



---

# Newton and Biggin

## Neighbourhood Plan Consultation Summary

14 July 2024

## Introduction

Newton and Biggin Parish Council Neighbourhood Plan Advisory Committee organised a drop-in event on Neighbourhood Planning at the Memorial Hall which was held on Sunday 14 July 2024 between 12:00 pm and 2:30 pm.

The aim of the event was to help engage the community in the Neighbourhood Plan and to seek comments on the emerging topics – including important open spaces and environment; community facilities and amenities; housing and design; transport and employment.

The drop-in event was promoted through posters, social media, leaflets and through word of mouth.

In total, 50 people attended the event.

## Format of Event

Attendees were welcomed on arrival and asked to complete a contact sheet or to tick a box to record their attendance. The arrangements for the day were explained.

The first displays introduced neighbourhood planning and described the process that is being followed by the Parish Council. Copies of explanatory booklets were available for reference and copies of finalised Neighbourhood Plans from other parishes were available for people to read as they walked around the displays. Maps supplied by Rugby Borough Council were on display.

## Consultation on key issues

A series of display boards were spread across the room, each of which focused on a different topic related to planning and development, including:

- ✓ Housing – mix, design, location and heritage
- ✓ Environment – existing designations and Local Green Space criteria
- ✓ Transport
- ✓ Employment
- ✓ Community Facilities

People were invited to read the displays and the information available and to make comment on

## NEWTON AND BIGGIN (including COTON PARK) Neighbourhood Plan



Newton & Biggin Parish Council is preparing a Neighbourhood Plan for the whole parish **which includes parts of Coton Park**. A Neighbourhood Plan gives local residents a measure of control over issues like new developments and protecting open spaces and rural areas. Work is at an early stage and the Drop-In will give you a chance to shape the Plan. Come and share your views!

### OPEN DROP-IN EVENT

Date Sunday 14 July 2024 Time 12:00 – 2:30 pm  
Venue Village Hall, Silver Street, Newton, CV23 0DU

Come and talk to us about the future of the Parish:

- What environmental areas should be protected?
- Is further housing needed in Newton village to meet a local need? Where should it go? What should it look like?
- What other facilities are needed?
- What about highways and public transport?

**Look out for the Neighbourhood Plan Questionnaire – coming soon!**

'post-it' notes.

In addition, people were invited to identify open spaces which are important to them by placing up to 3 green marks on a map of the parish which they value for views: and up to 3 blue marks on areas good for recreation. A similar exercise invited people to indicate where they would not welcome new housing, and where residential development would be acceptable.

