



Urban projects – the benefits to natural capital

Euan Hall, Chief Executive The Land Trust



The Land Trust aims and objectives

The Land Trust is an independent charitable trust providing long-term sustainable management of open spaces across the United Kingdom.

Aims

To acquire and manage land, working with partners to manage and promote sustainable and high quality green space as part of the development cycle.



Objectives

Take land into our ownership and manage it in perpetuity to:

1. Enable social cohesion
2. Create economic uplift
3. Protect & improve the environment
4. Improve health and wellbeing
5. Provide educational opportunities

Our spaces

2000HA

Of land under management.

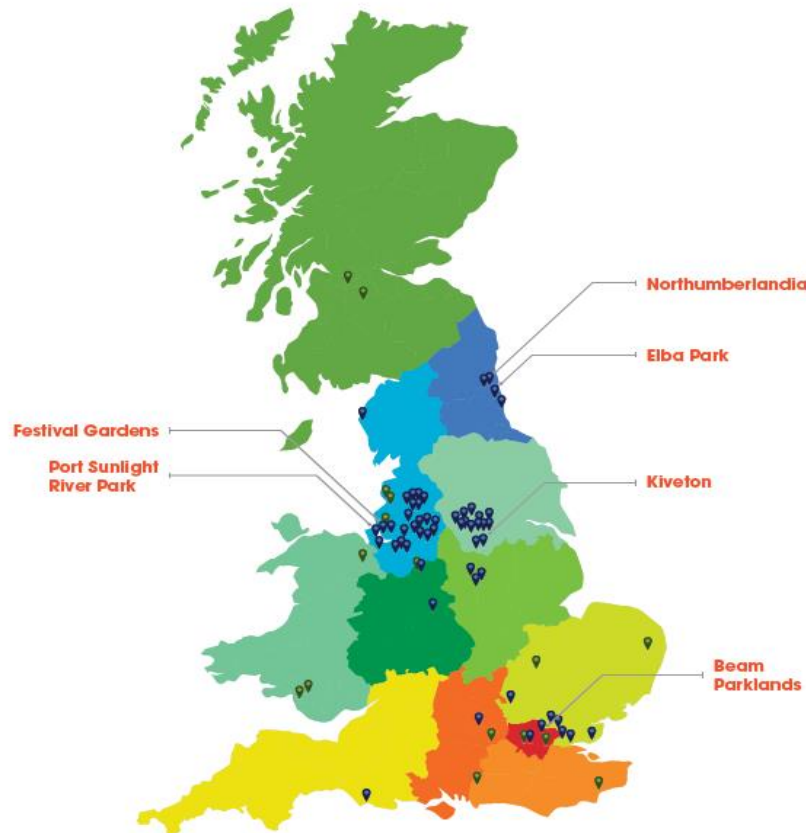
-  Sites under management
-  Sites/projects with Land Trust involvement

6654HA

Of land in our pipeline.

£50M

Amount of value added to housing around just one of our spaces.



- 55 sustainably managed green spaces all around the country.
- We hold an investment portfolio of circa £100 million and growing.
- Nature reserves, country parks, public realm, urban fringe, play areas, playing fields.
- Marshland, grassland, woodland, wetland, 'wasteland'...
- Flood defence, cycle route, cut through, economic catalyst dog walking route, running route, horse riding bridleways, kick about area, venue for adventure, place for a stroll...

