



Newton-on-Trent Garden Village

Proposed expansion



The proposal

- Up to 325 houses
- From 4/5 bed detached to 2 bed starter homes
- Affordable housing for rent/shared ownership
- Low density layout
- High quality landscaping including: village greens, ponds, play areas, trim trail, woodland
- Phased development over 8-9 years subject to market and planning conditions
- Village Hub providing
 - Café/Tea room
 - Community room hire services
 - Office business space



Benefits

Sustaining existing village through:

- Job creation
- New community space for all residents
- Café/licensed bar
- High quality environmentally sustainable construction
- Focus on village style architecture
- Substantial financial contributions towards schools and other local infrastructure
- New footpaths and recreation areas





Above: architectural styles and features of the existing village



Community Hub

A village hub will provide business and community space. The aim is to help businesses within the village expand, and also to encourage start-ups by providing flexible spaces. The hub will include a licensed café open for use during the day and evening which includes ‘pop up shops’ to allow visitors and residents to buy gifts, crafts and clothing. The hub will overlook an attractive village pond and have a children’s play area attached. The hub and its parking facilities would be designed to be as flexible as possible to respond to the current and future needs of the community. Local groups and societies will be able to use the spaces for clubs, meetings, and if needed, overspill from the school and church. A new car park will help to alleviate current congestion issues within the existing village and will provide drop off/pick up facilities for the local school, as well as parking for the church for weddings and funerals.

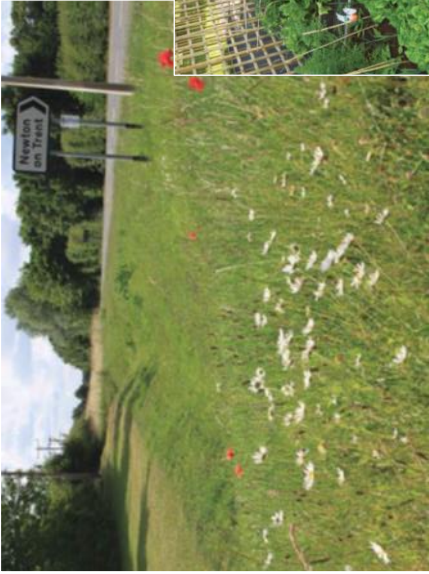
Outdoor recreational facilities including community and village greens (the former can double as a school playing field/sports field), allotment pods around the whole site and the wider village so they are easily accessible by everyone, a circular walk and trim trail, attractive and biodiverse range of cycle and footpaths (within the site and leading to Laughterton to link with the existing walking and cycling routes in the area). Wildlife areas are an important aspect of the proposal and these will improve local biodiversity through features such as hedges, linear orchard, woodland copses, ponds, streams, wildflower areas, and sustainable urban drainage systems. Natural woodland and meadow play areas are to be incorporated into the proposed high quality public open space.

Recreational facilities and open space

Proposed phased working

It is anticipated the development will be built in three phases, with the first being the largest with approximately 125 units. Of the marketable units, 24 will be bungalows for a retirement market. Seventeen eco-exemplar units will be built and 28 custom-build dwellings are intended. In addition, it is anticipated a number of affordable retirement houses will be allocated to this phase of the construction. This first phase is expected to include the construction of the Social Hub and all of the required highway improvements and flood defence works.

Phase 2 will follow on after Phase 1 and will include a further 110 mixed units including a further 12 retirement dwellings, 22 custom-build and 8 eco-exemplar dwellings and an appropriate number of affordable houses. It is anticipated that the Business Barn part of the Community Hub will be provided by the end of this phase. The final phase 3 is smaller than the other two at 90 dwellings in total and will consist of 38 units of market housing, 22 custom-build dwellings, 12 further eco-exemplar homes and the remaining allocation of affordable homes.



