



NEWTON GARDEN VILLAGE

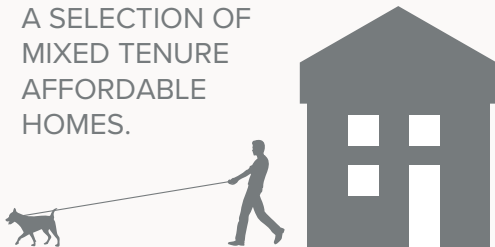
CASE STUDY

NEWTON GARDEN VILLAGE, NOTTINGHAMSHIRE IN SUMMARY

Comprising over 500 new homes, alongside open space, wildflower meadows, woodland, allotments, and wildlife-rich spaces that are easily accessible to the local community, this 58-acre brownfield development is Redrow's first garden village in the East Midlands. Redrow will also be supporting the creation of a new primary school, community hall, local centre along and sports pitches for community access. It is the second phase of a wider 250-acre scheme that is regenerating the former RAF Newton site, near Bingham.

528 NEW HOMES

OFFERING A WIDE CHOICE OF TWO TO FIVE-BEDROOM ACCOMMODATION AND INCLUDING A SELECTION OF MIXED TENURE AFFORDABLE HOMES.



OVER 20 ACRES OF OPEN SPACE

INCLUDING WILDFLOWER GRASS MEADOWS, A COMMUNITY ORCHARD, ALLOTMENTS, PLAY AREAS AND SPORTS PITCHES AND FOOTPATHS.



5.22 HECTARES OF EMPLOYMENT SPACE

EARMARKED FOR A1 AND A3 CLASSIFICATION USE (INCLUDING SHOPS AND FOOD TAKEAWAY BUSINESSES)

£12 MILLION COMMUNITY INVESTMENT

INCLUDING £2.35 MILLION FOR A NEW COMMUNITY PRIMARY SCHOOL AND AN ICONIC PIECE OF PUBLIC ART TO COMMEMORATE THE SITE'S AVIATION HISTORY





HISTORY

Built as a pre-war civil airfield, Newton was assigned to No1 Group RAF in 1940. In 1941 the airfield then became a training base until 1946 for Polish airmen.

From then, until 1958, the station became the headquarters for No12 Group, Fighter Command, after which Technical Training Command took over the station for electronic fitter courses. Later the station became the home of the RAF School of Education and the RAF Police Training School. RAF flying activities at the base ceased in 2001 and, shortly afterwards, Newton Nottingham LLP purchased the 250-acre site.

Nottingham-based commercial property consultants Innes England have worked with the landowner for many years. Existing aircraft hangars on site have been retained and let to a range of regional, national and international operators, and a first phase of housing development was previously completed as part of the masterplan.

Announced in 2020, Redrow's 58-acre development is the second key element of RAF Newton's regeneration, with permission for 528 more homes, new employment space and a range of community facilities.

Commemorating the site's aviation history will be an iconic public sculpture – a bronze statue of a WW2 Polish airman with a dog, incorporating a seat / stone plinth. The design was chosen by members of the local community, led by the RAF Newton Memorial Fund, a group of volunteers who have a local connection with RAF Newton.

The statue was created by London-based sculptor Tom Nicholls and was funded by Redrow East Midlands. The finished work was unveiled at a dedication ceremony in April 2023 and attended by locals, veterans, and cadets, with music provided by marching band Squadron, Air Training Corps.



OUR GARDEN VILLAGES

Redevelopment of the RAF Newton site gave Redrow the perfect example to introduce its flagship garden village concept in the East Midlands.

The original garden villages and cities of the late 19th and early 20th century were based on a strong foundation of industry and employment, with their developers seeking to create well designed, healthy places and affordable homes. Redrow has taken this model and applied it to creating its own thriving communities. Featuring high-quality homes surrounded by green open spaces, Redrow's garden villages offer opportunities to live, work and play, and are designed to connect easily with the wider community.

Central to this is a set of placemaking principles known as the Redrow 8.

