



Church View

Newbold-on-Stour

Our Proposals

The Spencer Family and Richborough Estates have produced proposals for a new sustainable housing development of up to 60 high quality homes in Newbold-on-Stour.

The proposals will enable the Spencer Family to invest in their farm for the long term and enable future generations to thrive as independent farmers.

A great deal of thought and care has been given to the design of the development which will reflect the local character of Newbold-on-Stour and retain natural features such as the woodland, hedgerows and additional trees.

The main benefit of this development will be to provide additional housing that will bring much needed affordable homes into the area, as well as provide a dedicated play area for the children and a car park for St David's Church.



Proposed Development & New Farm Locations



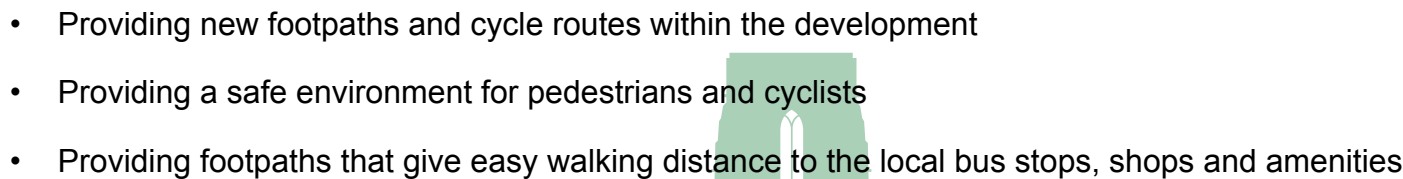
Site Location



A great deal of consideration has been given to the connections with the village centre and the surrounding areas. Whether travelling on foot, cycling, going by public transport or by car, each type of journey has been planned for on this development taking account of the location of local facilities as illustrated below.



- Consulting with Warwickshire County Council Highways and have used extensive modelling and local information to produce our ideas
- Providing a new vehicle access point into the development from the Armscote Road
- Providing a separate access point for the church car parking area
- Widening the existing Armscote Road from the development towards the Stratford Road





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Working with the Environment



Vista to St David's Church Tower

It is important to a quality development such as this to ensure that we retain and enhance the natural surroundings. By preserving and enhancing the existing trees and hedgerows, we will create an attractive development that will reflect and benefit from its beautiful location.

Main features:

- Nature and wildlife areas will be retained and integrated into the green space around the housing
- Particular attention to providing extensive green spaces, which will be enjoyed by the new and existing residents alike
- Balancing ponds will be naturally formed and used to collect surface water run off
- The Woodland will be maintained and managed so that local people and their families will be able to enjoy this natural asset
- The bridleway will be retained
- Existing wildlife will remain as the hedgerows and trees will be retained into the development



Native Woodland Plantation - to be retained



Site Constraints & Opportunities Plan





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Homes & Community



Vernacular Villages - Influencing the Proposals

This will be no ordinary housing development. All our ideas come from one simple principle; and that is to create a place that local people will be proud to call home.

This is a larger development than any of the others that have come forward. But this development, at the edge of the village, will bring widespread benefits that will help shape the future vision of the village for many years to come.

It will also enable the Spencer Family to invest in their cattle farm for the long term, ensuring that future generations will be have the opportunity to continue as independent farmers.



Parameters Masterplan

The New Homes

We have designed a mix of houses, from two beds to four and five bed family sized homes with large gardens.

The street scene is important to a sense of place. We have taken our inspiration from the look and feel of local homes in the immediate area and nearby villages.

We believe that the new homes should reflect the quality of housing found locally. These homes have been designed to have a mix of Flemish bond brickwork, Cotswold stone and some render. Sills and window reveals are a brighter buff sandstone or artstone, as found in higher status houses in the village, and roofs will have a similar feel to the local Colleyweston slate. Tall chimneys, a local feature have been incorporated to be used for boiler vents/log burning stoves.

An extensive amount of landscaping and open spaces has been used throughout the development in order to enhance not just the appearance but also the everyday experience of living in a well-designed and sustainable place. This is an exceptional development and quite unlike the high-density developments that are so often the norm these days.



Precedents - Shared Spaces and Characterful Places



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Homes & Community



Vernacular Villages - Influencing the Proposals

Places for Children to Play

It is important that a development of this size brings substantive benefits to Newbold-on-Stour.

We have designed into the development green space areas that will provide local children with a safe and dedicated place to play or kick a football.

There are also landscape areas to the north of the site, which add to the sense of open space and natural environment.



Illustrative Masterplan

Church Car Park

It is quite difficult at the moment for people to park nearby when they attend the Church.

We have provided a car park, which can be used by the parishioners of St David's Church on our site. The car park has been designed to have its own separate access.

Affordable Homes

There will be a range of affordable homes, in line with Stratford upon Avon District Council's requirement of 35% for a mix of homes across all house types.

These homes will seamlessly integrate into the development and will be peppered throughout.

Local Social Landlords have a range of options, including rent to buy, options for professional couples, as well as families, and provision for people with a local connection.



Precedents - Shared Spaces and Characterful Places



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Drainage & Sewerage

Drainage and sewerage are important factors in our development for Newbold on Stour.

