

**Newton Community Partnership Board**  
**Notes of meeting Friday 13<sup>th</sup> June 2025 at 10am, Rushcliffe Arena**

**Attendees**

Board members –  
 Cllr Upton – RBC  
 Cllr Martyn Saulter – NPC  
 Cllr Nick Wilson – NPC  
 Cllr Debbie Solomon – RBC  
 Jan Witko – NCC  
 Dan Sullivan – NCC  
 James Bate – RBC  
 Alan Staley – Redrow Technical Director  
 James Abbott – Redrow Land Director  
 Simon Waterfield – Landowner  
 Chris Quinsee

## Other attendees

Leanne Ashmore - RBC  
 Paul Taylor – RBC  
 Will Lawrence – NCC  
 Ben Ryder – RBC  
 Cllr Margaret Goulder - NPC

**Apologies**

Cllr Clarke – NCC  
 Craig Straw – Innes England

| ITEM                                     | KEY POINTS  | ACTION |
|--|---|--------|
| 1. Welcome, introductions and apologies. | <p>Two new members of the group were introduced – James Abbott and Alan Staley from Redrow.</p> <p>Election of NPC Chair &amp; Vice Chair positions on the board</p> <ul style="list-style-type: none"> <li>• Cllr Nick Wilson proposed and seconded as Chair of Newton Parish Council</li> <li>• Cllr Martyn Saulter proposed and seconded as Vice-Chair of Newton Parish Council</li> </ul> <p>Both voted on unanimously.</p> <p>Cllr Margaret Goulder objected to the new appointment due to her longstanding experience and proactive involvement.</p> <p>Cllr Upton thanked Cllr Goulder for her contributions. Cllr Goulder left the meeting at this point.</p> |        |
| 2.Actions from meeting Nov 2024          | Minutes from previous meeting agreed.   |        |

| ITEM               | KEY POINTS   | ACTION   |
|--------------------|--|--|
| 3.Landowner update | <p><u>Newton Footbridge</u></p> <ul style="list-style-type: none"> <li>• Jan Witko has spoken to Kevin Sharman – there may be an opportunity for NCC to apply to EMCCA for the funding for the footbridge – however, funding isn't imminent and will be in high demand. Second round of housing and growth fund is also coming in the medium-long term.</li> <li>• James Abbott explained that there is now a significant funding gap between the original costs and current costs.</li> <li>• Cllr Soloman briefed the group on land acquired on the Bingham side of the A46 by Rula Developments and could they contribute to the bridge via s106 contributions.</li> <li>• Leanne Ashmore explained that outline planning permission and s106 agreement is already in place for this development.</li> <li>• Discussion around the pros and cons of the footbridge and feasibility.</li> <li>• Cllr Soloman highlighted that improvements to the bus services in Newton or the development of safe footpaths may negate the need for the footbridge. Cllr Upton outlined that the current bus service is heavily subsidised by NCC, which is not guaranteed to continue given that it is a finite pot of funding.</li> <li>• James Bate outlined the initial options as part of the S106 agreement and that 'best endeavours' from the developer to deliver bridge should have been made should the bridge be affordable.</li> <li>• NPC Chair &amp; Vice Chair will seek views on infrastructure options from the Parish Council. Simon Waterfield is content for this to be in the public domain, as per the recent consultation.</li> <li>• Leanne Ashmore highlighted that comments and views will be heard and taken into account, but are not decision making.</li> <li>• Cllr Soloman requested that the content of the meeting is able to be shared within Newton Parish Council.</li> </ul> <p><b>Commercial Development</b></p> <ul style="list-style-type: none"> <li>• Chris Quinsee outlined the six proposals for commercial development package for Newton will be submitted in the short-term future.</li> <li>• Cllr Upton raised a potential issue on the commercial development impinging on the Greenbelt land. James Bate highlighted that there was need for care on this impingement and stated that open spaces could be on that land but not associated buildings.</li> <li>• NCC highlighted that third party land would be required to ensure that signalling and footpaths are workable on the new HGV route.</li> <li>• NCC have re-presented the case to design the Kirk Hill junction which is awaiting result. Chris Quinsee said that if there is an indefinite delay to this project then they would have to create a new solution.</li> <li>• Jan Witko raised the issue on the narrowness of East Bridgford lane and its suitability for HGV's. No footway provision, limited verges and current HGV usage is accelerating the erosion of the road edges</li> <li>• Cllr Soloman highlighted the RBC concern that HGV's are allowed to travel through a residential area. She stated the priority is to remove</li> </ul> | <p>JB Officers to review the original S106 agreement re the commercial land at Bingham</p> <p>Parish to discuss which infrastructure project is their preference and Cllr S or Cllr W to update the Board</p> <p>JW and CQ to discuss outside of this meeting</p> <p>CQ to discuss with RBC officers outside of the meeting</p> <p>CQ to discuss with RBC officers outside</p> |

