

A photograph of the ruins of Lowther Castle, a large stone structure with multiple towers and arched windows, set against a clear blue sky. The castle is surrounded by a green lawn and some low-lying vegetation in the foreground.

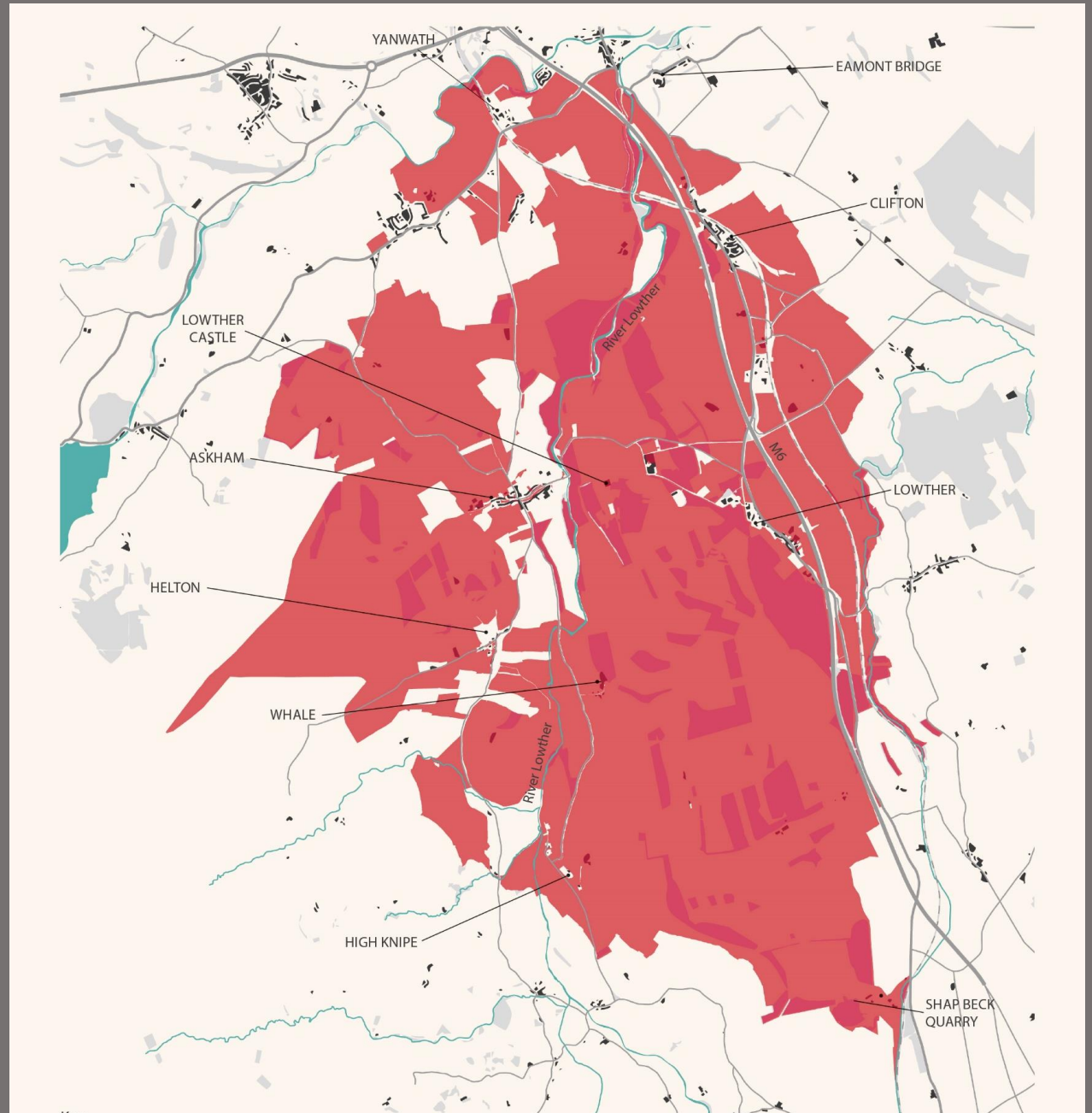
# LOWTHER CASTLE & ESTATE

**An Overview of  
Woodland Creation  
By David Bliss  
CEO Lowther Estates**





**WHOLE ESTATE  
PLAN** – for the  
Lake District  
National Park  
Authority (study  
area: 8,000a)



# 2019: A TOTAL SHIFT TO...

REGENERATIVE LAND MANAGEMENT

Regenerating landscapes

Regenerating ecosystems

Regenerating soils

Regenerating the bottom line

# OTHERWISE KNOWN AS 'WILDLAND FARMING'

Agri-environment schemes and spin-offs

Woodland Creation – EWCO

Woodland Pasture (Higher Tier)

Giving Land to Water (Higher Tier)

National Grid – Landscape Enhancement Initiative

Native breeds – pedigree supplements (Higher Tier)

Eco-tourism, events, cycling routes and safaris

Hotel accommodation and glamping



# Lady Beck

51.22Ha of Native woodland and Wood pasture.  
SW of Penrith, Established on intensive dairy fields.



