

Summary of Questions or Comments from the Extra Ordinary Parish Council Meeting on the 10th of April 2025

Newton Manor lane – Proposed development of 240 houses

General comments from the Chair

The developer is Clarion and the number of houses is relatively small for the size of the site. Substantial wildlife areas are planned, with extending the Great Central Way and also allotments, community orchards and play areas.

There appear to be two access points off Newton Manor Lane.

Questions / Comments.

For context, how many houses have been built at Coton Park? – 1,500.

Planning permission has already been granted for 475 houses in Coton Park East so why is this being changed to Employment and the 240 houses being proposed at Newton Manor Lane? Why aren't RBC using the 475 house site at Coton instead?

The St Thomas Cross junction would need significant investment with infrastructure to deal with traffic issues, lack of footpaths and issues with flooding. If development happens then changes to St Thomas Cross junction must be done.

It was noted that developers are not responsible for dealing with existing problems only for mitigating them.

For context, how many houses have been built at Ellis Gardens? – 42.

Is it worth only objecting to the things that have a real impact? Consider stating that a development is opposed, but if it does go ahead, then then x,y,z etc improvements should be considered.

Difference between small and large developments was explained at the Clifton briefing and more affordable houses are generally possible with small developments.

Shared ownership properties can be problematic in the long term and become difficult to re-sell.

Secondary School

General comments from the Chair

The last Local Plan included a site for a secondary school in Coton Park East. At that time Warwickshire County Council (WCC) was not sure that it was required. The inspector then allocated the site for two years only whilst a decision was made. WCC confirmed it was not required and therefore the site was lost.

However, the site is still there and available.

The Chair has raised with WCC, RBC and the landowner that the site is still there, so why not reallocate? No answer has been received yet; however all parties are discussing.

WCC have now confirmed that a secondary school is required, hence RBC allocating a site in the draft Local Plan.

The school will not receive government funding for the build, instead this will be funded from WCC or section 106 agreement funds, where every development in the Local Plan will have to contribute to this school. Approximate cost £40 million.

RBC confirm that the proposed site on Newton Manor Lane has challenges (the land is not flat; has access and connectivity issues; electricity cables run overhead; medieval ridge and furrow and Cemex slurry pipe running underneath the site).

Questions / Comments.

Section 106 funds would be used from all sites in the plan to fund the school.

What has happened to the approved school site at Coton and why have things changed?

A secondary school is needed and welcomed; however the Newton Manor Lane / St. Thomas Cross location is not suitable. Why not reinstate the original site that was allocated in Coton Park East?

Currently children from Coton Park cannot get school places at either Avon Valley or Houlton and may have to travel as far as Bilton.

If an objection is being made to the proposed secondary school, it is worth mentioning the possible unforeseen / unpredictable costs that may arise.

If the secondary school does not go ahead on Newton Manor Lane, what will happen to that land instead? Could further houses be built?

Could the school and housing plans be switched the other way round?

It was noted that the potential tax per property would benefit the community with the Community Infrastructure Levy (CIL) which the Chair explained. (This tax could be reduced for affordable housing however.)

Hillcrest Farm

General comments from the Chair

The Chair explained the mistake in the original plan which has now been corrected. The proposed site is much smaller – just the old farm buildings site.

Questions / Comments.

It was clarified that the existing garage buildings are retained.

Concerns were raised about the access and also the aesthetics with trees and hedges being retained and any footway should be behind the trees.

Traffic calming measures should be requested from the Five Arches to The Leys.

The public footpath has to be retained.

Coton Park East – Employment

General comments from the Chair

Original planning permission for residential 475 homes now seeking to change to employment use due to little interest from house builders.

The chair has had discussions with the landowner and developer and there is potential for some community open space next to the great central way.

Questions / Comments.

It was noted that large units would need to then step down to smaller units, however previously small units have had no interest and subsequently had permission changed to large units – could this happen again?

It was noted that some existing employment units have to bus in staff from Birmingham which suggests employment would not be local people.

A concern was raised about the visual impact to Newton as you access the village from the A5 as the proposed new sheds would be very close to this road, and also an issue with light pollution.

A suggestion was made about the possibility of asking for infrastructure improvements such as access over the A5 and M6. Consider green space usage across the A5.

It was asked how a Gypsy and Travellers site could affect nature.

Lorry parking was discussed, but we are unsure what that looks like yet. This would potentially be welcomed to avoid the current issues with lack of facilities.

Is it too late to change the Coton site from employment back to residential?

Other General Comments / Questions

Should local parish councils and groups coordinate their responses or consider this at the next stage of the consultation in 2026?

Can the parish council and Coton Park Residents Association coordinate their responses? Can Kamal facilitate this?