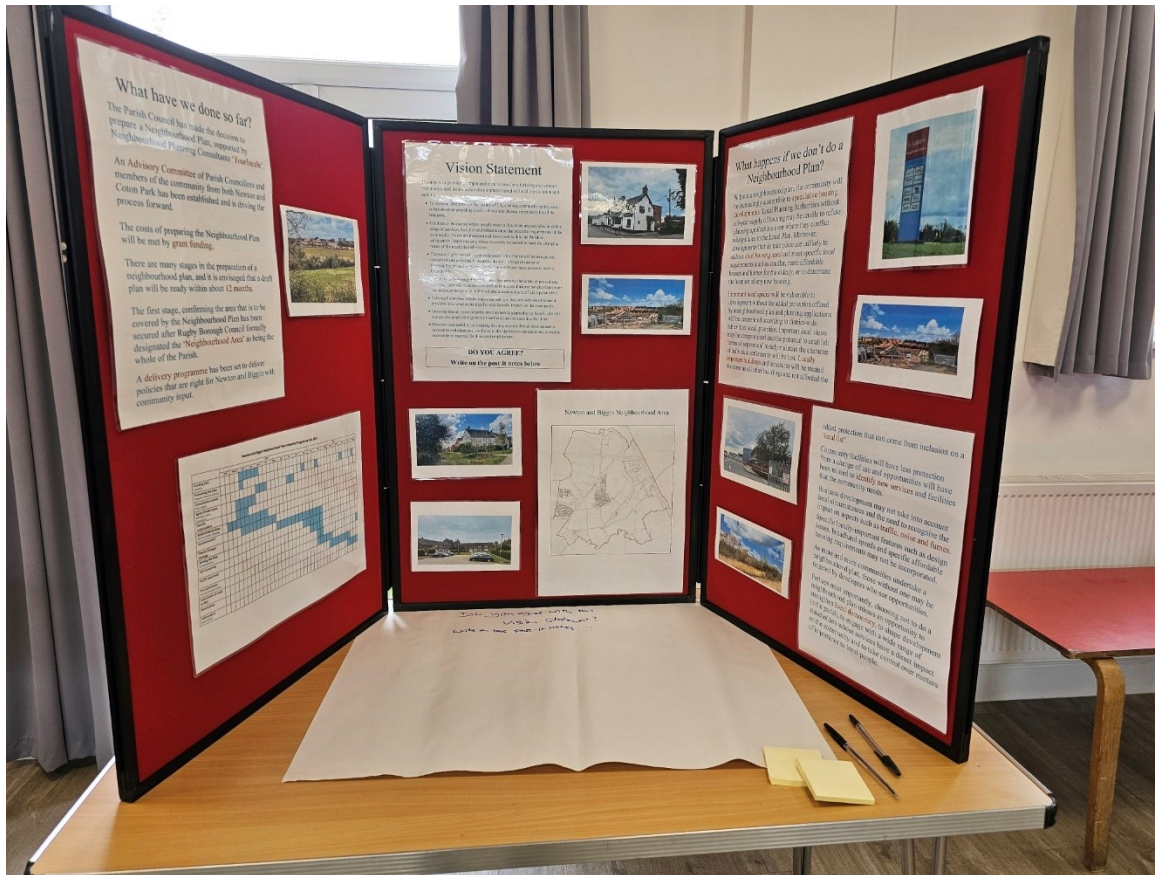
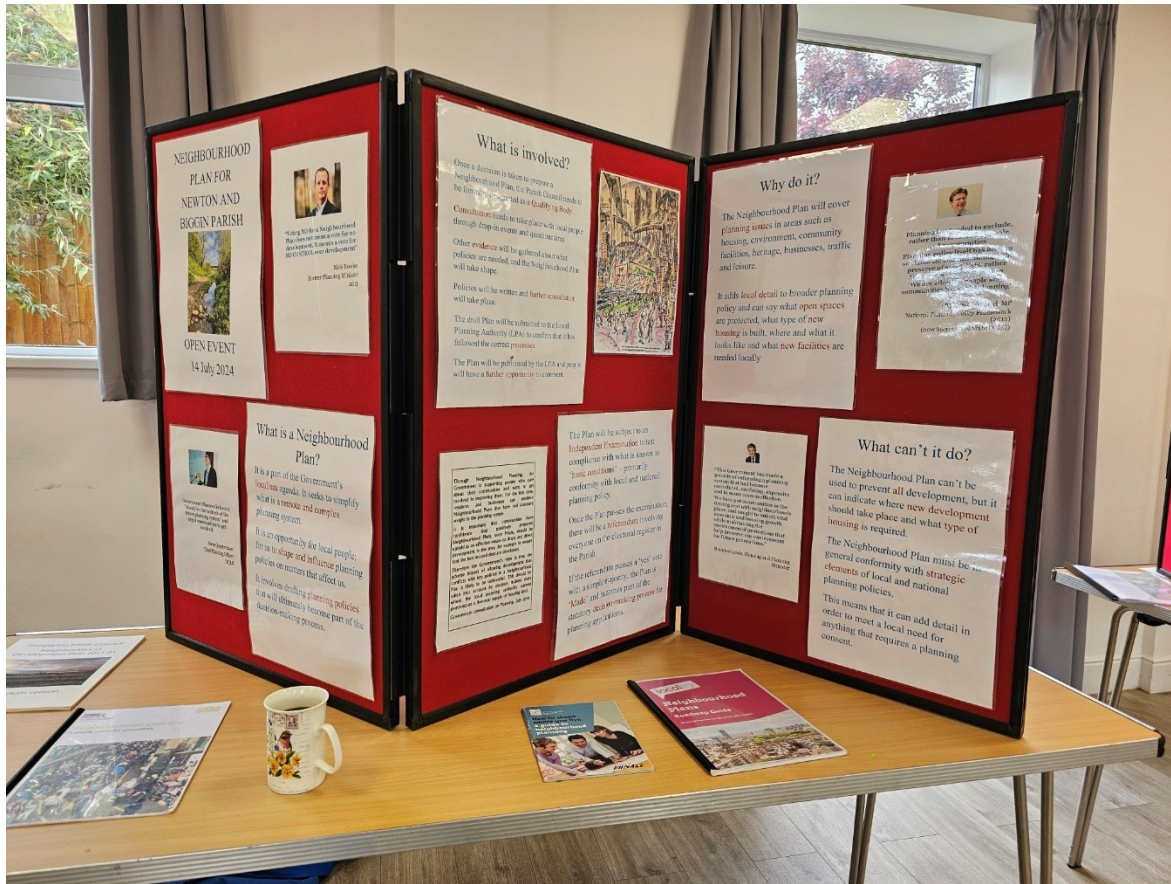
House designs were shown in a separate display and residents were invited to comment on what they liked and did not like about the design features.

