

COMPARABLE REFERENCE PROJECTS

BURTON WOODS SPENNYMOOR



Site Facts

Location

Spennymoor, Durham

Local Authority

Durham County Council

Lead Developer

Barratt David Wilson, Newcastle

Agent

N/A

Masterplanner

N/A

Housebuilders

Barratt Homes

Annual Management Charge

£147/plot ex VAT

Management Structure

Acquisition and Management Agreement between Barratt Developments and Greenbelt Group Ltd. Bio park and protected Grasslands and SUDS managed alongside internal open space infrastructure to be owned and managed by Greenbelt.

At a glance

Location: Durham

Developer: Barratt Homes

Area: 86,500m²

Accessed: 2016

Properties: 600

Type: Greenspace

Site Features

Amenity Grass
Rough Grass
Agricultural Hedges

Mature Woodland/
Structure Belt
Young Woodland/
Structure Belt

Play Areas w/bin
Metal Painted Fencing
Amenity Trees
Mature Amenity Trees

Lighting Columns
Brick Walls
Hard Surface Pathways

All about Burton Woods

Incorporating an expansive protected grassland habitat and adjacent to a renowned bio-park area, Burton Woods in Spennymoor, County Durham, houses an incredible wealth of flora and fauna. Originally delivered by the developer Barratt David Wilson Homes Newcastle, the vast landscaped areas perfectly complement the neighbouring residential estate, offering a wealth of biodiversity on their doorsteps.

How we made this possible

First accessed by Greenbelt in 2016 for billing of around a third of the ongoing development, this interlocking matrix of protected habitats includes long grasslands and wildflower meadows popular with insects and birds.

Our Customer Liaison Manager, Greenspace Team and Ecologist met with homeowners when we were about to bill them for the first time and explained all aspects of the areas and expected management regimes.

This communication continues with our Customer Liaison and Customer Services Team as the estate continues to be developed. The wetlands within the bio-park are home to the rare Great Crested Newt. These amphibious salamanders,

including their eggs, nests and breeding sites, are heavily-protected under conservation laws. This is why our variable specification for the development recommends the area be cut only with appropriate specialised tractor-pulled flail equipment and avoids endangering the animals.

Similarly, the grassland areas are subject to a grazing regime, as recommended by the development's ecologist, creatively maintaining the diverse sward, while keeping mechanical costs and emissions to a minimum.

The ancient woodlands nearby from which Burton Woods takes its name date back to the 17th century. This challenging and historic ecosystem is managed under the recommendations set out in Greenbelt's Annual Tree and Woodland Audit, prepared by our Woodland Manager to preserve the ecological health, aesthetic value and – in this case – vibrant character of the woodland stock.

All of these diverse habitat features are managed alongside more conventional green spaces, with routine maintenance schedules (including amenity grass cutting, pruning, weeding and litter-picking), managerial and administrative services rounding out our commitments to this uniquely diverse estate.



Boosting Biodiversity

Our bespoke and carefully created work programmes protect rare flora and fauna, boosting biodiversity and enhancing the environment for residents of all species!



Customer engagement

Our in-house experts met with homeowners to share all aspects of the public open spaces and features with their expected management regimes. This close engagement continues via our Customer Liaison and Customer Services Team.



Expert Arboriculture

Our Annual Tree and Woodland Audit is prepared by our in-house Woodland Manager and tree inspector. This preserves the health, good looks and vibrant character of the woodland.

BURTON WOODS, SPENNYMOOR



Managed by Greenbelt

- Open space with restricted access
- Open space with restricted access to be managed
- Open space
- Open space to be managed