UK Carbon Code of Conduct Project Development Document (PDD)

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OUR VISION: Climate change reversal through Greenhouse Gas Reduction and Removal + and sustainable development for all.

OUR MISSION: To ensure UK Green House Gas Reduction and Removal (GRR+) Credits are effectively measured, reported and verified to give surety to those wishing to offset residual Carbon Dioxide Equivalent (CO2e) units.

1. CORE PROJECT INFORMATION

Key Information	
Farm / Company name	Summerdown Estate
Location	Hampshire
Key contact (name)	Pete Wain
Key contact (email)	Pete.wain@beyondzero.ag
Key contact (phone)	07791092250
Project Owner	Jo and Jeremiah Coleman
Project Information	
Project description	Summerdown Estate is nestled in the North Hampshire downs just east of Basingstoke. The estate has arable, woodland and grows a large area of mint from which the estates team extract mint oils for use in its own range of products. Summerdown will steadily adopt regenerative farming practices and continue to plant more trees on the estates land. The aim is to create a contiguous block of woodland to establish a beautifully connected, broadleaved woodland to allow many species to proliferate. The estate will examine the adoption of agroforestry, with a view to potentially growing eucalyptus in order to extract its oil in their on farm distillery.
Proposed main activities	• Forestry management and creation • Habitat creation • Hedge Planting
Project size	947 ha
Target outcomes	• Carbon removal • Reduced emissions • Increased biodiversity habitat provision and connectivity
Length of project / funding	40 years

Cost upfront (including implementation and all PDD costs) to finance project	Circa £45k baseline and project development costs, implementation circa £40k per year
Are their annual maintenance costs (non-carbon credit related)?	Yes
If yes, how much?	Circa £10k
Other than carbon are there any specific measures / metrics that will be part of the project reports?	
What third-party implementation partners will be used, and what for?	Natural England Farming in Protected landscapes
Are all third-party costs included in the activity costs?	Yes
Carbon	
How many carbon credits will be issued in total for the lifetime of the project?	Circa 100,000
What is the annual buffer %?	20
What is the annual national reserve allocation %?	3
Net Carbon credits issued per year	1248
Verification years	5
Cost per credit	Market rate
What is the preferred method of funding the credits for the farmer?	Market rate sale
Engagement	
Will the Credit buyer be able to engage directly with the Project?	Yes
If yes, which of the following will be possible. • Direct employee visits to the farm • Employee marketing involvement e.g., videos on the farm with the CEO.	All
How often will each engagement be possible?	Twice yearly
Marketing	

Is there a marketing description of the project already – if so, please insert.	See Case study
Are there marketing photos already for the project – if so, please insert a link of send to Nature Broking	See Case study

2. PROJECT DEVELOPMENT INFORMATION

Item	
Project name	Summerdown Estate
Project developer	Beyond Zero
Project Reference (project developer prefix then 5-7-digit number)	BZ00021
PDD Version number	3.0
Project host representative	Jo Coleman
Project Address	Summerdown Estate Basingstoke
No. employees	6
Management structure	land owned by family
Company registration number if applicable	NA
Unique Tax Reference number	
Source of funds to complete project	Loan, repayable by credit sales
Single Business Identifier (SBI) or Scottish and Welsh Alternative	106339946
Host country	England
Date of first submission	01/03/2025
Current Land use activities:	Woodland, Arable and livestock production
Length of project	40
Total project area (ha)	947
Emissions calculation contractor	Farm Carbon Toolkit
Natural Capital and boundary map provider	Beyond Zero
Link to project map and additional data	Project Map | Summerdown Estate
Verification cycle	5 years
Water bodies in project boundary (name all rivers and major tributaries and lakes over 1ha in size)	River Test catchment Whole estate in Nitrate Vulnerable Zone
List all local sights of special scientific interest (within project boundary and within 5 miles of boundary)	Land to north and west in North Wessex Downs National landscape

	Iron Age settlement 400m SE of Battle Down Farm (not in project boundary) Malshangar House, stable block and castle remains

3. MAIN PROJECT IMPACTS

UN Sustainable development goals (SDG's) met as part of project	**Expected outcome of project**
SDG 13 Climate Action	Reduced emissions Increased carbon removal
SDG 15 Life on land	Increase in habitat provision and connectivity leading to significant species numbers
SDG 12 Responsible consumption and production	Reduction of artificial fertilizers and agrochemicals
Main social impacts of project	Open farm to visitors and camping