## Display Boards

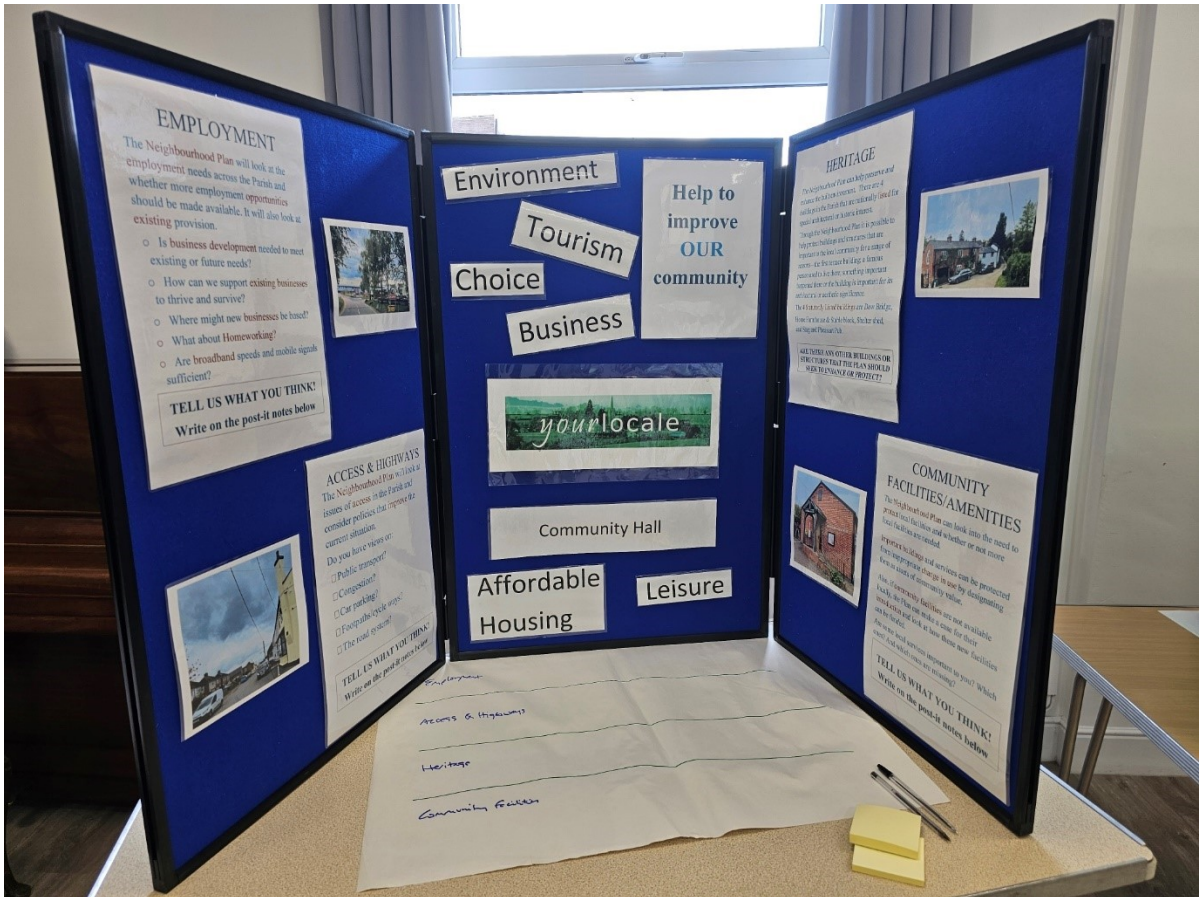
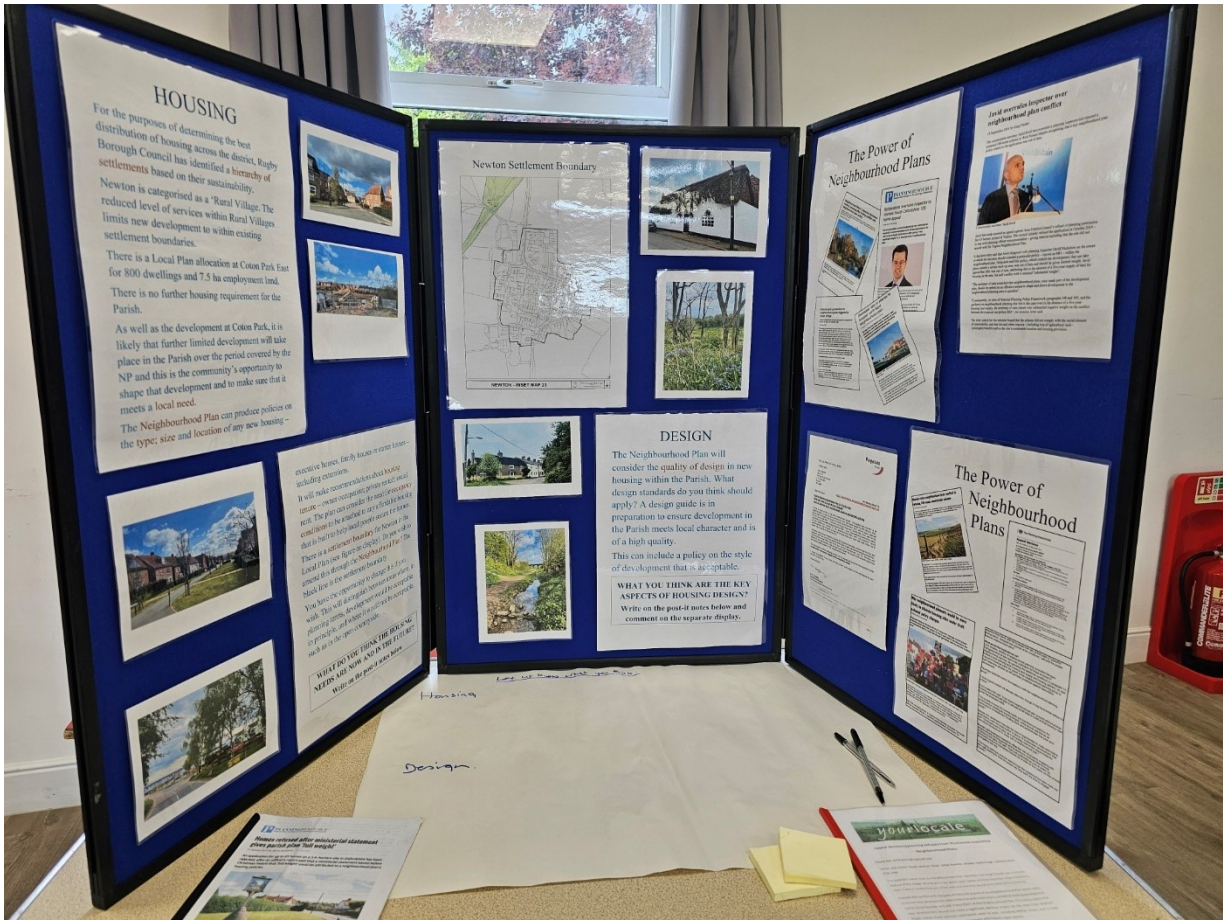
The following pages give a sample of the boards that were on display at the event. The boards posed questions which people were invited to comment on.



