
Landsec
Let
nature
in
When nature thrives, cities flourish

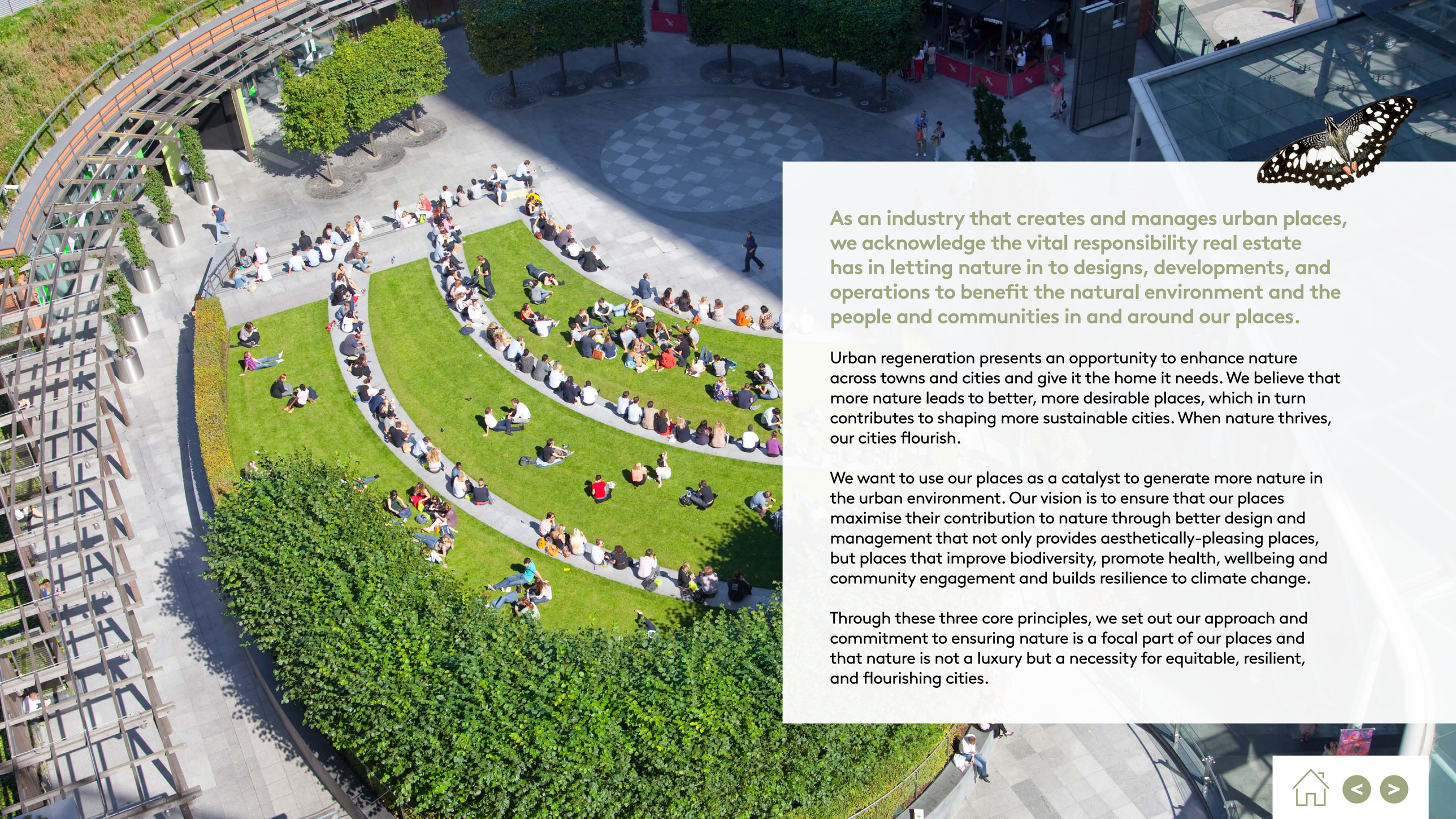
Intro

We're facing a pronounced decline in biodiversity. Our planet has lost a third of all biodiversity globally, and the number of species in the UK has declined by 19% since 1970.

