

Case Study:

NEW LUBBESTHORPE

Location: Leicester

Size size: 82.3ha/4,000+ properties

Site Type: Service charge

Site Take on: 2019

About New Lubbesthorpe

New Lubbesthorpe is an exciting new development with large amounts of green space to benefit the community. The Land Trust will be taking on the management of these spaces over time, ensuring they are maintained to a high standard, enabling residents of New Lubbesthorpe to exercise, play and enjoy spending time there.

History

The Land Trust has been managing the first phase of space at New Lubbesthorpe since 2019. This land is located at the entrance to the development and includes a large SuDS pond, boardwalk and seating area which is a natural gathering place for the community.

A large section of green space to the north of the development was once a medieval settlement, which was later known as Warren House Farm. This area will form an extensive open space which will include sports pitches, play areas and parkland.



DELIVERING CHARITABLE OUTCOMES

ENVIRONMENT AND BIODIVERSITY

At New Lubbesthorpe we currently manage a large balancing pond as part of a SuDS system. Sustainable Drainage Systems (SuDS) are designed to be functional, fully integrated elements of green infrastructure, and are now increasingly important parts of new developments.

They were introduced to address concerns regarding surface water flooding resulting from increased urban development. However SuDS also deliver multiple environmental benefits. In addition to managing flows, volumes, and diffuse pollution some components (particularly vegetated or landscaped features) can positively impact air quality and reduce carbon.



COMMUNITY AND SOCIAL COHESION

At New Lubbesthorpe we liaise with the community worker, Sue Steer, to deliver a range of activities that will benefit the new residents and wider community. We held our first residents meeting in February 2020 which was really positive and productive. Unfortunately much of the actions that were discussed have understandably been delayed due to the Covid-19 pandemic. We have since held multiple online meetings which have been well attended. It's important to hold regular meetings, especially as the development expands and the need to introduce the Land Trust to new residents continues.

In the next couple of years we will be working in partnership with the residents and the parish council to deliver green space that works for everyone and delivers a range of benefits. Despite the challenges posed by Covid-19 the new community has pulled together and it was fantastic to see a Christmas advent calendar in the windows of many of the homes, with the Land Trust also contributing to the window display. There are also plans for community allotments to be developed over the next few years.

EDUCATION AND LEARNING

Over the next couple of years we will be engaging with the new school on site, working with them to deliver a range of activities that inspire young people with a knowledge and understanding of the great outdoors and the benefits they provide.

We have also welcomed a number of GCSE Geography students to New Lubbesthorpe to learn about green infrastructure and sustainability.



HEALTH AND WELLBEING

The green space at New Lubbesthorpe is popular amongst walkers, with the pond managed by the Land Trust being a popular place for walkers to meet around the boardwalk and seating areas. We will be able to deliver more health activities as the amount of green space we manage increases over the next few years.



ECONOMIC VITALITY

The Trust's management of the public open spaces has contributed to a huge demand for the new houses at New Lubbesthorpe with young families wanting to move out of the city and live in a place surrounded by well-managed, attractive public open spaces.



If you would like any further information about the work we do at New Lubbesthorpe please contact Land Trust Estates Manager Charles Langtree at charleslangtree@thelandtrust.org.uk