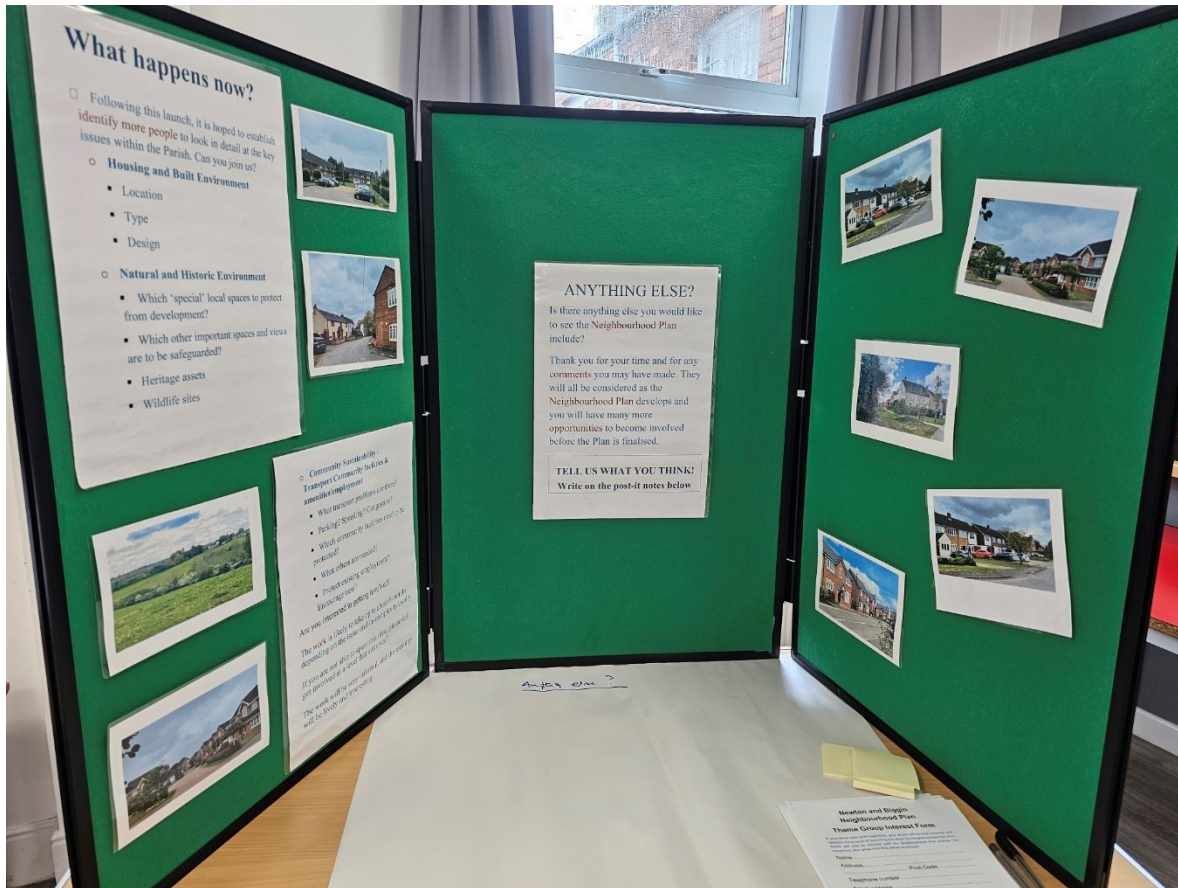
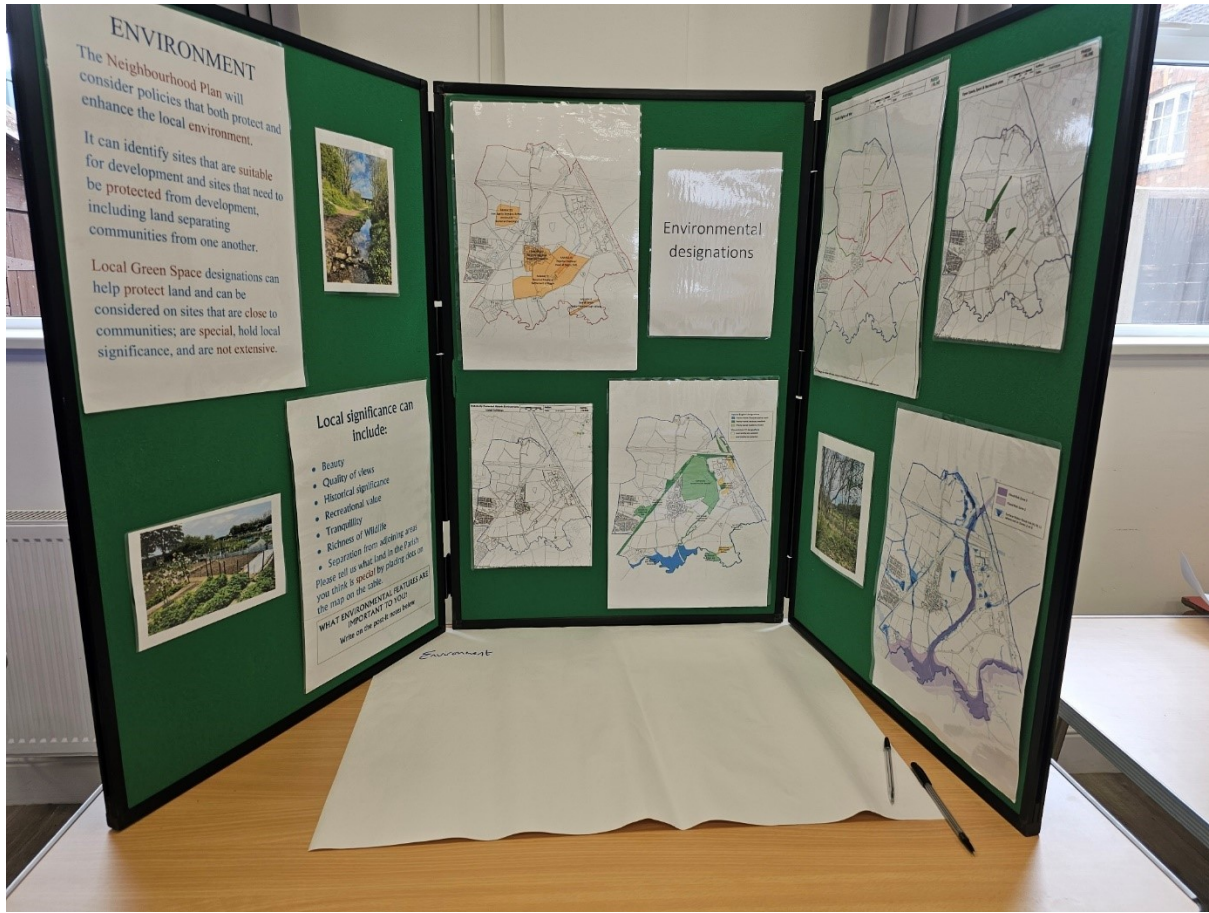




