.03	95.56	275.37	1824.08	4046.45

There was nothing seen on the visit that caused concern that the project was at risk of carbon removal reversal, no negative unintended consequences have been observed.

Very little has changed within the farming system at the Beech estate and therefore there is no need to recalculate emissions at this stage. The habitat maps and soil carbon data will be updated at the end of the current verification cycle in 2026 when a full assessment will take place alongside a VVB.



Future project options updated

Beyond Zero and Harry have identified a number of options for future project development and Harry has expressed an interest in developing further carbon removal interventions. These include:

Wetland creation. A number of low lying areas liable to flood have been identified as possible sites for wetland creation. The areas in question are of low ecological value at present and the creation of wetland and introduction of reed species could increase carbon removal, help clean water and slow the flow of water in flood events, helping to alleviate issues further downstream. There is now an opportunity to grow Typha which will offer several opportunities for the estate. Firstly one can harvest the heads, these are processed into a product called Biopuff. The straw can be cut and removed for composting or use in biomass systems and the wetland itself becomes a haven for a range of species and a sponge to remove waterway nutrients such as nitrates and phosphates.

Agroforestry. In some of the areas of newly created wildflower, bird feed and pollen and nectar mix fields it is possible to introduce agroforestry, especially where the aspect lends itself to north south planting orientation where the row crop would grow well and not shaded by the trees. Tree species could include Paulownia and cricket bat willows along with species that add diversity and interest.

More Hedgerows. Harry has planted a lot of hedgerows in the last few years, reinstating old field boundaries as per 1880 estate maps. There is still more that could be planted to increase carbon removal and improve biodiversity connectivity.

Habitat creation. Harry has expressed a keen interest in creating ideal habitat for Turtle Doves. Although there are already lots of thick hedges on Beech Estate these need to be accompanied by water and food sources to ensure that visiting doves have all they need to breed.

Douglas Wanstall

UKCCC Commissioner