



Advance Green Futures

Potland Burn Habitat Bank

Advance Green Futures was established in August 2025, focusing on creating and managing high-quality habitat banks. Our first project is the Potland Burn habitat bank, situated just outside of Ashington.

- The 345ha site was the former opencast mine and was restored to grassland and arable fields.
- We plan to enhance the land to become a managed, species-rich mosaic of habitats, including grassland, scrub, ponds, ditches, and hedges, supporting rich biodiversity.
- The habitat bank sits within the wider Potland Burn site, totalling a size of 268ha, which is half the size of the town of Ashington.



Habitat Bank = 268ha =  x500 Football pitches



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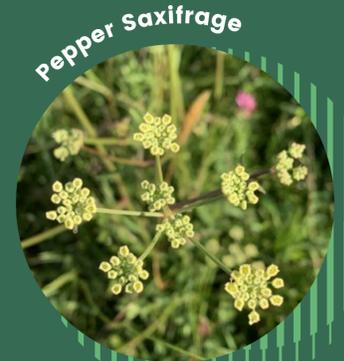
How do we know it will work?

We have a template area within the site boundary and just next to the habitat bank, and this is where we got the idea.

- A small but very valuable area of land containing a mix of grassland, scrub, and wetlands, with plants such as dyer's greenweed, pepper saxifrage, and agrimony.
- This mosaic of habitats is not only important for its plant life but also supports a wide variety of birds and insects.
- It has old clumps of scrub and the remains of remnant hedgerows, ponds, and species rich grassland.



Dyer's Greenweed



Pepper Saxifrage



Yellowhammer



Common Toad



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What is BNG?

Biodiversity Net Gain (BNG) is a legal requirement for new developments to help enhance the natural environment. BNG became mandatory from April 2024 requiring all developers to ensure a BNG of at least 10% when applying for planning permission. This means the natural habitat will be in a better condition compared to before the development began. This enhancement of biodiversity is achieved through habitat creation and/or enhancement either on the development site itself, or on a separate habitat bank.

When a 10% gain is not feasible on a development site, off-site BNG credits can be purchased from habitat banks – such as ours – which will enable a commercial development to go ahead yet still ensures an overall net gain in biodiversity.

This approach aims to enforce ways of improving the natural environment, instead of diminishing it during developments.

An example of this win for nature and economic development is the Cambois Data Centre whose developer QTS have already spent several million pounds on biodiversity units from Potland Burn.



Units so far allocated from Potland Burn to developments including the QTS data centre and upcoming Portland Park cinema



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Benefits



The site will support a range of local wildlife including rare, threatened, or protected species.



This will regenerate and revitalise the local environment with opportunities for the local community to enjoy, experience and benefit from.



It will also help with carbon capture within the habitats created, helping to support a resilient local environment.



The habitat creation works will have supply chain benefits for local suppliers and contractors. We will create good quality local jobs for the creation and management of the habitat bank.



The site will unlock future commercial development and job creation through off site habitat creation as mandated by the law.



Artist's impression of the site once complete

Legend					
	Site Boundary		Proposed scrub planting		Public Right of Way
	Existing ponds		Proposed grassland		
	Proposed pond clusters		Proposed hedgerow planting and hedge enhancement		

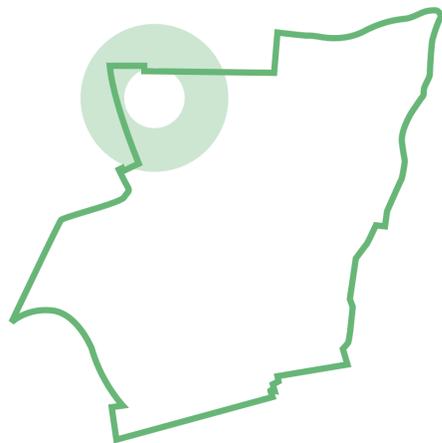


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Programme

We will focus our initial work in a small area of the site and establish an effective working programme for the full site.

This area is in the northwest corner of the site, which is easily accessible for visitors and local school groups to take part in community events, and for future customers.



Key dates:

- February 2026
Enabling works
- February to March 2026
Site compound and access establishment / pond excavations and scrub planting
- Summer 2026
Grassland creation

Each phase of works will follow a similar pattern as we work to seasonal restrictions for creation



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