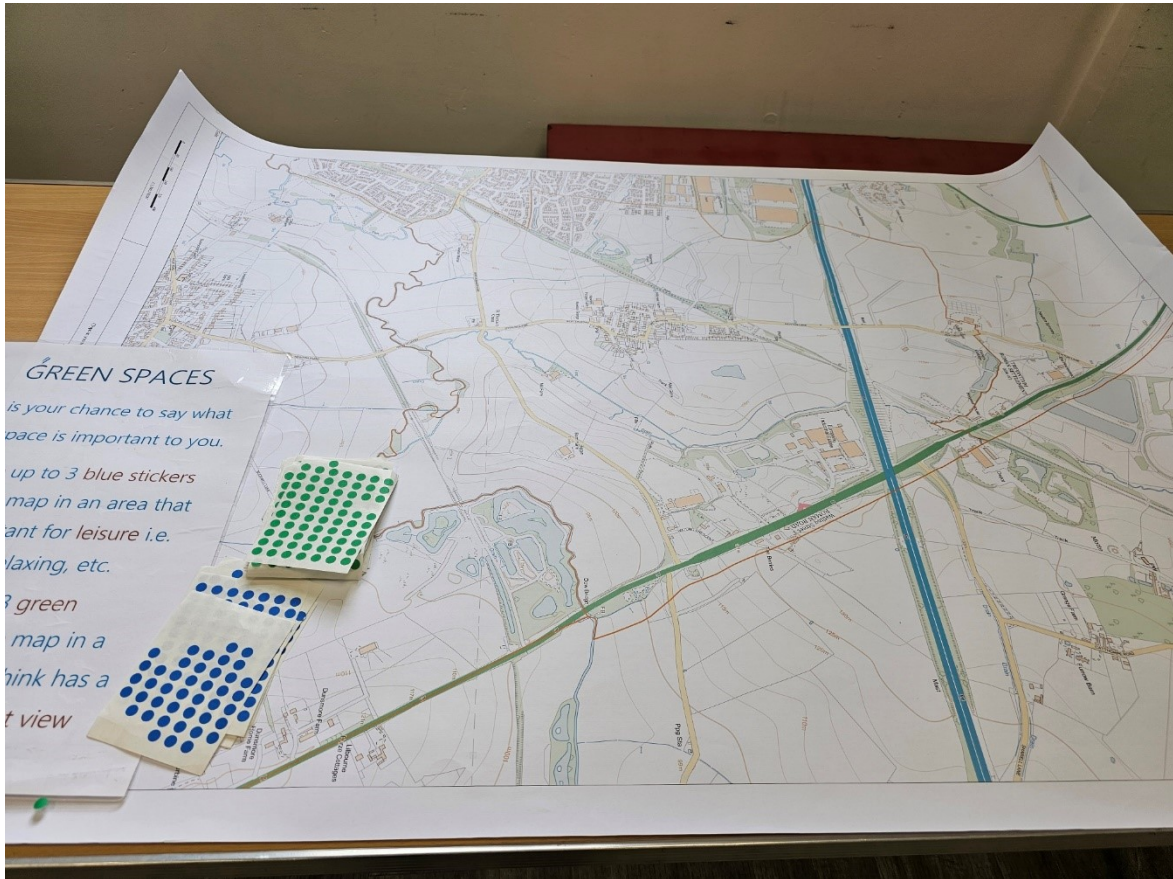


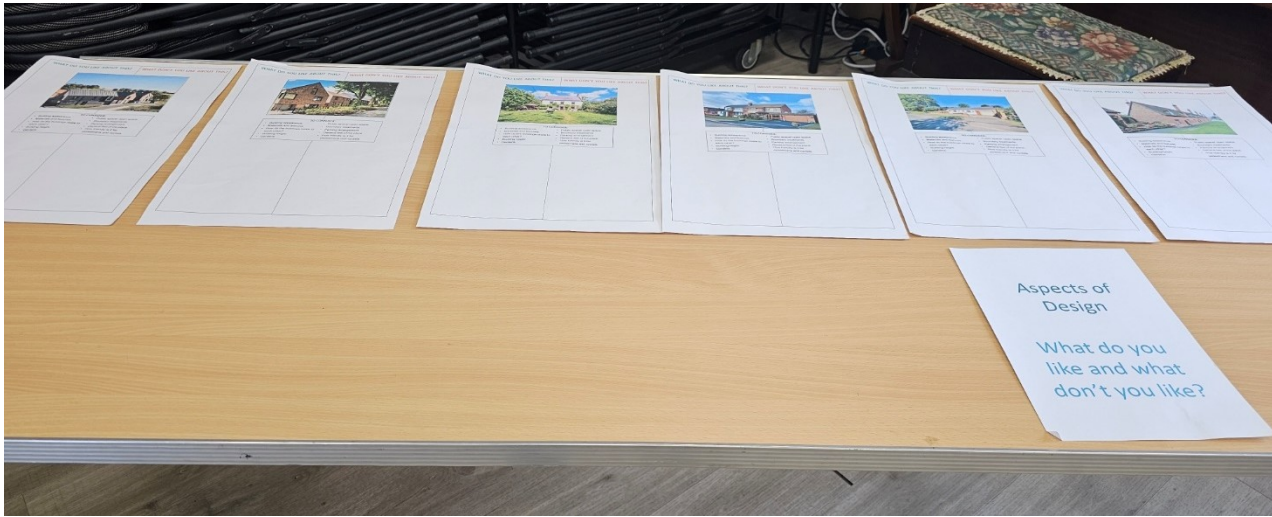












Having read the displays, attendees were asked to comment on each topic using post-it notes and to place them on flip-chart paper alongside each display. These are the comments that were made:

#### VISION:

- Slow down traffic through the village.
- Good vision statement.
- Environmental impact? Renewable energy?
- Traffic calming.
- Protect open spaces
- Vision statement mentions safety of pedestrians – this needs to include wheelchair users, mobility scooter, pushchairs etc. i.e. pavements need to be passable/useable.
- Control of street parking to ensure pavements not obstructed for wheelchair users, prams etc.
- Reduction of through traffic.
- Plant trees and have open green spaces. Not a concrete vista.

#### Housing.

- Ells Gardens is not shown on the Newton Settlement Boundary map so should be added.
- Prevent HMO without parking etc.
- Variety of house shapes so not all same. Curves in road. Shrubs, trees, parks and local shop, café.
- When will the building companies be held to their responsibility to build schools?
- Good no further housing requirement as would lose rural/community feel of village – the reason people love living here.
- Recent Persimmon Estate looks poorly made – most of Coton Park is prettier.
- Housing should only be considered alongside suitable infrastructure – GPs, Schools etc.