As our climate warms and land use pressures increase, nature – which is needed for the environment and civilisation to thrive long into the future - is at huge risk.

Biodiversity, defined as the abundance and variety of all living things, is vital in ensuring the basic processes of our planet are regulated and maintained. Our economy, and even our existence, relies on these services that nature provides - such as the provision of goods through forestry and farming, regulation of natural processes such as flooding and carbon storage, and the importance of nature for our health and wellbeing, and cultural activities.

While the state of nature is a stark reality, an increasing awareness of this and a broader understanding of the link between climate change and nature is driving biodiversity up the corporate sustainability agenda. A number of significant global and national policy developments along with businesses, like ours, setting plans and targets to do more, faster, is creating hope for nature's future.



As an industry that creates and manages urban places, we acknowledge the vital responsibility real estate has in letting nature in to designs, developments, and operations to benefit the natural environment and the people and communities in and around our places.

Urban regeneration presents an opportunity to enhance nature across towns and cities and give it the home it needs. We believe that more nature leads to better, more desirable places, which in turn contributes to shaping more sustainable cities. When nature thrives, our cities flourish.

We want to use our places as a catalyst to generate more nature in the urban environment. Our vision is to ensure that our places maximise their contribution to nature through better design and management that not only provides aesthetically-pleasing places, but places that improve biodiversity, promote health, wellbeing and community engagement and builds resilience to climate change.

Through these three core principles, we set out our approach and commitment to ensuring nature is a focal part of our places and that nature is not a luxury but a necessity for equitable, resilient, and flourishing cities.

The purpose of this document

Our nature strategy details our approach to enhancing nature and green spaces into our business activities as a real estate company who creates value by buying, developing, managing and selling properties.

Enhancing nature and green spaces is a material sustainability issue identified by our stakeholders and included within our sustainability framework – **Build Well, Live Well, Act Well.**

This document details our vision for nature, how we deliver it through our three core principles and the targets and guidance we've developed to make it possible within our development schemes and operational places.

The purpose of this document is two-fold:

- It will form a key document for our development teams and all our external partners to ensure that nature is applied consistently to the way we design and develop our new schemes and major refurbishments. Our development teams are responsible for ensuring all relevant stakeholders are made aware of this document – our principles and associated targets and that through the lifecycle of the scheme, progress against these targets is monitored.

- Alongside the site specific Nature Action Plans (NAPs) and Nature Handbook, it will be a key document for our operational teams to ensure that nature is applied consistently to our operational places. Our operational teams are responsible for ensuring all relevant stakeholders are made aware of these documents – our principles and associated targets and that progress against these targets is monitored every two years through ecological surveys.

Additionally, we know that the best results are achieved when teams work together towards a common vision and targets; and we hope that this document will stimulate interest and discussion amongst our internal teams as well as the wider real estate industry to consider nature and green spaces in the creation and curation of the built environment to ensure that as an industry we deliver spaces that benefit people and the environment.

