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**NEWTON**

Inset Proposals Map No. 18

**1. INTRODUCTION**

- 1.1. This section contains the detailed planning background, policies and proposals for Newton. It should be read in conjunction with the general policies set out in Part One of the Local Plan which apply throughout the District.

**2. LOCATION**

- 2.1. The village is situated 5 miles north of Wisbech on the B1165 which links Wisbech to Spalding.

**3. HISTORY**

- 3.1. The village is a very rural community containing the impressive St. James' Church, and an 18th Century red brick rectory. The area was once renowned for its roses and orchards.

**4. POPULATION**

- 4.1. The population of Newton has risen steadily in recent years, from 450 in 1981 to 480 in 1986 and further to its current level of 500.
- 4.2. In mid 1990 the housing stock numbered some 171 dwellings.
- 4.3. Between mid 1986 and mid 1990 there were 18 housing completions in Newton.

**5. SERVICES AND FACILITIES****Shops and Associated Facilities**

- 5.1. The village has a reasonable level of services for its size, with a post office/shop, a church, two public houses, a village hall and a regular bus service.

**School**

- 5.2. There is now no primary school in Newton. Pupils use Kinderley CP School at Tydd St. Giles, two miles to the north.

**Public Open Space**

- 5.3. When compared with NPFA standards, Newton has adequate provision of Public Open Space which is provided by the former school playing field.

**Public Utilities**

- 5.4. The village has neither mains drainage nor surface water sewers.

**6. KEY FEATURES OF FORM AND CHARACTER**

- 6.1. Newton is typical of villages in the northern parishes in that it is rural in form with trees, hedges and open spaces playing a very important part in the visual character of the village. It is divided into two parts. The smaller western part, of some 55 dwellings, is based around the junction of Fen Road, Mill Lane and High Road. The eastern part of

some 100 dwellings is formed around the rectangle created by Rectory Road, Church Lane, Goodens Lane and High Road.

- 6.2. Development has occurred on a frontage basis, excepting the recent construction of Karrow Meadows.
- 6.3. 6.3 Between the two distinct parts of Newton is an attractive area of open frontages, high hedges and mature trees, giving way to views across the Fen and to attractive building groups.

## 7. DEVELOPMENT STRATEGY

### Constraints

- 7.1. Newton is small, has a limited service base and is somewhat isolated. It is also, in its rural setting, one of the most attractive of Fenland's villages. This coupled with the physical form of the village gives rise to few potential development sites beyond infill. Development of any of the areas beyond the strict physical confines of the village would be detrimental to the village's character.

### Commitments (1. 7. 90)

- 7.2. The village currently has planning permission for up to 48 additional dwellings. The principal site is:

	Hectares	(Acres)
North of Church Lane	0.6	(1.5)
off Colvile Road	0.54	(1.3)
Colvile School	0.22	(0.5)

- 7.3. The redevelopment of the Colvile Road Estate will show a net gain of 10 dwellings.

### Policy

- 7.4. Due to the village's size, its limited services and the restrictive nature of its form, it is proposed that Newton be designated a Group Settlement (Policy H9).

## 8. SETTLEMENT PROPOSALS

- 8.1. Part One of the Local Plan sets out the general policies and proposals for the District as a whole. This section puts forward the specific proposals for Newton.

### Housing Allocations

**NEW/H1 IT IS PROPOSED TO MAKE PROVISION FOR 50 DWELLINGS IN NEWTON IN ACCORDANCE WITH POLICY H10. THESE SITES, WHICH COMPRISE EXISTING PERMISSIONS ONLY, ARE SHOWN ON THE INSET PROPOSALS MAP.**

- 8.2. There are no new allocations.

### Development Area Boundary

- 8.3. The proposed Development Area Boundary for Newton is shown on the Inset Proposals Map attached. Development will not normally be allowed beyond the Development Area Boundary (Policy H3). This is particularly important along High Road between the two parts of the village. Development within the defined Development Area Boundary will be expected to comply with all other policies of the Plan.

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**Environment**

- 8.4. Areas within the Development Area Boundary, such as open spaces, wooded areas and gap sites which form an important part of the character of the village, will be protected under Policy E2.