- WCPG
- EWCO
- WCC
- NNU

# Why Woodland Creation?

Biodiversity and Climate Crisis

Financial Incentives – Grant income

Access to private finance

Leaves a legacy for this area of the estate

Eco-tourism & Glamping?

# Why Woodland Creation at Lady Beck?

Tenant retired gave opportunity to reconsider use of land

Close to existing dairies but heavy, waterlogged land not viably profitable

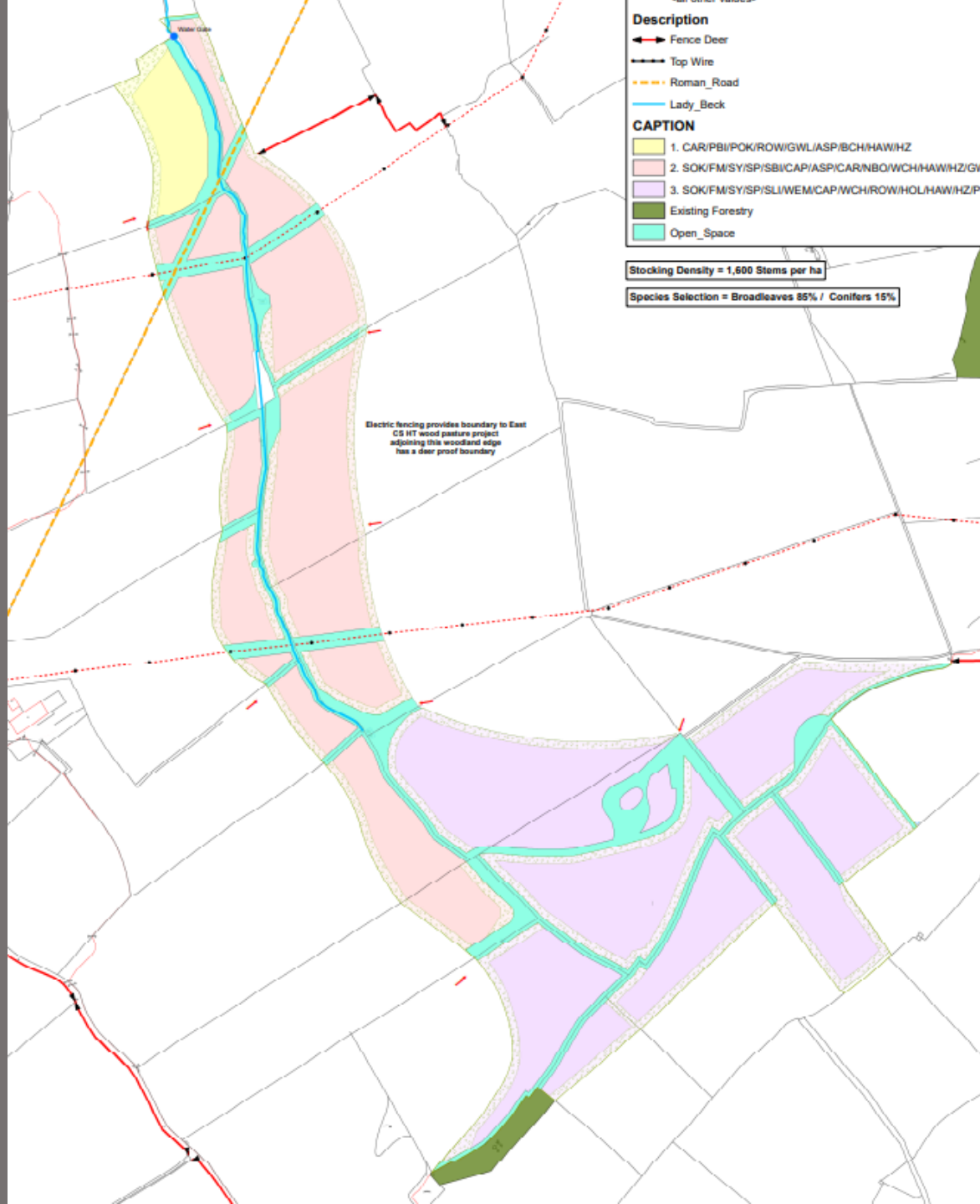
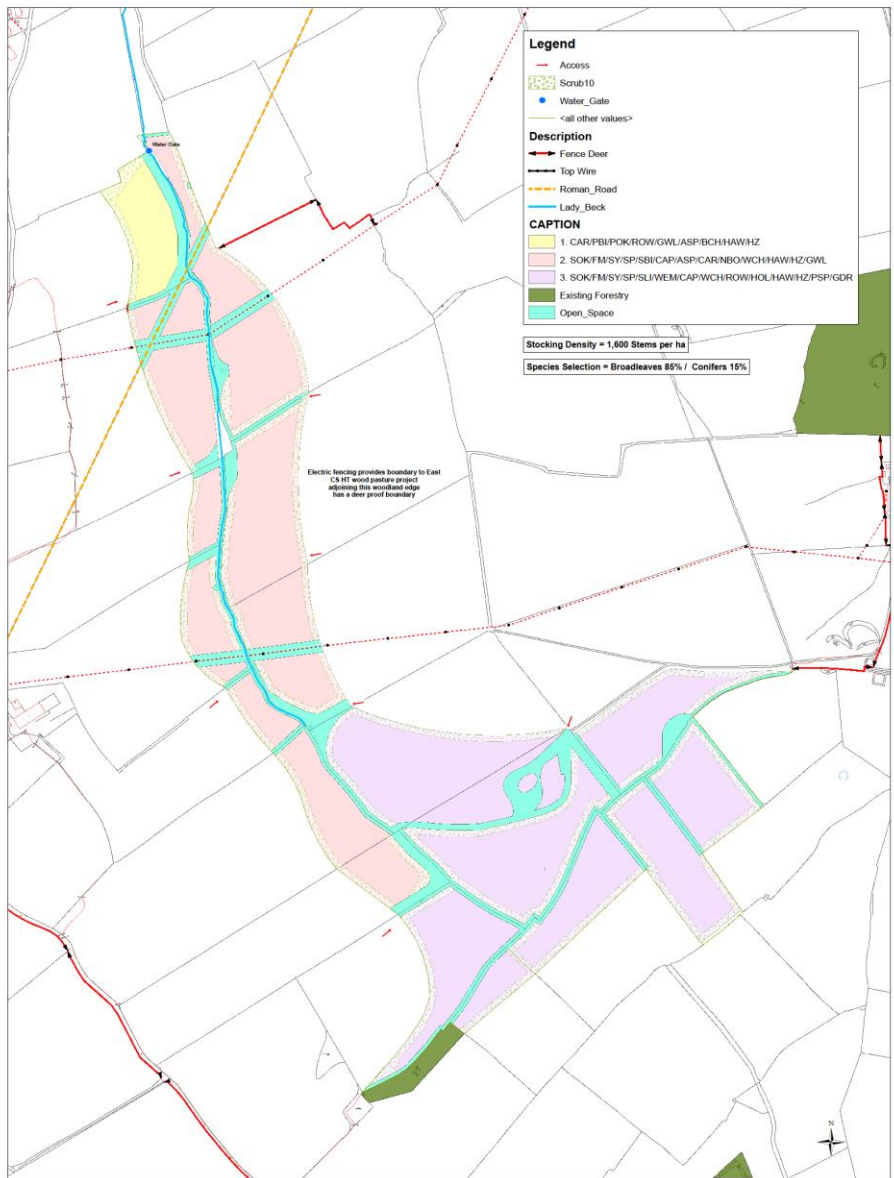
Outside of National Park and UNESCO

Connects Yanwath Wood with Tirril/Sockbridge

High Financial Incentives – Additional Contributions



# Lady Beck 88 20\_21 - Woodland Creation Design Plan



# Woodland Creation Planning Grant -WCPG

Submitted Early 2022 with Stage 2 payment July 2022

Jim O'neil & Dan Barry assisted with design

Surveys: HIA, Breeding Waders, Grassland, LIA

£30,000 towards surveys

# English Woodland Creation Offer - EWCO

Submitted September 2022 Approved early 2023

Advised and Assisted by Woodland Officer Mike Dyke

Fencing started Autumn 2023. Planted Winter 2023/4

Tree Species: Oak, Birch, Hazel, Hawthorn, Lime, Elm, Cherry, Holly, Poplar, Aspen, Field Maple, Willow, Rowan



# Financials

Capital Items: £522,000 (~£10,200/ha)