Our principles

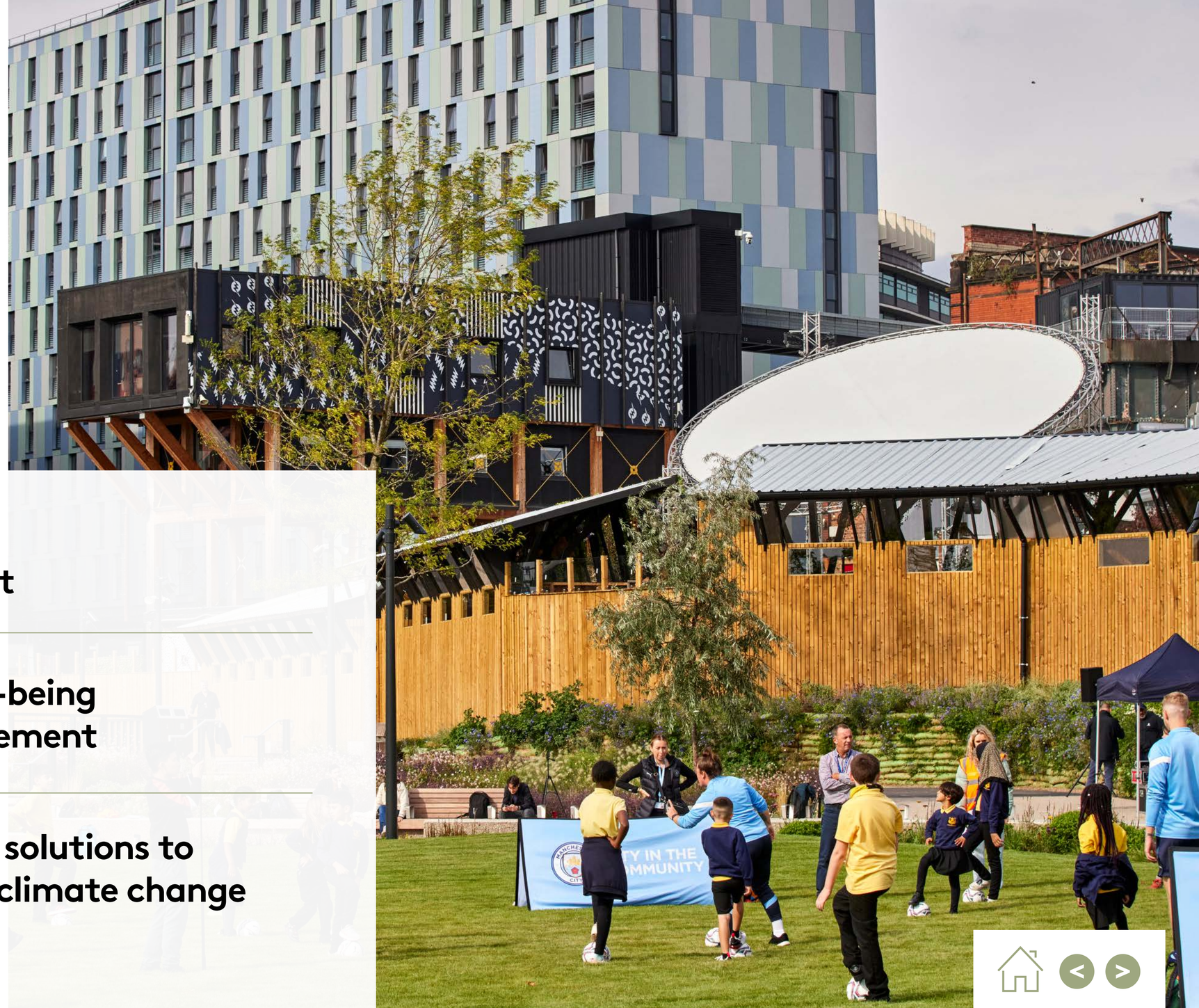
Our strategy acknowledges that the benefits from nature are numerous for both people and planet which is why our strategy goes beyond simply delivering biodiversity net gain.

We have identified three core nature principles to how we approach the design development and management of our spaces ensuring equitable benefit for all:

Improving biodiversity in the built environment

Promoting health, well-being and community engagement

Creating nature-based solutions to mitigate and adapt to climate change



Improving biodiversity in the built environment

Our commitment to use our role as a creator and curator of places in the urban environment to enable nature to flourish delivering the associated benefits to the environment and people's well-being.

In practice, this means introducing species rich planting pallets that encourage a range a wildlife and the creation of 'stepping stone' habitats within our spaces connecting nature beyond our red line boundary.

