

## COMPARABLE REFERENCE PROJECTS

# NORTHSTOWE (PH1) LONGSTANTON



## Site Facts

### Location

Longstanton, Cambridgeshire

### Local Authority:

Currently South Cambridgeshire District Council

### Other Stakeholders:

Northstowe Town Council, Homes England

### Local Developer:

L&Q (formerly Gallagher Estates)

### Masterplanner:

L&Q (formerly Gallagher Estates)

### Housebuilders:

Taylor Wimpey, David Wilson Homes, Barratt Homes, Bloor Homes and Vistry

### Annual Management Charge:

£96/ plot ex VAT

### Management Structure:

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

## At a glance

### Location:

Longstanton

**Developer:** L&Q (formerly Gallagher Estates Ltd)

**Area:** 340,000 m<sup>2</sup>

**Accessed:** 2020

**Properties:** 1500+ in phase 1

**Type:** Multi-Phase Long-term Greenspace Lease Agreement

## Site Features

Amenity Public Open Spaces  
Equipped Play Areas  
Multi-Use Games Areas

All-weather Sports Pitch  
Communal Square  
Bowling Green

Wildlife Pond  
Sustainable Urban  
Drainage Features (SUDS)

Street Lighting

### All about Northstowe

Northstowe is a large and exciting new development adjoining Longstanton village, which is located approximately 12 miles west of the city of Cambridge.

Phase 1 of this newbuild project will see the creation of more than 1500 luxury houses.

In addition there will be a brand new primary school, sports pavilion, multi-sports facilities, allotments and a local community centre.

With green spaces and biodiversity at the heart of what Greenbelt does, there will of course be extensive areas of public open spaces that contain woodlands, extensive path network for outdoor exercise, equipped safe play areas and sustainable and eco-friendly drainage systems (SUDS).

### How we'll make this possible

Greenbelt began working with Gallagher Estates Ltd in 2015, with the primary aim of structuring costs for the management of the complex infrastructure in public open spaces in Phase 1 of Northstowe.

After proactive and constructive collaboration over the course of two years, we were appointed in 2017 by L&Q (formerly Gallagher Estates Ltd) to become the long-term land managers of Northstowe.

As the Northstowe development will ultimately welcome many thousands of homeowner customers, a new Town Council is being formed to represent the extensive communities in what will be a significant and very large development.

While the Northstowe project progresses at pace, thanks to Greenbelt's industry-leading delivery pathway, South Cambridgeshire District Council continue to take an active role in ensuring the development progresses as intended.

This includes monthly steering group meetings – with Greenbelt actively participating in these forums to provide information and offer guidance from our in-house experts. These meetings also involve all stakeholders involved with the construction and management of the public open spaces, sports facilities and sustainable urban drainage systems (SUDS).



### SUDS

Sustainable Urban Drainage Systems combat flooding and form major aesthetic features, providing biodiversity for different species of flora and fauna.

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### SPECIAL FEATURES

Northstowe will be home to a primary school, sports pavilion, multi-sports facilities, allotments and community centre many of which are managed by Greenbelt using our in-house expertise



As a company that take community engagement incredibly seriously, we also participate in quarterly community forum meetings, which are very effective in allowing the representatives of the various communities to discuss all matters related to Northstowe.

It's envisaged once Phase 1 nears completion South Cambridgeshire District Council will pass the function and responsibilities of the steering group meetings to a newly formed Steering Committee that will sit under the Town Council.

Greenbelt and L&Q, meanwhile, are harnessing the power and flexibility of a Multi-Phase Lease Agreement. This sees all housebuilders use the appropriate Plot Transfer wording to which house purchasers sign up to. It also ensures all households pay equally and fairly in a system that is wholly accountable and transparent.

This Multi-Phase Lease Agreement also permits Greenbelt to obtain a sub-agreement from each housebuilder. This facilitates the on-going management and maintenance of the site-wide infrastructure in the public open spaces. It also allows any additional public open spaces the housebuilder creates within their own phase to be managed by Greenbelt – with all of the necessary responsibilities taken care of.

The housebuilders we are currently working with are Taylor Wimpey, David Wilson Homes, Barratt Homes, Bloor Homes and Vistry.