

Land at School Lane, Newington



A Dedicated Car Park and Drop Off Zone for Newington CE Primary School.
25 Bespokely Designed High Quality New Homes with 40% Affordable Housing.

Members Briefing Note

Application Reference: 22/505618/FULL



The Proposal



50% biodiversity net gain of linear units/hedgerows.



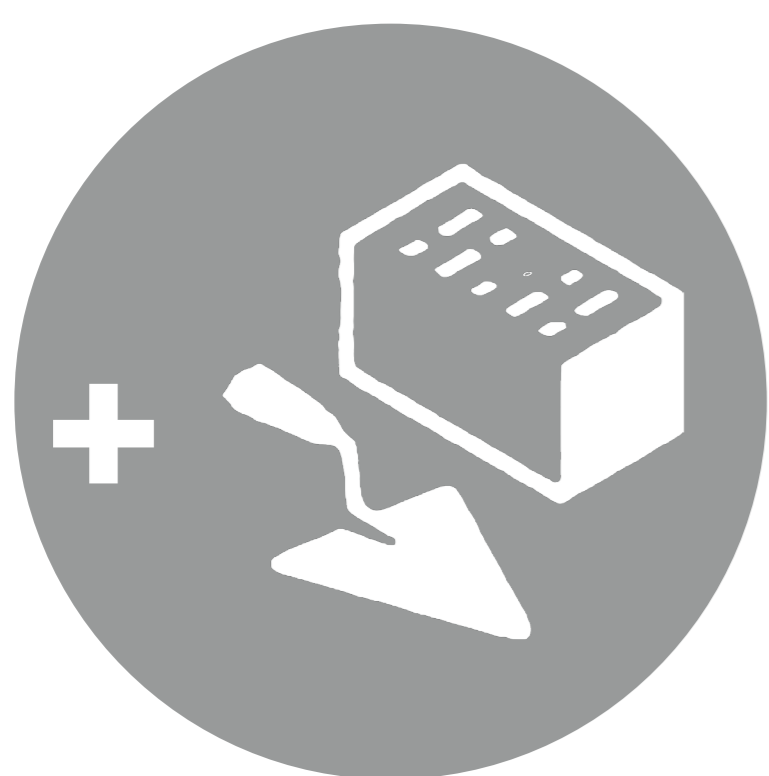
Over 50% biodiversity net gain of habitat.



Permanent school car park and drop off facility.



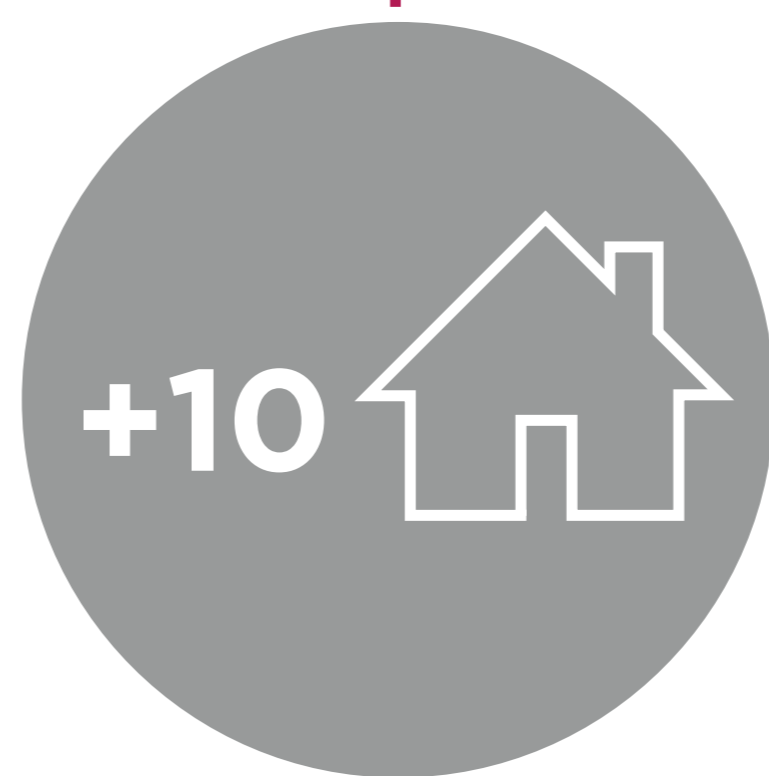
Reduced congestion/idling cars in School Lane.



