



Newton and Biggin Neighbourhood Plan – Scoping exercise. November 2023

The purpose of this exercise is to begin to identify the key issues that will feature within the Neighbourhood Plan for Newton and Biggin. It links the discussion to national and local policy to show what the neighbourhood plan can do to influence these issues as the plan evolves.

Issue	National Policy NPPF	Rugby Local Plan	Neighbourhood Plan	Newton and Biggin
Planning Policy Context	<p>Presumption in favour of sustainable development.</p>	<p>12,400 homes (620 per annum) and 110 ha employment land (6-8 ha per annum) needed across the Borough up to 2031.</p> <p>Some Rural Villages have residential allocations in the Local plan, including the Parish of Newton and Biggins which is the location of a strategic site for residential and employment development.</p>	<p>The Neighbourhood Plan needs to be in general conformity with the Local Plan and to have regard for the NPPF. It can add local detail (type; size; location of housing) within these broad strategies but cannot provide less than the minimum amount of housing required.</p>	<p>In the Local Plan, Newton and Biggin is categorised as a 'Rural Village'. The level of services within Rural Villages is more limited than that of Main Rural Settlements and as such the development strategy affords Rural Villages a greater restriction limiting new development to within existing settlement boundaries'.</p> <p>There is a Local Plan allocation at Coton Park East for 800 dwellings and 7.5 ha employment land.</p> <p>There is no further housing requirement for the Parish.</p> <p>Population 2021 - 1,273. 2011 - 572. 2001 - 134</p>

<p>Economy</p>	<p>Support for sustainable economic growth</p> <p>Sites should be released from employment use if not viable</p> <p>Promote customer choice in Town Centres</p> <p>Sequential test</p>	<p>110 ha of new employment land is required – mainly on the edge of the urban area.</p> <p>‘The economy will be strong and provide a range of high quality employment opportunities suitable for the whole community’.</p> <p>All employment land is to be retained.</p> <p>Employment not sought outside of Rugby Urban Area except in specific circumstances (expansion, gradual growth... Former Peugeot site included)</p>	<p>The Neighbourhood Plan provides an opportunity to influence the nature and type of future development to meet the needs of the local community.</p> <p>Existing sites can be protected from a change in use and the type and location of new employment determined.</p>	<p>What employment activities take place in the Parish? Pubs/shops/businesses?</p> <p>Increasing numbers of the community are likely to work from home work from home following Covid.</p> <p>What businesses run from home? 14.5% self-employment.</p> <p>Also high levels of retired people – 273 or 26%</p> <p>What is the appetite for business development to help meet a local need?</p>
<p>Community Facilities</p>	<p>Planning system to deliver social, recreational and cultural facilities.</p> <p>Need for high quality open spaces, protecting existing open space.</p> <p>Protection and enhancement of public open spaces.</p>	<p>The Local Plan seeks to protect existing community facilities and to encourage new facilities under certain circumstances.</p>	<p>The Neighbourhood Plan can consider if new facilities are needed and whether existing facilities should be safeguarded. It can prevent change of use to protect important local facilities such as pubs.</p> <p>Are more shops required? What sort? Where should they be located?</p>	<p>What community facilities exist locally?</p> <p>Is there a need for new or different community facilities?</p>
<p>Transport and access</p>	<p>Encouragement to reduce carbon emissions and congestion (30).</p> <p>Significant development to be located where movement is limited.</p>	<p>The Local Plan promotes the existence of a sustainable public transport system.</p> <p>Development will need to take into account the ability of future residents to access essential services, including public transport,</p>	<p>The Neighbourhood Plan can seek to address transport and access issues such as public transport, walking and cycling and the high dependency on the car. It can consider issues such as car parking and congestion and look at where existing road networks are</p>	<p>Speeding, parking, congestion – are these of concern? What about public transport? Are local facilities well connected? Do you wish to protect/enhance/extend footpaths/cycle ways/bridal paths etc.? Is there sufficient public car parking?</p>

	<p>Sustainable transport modes encouraged – cycling etc.</p> <p>Local authorities should seek to improve quality of parking to be convenient, safe and secure.</p>	<p>shops and appropriate health care facilities.</p> <p>Transport assessments needed for large scale developments.</p> <p>Sustainable modes of transport supported.</p>	<p>under pressure. The impact on road systems can help determine where any new development takes place.</p> <p>Improvements can be made to existing networks which can be funded by developer contributions arising from new developments.</p>	<p>Only 8.6% of the population do not own a car or van.</p> <p>36.4% of people work from home</p> <p>58% of people travel to work by car or van.</p>
<p>Housing and the Built Environment</p>	<p>Housing mix based on local need/demand.</p> <p>Development of gardens not favoured.</p> <p>Good design important to sustainable development.</p> <p>Heritage assets to be protected</p>	<p>Most new housing will take place in and around Rugby. Housing elsewhere will help to support rural infrastructure and services.</p> <p>‘All Borough residents will have the opportunity to live in decent homes that they can afford through the provision of a variety of housing that meets the needs of all sectors of the community’</p> <p>Supports specialised housing types for the older population. 20% affordable housing on brownfield, 30% on greenfield.</p> <p>The Local Plan will not generally allow for new-build housing to be provided outside the limits of any defined settlement</p> <p>Housing mix to meet a local need</p>	<p>The Neighbourhood Plan can help determine the housing mix locally for any new housing; can specify details relating to affordable housing to ensure local need is met; can specify design criteria and can seek to protect and enhance the design and setting of the historic environment, protecting important local buildings.</p> <p>Preferred sites to accommodate new development can be selected.</p>	<p>Does the community wish to identify sites for development? This will secure additional powers for the NP in certain circumstances. (Rugby has a 5.6 year land supply as at 1.4.23)</p> <p>What about housing mix? Are homes for elderly people needed? Smaller houses for young families? What about affordable housing?</p> <p>31% of dwellings are 4 bed or larger. 38% are detached. Nearly 69% of households own their own property (with or without a mortgage). 9.5% of people live in affordable housing.</p> <p>Newton and Biggin has an ageing population</p> <p>The NP can influence design, affordable housing policies including having a local connection, housing mix and windfall.</p>

<p>Natural and Historic Environment</p>	<p>Planning system should contribute to/enhance the natural environment</p> <p>Brownfield land to be prioritised.</p> <p>Biodiversity to be conserved/enhanced</p> <p>Identification of Local Green Space.</p>	<p>Seeks to enhance the green infrastructure network</p> <p>Balance between support for green energy and environmental protections.</p> <p>The Local Plan seeks to protect the historic environment.</p>	<p>The Neighbourhood Plan will consider how it can protect and enhance the character and biodiversity of the countryside.</p> <p>What open spaces should be protected? What features should be required in new developments? How can development and actions contribute to sustainability issues such as air pollution, climate change and water quality?</p>	<p>What Local Green Space does the community wish to protect from development? Needs to be special and have other characteristics such as its beauty; tranquility; proximity to village; size; access arrangements; historical significance etc.....</p> <p>Do you wish to build environmental features into the NP? Biodiversity? Important views? Renewable energy infrastructure? Area of separation?</p> <p>There are four listed buildings in the Parish.</p> <ul style="list-style-type: none"> • Dow Bridge • Home Farmhouse & Stable block • Shelter shed • Stag and Pheasant Pub <p>Do you want to add to this with a 'local list' of important buildings or structures?</p> <p>There is a settlement boundary around the village of Newton.</p>
--	--	--	---	---