People were invited to place a red dot where housing was not wanted, and a green dot where housing would be suitable. The results are as follows:



# Newton



# Coton Park



## Design

- Quality design with modern renewables incorporated in designs that fit with existing.
- Adequate parking, especially off-road, for any new housing, including consideration of the fact most households now have more than one car and modern cars are much larger than previously.
- A large park a la Caldecott.
- Café/coffee shop. Probably Coton Park.
- Retirement flats.
- Housing for older people.

## Employment

- No more industrial-type units. Stay rural.
- Small shop
- Cafe/coffee shop
- Cafe/local shop. Facilities around disused railway either Newton or Coton Park end.

## Access and highways.

- Walking route over/under M1 to link disused railway line to Catthorpe.
- Change St Thomas Cross junction to 'STOP' from Newton Manor Lane.
- Main St is a rat-run through the village! Road humps required to slow traffic.
- Need lit paved footpath to Coton Park for School, Aldi, shops etc.
- Pavement parking stops wheelchair/mobility scooter users and pushchairs.
- Too much parking on paths.
- St Thomas Cross junction is dangerous.
- Public footpath under Great Central, past warehouses, under M6 (underpass) to Coton House to be maintained. All public rights of way to be made accessible for walkers/riders/cyclists.
- At St Thomas Cross Junction. It needs a stop sign. Not a Give Way.
- Awful parking issues.
- St Thomas Cross junction – dangerous.
- Parking on corners preventing clear view of oncoming traffic.
- St Thomas junction – still no improvement – needs more.
- St Thomas Cross junction needs clearer signposting of give way. Sadly there will always be bad drivers (1 agreed).

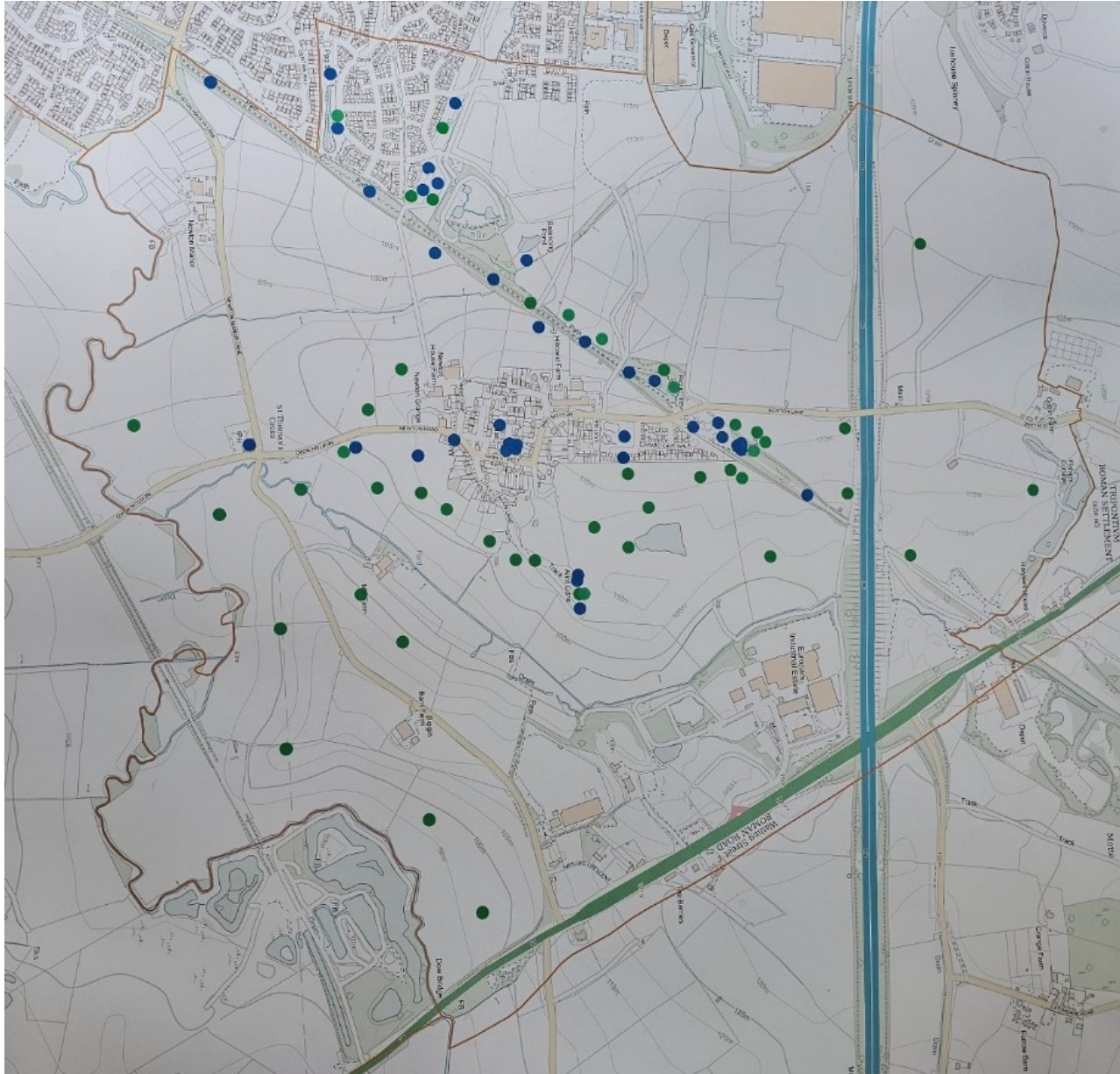
## Environment

- Newton has already lost a green area used for village activities. Please maintain what we have left! Maybe identify a new 'village green' option?
- Protect the green areas for wildlife etc.
- Protect the Newton newts!
- The village has lost most of its green space over the years to housing. There is nowhere for village events/festivals. Maintain what we have left.



