

UK Carbon Code of Conduct Project Development Document (PDD)

Version: 4.0 Published: Consultation

Origination: March 2022

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	Mawley Hall LLP
Location	Wiltshire and Shropshire
Key contact (name)	Benedict Bull
Key contact (email)	GKE Estates Director benedict.bull@greenknightestates.co.uk
Key contact (phone)	enquiries@greenknightestates.co.uk
Project Owner	Mawley Hall LLP
Project Information	
Project description	The Mawley Hall LLP project has several key aims: • To understand its baseline scenario • To deliver a Net Zero and beyond pathway • To restore habitats, restore original estate features and to create new woodland, hedgerows and remove carbon • To optimise carbon credit issuance for external sale.
Proposed main activities	Regenerative agriculture Tree planting Hedge planting Woodland management Habitat restoration and creation Parkland restoration
Project size	3400ha
Target outcomes	Net Carbon removal Multiple Species proliferation Soil health indicator improvement
Length of project / funding	40 years

Cost upfront (including implementation and all PDD costs) to finance project	£156k
Are their annual maintenance costs (non-carbon credit related)?	Yes
If yes, how much?	
Other than carbon are there any specific measures / metrics that will be part of the project reports?	Soil health metrics Tree numbers Hedgerow length
What third-party implementation partners will be used, and what for?	
Are all third-party costs included in the activity costs?	
Carbon	
How many carbon credits will be issued in total for the lifetime of the project?	Circa 320,000
What is the annual buffer %?	Insurance
What is the annual national reserve allocation %?	3%
Net Carbon credits issued per year	Circa 8,000 after years 3-4
Verification years	2026, 31,36,41,46,51,56,61,65
Cost per credit	NA
What is the preferred method of funding the credits for the farmer?	Sale of carbon credits
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.	Yes to both
How often will each engagement be possible?	Annually
Marketing	



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

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2. PROJECT DEVELOPMENT INFORMATION

Item	
Project name	Mawley Hall LLP
Project developer	Beyond Zero
Project Reference (project developer prefix then 5-7-digit number)	BZ00023
Methodology used inc. version number	UKCCC Whole landholding V4.0
PDD Version number	V4.0
Project host representative	Benedict Bull
Project Address	The Estate Office Mawley Hall LLP Cleobury Mortimer Kidderminster DY14 8PN
No. employees	50+
Management structure	Limited Liability Partnership
Company registration number if applicable	OC421251
Unique Tax Reference number	NA
Source of funds to complete project	Companies own
Single Business Identifier (SBI) or Scottish and Welsh Alternative	200336054
Host country	England
Date of first submission	19/08/26
Planned project start date	01/01/25
Current Land use activities:	Agriculture Woodland Amenity

Give a description of previous 25 years land use giving details of significant changes in woodland or hedgerow cover	The total landholding is the amalgamation of several estate in both Wiltshire and Shropshire. All land had been farmed and used for sporting and forestry activities. Both arable and livestock enterprises were present and farmed in a modern way. Soil carbon levels have been depleted over time and many hedgerows removed.
Length of project	40 years
Please confirm you have management control for project duration (evidence required)	Yes, land all under freehold
Please confirm you have not participated in any other carbon offset or insetting scheme	Confirmed
Total project area (ha)	3400ha
Emissions calculation contractor	Farm Carbon Toolkit
Natural Capital and boundary map provider	Beyond Zero
Link to project map and additional data	Project Map Mawley Hall
Verification cycle	5 years with annual Downforce data
Water bodies in project boundary (name all rivers and major tributaries and lakes over 1ha in size)	River Rea River Severn Kennet and Avon Canal Wilton Water
List all local sights of special scientific interest (within project boundary and within 5 miles of boundary)	Berkshire and Marlborough Downs National Character area Botley Down SSSI Wyre Forest SSSI Malvern Hills Character area

3. MAIN PROJECT IMPACTS

UN Sustainable development goals (SDG's) met as part of project	The UKCCC does not require the alignment with the UN SDGs per se but it does require each project to meet the goals in a developed nation context.
SDG 13 Climate Action	Net carbon removal on an annual basis, accelerating over time
SDG 15 Life on land	Habitat creation and connectivity
SDG 12 Responsible consumption and production	Continual reduction in fertilizer and chemical use over time as soil health metrics improve

Main social impacts of project	The estate has created a number of new enterprises, increasing employment for local people.