Promoting health, well-being and community engagement

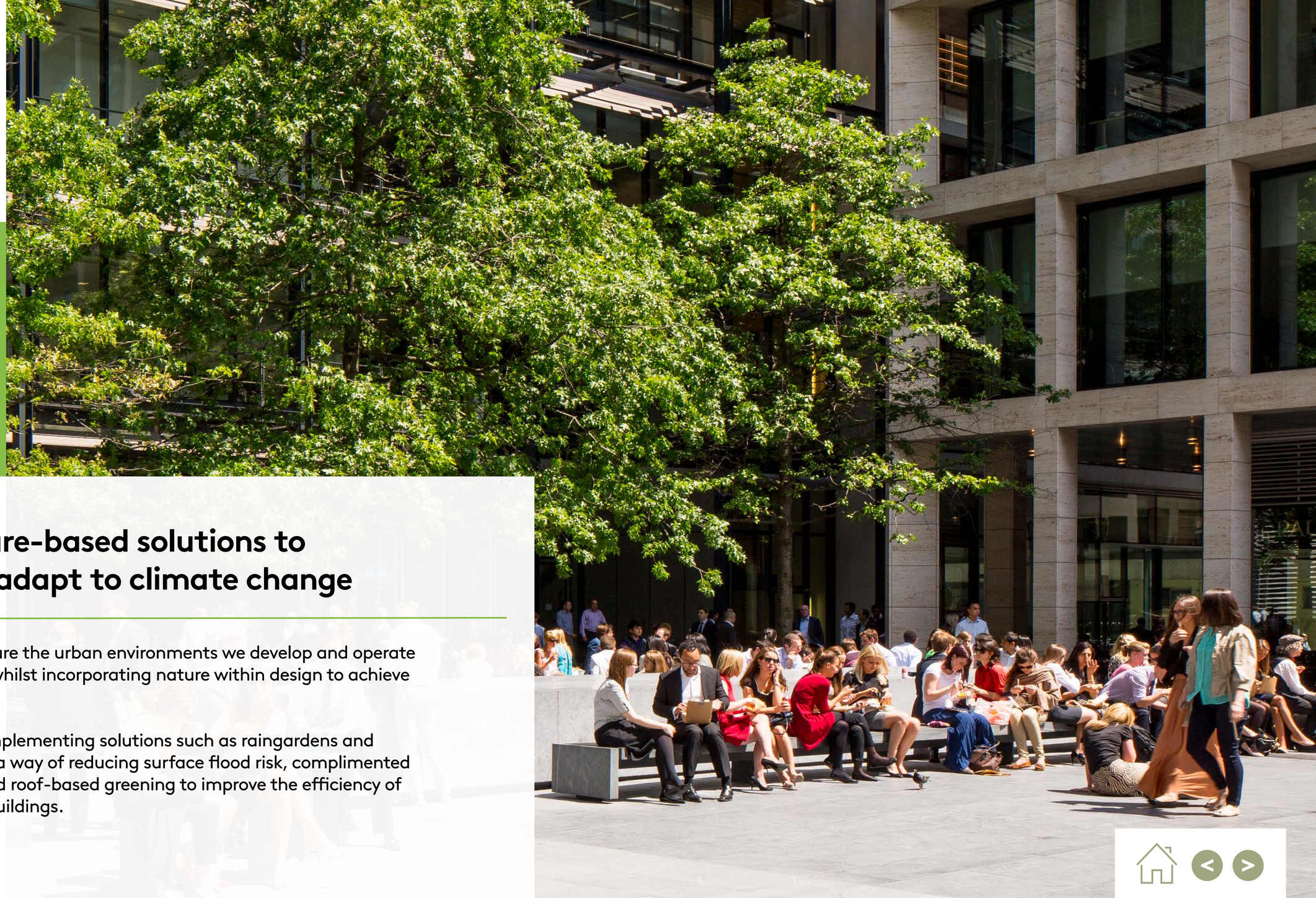
Our commitment to ensure nature takes a leading role in creating desirable and successful urban destinations, having an equitable benefit to all those that live work and play within the urban environment.

