

**NOTES OF MEETING OF NEWTON AND BIGGIN NEIGHBOURHOOD PLAN ADVISORY COMMITTEE (NBNPAC).**  
**Tuesday 1<sup>st</sup> April 2025 Newton Village Hall.**

**1. Welcomes and apologies**

**Present (x 17):**

Ian Davis; Rick Crane; Anne Davis; Andy Newnham; Bob Threadgold; Gary Kirk; John Martin; Gordon Coates; Chris Wildig; Sarah Sturdee; Trevor Hawley; Julie Hawley; Ben Wyan; Kamal Mehta; Rebecca Barry  
Rob Barnes – Planning Prospects; Greg – Panattoni

**Apologies:**

None

**2. Declaration of Interest.**

All residents of the Parish have an interest in the Plan.

**3. Minutes of meeting held on 31 July 2024**

- a) **Accuracy** - Minutes were not reviewed due to the amount of time elapsed since last full committee meeting.

**4. Introduction by Rob Barnes – Planning Prospects.**

Rob introduced himself (Planning Prospects) and a representative, Greg, from the client Panattoni, working with AC Lloyd. It was explained that representations will be made to the Local Plan consultation in support of employment at Coton East rather than residential. A planning application will be submitted with green areas respected, and a meeting is being held with RBC on Thursday.

Ian mentioned the height of potential buildings as AECOM report detailed the ‘stepping down’ of heights. The report will be forwarded to Rob Barnes.

Ian also mentioned the proposed Gypsy and Traveller sites, and Greg confirmed that the views of Panattoni are aligned with the committee’s. Rob confirmed that the proposed location was being challenged as inappropriate.

It was mentioned that there is a triangle of land in the emerging Neighbourhood Plan (NP), marked as potential open space, and that the developer could possibly work together with the committee on a community use for this.

**5. Draft Neighbourhood Plan**

It was noted that the draft NP was written before the draft Local Plan (LP) and this will need to be acknowledged in the NP. The NP is likely to be adopted before the LP.

a) **Any omissions / changes?**

A few typos and suggestions around uniformity were passed to Gary via email ahead of the meeting. Kamal questioned the paragraph on page 7 that quotes the 2021 census data around 3-bedroom houses/affordable and social housing as this does not reflect today’s position. Gary agreed to look for more up to date sources but explained that comparable data for Rugby won’t be available. It may be possible to add some commentary to say how many of these types of properties have been built since 2021. Kamal will get some data and send to Gary.

b) **Do we want to add sections on heritage assets and renewables?**

HERITAGE ASSETS – Gary explained that these would be buildings that are not listed but may want to be included in the NP due to their significance, such as The Good Shepherd. Identifying these assets is a big job that YourLocale cannot undertake as it requires local knowledge.

It was agreed not to progress this part of the plan and perhaps cover as part of the next review of the plan.

RENEWABLE ENERGY – Gary and John explained that that the LP has addressed this with no areas identified in the parish, which gives some protection. If Newton is considering a favourable response to producing energy via solar / turbines, then a possible area by the M6 could be explored as acceptable.

It was agreed to capture public opinion at the next open event and collate responses. Use a format such as the 'dot exercise'.

## 6. Future Actions

- a) **Funding** – Not covered
- b) **Next stage – in particular how to avoid confusion in the public mind re Rugby Local Plan and Neighbourhood Plan?**

Ian asked how / when should the committee proceed and whether it would be better to wait until after the RBC LP Consultation which closes on 19<sup>th</sup> May. It was agreed to hold the next open event in June, with Sunday 22<sup>nd</sup> June suggested. The format of last year's open event will be replicated. The exhibition will also show the proposed policies and ask for a tick or cross plus any comments.

It was noted that there is still value in producing the NP even with the new LP (LP trumps a NP). What a NP CAN do is to shape a development with views / styles etc. Development can't be stopped by a NP but it can shape it. For example, if a NP suggests a need for bungalows, then RBC should take this into account.

It was also explained that a large benefit from a NP is the increase in CIL funds (Community Infrastructure Levy). CIL is a fixed amount per square metre which RBC has approved at £160 per m2. This equates to approx. £20k per average house. If there is no NP in place, then a Parish Council gets 15% of this with a cap. However, if a NP is in place, then this increases to 25% with no cap. These funds can be held for up to 5 years.

Meeting closed at 8:00pm

**Date of future meeting (s) – Open event provisionally agreed for Sunday 22<sup>nd</sup> June from 12pm to 3pm.**

### Summary of Next Steps

|   |               |       |
|---|---------------|-------|
| Pass a copy of the AECOM design code report to Rob Barnes.  | Rebecca / Ian | ASAP  |
| Review Village Hall availability for open event – suggest Sunday 22 <sup>nd</sup> June 12-3.  | Ian           | ASAP  |
| At the open event – include a 'dot exercise' for potential locations for renewable energy sources such as solar / turbines (promote the area by the M6) | Gary          | June  |
| Look for more up to date sources around housing (especially 3 bed terraced / affordable housing) since the 2021 census.                                 | Gary          | April |
| Send some up-to-date housing information around the above point to Gary.  | Kamal         | April |
| Send any further comments on the draft plan to Gary   | All           | April |
| Make proposed changes to the draft NP - email from Rebecca and any data sent by Kamal   | Gary          | May   |
| Draft a leaflet for the open event.   | Gary          | April |