- Protect the green space to the south and west and south east of LWS SP5715. Cotton Park Pool.
- Protect and maintain disuse railway and surrounding balancing ponds.
- The land off the allotments towards the Mill Farm – precious wetlands, plants and wildlife.
- Protect/develop historical sites.

People were invited to place 3 green dots in areas where there are good views, and e blue dots in areas good for recreation.



## Heritage

- Village ownership of pub?
- Move utilities underground to improve visuals of village
- The Church should be protected/used/community space.

## Community facilities

- Community space in Coton Park
- Improve bus service and timetable in bus shelter.
- Better bus service.
- Ensure public transport is sustained in Coton Park.
- Good public transport flow through Coton Park.
- Bus service.
- Protect the pub. Community based.
- Protect the pub.
- Protect Community Hall.
- Secondary School.
- Fibre to property.
- A bus service that works!
- Internet needs improving in Coton Park.

## Anything else

- Schooling! Especially secondary school.
- Slow down traffic into village. Old phone box corner drivers cut the corner.
- Utilities such as broadband, renewables.
- Leave the village as a village.
- Keep the village feel!
- No footpaths for children and families along Newton Lane to ride bicycles to Great Central Way parks and shops/community facilities.
- All new planning should only be passed with renewable energy.
- Here's hoping that this 'plan' will ensure the voice of the village is heard!
- Schooling!
- When will someone grow a pair and hold the builders accountable for their requirement to build schools?
- Mini roundabout at St Thomas Cross.
- Keep the community feel of a village not Brownsover/Coton Park/Houlton etc.
- Newton Manor Lane and St Thomas junction speed signs st lights.
- Medical facilities/doctors @ Coton Park?



A table had different house designs on it and people were asked to comment on what they liked and didn't like about the design features. The comments received are as follows:

### General

Everyone needs outside space.

Need more renewable energy generation – none of these show solar panels, heat pumps etc.



### Like

Nice for a village

Beautiful, but no parking available.

In keeping with village

Look in keeping

Attractive, gentle density.

### Dislike

Attractive appearance but are they well planned?

Open public space



### Like

Bungalow

Need more single storey/Accessible housing to meet needs  
Bungalows good but look dated.

### Dislike

Appropriate for older villages.





### Like

Parking facility  
Smart shapes and parking off street

### Dislike

Asphalt drive is not very green  
Dated. Boring.  
Looks like housing development!



### Like

Gardens to promote wildlife/ecology

We need to protect Newton Newts!

Need good gardens

In keeping with village location. Family sized garden will still be standing in 10 years time.

Garden space.

Nice villagey green space.

Pretty and not for multiple builds so would suit

### Dislike

Unrealistic in todays environment





Like

Dislike

- Definite 'pack'em in' feel. Impersonal.
- Dated.
- Unattractive.
- Unsightly factory looking.
- Too modern.



**Like**

Eco friendly.

**Dislike**

Needs to be more 'rustic' in keeping with the village.

Dislike grey tin design.

Too modern.

Not enough parking for cars.

Don't fit in (11 person agrees)

Would not fit in at Newton.

Will look dated very quickly. Modern quick build techniques mean generally poor quality.

Garden areas usually too small.

Interesting but not attractive – out of place in village setting



## Summary of comments.

This was a very successful event with a very high level of attendance and a positive and engaging atmosphere. People made very considered and thoughtful comments and there is clearly a lot of passion for the community and people are invested in helping to ensure that Newton and Biggin thrives into the future.

There was no opposition for the draft Vision Statement. Themes that were elaborated on throughout the consultation emerged here – the importance of the environment, concern for traffic-related issues and the importance of considering the needs of people with disabilities.

The need for a high quality of design was featured in responses in the design section, as well as the need for adequate parking and housing for older people.

In the section on heritage there was support for protecting the Church, and the need to consider the village ownership of the pub.

The housing section included comments supporting a variety of house shapes and highlighted the need for infrastructure to match. The need to update the settlement boundary was stressed.

The importance of the community facilities was referenced by many contributors including the need to improve the bus service and to protect the pub. Improvements to internet speeds was referenced.

The need to protect green areas was a feature of comments in the environment section and specific areas for protection were identified.

Footpaths featured heavily in the section on access and highways. Problems with the St Thomas Cross Junction were commented on by many, as was the issue of poor parking.

In the section on employment, comments were made supporting the introduction of a shop/café, and a plea was made for the parish to stay rural.

Images from the event are shown on the following pages.