- 1 Listen to learn – involvement with the local community
- 2 Keeping it local – respecting the local natural and historic environment
- 3 Easy to get around – integrated, forward-looking and accessible transport options
- 4 Places to go and things to do – a sustainable scale, supporting the necessary infrastructure for the community
- 5 Nature for people – green spaces which are generous, accessible and good quality
- 6 Streets for life – healthy places to live
- 7 Homes for all – offer a wide range of high-quality homes
- 8 Built to impress – a clear and distinctive local identity



KEY

- 1 COMMUNITY ORCHARDS
- 2 ATTENUATION PONDS
- 3 FORAGE WALKS
- 4 MULTI-USE GAMES AREA (MUGA)
- 5 NON-EQUIPPED PLAY
- 6 SPORTS PITCHES
- 7 TODDLER INCIDENTAL PLAY
- 8 JUNIOR PLAY
- 9 FORMAL ALLOTMENTS
- 10 DEDICATED CYCLE / FOOTPATH
- 11 POTENTIAL PEDESTRIAN LINK
- 12 EXISTING WOODLAND VEGETATION RETAINED
- 13 PROPOSED NATIVE WOODLAND PLANTING
- 14 FOOTBRIDGE TO BINGHAM
- 15 EXISTING BRIDLEWAY
- 16 TRIM TRAIL / EXERCISE STATIONS



SUSTAINABILITY

Newton Garden Village is transforming a brownfield site and improving the local environment, while also reducing the need to build new homes on local green spaces.

Plans for a local centre, community primary school and employment zone form a key part of the blueprint. These areas are linked to the houses by a network of footpaths, which will also connect with the wider community. A new pedestrian and cycle over-pass across the A46 will give direct access to the market town of Bingham and diversion of local bus routes through the development will help to minimise the need for car use.

A reduction in energy use and carbon emissions will be provided through a combination of our 'fabric first' approach to construction – ensuring homes offer high standards of insulation, airtightness and energy efficiency – and maximising the impact of passive solar gain, through layouts which optimise natural daylight and reduce the impact of shading from other buildings.

Highly efficient boilers, A-rated appliances, low energy lighting and water efficient fixtures

and fittings are also standard. Every home will be made ready to have an electric vehicle charging point installed and there will be four charging points within the local centre.





ECOLOGY

As part of Redrow's Nature for People biodiversity strategy, routes and shelters for wildlife such as hedgehogs and barn owls have been introduced, ensuring they can move freely through the development during the night.

Hedgehog highways are being created in fences, while roads and footpaths around the development are designed so as not to interrupt the wildlife. Bird, bat and owl lofts, barns and boxes are also being incorporated into the scheme.