In practice, this means that we'll implement and maintain high quality green space which encourages social interactions that are immersed in nature; utilise specific species to mitigate against urban pollution and plant with diversity - colour, texture and smell to provide a deeper connection with nature.

Creating nature-based solutions to mitigate and adapt to climate change

Our commitment to ensure the urban environments we develop and operate in are climate prepared whilst incorporating nature within design to achieve our net zero aspirations.

In practice this means implementing solutions such as raingardens and ground level planting as a way of reducing surface flood risk, complimented by biodiverse facades and roof-based greening to improve the efficiency of heating and cooling of buildings.



These principles will be embedded within our approach to design, development and management of our places with success measured through industry leading metrics detailed below. We've set ambitious targets against these metrics for our developments and operational assets.

Principle	Metric	
Improving Biodiversity in the Built Environment	Biodiversity Net Gain (BNG)	Biodiversity Net Gain (BNG) is a way of quantifying the extent to which habitats have been created or enhanced. It's measured using the Defra Biodiversity Metric which measures the changes in biodiversity through Biodiversity units assigned to each habitat within a development area. A trained ecologist awards these points based on habitat size; condition; distinctiveness; and location.
Promoting Health, well-being and community engagement	Environmental Benefits from Nature tool (EBN)	This metric was created by Natural England and the University of Oxford to measure the wider benefits for people and nature from improving nature. We will use the tool to target an improvement in services provided by nature which relate to health, wellbeing and comunity engagement.
Creating nature based solutions to mitigate and adapt to climate change	Urban Greening Factor (UGF)	Urban greening factor is an absolute measure of green space within the urban environment. Surface covering types (Hard standing, grassland open water, green roofs etc) are assigned different factors depending on their ecological importance. These areas are multiplied by their factors added together and divided by their total site area. The higher the score the better the site is at providing ecosystem services such as permeability, cooling, air purification.

Delivering nature within developments

Applying nature within our developments

To support our design and development teams in applying our principles and meeting the associated targets, we've created 15 Core Nature Requirements (CNRs) that are to be considered during the development process. These requirements have been designed so that their delivery will ensure meaningful progress against our three principles and corresponding targets i.e. a development which meets the full list of CNRs is likely to meet all three targets principles?

Guidance on which type of green intervention (GI) is required to satisfy each CNR is provided alongside 'what good looks like' in terms of the quality and characteristic of the green intervention. Appendix 1 provides a list of the CNRs and Appendix 2 provides the supporting GI guidance.

We've integrated our CNRs and GI guidance into our Sustainable Development Toolkit, a comprehensive guide used by our development teams and external partners to ensure sustainability is considered throughout the design and construction of our schemes. The CNRs are identified in the Toolkit by the (leaf icon) icon.

New developments or major works which are subject to a planning application will be required to incorporate the CNRs through the implementation of the Sustainable Development Toolkit. Minor works, not subject to planning applications, will utilise operational site Nature Action Plans to identify opportunities to deliver nature improvements as part of their program of works. The sustainability team will be consulted in all instances to ensure the most effective way of embedding CNR swithin developments and projects.

Our nature targets for developments

We've set targets against the three metrics for our development schemes to measure how successfully we've embedded our three principles. The targets have been benchmarked against industry and legislative trends understanding how policy is likely to evolve in coming years. Progress against these targets will be reported on a project by project basis.

We acknowledge that our focus on urban regeneration means we are often developing areas with little to no existing biodiversity, we've therefore set out two targets for developments dependent on the baseline conditions of the development one with 'existing greening' before development and those with 'no existing greening' before development. This ensures that we challenge ourselves to maximise opportunities to deliver nature within the urban environment.

