

Newton Community Partnership Board
Notes of meeting Friday 19th September 2025 at 10am
Rushcliffe Arena

Attendees

Cllr Clarke - RBC
 Cllr Upton – RBC
 Cllr Martyn Saulter – NPC
 Cllr Margaret Goulder - NPC
 Cllr Debbie Soloman – RBC
 Dan Sullivan – NCC
 Alan Staley – Redrow Technical Director
 James Abbott – Redrow Land Director
 Jen Towers – Redrow
 Craig Straw – Innes England

Other attendees
 Leanne Ashmore - RBC
 Paul Taylor – RBC
 Ben Ryder – RBC

Apologies

James Bate – RBC
 Will Lawrence – NCC
 Jan Witko - NCC

ITEM	KEY POINTS	ACTION
1. Welcome, introductions and apologies.	Cllr Upton informed the group of the resignation of Cllr Wilson and welcomed Cllr Goulder back to the group.	
2.Actions from meeting Sep 2025	<p>Minutes from previous meeting agreed.</p> <ul style="list-style-type: none"> RBC have reviewed and there is no obligation for the commercial landowner(s) at Bingham to contribute to footbridge. Cllr Saulter outlined that the Parish are waiting to make a decision on infrastructure until the planning applications alluded to are formally submitted and their details can be considered. Cllr Soloman asked about HGV access progress following the NCC press release re roadwork development on A614. Cllr Clarke advised that the Ollerton site is likely to be the initial priority of these works. DS advised that future applications can take into account the new road layout at Kirk Hill Junction. NCC Highways and the landowner's consultant have met to discuss road network solutions. CS advised that the transport assessment has been drafted to be submitted as part of the wider planning applications. Cllr Soloman asked which of the 6 planning applications isn't going to be submitted at the same time, which CS advised is likely to be the housing application. Cllr Upton asked about a potential new road. Redrow advised that the road coming from the hangars will be connected to Shelford Road and these plans will be part of the transport assessment. RBC 	

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	<p>will consult once applications are received. But advised it would be advantageous for the developer and NCC Highways to align prior to submission.</p> <ul style="list-style-type: none"> PT advised that once RBC receives the 5 planning applications, it will address all 5 applications within one letter to Newton residents to ensure all residents have the opportunity to review and understand the full extent of the proposals. RBC advised that they will aim to issue Cllrs with some prior notice of letters going out as requested, although timescales would be restricted. AS advised of some signage on Hunter Road to prevent HGV access to Wellington Avenue and will be adding further signage near the roundabout. Installation advised within a couple of weeks. Cllr Saulter asked about the prohibition of HGV's in residential area. Cllr Clarke and DS advised that there is a blanket prohibition across the area as there is no alternative through road for HGV's to get access to the site. Cllr Soloman advised she'd sent information for the installation of a "Give Way" (at junction of Hunter Road & Chipmunk Way) sign, as well as the white lines. Previous agreement from Via and Redrow (Alex Kenny) for permissions and willingness to install. Redrow received legal advice on education provision but need to review before feeding back to the group. 	<p>Redrow to install signage to prevent HGV access to residential area.</p> <p>Redrow to review legal advice on education provision.</p>
3.Landowner update	<p>Bridge</p> <ul style="list-style-type: none"> Cllr Upton asked NPC whether they had discussed active travel infrastructure and a potential option to fund footpaths. NPC are in favour of more footpaths in principle but not necessarily in place of the footbridge. JA asked whether RBC could put any further funding in towards sustainable travel work – LA advised not as this is a developer planning obligation and the borough council doesn't fund public roads/paths. Cllr Clarke advised that he is including the sustainable travel project as one of his priority projects. Cllr Upton outlined that (provided they're submitted) the applications will be out for consultation September/October for residents and NPC to review. <p>Commercial Development</p> <p>Maintenance of Open Space</p> <ul style="list-style-type: none"> Cllr Saulter advised of ongoing discussion of ownership and maintenance of strip of land off Chipmunk Way. Redrow believe that SW (landowner) retains ownership, but Bellway maintain the responsibility to look after the land. Meadfleet (Manco) have the obligation to maintain the land, which is currently not being upheld. LA advised that RBC can review whether planning conditions are 	

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	<p>being contravened but PT outlined that enforcement action could only take place against the landowner.</p> <ul style="list-style-type: none"> CS advised that he will speak to SW (landowner) to communicate with Meadfleet and Bellway to review. CS advised that 5 of the 6 planning applications are almost ready to be submitted. 	<p>CS speak to landowner and Bellway to review.</p>
4.Update from Developer	<p>Retail</p> <p>Build Programme</p> <ul style="list-style-type: none"> AS advised that sales are recovering and house sales are now at 151. JA hopeful that having a second developer on site will help improve foot traffic and interest in house purchases. <p>Traffic Calming/Signage</p> <p>Village Hall</p> <ul style="list-style-type: none"> High level quotes for the village hall construction are wide ranging Current quotes are based on basic drawings – more accurate drawings to be completed before a formal tender process to gain more formal and accurate quotes. PT advised that the village hall construction needs to be started by 31st July 2026 (digging and foundation inspection) otherwise planning permission will expire. Cllr Goulder expressed concern at the smaller scale of the village hall due to costs rising and continues to be concerned about this. <p>Open Space and Footpaths</p> <ul style="list-style-type: none"> JA advised that there are works being completed on drainage for the cricket pitch. Redrow have met with Nottinghamshire County Cricket to establish club need. Redrow advised that work needs to be done to improve quality of the pitch site (scraping off and drainage work). Redrow are reviewing the hangar drainage which currently leads to the pitch. Cllr Soloman advised of a resident who is commonly flooded due to drainage issues which haven't been addressed. Garden backs on to the cricket pitch. 	<p>Redrow to progress with the village hall.</p>

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	<ul style="list-style-type: none"> • Redrow reiterated that Notts CCC make the decision on which club will take ownership of the pitch. • Cllr Soloman mentioned the possibility of the construction of a pavilion. • Redrow advised that they are speaking to a football academy for potential further facilities. • Cllr Saulter highlighted that the new play area is now open – however, the old area including MUGA needs properly maintaining. • PT advised that if the cricket club reaches a certain standard, ball strike assessments will need to be undertaken to allow for the protection of the houses • Cllr Saulter also explained that the old gates into the estate need maintenance. • Cllr Soloman advised that the gates on the play park open the wrong way and allow children to run straight out into the road and one of the pieces of equipment isn't installed properly and Cllr Saulter said a piece of equipment is broken. 	<p>Redrow to contact the resident and look to resolve.</p> <p>Cllr S to liaise with Bingham CC, Cllr G Williams and Notts CC to look at funding options for new pavilion.</p> <p>Redrow to resolve these issues</p>
NCC update	<p>Education & Highways</p> <ul style="list-style-type: none"> • DS advised nothing further to add on either of these points following earlier discussion. 	
Parish and Ward Councillors	<ul style="list-style-type: none"> • Cllr Saulter mentioned he would send village hall preferences from NPC to Redrow. • CS mentioned a discrepancy in the previous minutes around the bridge obligation (best endeavours should read 'reasonable endeavours'). 	<p>Cllr Saulter to send Redrow the details on village hall</p> <p>BR/PT to review and update previous minutes re bridge obligation</p>
Next meeting	Date for next January	