4. ADDITIONALITY TEST

Item	**Yes / No**
In-line with the carbon credit program requirements were carbon credits considered prior to any mitigating activity being implemented and that the issuing of carbon credits as part of the mitigating activity was the main driver for implementing the activity	Yes, carbon credit income was considered prior to starting the project
Would the project host have been able to undertake this project without the investment of carbon credit sales?	No
Has the additionality and financial test document been completed?	Yes
Have accurate baselines been established	Yes
Which baselines are required:	
Soil tests to UKCCC protocol V 2.0	Not yet applicable
UK Hab map to 1m resolution	Yes
Current emissions	Yes

Net zero calculation	Yes

5. REVERSAL AND REBOUND RISK

Item	
Has the risk of reversal been considered and a risk assessment completed?	Yes. Likelihood very low due to large areas of managed woodland and adoption of regenerative agriculture, farm already min tilling and reducing N and seeing positive result.
Has the project developer considered any potential rebound effect	Yes

6. NET EMISSIONS CALCULATION

Item	**T CO2e**
Total current emissions (a)	1259
Total current sequestration (b)	2507
Planned additional sequestration (c)	TBC
Soil, conversion to regenerative techniques	TBC
Natural capital addition	TBC
Balance before buffer (b) –(a) + (c)	**1248**
Buffer %	**20**
Buffer total	**249**
Annual Balance to sell	**999**

7. PROTECTION AND PRESERVATION AND INTERESTED PARTIES CONSULTATION

Subject & Project Expectations	Comments	ESG Action	Project Action
Human Rights			
1. The Project proponent and the Project shall respect internationally proclaimed human rights and shall not be complicit in violence or human rights abuses of any kind as defined in the Universal Declaration of Human Rights 2. The Project shall not discriminate with regards to participation and inclusion	The UK has strong labour, equality and human rights laws. All UK projects are assumed to comply.		Through the project development process key staff have been met and extensive discussions held to ensure compliance with human rights, gender and labour laws.
Gender Equality			
1. The Project shall not directly or indirectly lead to/contribute to adverse impacts on gender equality and/or the situation of women 2. Projects shall apply the principles of non-discrimination, equal treatment, and equal pay for equal work 3. The Project shall refer to the country's national gender strategy or equivalent national commitment to aid in assessing gender risks 4. Summary of opinions and recommendations of an Expert Stakeholder(s) – where required			
Community Health, Safety and Working Conditions			
The Project shall avoid community exposure to increased health risks and shall not adversely affect the health of the workers and the community			

Subject & Project Expectations	Comments	ESG Action	Project Action
Sites of Cultural and Historical Heritage			
Does the Project Area include sites, structures, or objects with historical, cultural, artistic, traditional, or religious values or intangible forms of culture?	Yes listed above		View at annual monitoring visits
Forced Eviction and Displacement			
Does the Project require or cause the physical or economic relocation of peoples (temporary or permanent, full, or partial)?	NA		
Land Tenure and Other Rights			
Does the Project require any change, or have any uncertainties related to land tenure arrangements and/or access rights, usage rights or land ownership?	No, all land owned and managed by family		
Corruption			
The Project shall not involve, be complicit in or inadvertently contribute to or reinforce corruption or corrupt Projects	NA		

Subject & Project Expectations	Comments	ESG Action	Project Action
Labour Rights			
1. The Project proponent shall ensure that all employment is compliant with national labour occupational health and safety laws 2. Workers shall be able to establish and join labour organisations 3. Working agreements with all individual workers shall be documented and implemented and include: a) Working hours (must not exceed 48 hours per week on a regular basis), AND b) Duties and tasks, AND c) Remuneration (must include provision for payment of overtime), AND d) Modalities on health insurance, AND e) Modalities on termination of the contract with provision for voluntary resignation by employee, AND f) Provision for annual leave of not less than 28 days per year, not including sick and casual leave. 4. No child labour is allowed (Exceptions for children working on their families' property requires an Expert Stakeholder opinion) 5. The Project proponent shall ensure the use of appropriate equipment, training of workers, documentation and reporting of accidents and incidents, and emergency preparedness and response measures	Staff interviewed		Enquire as to staff turnover, or major changes and ask project to confirm no action taken against it. On annual monitoring visits, look out for obvious health and safety breaches and advise accordingly