Timescales

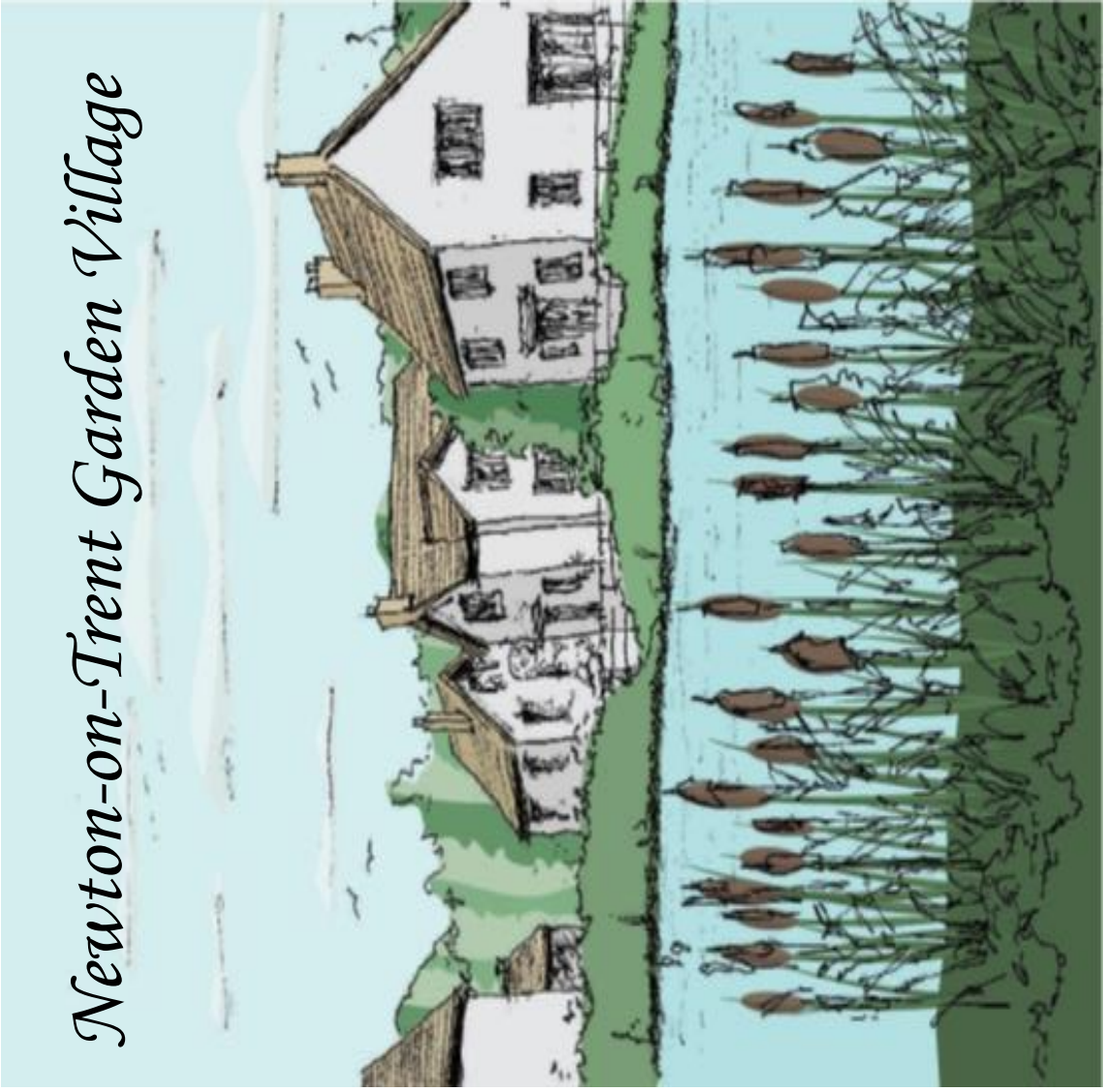
Once detailed planning has been obtained, the scheme could be delivered in three phases over approximately 8-9 years subject to planning and market conditions. Some phases may overlap and be varied by the developers subject to Council’s control under planning conditions and obligations.

For more information go to: www.newtonontrent2014.co.uk

Disclaimer:

This leaflet is intended to provide an overview of the development proposals and does not form part of the planning application. Full details are provided in the planning application which is available on the web site as above or alternatively on the West Lindsey District Council web site at : www.west-lindsey.gov.uk/planning

Content prepared and compiled by Acorn Planning Ltd and Halletec Environmental Ltd.
* BREEAM Communities is a world leading sustainability assessment method for new developments



Newton-on-Trent Garden Village

Housing

The existing High Street in the village will be extended into the site to provide continuity and ensuring that there is a close association between the two parts of the village. Housing will be a mix of traditional and modern thus reflecting the existing village and will consist of a range of bungalows, family homes, and smaller homes to provide a suitable mix that will enable current residents of all ages to stay in the village. Housing will include market housing, affordable homes and flexible housing that will allow people to stay in their homes as they get older and remain a part of the village throughout their lives. The dwellings are anticipated to be built using a ‘fabric first’ approach to a minimum sustainability standard equivalent to Code for Sustainable Homes 4, with a number of eco-exemplar units possibly attaining a higher sustainable standard.

The proposed development

The proposal will create a highly sustainable expansion to the village that will meet BREEAM Communities* ‘Excellent/Outstanding’ and will be one of only a handful of sites in the UK to attain this prestigious standard. Garden village principles will be applied to the proposed development to reflect the best of traditional rural life, whilst meeting the needs of the community. The proposal will involve the development of a range of new homes, businesses and facilities which will respond to the needs of the village as it grows.