Surface Water Drainage

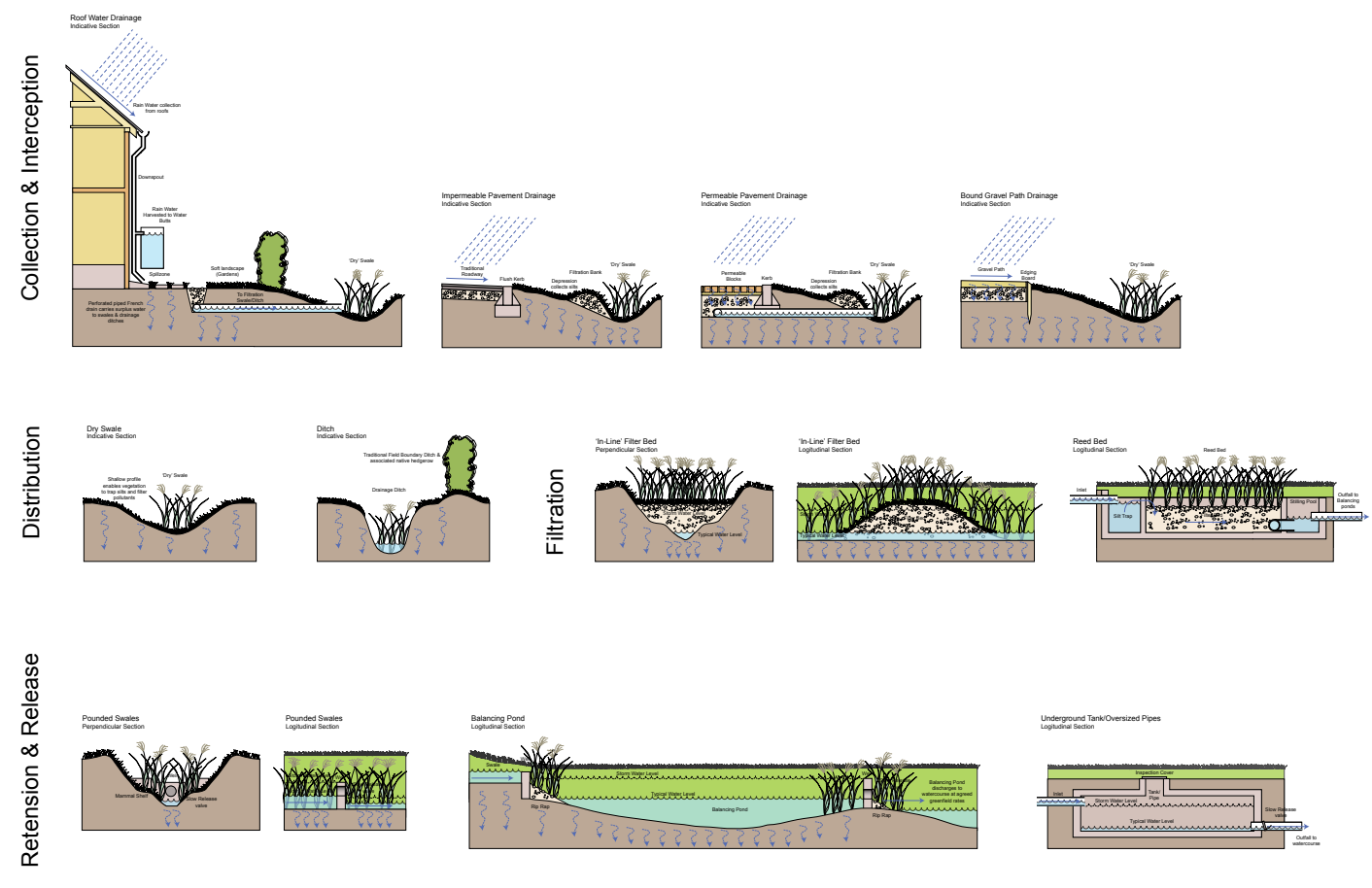
Given the flat nature of the site, we have investigated and recommended a series of solutions that will work naturally with the existing topography and development character.

A Sustainable Urban Drainage system is proposed which includes:

- Roof Water Collection and Storage
- Permeable Pavements
- Use of Swales & Ditches
- Infiltration basins (wetlands with storm water storage facilities)
- Underground water storage and infiltration tanks.



Example of a drainage Swale



Sustainable Urban Drainage Schematic

Sewerage

We are aware of the capacity constraints in the existing system and are working with Severn Trent to achieve the right outcome for this development.

We have investigated thoroughly a number of options and we are recommending a dedicated on site pumping station.

It will be completely housed underground and be barely noticeable in the development.

We can then time the flow from our pumping station to effectively reach the Severn Trent system in off -peak hours, thereby avoiding the problems with the capacity issue and working with the existing system.





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Public Participation

We want you to share your views about the proposals and help us to shape the development.

Public consultation

These events enable us to talk to you informally and get a range of views about the proposals.

We do understand that not everyone will be in favour of development. But we would ask you to consider what is important to the future of Newbold-on-Stour and how we can help future generations stay in the village by having the opportunity to gain a foothold on the property ladder.



Workshop

We will be holding a workshop event where the constraints of the site will be discussed and features of the development will be debated.

If you are interested in participating please speak to Jackie Alderson who will be coordinating the event.

Community Involvement

We will be taking all of the feedback we receive and use it to shape our proposals.



We will then come back to the Tredington & Newbold Parish Council before submitting the outline planning application.

Please make your views known during this important stage of the consultation so that we can make this the development truly a community inspired place.



Richborough
Estates



e*SCAPE
urbanists

BARTON
WILLMORE



Tyler Grange

BWB
CONSULTANCY | ENVIRONMENT
INFRASTRUCTURE | BUILDINGS