



## Case Study

### Braeburn Park

Location: **Bexley, London**

Size:	<b>17 hectares</b>
Client:	<b>Taylor Wimpey</b>
the Land Trust's Role:	<b>Exit strategy &amp; facilitator</b>
From:	<b>Former quarry site</b>
To:	<b>Nature reserve</b>

**Braeburn Park, a former quarry and landfill site was recognised as an important site for nature conservation. However, its future was at risk due to planning conditions relating to the contaminated land.**

*"The green spaces around our development at Braeburn Park make it a great place to live and are a vital part of the development. We are delighted that the Land Trust and London Wildlife Trust have taken on the responsibility for managing the land. This will ensure a positive and long lasting legacy for the area."*

**Paul Bending**, External Works Manager,  
Taylor Wimpey.

### Background

This site was neglected brownfield land which had been previously been used for various industrial activities, from being a quarry and a shotgun testing area to a waste transfer site and inert waste dump.

Parts of the original site had been developed for housing, by Taylor Wimpey in 2000, whilst the remainder allocated as open space and a nature reserve, as a result of parts designated as a Site of Special Scientific Interest (SSSI).

There had been a £800,000 Section 106 fund set aside for its long term management, but neither the local authority nor the existing site managers; the London Wildlife Trust (LWT) were able to take on the liability to manage the associated contamination risk.

Due to its expertise, the Land Trust was brought in and identified solutions to end the 15 year long planning issue.



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## Land Trust solutions

The Land Trust put measures in place to monitor the site conditions relating to the planning stipulation and use the evidence provided to demonstrate that the contaminated land was safe.

This provided an exit strategy for Taylor Wimpey, transferring the land and liability, managing the associated risk and bringing the area back into SSSI favourable status.

## Adding value

In 2014, the site transferred to the Land which has invested the funding into an endowment, enabling a sustainable management regime.

The Land Trust appointed London Wildlife Trust to manage the site on a daily basis, without having liability of tenure. They provide an important site presence to reduce anti-social behaviour, enable this park to be a well-used community asset, increase the biodiversity value and benefit the local community.

With the Land Trust's intervention, the park is now an attractive green open space alongside a Taylor Wimpey housing development and is becoming a thriving green space for the community and wildlife to enjoy.



## Achievements

Long term management has enabled a maintenance framework, created stability and onsite rangers leading to positive results...

- Habitat conditions have improved, invasive species under control and litter and rubbish cleared from the site
- Networks of paths have been created and enhanced as well as steps and fencing having also been installed, with the help of volunteers, enabling local people to easily access the reserve
- A regular ranger presence means anti-social behaviour is now being tackled
- Regular volunteering activities now take place – over 150 sessions have taken place since 2014 with over 600 people participating in various conservation works since 2014.
- A local volunteering group has been established, having a positive impact on the site and community
- The site is used for trainees undertaking courses in Environmental Conservation.
- Guided walks are now run regularly, being attended by local people.
- Additional funding has been secured to improve areas of habitat and support important species.