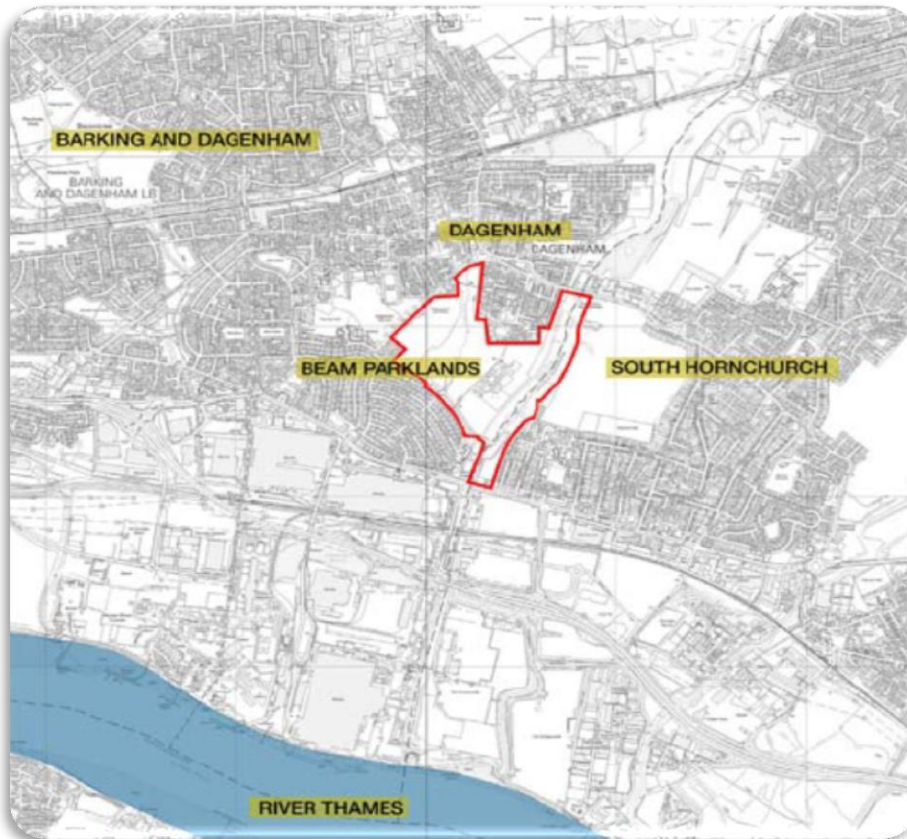
Benefits of natural capital



Phoenix Park, Yorkshire

- If the UK's ecosystems are properly cared for, they could add an extra **£30bn** pa to the UK's economy.
- Health benefits of living near green space are worth up to **£300** p.a. per person.
- Green space can soak up to **3.5** times more water than hard standing
- The transformation of Hickleton Colliery into Phoenix Park had an impact on residential property values of around **£50m**.

Beam Parkland, Dagenham



We inherited

- Mix of land ownerships
- No coherent management regime or strategy
- Significant anti-social issues and low quality open space
- No political support

Our response

- Formation of the Dagenham Washlands Steering Group (LT, EA, LBBD, LBH, Design for London)
- Development of a multi benefit/multi use scheme
- Identified potential funding
- Support secured at a Local and Regional level (ELGG - LDFs)

Beam Parkland, Dagenham



Outcomes

- Functional Flood Storage Area providing 25,000m³ of flood storage.
- Multiuse open space
- 12+ hectares of Priority BAP Habitat
- New community infrastructure including
 - 5 new gateways
 - New bridge linking fragmented communities
- Local, long term ownership key to success of new wetlands.

Beam Parklands, Dagenham

Beam Parkland, Dagenham



Natural capital benefits

- Community orchard, aquatic plants and 200 native saplings planted
- Increased domestic and commercial property prices due to mitigated flood risk
- Thriving biodiversity: reed bunting, snipe, great crested newt, water vole, little egret, emperor dragonfly
- **£1m** health benefits identified

*Community fun day, Beam Parklands,
Dagenham*

Natural capital



Housing at Silverdale

- What difference has it made?
- What difference could it make?

And our sustainable management has delivered...



- Over 30,000 school children on educational activities.
- Over 40,000 people on structured health activities.
- Over 8,000 Training Activities.
- Over 53,000 people attending community events including innovative projects working with children with behavioural problems.
- Over 15,000 volunteer days.

Thank you

Any questions?



www.thelandtrust.org.uk
euanhall@thelandtrust.org.uk
[@thelandtrust](#)