

LINMERE




LINMERE
A place to put down roots

LINMERE A PLACE TO PUT DOWN ROOTS

LINMERE GUIDING PRINCIPLES

Linmere is designed to be a place for lifetime communities that embraces the natural environment, and where all generations can enjoy a great quality of life.



Created as a vibrant and active place with green and walkable neighbourhoods.

The mix of uses and amenities will never be more than 20 minutes from residents use and green space never more than 5 minutes away.

LINMERE key facts

5,000 new homes with all sizes of houses and flats for sale and rent



Close proximity to the M1 and 10 minutes from Leagrave station

90 acres of open green space



2 new primary schools, a school extension and a new secondary school

The Farmstead, a central community space and a new Supermarket.



OUR VISION

To deliver a happy
and healthy place to
live and visit

To ensure that
amenities are within
walking distance

To create a sense of
place and belonging

For community to
be at the heart of
everything we do

To create spaces
which enable day to
day activity

For Linnere
to leave a lasting,
positive legacy



LINMERE PLACEMAKING

A place to learn and grow



With a primary school extension, two new state-of-the-art primary schools an adjacent brand new ten form secondary school and nurseries and creches, education will meet the needs of families big and small.

A place for everyday activity

Linmere is designed to enable day to day activity for all residents.

Attractive streets, footways and green corridors enable walking and cycling, providing safe and attractive routes throughout.

The parks and open spaces are for all, designed with a diverse mix of uses, providing space for play, socialising and relaxation.

We will be working closely with residents on finessing the design and uses as we progress delivery.



A place for outdoor living

With one third of Linmere dedicated to green space there will always be access to nature and outside space.

Natural green spaces are supplemented with sports pitches, allotments and formal parks, meaning there is an outside place for everyone and every activity: to relax, to wander, to run, to play, to grow and to picnic.

Green corridors will create interconnected neighbourhoods with cycle routes and paths linking it all together as well as connecting to the wider network beyond.



Linmere locals will never be more than a 5-minute walk from public green space

A place with community at the centre



At the heart of Linmere is the Farmstead, a lively destination to meet, work, shop and play for both residents and visitors.

A large community hall, a nature inspired play park, a cafe, shops and shared work spaces make this the focal point of Linmere.

This will be the hub of the community with activities from classes and events to coffee and meeting friends, it is the place to work, rest and play for everyone.

LINMERE SNAPSHOT

NEW HOMES

Several parcels have been sold for 900 homes and businesses, first occupations Autumn 2021

LINMERE PARK

Opening at the start of 2022

ESTATE MANAGEMENT

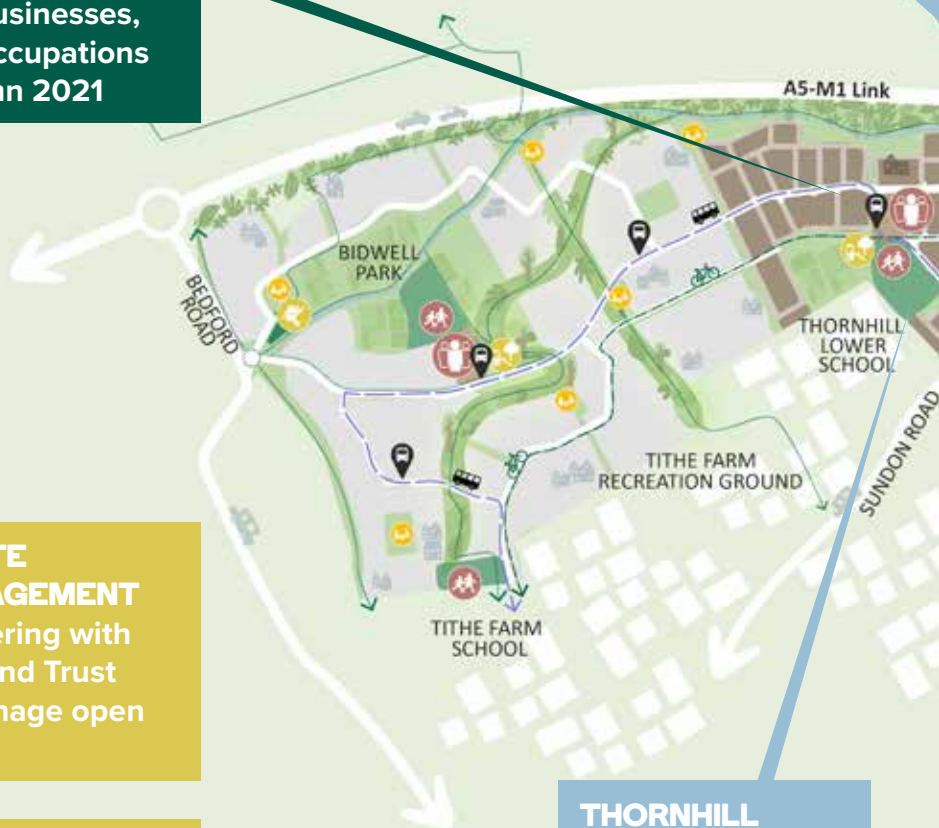
Partnering with the Land Trust to manage open space