Additional Contributions: £69,000

Maintenance: ~£267,000 (£17,927/yr (£350/ha/yr) x 15 years)

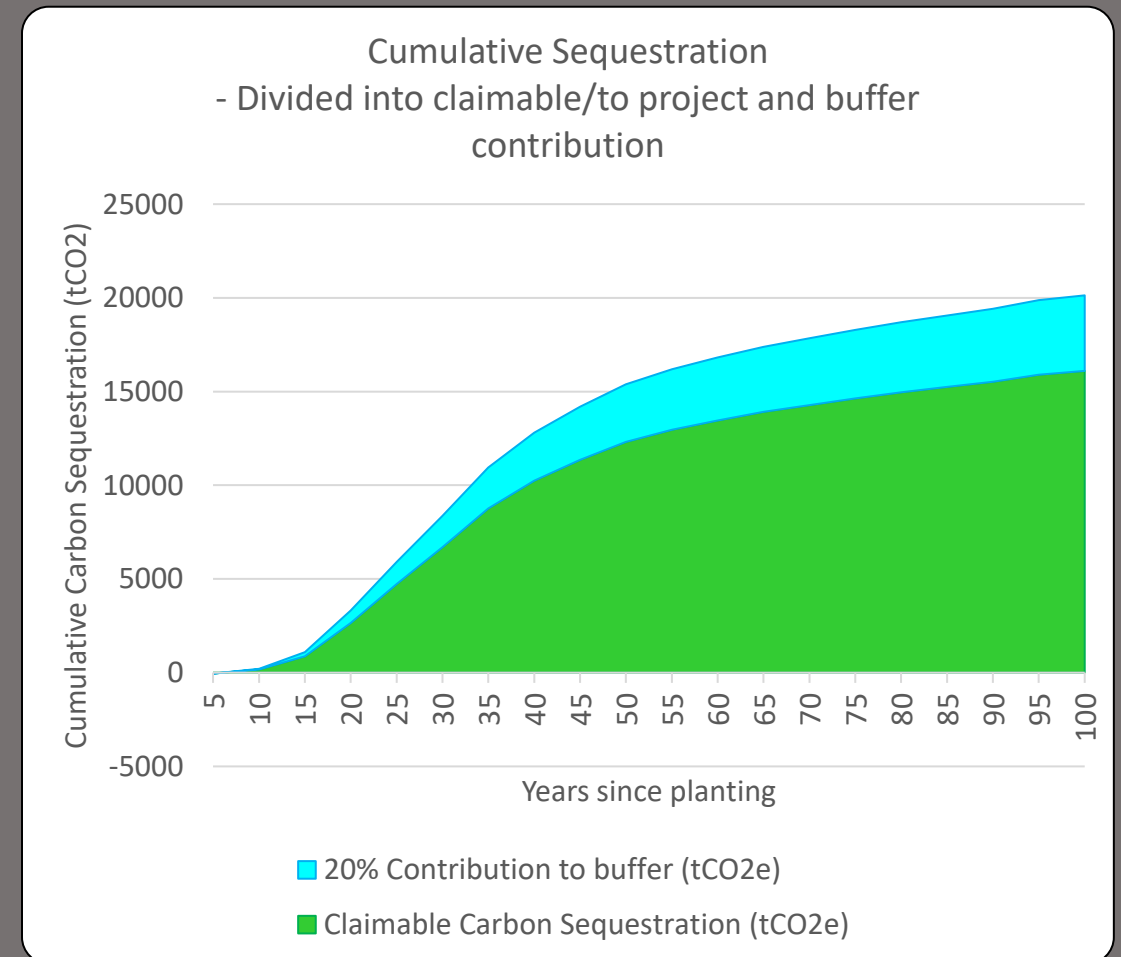
Total (15 years): £858,000 (£16,751/ha)

# Woodland Carbon Code

Credits to be both sold and retained for in-hand business offset

Total estimated Carbon income: £622,716 (100 years) \*based on current market indicators\*

Nutrient Neutrality? Watch this space?



# Recommendations for Prospective Applicant

Speak to your Forestry Commission Advisor

Consider the wider farm and ask what your objectives are

Plan early for contractors and surveys – consider timescales

Woodland isn't land out of production. Plan the woodland so it diversifies income and enhances other enterprises



# Comments for Woodland Sceptics

Biodiversity and Climate Crisis

Financial Incentives – Grant income

Access to private finance – don't be left behind

Low input diversification

Low cost offset of own carbon emissions

Farmers need to respond to survive changes to grant opportunities

**QUESTIONS?**

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LOWTHER