4. BENEFIT SHARING

Item	Typical Allocation	Project Allocation
Landowner return / capital recovery	40-60%	70%
Project operation, monitoring & maintenance	15-25%	22%
Local benefit & community fund	5-10%	5%
Delivery partners / tenant incentives	5-10%	
Risk buffer / long-term stewardship reserve	3% National reserve	3%

5. 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
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?	
Have accurate baselines been established	Yes
Were any of the proposed project interventions required by law?	No
Which baselines are required:	
Soil tests to UKCCC protocol V 2.0	Yes
UK Hab map to 1m resolution	Yes
Current emissions	Yes



Net zero calculation	Yes
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6. REVERSAL AND REBOUND RISK

Item	
Has the risk of reversal been considered and a risk assessment completed?	Yes
Has the project developer considered any potential rebound effect	Yes,

7. NET EMISSIONS CALCULATION

Item	T CO ₂ e
Total current emissions (a)	4454
Total current sequestration (b)	5371
Planned additional sequestration (c)	
Soil, conversion to regenerative techniques	4435
Natural capital addition	NA
Balance before buffer (b) –(a) + (c)	5352
Buffer %	3%
Buffer total	160
Annual Balance to sell	5190

8. 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 robust laws that protect human rights.		Talk to team members and ask if they feel their human rights are being violated
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	As above		Ensure that all genders are paid the same for the same work. Ask to see pay records for a random selection of staff members
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?	Great Bedwyn CA Chisbury CA Chisbury Camp and St Martins Church		
Forced Eviction and Displacement			
Does the Project require or cause the physical or economic relocation of peoples (temporary or permanent, full, or partial)?	No		
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		
Corruption			
The Project shall not involve, be complicit in or inadvertently contribute to or reinforce corruption or corrupt Projects	No		

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	Uk has strong labour and working rights. It is assumed that all projects are compliant. Farm workers can opt out of the working time directive		Ensure that sufficient team members are interviewed to ensure compliance with the law

Subject & Project Expectations	Comments	ESG Action	Project Action
Negative Economic Consequences			
Does the project cause negative economic consequences during and after project implementation?	None		
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, net emissions will continue to decline		
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?	The project does use some woodchip in biomass boilers. Solar energy is to be installed to satisfy the needs of the business		
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,	No		

flooding potential, lack of 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?	No		
Landscape Modification and Soil			
Does the Project involve the use of land and soil for production of crops or other products?	Yes		
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?	There is a risk of natural disaster, these have been assessed on the risk reversal assessment		
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)?	No		
Release of pollutants			

Could the Project potentially result in the release of pollutants to the environment?	There is always a risk but the business is professionally managed and is constantly looking at ways to reduce risk		
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. Membership of Red Tractor schemes and professional use of modern machinery		
Harvesting of Forests			
Will the Project involve the harvesting of forests?	Yes normal management of woodland areas		
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?	Yes, some arable land has been taken out of production and put into grass for livestock. the adoption of regen practices should help to increase nutrient density of the food produced.		
Animal husbandry			

Will the Project involve animal husbandry? How will the applicant ensure best husbandry techniques?	Yes Membership of assurance schemes, best practice and well trained employees		
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. the project will enhance habitat connectivity and improve the entire ecosystem over time		
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?	A number of red list species are present, the project works will provide more food and shelter		

9. DOCUMENT CONTROL

Item	Date of completion	UKCCC use only	VVB use only
Completed PDD (1 st draft)	20/08/26		
Financial Additionality Test Complete	20/08/26		



Natural Capital and Boundary map	01/03/26		
Interested Parties Consultation completed	20/08/26		
Sequestration & Emissions strategy & non-technical report created	20/08/26		
Risk of reversal assessment completed Risk of leakage assessment completed	20/08/26		
Annual Monitoring Plan created			
UKCCC preliminary Approval			
VVB appointed			
VVB project validation			