

COMPARABLE REFERENCE PROJECTS

PERRYBROOK GLOUCESTER



Site Facts

Location

Brockworth, Gloucester

Local Authority

Tewksbury District Council

Lead Developers

Taylor Wimpey, Vistry, Bellway and more to be confirmed

Agent

Carter Jonas

Masterplanner

Hunter Page Planning Consultants

Housebuilders

Taylor Wimpey, Vistry, Bellway and more to be confirmed

Annual Management Charge

£78/plot ex VAT

Management Structure

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

At a glance

Location: Gloucester

Developers: Taylor Wimpey, Vistry, Bellway and more to be confirmed

Area: 230,000m²

Accessed: N/A

Properties: 1500

Type: Multi-Developer Greenspace Agreement

**MAINTENANCE
SERVICES IMMINENT**

Site Features

Amenity Open Space

5.2 HA

Equipped Play

4 LEAP, 1 NEAP and 1 MUGA

Woodland

1.1HA of existing woodland and 2.2 HA of new woodland

Horsbrere Brook

2.2km of existing watercourse habitat and wildlife corridor

Hedgerow

2.2km of existing hedgerows and 260m of new hedgerow planting

Designated Habitat

no formal designated habitats but substantial establishing meadow and woodland

Allotments

35 serviced plots surrounded by 2.2m protective fencing with parking

Orchards

1.2HA of community orchard with a variety of apple, pear and plum trees

Footpaths

360m of whin paths and 1.6km of tarmac footpaths and cycleways

All about Perrybrook

Located to the east of Gloucester, Perrybrook is a 1500-home development created on former agricultural land and is being developed by ERLP Ltd.

Along with the new homes there are extensive areas of public open space, as well as allotments, sports pitches and community orchards incorporating a variety of apple, pear and plum trees. As part of the development, Horsbrere Brook has 2.2km of existing watercourse habitat and represents an important wildlife corridor.

How we made this possible

In 2013 Greenbelt were asked to engage in the masterplan discussions with the lead consultants and agent for the landowners Carter Jonas. This process ran for three years before we were appointed to own and manage the infrastructure open space in 2016.

The main contract with the landowners was completed within the year, with Freeth Cartwright acting for Greenbelt to secure this and also securing the individual housebuilder contracts related to the main contract.

Due to the large size and extent of the public open spaces, Tewkesbury District Council encouraged all infrastructure open spaces be managed by a single body for the long term. The Ecology Management Plan for the site prepared by Ecology Solutions in 2016 details the various habitats across the site and specific management prescriptions for each in accordance with the UK and Gloucestershire's own Biodiversity Action Plans.

Greenbelt will ensure all of these habitats are properly laid out prior to handover and will ensure these are protected and allowed to flourish for the benefit of the local and neighbouring communities.

Our multi-developer contract allows for individual housebuilder contracts to be entered into. These ensure the housebuilders themselves adhere to the principals agreed in the main contract.

This also allows them to secure the long-term management of any extra or additional open spaces that may arise out of their own planning applications for their phase of development.

Site construction began a year and half ago, which means we have yet to access any of the open spaces – we expect the MUGA and small areas of open space to be ready for handover by summer this year.

We regularly liaise with the site agents Carter Jonas to discuss variations to open space and housebuilder notifications.

Our Environment Manager has already begun the process of inspecting the SUDS basins with a view to obtaining more information on their design or providing feedback on their construction to the housebuilders.

This early feedback highlights any issues as early as possible to ensure when it's time to start handing over SUDS and open spaces there are no delays.

Flexibility built in

Our multi-developer contract allows for individual housebuilder contracts to be entered into. This allows housebuilders to secure the long-term management of extra or additional open spaces.

SUDS expertise

Early feedback from our in-house Environment Manager highlights any issues early to ensure when it's time to hand over SUDS there are no delays.

PERRYBROOK, GLOUCESTER



Managed by Greenbelt

■ Open space to be managed