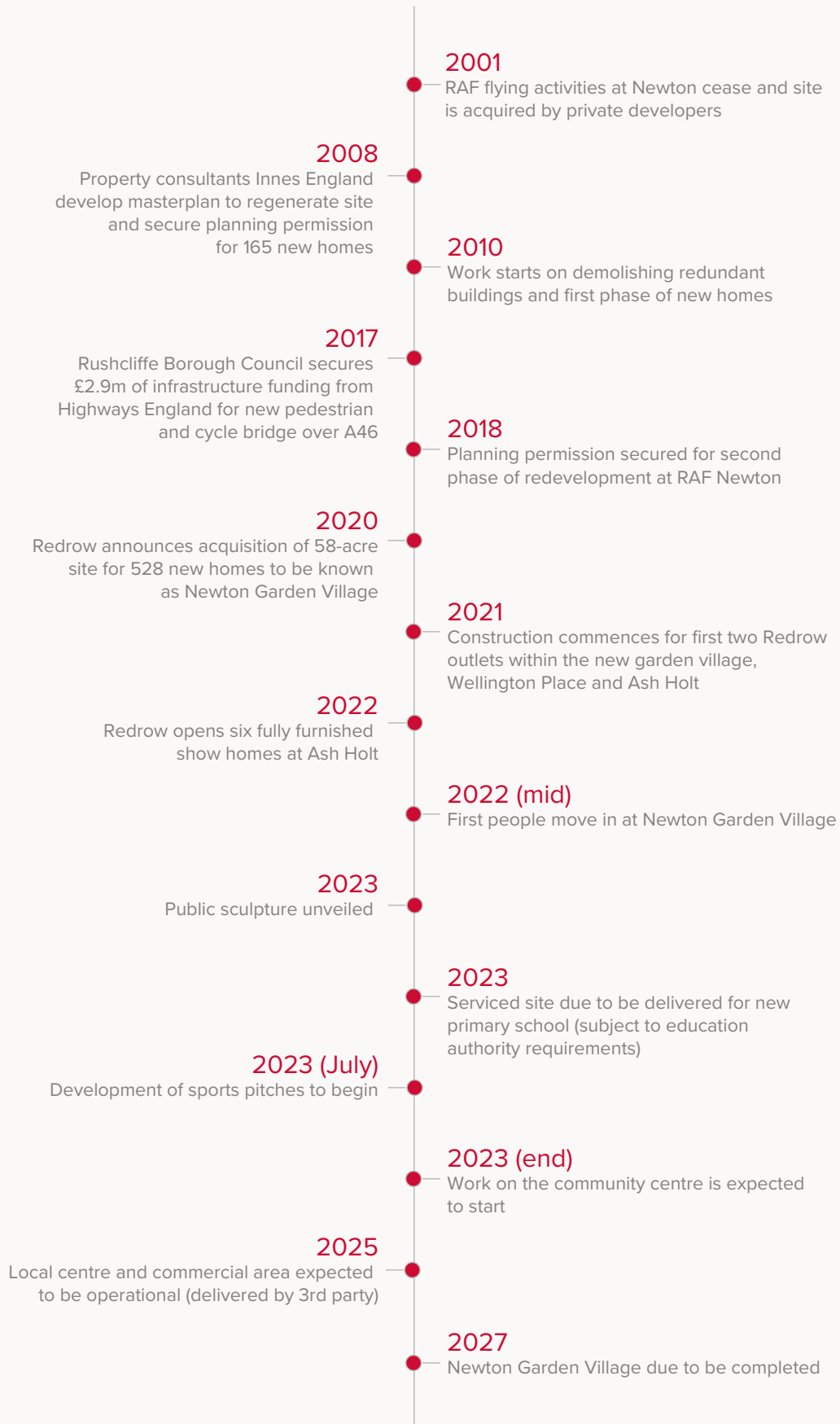
New ponds and a series of swales form part of the Sustainable Urban Drainage System (SUDS) that is being implemented. Areas of habitat for reptiles will be formed around the attenuation pond, together with natural shelter for amphibians, reptiles and other mammals.

Mature trees are being retained, wherever possible, and protected during construction, with planting of new trees, shrubs and hedges to supplement. Wildflower meadows and a community orchard will add to the opportunity for flora and fauna to flourish, while the

inclusion of community allotments will contribute to the health and well-being of residents and reflect the increasing popularity of growing your own.



TIMELINE



SALES UPDATE (JUNE 2023)

More than half of the homes in phase one, Wellington Place, have been sold, with 58 homeowners already moved in. All 10 affordable properties on this phase are now occupied.

Phases two – five, Ash Holt, will eventually feature a total of 413 homes, with 25 of these sold to date, and 18 plots already legally complete.



SEE THE FULL RANGE OF HOMES ON OFFER AT NEWTON GARDEN VILLAGE

A wide range of two, three and four-bedroom homes from Redrow's Arts & Crafts inspired Heritage Collection are available at Newton Garden Village.

Ultrafast broadband via fibre to the premises is standard, as are top-name energy efficient appliances as part of the high-quality specification.

[Ash Holt at Newton Garden Village](#)

[Wellington Place at Newton Garden Village](#)

[Watch video of Ash Holt at Newton Garden Village](#)