Improving biodiversity in the built environment	
Sites with 'No greening' 2 biodiversity units per hectare (2 unit/ha)	**Sites with 'Existing greening'** 20% Biodiversity net gain (BNG)
Promoting health, well-being and community engagement	
Achieve improvement in 8 out of 10 targeted core ecosystem services through the Environmental Benefits from Nature tool (EBN)	
Creating nature-based solutions to tackle climate change	
Minimum 0.3 UGF	

Delivering nature within operational assets

Applying nature within our operational assets

Following an ecological assessment in summer 2023; all assets under Landsec direct control have had bespoke Nature Action Plans (NAPs) created. The NAPs list opportunities for improvement on each site to deliver against our three core principles and associated targets. Opportunities include management and maintenance of existing habitat, habitat enhancement, and the creation/retrofit of new habitat and green infrastructure. Against each opportunity an indication is given regarding the associated costs and how impactful the delivery of this opportunity will be against our targets.

We've also created a Nature Handbook that will help guide our site teams and landscapers on the design and implementation of these nature opportunities giving guidance on appropriate species, positioning, and key features to ensure the opportunity is successful in achieving our three core principles. Progress against these NAPs will be monitored throughout the year.

Our targets for operational assets

We have set targets against the three metrics for our operational assets to measure how successfully we've embedded our three principles. The targets have been designed so that progress can be reported at a portfolio level or at an individual asset level. Progress will be updated at least every three years, via ecological surveys, to allow initiatives time to establish. Furthermore, reporting is structured in a way that new acquisitions or disposals can be factored into the reporting portfolio and contribute to the overall performance of the portfolio.

Improving biodiversity in the built environment
10% increase in Biodiversity Net Gain
Promoting health, well-being and community engagement
Achieve a portfolio-wide average improvement in 4 out of 10 targeted core ecosystem services through the Environmental Benefits from Nautre tool (EBN)
Creating nature-based solutions to tackle climate change
An average Urban Greening Factor score of 0.15

Appendix 1.
Core Nature Requirements

Topic	Focus area	Process	Target		Landsec development stages					
			Commercial	Residential	Feasibility	Pre-planning	Detailed design	Procurement & construc-tion	Commission-ing/post-construction	Building occupation
Operational energy and carbon	Reducing energy use through nature-based solutions	• All new development should consider how to reduce operational energy consumption through greening (via cooling and thermoregulation) e.g. facade and rooftop greening for and/or tree planting for facade cooling; and /or provide carbon sequestration and storage e.g. large green walls/roofs or tree planting.	• All new development should provide at least 1 GI typology, which has 'climate mitigation' as a listed benefit			✓	✓	✓		
Climate change resilience	Cooling and shading through nature	• Proposals should account for increased risks of extreme temperatures and the need for localised air cooling/heat stress alleviation. This could be done by incorporating planting including 3D greening/covered walkways and entrances, green façades, tree planting and greened surfaces to provides local air cooling and shading for site users.	• At least 2 GI typologies should be provided (1 of which must which have 'Cooling and shading' as a listed benefit)			✓	✓	✓	✓	✓
	Urban Heat Island (UHI) effect	• All new development should consider the need for UHI effect reduction and incorporate greened surfaces/features including biodiverse façade and roof-based greening, ground level planting and tree canopy cover to minimise reflective, hard surfaces.	• At least 2 GI typologies should be provided (1 must have 'UHI Effect' as a listed benefit). All typologies must comprise drought tolerant planting.			✓	✓	✓	✓	✓
Biodiversity and ecology	Biodiversity Net Gain (BNG)	• Appoint an ecologist at the start of pre-planning, to ensure early consideration of BNG and UGF • All new developments must use the latest version of the Defra Biodiversity metric and UGF methodology available at the time • Recommendations should be embedded into the contractor's Employer's Requirements; • Recommendations from a Habitat Management Plan should be produced for adoption by the Facilities Management team.	• Target: For Sites with a baseline biodiversity unit value of <1 units target 2 biodiversity units per hectare (2 unit/ha) OR • For sites with baseline biodiversity unit value of ≥1 target an uplift of 20% BNG over the pre-development baseline or exceedance of local policy targets if higher.			✓	✓	✓	✓	✓
	Urban Green Factor (UGF)		• Minimum 0.3 UGF	• Minimum 0.4 UGF		✓	✓	✓		
	Habitat Creation	• All new development must include provision for priority species through habitat created specifically for UK, regional or local authority Biodiversity Action Plan priority species.					✓	✓		✓
	Ecological Connectivity	• All new development must provide new features which feed into local ecological networks/surrounding green grid (ecological corridors and steppingstone habitats), where possible.	• All new development should provide at least 1 GI typology, which has 'Ecological Connectivity' as a listed benefit.			✓	✓	✓		✓
	Environmental Benefits of Nature	• All new developments must result in an increased ecosystem service provision, measured using the current version of Natural England's Environmental Benefits of Nature (EBN) tool.	• Achieve improvement in 8 out of 10 targeted core ecosystem services through the Environmental Benefits from Nature tool (EBN).The ten targeted ecosystem services are as follows • Carbon storage • Air quality regulation • Cooling & shading • Noise reduction • Pest control • Recreation • Aesthetic value • Education • Interaction with nature • Sense of place			✓	✓	✓	✓	✓
	Supply chain	• Consideration should be given to biodiversity impact in the sourcing of materials. NB: biodiversity impact from supply chain is covered in the materials sourcing section of the Sustainable Development toolkit (BES 6001).	• Use local suppliers of landscaping and plant and/or those with sustainability credentials in order to reduce carbon footprint • Plants to be sourced and grown in UK nurseries to reduce biosecurity risk					✓		