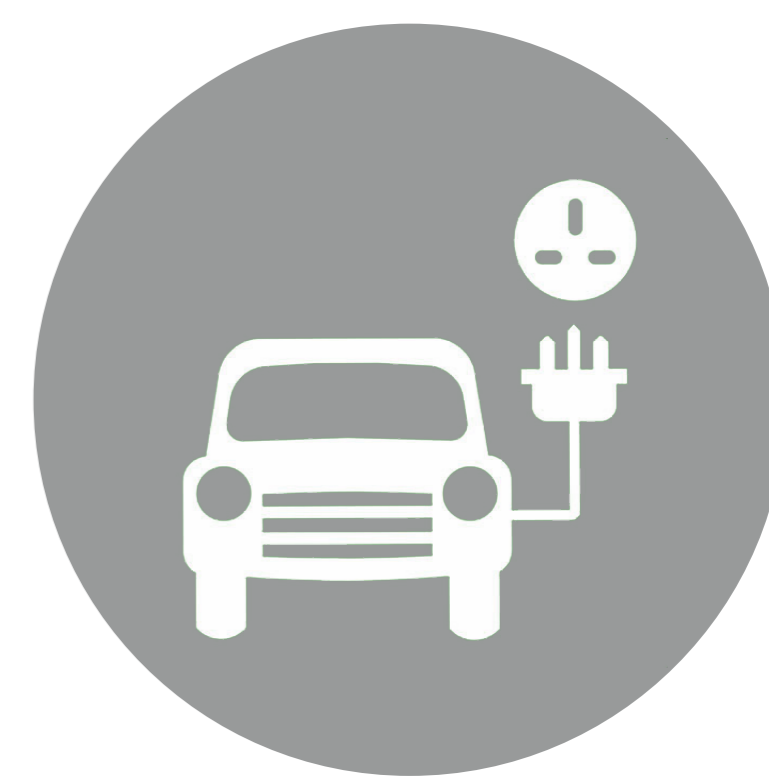
Exceeding building regulation requirements with a fabric first approach and use photovoltaic panels to all homes.



Landscape led layout.



Delivery of 10 affordable homes.



EV charging points for all dwellings.



Proposed Residential Development at Land at School Lane, Newington, Kent

The proposed development by Fernham Homes will comprise 25 new homes, including 10 affordable homes, as well the provision of a 20 space staff car park and a 20 space pupil pick-up/drop-off area for Newington C of E Primary School.

CONSTRUCTION PHASE

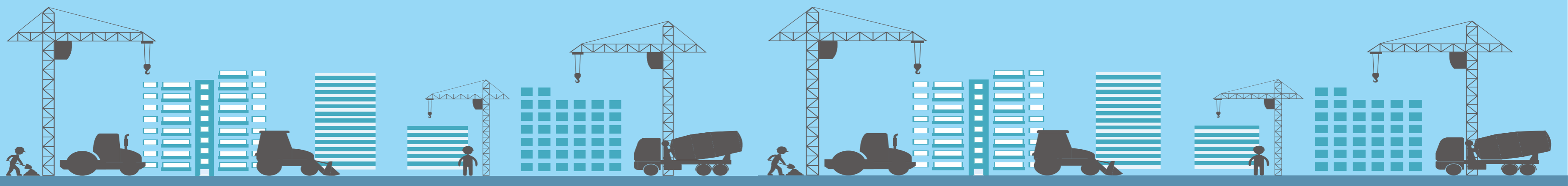
(Associated with delivery of the development over an 2 year construction period)

21 FTE
Local Jobs

£2.4m
Local Economic Output
Over Construction Period

31 FTE
Regional/ UK Jobs

£3.5m
Total Economic Output
Over Construction Period



OPERATIONAL PHASE

31 people

New resident population in employment

£484,000 per annum

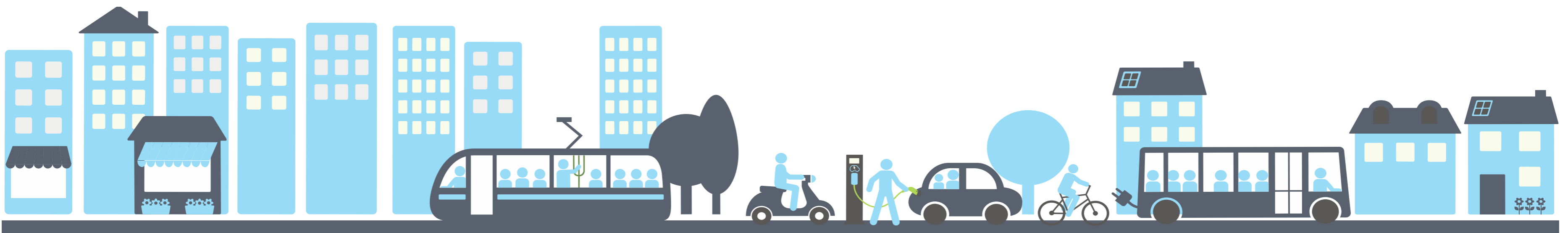
Residents Expenditure on Local Retail and Services

£1.2m per annum

Local Economic Output of New Residents

£1.8m per annum

Total Economic Output of New Residents



LOCAL AUTHORITY REVENUE

£50,000 per annum
Council Tax

£51,000 single payment
New Homes Bonus

Plus Section 106 financial contributions totalling approximately £400,000



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In summary, the benefits of the scheme are:

1. A unique opportunity to deliver much needed parking/drop off facilities for Newington CE Primary School
2. A policy compliant level of Affordable Housing (40%) with an identified delivery partner
3. A boost of 25 homes to SBC's housing supply
4. Significant financial contributions towards local infrastructure
5. Significant open space, green infrastructure and sustainable drainage systems
6. Biodiversity enhancements in excess of policy requirements
7. A high quality development of bespoke designed 2-4 bedroom homes with a locally reflective material palette
8. Significant benefits to the local economy

We believe that our proposals make the best use of the site and will deliver a scheme with substantial environmental, social and economic benefits.

We hope that you support your Officer's recommendation to approve this application and look forward to delivering this scheme that all stakeholders can be proud of.