| ITEM                  | KEY POINTS   | ACTION  |
|-----------------------|--|---|
|                       | <p>the commercial vehicles for both resident safety and for the sales of homes on the site.</p> <ul style="list-style-type: none"> <li>• <b>A meeting between NCC Highways and the Highways consultant from the landowner to discuss solutions to the road network issues will be held in the immediate future.</b></li> <li>• James Abbott highlighted that the David Wilson development is likely to be determined by planning within the month, which will accelerate progress towards trigger points – also accelerating the need for the new commercial road.</li> <li>• Cllr Soloman raised concerns of the positioning of the proposed cricket pitch and associated pavilion/changing rooms. James Abbott reiterated that this remains as in the plans.</li> <li>• Cllr Soloman suggested that footpaths to Archers Lake and East Bridgford Garden Centre would provide a realistic and flexible solution to safe pedestrian access.</li> <li>• Cllr Saulter raised concerns from residents on the retention of football pitches, alongside the lack of provision of a footpath on the link road to protect pedestrians from HGV traffic</li> </ul>   | of the meeting  |
| Update from Developer | <p><b>Village Hall</b></p> <ul style="list-style-type: none"> <li>• Alan Staley outlined that they had received the planning approved drawings for the village hall. Redrow are now out to a budget tender to match funding against the S106 agreement and then for the design and build contract.</li> <li>• Cllr Soloman will share the original discussions around the internal fitting of the village hall with representatives of Redrow.</li> <li>• Cllr Soloman asked a question on the timeframe. Redrow stated the preliminary work is underway and is moving at pace. It is currently unrealistic to put a timeframe on the build</li> </ul> <p><b>Retail</b></p> <ul style="list-style-type: none"> <li>• Cllr Soloman suggested the provision of a community shop – potentially using the village hall as a base.</li> </ul> <p><b>Build Programme</b></p> <ul style="list-style-type: none"> <li>• 144 houses built by Redrow, with David Wilson due to have planning determined on their new development phase in the short-term future. Currently working through planning issues.</li> </ul> <p><b>Open Spaces and Footpaths</b></p> <ul style="list-style-type: none"> <li>• Redrow are liaising with the site team to ensure that open spaces are being provided. Redrow assured the group that the play area will be open within two months of this meeting. Work is required to improve the grass before opening. RoSPA certification now in place.</li> <li>• Redrow mentioned that the water feeder at the cricket pitch will need to be changed.</li> </ul> <p><b>Traffic Calming &amp; Signage</b></p> | Cllr Soloman / Parish to meet with Redrow outside of this meeting to discuss specs for fit out etc. |

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| ITEM                        | KEY POINTS  | ACTION   |
|-----------------------------|---|--|
|                             | <ul style="list-style-type: none"> <li>Signage should have been erected on the spine road from the hangar to prevent turning left (down Hunter Road). Alan Staley stated that this is a problem that could be sorted out on site.</li> <li>Cllr Soloman raised concern on HGV's driving up Wellington Road which is damaging pedestrian footpaths and queries who pays for the repairs.</li> <li>Cllr Soloman also mentioned that white lines are needed around the junction for safety. Her plans will be shared with Redrow for progression.</li> </ul> <p><b>Education</b></p> <ul style="list-style-type: none"> <li>Will Lawrence has sent the relevant documents to Redrow on the education provision.</li> </ul> | <p>AS to resolve</p> <p>Redrow to review</p> <p>Cllr S to discuss with Redrow</p> <p>Redrow to report back to this Board once legal advice is received</p> |
| NCC update                  | <ul style="list-style-type: none"> <li>Issues discussed in previous sections.</li> </ul>  |  |
| Parish and Ward Councillors | <ul style="list-style-type: none"> <li>Cllr Saulter stated that he appreciated the discussion and the positive progress being made for Newton residents.</li> <li>Cllr Soloman thanked Simon Waterfield and his team for their positive work to make Newton a village.</li> <li>Cllr Upton asked for urgency on submitting the planning applications for the commercial development.</li> </ul>   |  |
| Next meeting                | Meeting closed.   |  |