



Case Study

Braeburn Park

Location: London

Size:
Client:
the Land Trust's Role:
From:
To:

17 hectares
Taylor Wimpey
Exit strategy & facilitator
Former quarry site
Nature reserve

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.

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 woodland and green space for the community and wildlife to enjoy.

"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.

Despite an £800,000 Section 106 fund set aside for its long term management, 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.

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.

The Land Trust now owns the land and has invested the funding into an endowment, enabling a sustainable management regime. LWT are managing the site on a daily basis, without having liability of tenure, but providing an important site presence to reduce anti-social behaviour and enabling this park to be a well-used community asset, increasing the biodiversity value and benefitting the local people.



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