HOUSING MIX

Delivering mixed tenure housing - affordable, rental, for sale and self build

THORNHILL PRIMARY SCHOOL EXTENSION

to welcome first pupils in November 2021



THE FARMSTEAD

Offering community spaces, a cafe and adventure playground opening in early 2022

SUPERMARKET

The Lidl Supermarket will be open before Christmas 2021

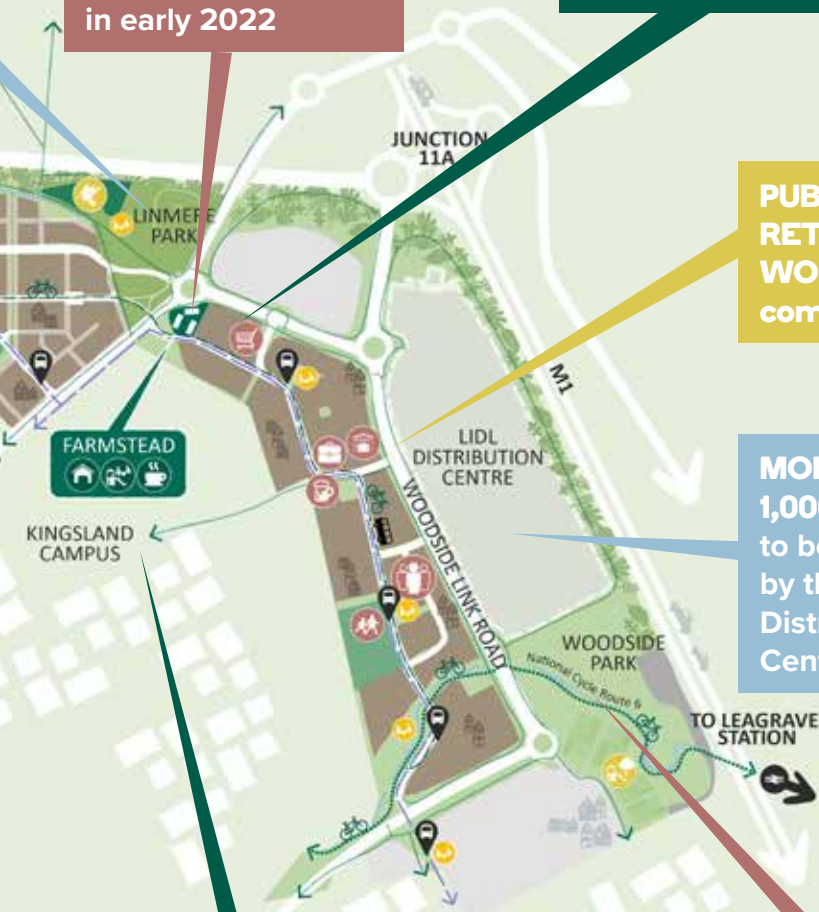
PUB, HOTEL, RETAIL AND WORK SPACES coming soon

MORE THAN 1,000 JOBS to be created by the Lidl Distribution Centre

KINGSLAND CAMPUS

Works under way for a new Secondary School

FLOOD ATTENUATION SCHEMES to benefit the whole area



LINMERE DELIVERING OUR VISION

LANDS IMPROVEMENT

Linmere is being delivered by the Linmere Consortium, led by Lands Improvement.

We are taking a masterdeveloper approach at Linmere, delivering strategic infrastructure, controlling delivery, creating place and managing over the long term.

TEAM

A dedicated team of 8 full time staff, all committed to ensuring a high quality cohesive and exciting place is delivered

LONG TERM APPROACH

We have a longterm view - the last house and play area is just as important to us as the first, as is the enduring legacy of Linmere over many years to come.

APPROACH

- Going above and beyond what is required, and constantly looking at ways to improve what is delivered
- Investing in thinking time and the right experts

THOUGHTFUL LANDSCAPING, OPEN SPACE AND PUBLIC REALM

- Quality well designed open space and public places, with diverse uses spread throughout, with spaces for rest and play.
- Active and well-maintained public realm.
- Green corridors
- Tree planting

THE FARMSTEAD

- The core of the community and a place for all residents
- The farmstead will be managed by HRMC, we will both facilitate events and enable residents to run events
- Base for resident groups to meet

LEISURE

- Providing a diverse mix of leisure spaces, with flexibility to respond to resident demand
- Working with local groups

WALKABILITY

- Walkable healthy neighbourhoods, with local amenities to hand
- Safe routes, an invitation to walk, cycle and play
- Creating links to wider footpath networks

COMMUNITY

- Enabling local ownership and pride of living at Linnere
- Fostering ongoing relationships with local schools
- Supporting our charity partners – Carers in Bedfordshire, Chiltern School, My Farmer

HEALTH & WELL BEING

- Enabling activity
- Places of rest and tranquillity as well as activity
- Community allotments

DELIVERY

- We require that our housebuilders deliver to the prescribed standards via contractual design codes, to ensure coordinated delivery of place

DESIGN AND HOUSING

- Contractual design codes, to ensure residential developers keep to the required standards of design and delivery
- Careful thought to how we deliver distinct character areas and typologies across the site, with natural community centres and gathering spaces
- Mix of styles and typologies

STEWARDSHIP

- Our Estates Management partner, The Land Trust, will ensure that the ongoing management of all open spaces and public realm is to the highest standards
- We will be actively facilitating events and groups throughout the delivery of the site



LINMERE **LOOKING FORWARD**

NOW

- First occupations of new homes in Autumn 2021
- Opening of the Farmstead at the start of 2022
- Thornhill Primary School extension opening by the end of 2021
- Supermarket opening by Christmas 2021
- Opening of first public green spaces early 2022
- Delivery of phase 3 infrastructure to service a further 400 homes



FUTURE

- Continuing to work with stakeholders and residents to deliver the best place possible
- Opening of a co-working space
- Delivering a public square, shops and nursery in phase 1
- Exploring sustainable transport options and optimising travel links
- Setting up and facilitating community groups



LINMERE

CONTACT

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