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6th September 2019

Redrow Homes' Variation to Outline Planning Application: Update following September Parish Council meeting

Our thanks to those of you who visited the ATC Building on 31st August and 3rd September to view Redrow's revised plans and take the opportunity to raise matters of interest with Parish Councillors.

As previously communicated, Newton Parish Council was granted a short extension to the original response deadline enabling us to debate the changes and make decisions at our first formal meeting after the summer recess which took place as scheduled earlier this week. Therefore our collective response will be submitted and available online via RBC's online planning portal on or before **Friday 6th September**.

Specific detail (including landscaping designs, housing layout and build type, discussions relating to the proposed Community Centre, retail space and other areas) will follow as part of Reserve Matters. This is standard practice for planning applications.

Significant Matters of Concern

As anticipated at this early stage, concerns raised by both councillors and residents relate primarily to removal of both the bus gate and 87 mature trees with current Tree Protection Orders (TPOs).

Councillors would therefore like to summarise the decisions made at full council this week and their rationale relating to these two key topics as follows:

Removal of the Bus Gate:

The Parish Council is largely supportive of its removal to allow traffic from all parts of Newton to easily access the proposed new and much-awaited shared amenities and encourage a more cohesive 'One Newton' community.

However, the consequential impact on traffic and notably, the structure and surface water drains on Wellington Avenue, without robust assurance and timely investment by both the developer and those in authority is considered unacceptable.

It is well-known that Wellington Avenue was not constructed to withstand the current and predicted traffic levels and whilst its maintenance is primarily the responsibility of Notts County Council and Highways, the existing surface water drains were never adopted by Severn Trent

Water. Therefore, maintenance of these is currently funded by those residents living on Friar, Fairway and Trenchard Close under the umbrella of the Trenchard Close Resident's Company.

At this important stage in Newton's growth, Councillors feel strongly that these concerns need to be resolved for the good of all residents living in our village and therefore secured a majority vote to object to removal of the bus gate until satisfactory assurances are provided and documented.

The wider impact on traffic in and around Newton is also of concern and something that we will be escalating with our Notts County Councillor and Highways.

Removal of 87 Mature Trees with TPOs:

Sadly, we are all too aware that developers are focused on maximising the development potential of land in their control. However, discussions and input from experts led Councillors to agree that it is too early in the planning process to consent to wholesale removal of so many mature trees (both protected and not) on the area assigned for Phase II works.

As stated earlier, detailed housing layout and landscaping plans are part of Reserved Matters at a later stage and it is therefore strongly felt that options must be explored to retain or transplant as many of the existing trees as possible, aligning the plans accordingly in order to reduce the environmental impact on our village aesthetics and its wildlife.

How to Keep Updated on Progress:

- View the current application, associated documentation and comments on RBC's online planning portal at <https://planningon-line.rushcliffe.gov.uk/online-applications/> (search for application reference **19/01871/VAR**)
- Contact Rushcliffe Borough Council by telephone on 0115 981 9911 or write to them at Rushcliffe Arena, Rugby Road, West Bridgford, Nottingham, NG2 7YG
- Attend your monthly Parish Council meetings and listen to proceedings, the schedule for which is available on our website or via our Clerk (website and contact details overleaf)

If you have already lodged comments against the current and previous applications, you will be kept updated via the method used to submit your response.

With kind regards

Newton Parish Council