

LOCAL FACILITIES AND ‘COMMUNITY HUBS’

Local facilities and services to provide for the retail, community, leisure and education uses arising from the development will be arranged in ‘community hubs’ at the centre of the villages. Five in total, the community hubs will be designed as ‘places’ rather than individual buildings, and will be a focal point for community interaction at the centre of the communities that they serve, supporting a clustering of key community uses and facilities. They will be located along the primary movement network and well-served by public transport.

Each community hub will have a varying offer commensurate with the needs of the relevant village, the needs of surrounding communities and the function of the village within the development. The level of provision at each community hub will be designed to supplement and complement existing provision within Brogborough, Lidlington and Marston Moreteyne whilst also enhancing the range and quality of services and facilities available to those communities:

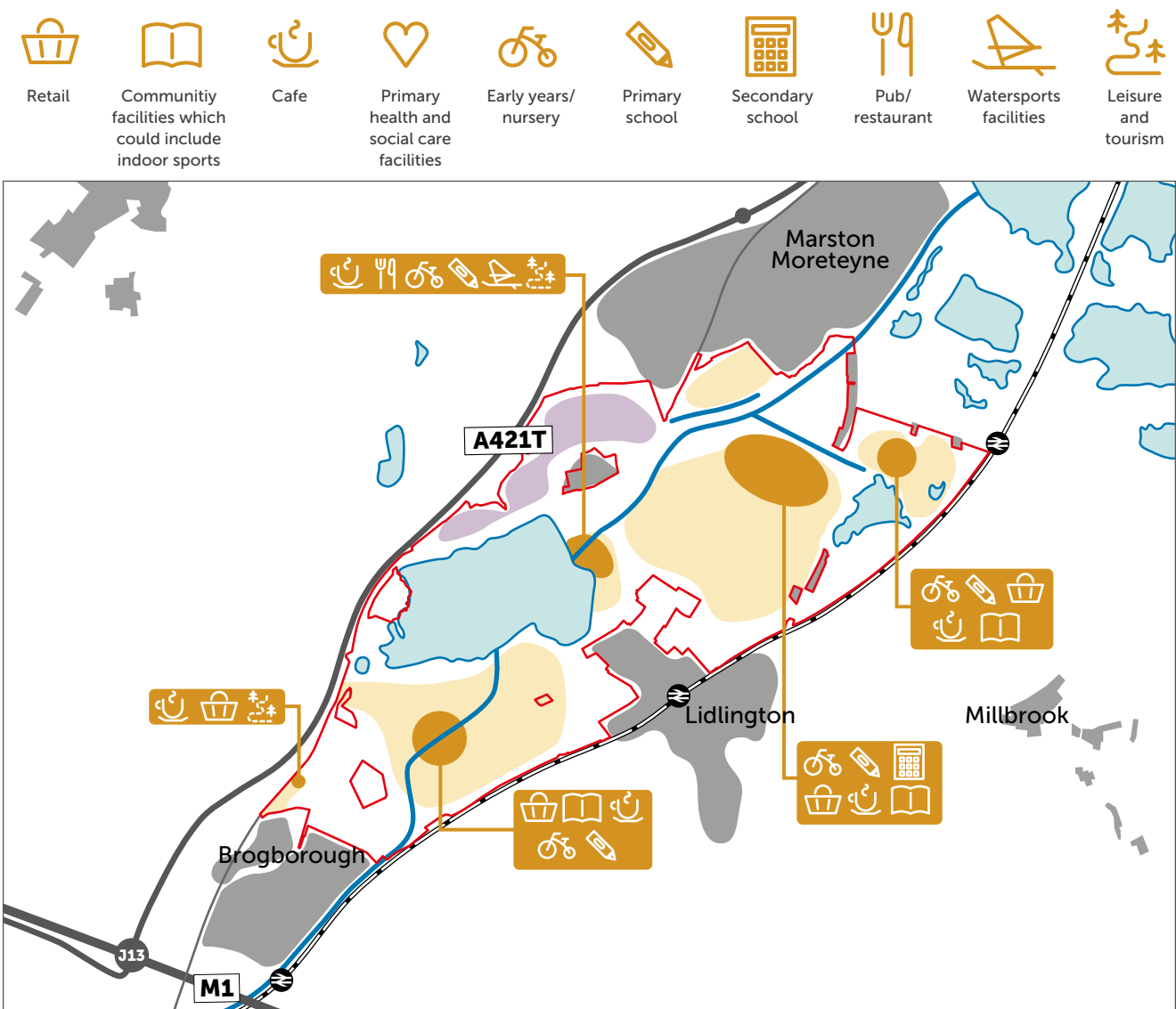


FIGURE 4.4: COMMUNITY HUBS AND INDICATIVE MIX OF FACILITIES

Community Hub: Civic Focus

The largest community hub with the greatest range of facilities will be at a central location within the development. It will have excellent walking, cycling and public transport links to serve all of the new villages and existing communities. Associated with new primary and secondary school provision, as a consequence it will have the most prominent civic function within the MVNV and will be the location for the main new retail and community facilities including new library provision and health care facilities. It will have high quality public open spaces and public realm, and the new buildings should have a frontage to a primary street to create a high street character. This civic hub will have the main food retail offer serving the MVNV and the wider community.

Community Hub: Leisure Focus

The unique setting and aspect of Brogborough Lake will become a focus for leisure and tourism activities in the MVNV and the B&MK Waterway. As such, the community hub at this location will include a mix of residential, leisure and recreational uses, benefitting from the waterside setting at the eastern shore of the lake and maximising the opportunity for outdoor activities.

It will be a key visitor location and a key node for access to the wider green and blue infrastructure network. The community hub at Brogborough Lake should offer safe access to the water for leisure, recreation and sports, with areas of new public realm that are integrated with pedestrian and cycle routes so that all of the villages have safe, direct and efficient access to it. Buildings in this location should have an exceptional architectural quality reflecting its importance to the MVNV as a signature location in the landscape, visible from the A421(T).

Community Hubs: Local Needs

Community hubs serving other new villages will have a more local offer with community facilities, leisure and retail offer serving the immediate needs of the villages. Where a primary school, nursery early years provision or a public house is to be located in a village, this should form part of the community hub.

A community hub at Brogborough could enhance the local offer and present the opportunity to provide small scale local retail or café/leisure uses which are associated with new access to the exceptional landscape which will be created at Brogborough Hill and the opportunity for interpretation of the Brogborough Roundhouse scheduled monument.