Appendix 1.
Core Nature Requirements continued

Topic	Focus area	Process	Target		Landsec development stages					
			Commercial	Residential	Feasibility	Pre-planning	Detailed design	Procurement & construc-tion	Commission-ing/post-construction	Building occupation
Biodiversity and ecology	Management and Maintenance	• All new development should produce a Landscape Habitat Management Plan (LHMP) in accordance with BS 42020:2013 or latest BS available. • This must be written at detailed design guide and incorporate management of the specific landscapes and habitats proposed for the site. • Monitoring of greening on site should be established at project handover and carried out at 2 yearly intervals to ensure habitats are maintained.	• LHMP to include, but not limited to: - Horticultural best practice and low carbon management: - Peat-free compost to be used as part of landscaping - No pesticides/herbicides - Reduced pruning/mowing, naturalistic growth, retaining leaf fall - Prioritise species showing drought tolerance with low irrigation requirements and hardy to weather extremes"				✓	✓	✓	✓
Water consumption and surface water runoff	Nature Based Sustainable Drainage Systems (SuDS)	• All new development to use green infrastructure and/or soft landscaping as a way of reducing surface flood risk and improving water quality. This could be done by incorporating permeable ground cover and/or specific biodiverse SuDs/attenuation features (e.g. raingardens, living roofs)	• Provide run-off rates comparable to a green field site. At least 3 GI typologies should be provided (1 of which must which have 'Nature based SuDS' as a listed benefit).			✓	✓	✓		✓
Health and wellbeing	Noise reduction through nature	• Where need is identified, landscaping should include one or more green infrastructure intervention which, reduces the impact of anthropogenic noise, such as provision of physical barriers to local noise pollution (for example, tall, wide hedgerow or layered boundary planting) or creation of natural soundscape to reduce the perception of background noise (for example, bird friendly planting to encourage bird song or use of running water features).	• Provide at least 1 GI typology with 'Noise reduction' as a listed benefit			✓	✓	✓	✓	✓
	Recreation, social interaction, sense of place	• All new development should provide high quality green space which encourages social interaction within landscaping (including accessible terraces and roof gardens, courtyards, building surround), relating to needs identified on site. These should provide a sense of place and encourage connection with nature and enhance health and wellbeing, for example through planting with diversity, colour, texture, smell, movement; provision for views of nature.	• Provide at least 2 GI typologies with 'Recreation, social interaction, sense of place' as a listed benefit.			✓	✓	✓	✓	✓
	Communication, awareness/education and engagement with nature	• All developments to provide public information boards to raise public awareness of biodiversity features and issues and, where possible, opportunity for an interactive feature(s) which encourages engagement with nature, for example through urban farming, herb gardens, greened or nature themed play spaces.				✓	✓	✓		✓
Air quality	Air quality improvements through nature	• All new developments to use green infrastructure and/or soft landscaping to minimise and remove air pollutant concentrations through infrastructure such as green facades, layered boundary planting, green barriers & enveloping green spaces between people and the source of air pollution.	• At least 2 GI typologies should be provided (1 must have 'air quality' as a listed benefit).			✓	✓	✓	✓	✓

