

COMPARABLE REFERENCE PROJECTS

NORTH HAMILTON LEICESTER



Site Facts

Location

Hamilton, Leicester

Local Authority

Leicester City Council

Lead Developer

Humberstone and Elm Farm Trusts

Agent

Mather Jamie

Masterplanner

Manorwood Ltd

Housebuilders

Barratt, Bellway, Miller, Persimmon, Bloor and Henry Davidson Homes

Annual Management Charge

£146/plot ex VAT

Management Structure

Multi-Developer Agreement where all infrastructure and internal phase public open space is owned and managed by Greenbelt

At a glance

Location: Leicester

Developers: Humberstone and Elm Farm Trusts

Area: 160,000m²

Accessed: 2006

Properties: 1650

Type: Multi-Developer Greenspace Agreement

Site Features

Amenity Open Space

4.2 Ha

Equipped Play

7 x LEAP and 2 LAPs

Woodland

1.1 HA of existing woodland and 2.2 HA of new woodland

Hedgerow

1.2km of existing hedgerows and 360m of new hedgerow planting

Designated Habitat

No formal designated habitats but lots of establishing meadow and woodland

Footpaths

460m of whin paths and 950m of hard surface footpaths

SUDS

Extensive treatment trains, comprising attenuation basins, swales and rip rap features

All about North Hamilton

Located to the north east of Leicester, this 1650-house development on former agricultural land was developed by the Humberstone Trust.

It is situated near open countryside and provides river meadows, extensive wetlands, greenways, equipped play areas, general amenity areas and structure planting.

Due to the scale and complexity of the public open spaces proposed, Leicester City Council encouraged the lead developer not to leave the open spaces to homeowners to manage and a greenspace agreement should be considered.

This would ensure and protect the long-term management of the extensive open spaces and what has now become an internationally recognised Sustainable Urban Drainage System (SUDS).

For 15 years Greenbelt's Community Liaison Manager has played a major role in developing community engagement, not only within the 1650 homes on-site but also within the wider neighbouring community. Engagement continues today, and this includes the local school, nursery and residents' association.

How we made this possible

In 2001 Greenbelt were asked to engage in the masterplan discussions with Mather Jamie Ltd, the lead consultants and agent for the landowner. Greenbelt's already extensive experience and expertise in SUDS and open space management led to us being appointed to take ownership and manage the development's infrastructure under our sustainable Greenspace Agreement.

Freeth Cartwright acted for Greenbelt to conclude the main contract with the landowner and this was completed within the year. The multi-developer contract allows for individual housebuilder contracts to be entered into.



Community engagement

Greenbelt regularly features in the Hamilton Residents' Association Newsletter that reaches 6000 homes. We also take part in and contribute to gala days and functions and have supplied volunteers with equipment for Keep Britain Tidy Campaigns.





SUDS

North Hamilton's internationally recognised Sustainable Urban Drainage System protects extensive public open spaces and surrounding properties.



Charity work

Greenbelt chose North Hamilton for planting our charity partner Marie Curie's daffodil emblem for their annual Daffodil Appeal Campaign. This large bed, consisting of thousands of bulbs, is a feature in the central open space and will blossom for the campaign each year.

These individual contracts ensure the housebuilders themselves adhere to the principals agreed in the main contract. This also allows them to secure the long-term management of extra or additional open space that may arise out of their planning applications for their phase of development.

Greenbelt began adopting the public open spaces in 2006 and all areas had been adopted by 2015. All 1650 of the plots are now being billed. Greenbelt ensured information packs were issued to all sales centres on-site to ensure homebuyers would know exactly what the service charge was. We also provided a site plan highlighting all of the public open spaces. This process has worked very well and customer satisfaction is high.

Greenbelt's in-house specialists ensured all features were constructed to specification and all health and safety requirements were met before they were adopted. These features are routinely inspected by our trained Regional Operations Manager and annually inspected by our specialists, including SUDS Engineers, Play Inspection Professionals and Arboriculturists.

With a Service Agreement with Abertay University's Urban Water Technology Centre to manage and monitor the SUDs in conjunction with Greenbelt and also provide a training and research facility in the past few years there have been fairly significant studies and comparisons of pluvial flood management and minimising flood risk studies.

Associated papers, recognised as of international significance, can be examined at Coventry University Repository.

NORTH HAMILTON, LEICESTER



Managed by Greenbelt
■ Open space