Subject & Project Expectations	Comments	ESG Action	Project Action
Negative Economic Consequences			
Does the project cause negative economic consequences during and after project implementation?	None seen		
Legal requirements for any mitigating activity arising from local or governmental legislation/requirements are assessed and included in the PDD with relevant measures and impacts	None		
Emissions			
Will the Project increase greenhouse gas emissions over the Baseline Scenario?	No		
Energy Supply			
Will the Project use energy from a local grid or power supply (i.e., not connected to a national or regional grid) or fuel resource (such as wood, biomass) that provides for other local users?	Solar energy, grid connection and use of fossil fuels		
Impact on Natural Water Patterns/Flows			
Will the Project affect the natural or pre-existing pattern of watercourses, groundwater and/or the watershed(s) such as high seasonal flow variability, flooding potential, lack of	No		

aquatic connectivity or water scarcity?			
Erosion and/or Water Body Instability			
Could the Project directly or indirectly cause additional erosion and/or water body instability or disrupt the natural pattern of erosion?	None foreseen		
Landscape Modification and Soil			
Does the Project involve the use of land and soil for production of crops or other products?	Yes regenerative agricultural production		
Subject & Project Expectations	Comments	ESG Action	**Project Action**
Vulnerability to Natural Disaster			
Will the Project be susceptible to or lead to increased vulnerability to wind, earthquakes, subsidence, landslides, erosion, flooding, drought or other extreme climatic conditions?	None observed		
Genetic Resources			
Could the Project be negatively impacted by or involve genetically modified organisms or GMOs (e.g., contamination, collection and/or harvesting, commercial development, or take place in facilities or farms that include GMOs in their processes and production)?	NA due to current ban on GM crops in UK		
Release of pollutants			

Could the Project potentially result in the release of pollutants to the environment?	None observed. The reduction of fertilizer and chemical use will further reduce potential pollution events occurring.		Care must be taken when siting compost wind rows to avoid potential run off
Hazardous and Non-hazardous Waste			
Will the Project involve the manufacture, trade, release, and/ or use of hazardous and non-hazardous chemicals and/or materials?	No		
Pesticides & Fertilisers			
Will the Project involve the application of pesticides and/or fertilisers? How will the applicant ensure full compliance with best practice?	Yes		Ensure compliance with UK law and ask to see chemical stores and handling facilities at annual review
Harvesting of Forests			
Will the Project involve the harvesting of forests?	Yes, part of carbon removal strategy		Inspect harvested areas at annual review
Subject & Project Expectations	Comments	ESG Action	**Project Action**
Food			
Does the Project modify the quantity or nutritional quality of food available such as through crop regime alteration or export or economic incentives?	No		
Animal husbandry			
Will the Project involve animal husbandry? How will the applicant ensure best husbandry techniques?	Yes, cattle and sheep		Ensure all livestock are accounted for and held in hygienic and high welfare conditions at annual review

High Conservation Value Areas and Critical Habitats			
Does the Project physically affect or alter largely intact or High Conservation Value (HCV) ecosystems, critical habitats, landscapes, key biodiversity areas or sites identified?	No		
Endangered Species			
Are there any endangered species identified as potentially being present within the Project boundary (including those that may route through the area)? **AND/OR** Does the Project potentially impact other areas where endangered species may be present through transboundary affects?	None identified		

8. DOCUMENT CONTROL

Item	Date of completion	UKCCC use only	VVB use only
Completed PDD (1st draft)	**01/07/2025**		
Financial Additionality Test Complete	**01/04/2025**		
Natural Capital and Boundary map	**01/04/2025**		
Net Zero Report	**01/04/2025**		
Interested Parties Consultation completed	**01/04/2025**		
Sequestration strategy created	**TBC**		
Emissions Reduction strategy created	**TBC**		

Annual Monitoring Plan created	**TBC**		
Approval report completed	**1st draft 15/07/25**	**Allow 1 previous years**	
VVB appointed	**UKCCC Panel**		
VVB approval			