Appendix 2.
Core Nature Requirements - Green infrastructure types

GI Typology and Description	CNR Focus Area Benefits	
Living Roofs • Must take the form of deep biodiverse extensive roofs with substrates at least 150mm deep, ranging up to 250mm. • At least 2 substrate types must be used. • Must include additional habitat features such as log piles and sandy piles.	• Ecological Connectivity; • Climate Mitigation; • Nature based SuDS; • UHI Effect; • Cooling and shading (where accessible); • Air Quality improvements (where accessible); • Recreation, social interaction, sense of place (where it is functioning as an accessible roof garden)	
SuDS/Rain Gardens • Must provide year round invertebrate interest through flowering plants between April to October • Must have two 'habitat layers' with both a herbaceous perennial layer and shrub/tree layer. • Can provide added social value if associated with seating.	• Ecological Connectivity; • Nature based SuDS; • UHI effect; • Cooling and shading; • Air Quality improvements; • Recreation, social interaction, sense of place	
Street Trees • Must be in appropriately sized tree pit with understory planting provided • Must have evidential biodiversity value and be resilient to risks caused by climate change. • Provides added social value if associated with seating	• Ecological Connectivity; • Climate Mitigation; • Nature based SuDS; • UHI Effect; • Cooling and shading; • Air Quality; • Noise reduction; • Recreation, social interaction, sense of place	
Vertical Greening • Ground/planter based climber based vertical greening should be favoured unless modular system can be irrigated through grey water. • Must include at least 3 species of climber if ground based, or support pollinator friendly plants that given spring to autumn flowering interest	• Ecological Connectivity; • Climate Mitigation; • UHI Effect; • Cooling and shading; • Air Quality; • Noise reduction; • Recreation, social interaction, sense of place	

Appendix 2.
Core Nature Requirements - Green infrastructure types continued

GI Typology and Description	CNR Focus Area Benefits	
Species rich grass (amenity) • Amenity grassland must be species rich including low growing forbs amongst the grass mix	• Nature based SuDS; • UHI Effect; • Recreation • Social interaction • Sense of place	
Species rich grass (meadow) • Areas managed as meadow must be sown with perennial meadow mix and subject to annual hay cut and removal to manage nutrient contents • Can provide added social value if associated with walkways or cut pathways	• Ecological Connectivity; • Nature based SuDS; • UHI Effect; • Recreation • Social interaction • Sense of place	
Herbaceous perennial and shrub planting • Can be in ground or in raised beds • Must include plants of known value for pollinators with broad seasonal flowering interest. • Provides added social value if associated with seating	• Ecological Connectivity; • Nature based SuDS; • UHI Effect; • Cooling and shading; • Air quality; • Noise reduction; • Recreation, • Social interaction • Sense of place	
Multi-species boundary hedgerow • Using multi-species hedgerow for perimeters/ boundaries on site. A diverse mixed-species hedge using a variety of broadleaf shrub and small tree fruiting and flowering / nectar rich species, providing year-round structural habitat. Species should be native or of known benefit to wildlife and ideally drought tolerant. Should be subject to minimal management intervention to encourage wide, tall hedgerows, with associated multi-layered ground planting to provide a more effective air pollution barriers.	• Ecological Connectivity; • Cooling and shading; • Air quality; • Noise reduction	

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