

Local Plan Publication Draft Consultation,
Development Strategy Team
Rugby Borough Council
Town Hall
Evreux Way
Rugby CV21 2RR

7 November 2016

Dear Sir / Madam,

Brinklow Parish Council would like to make the following observations for consideration under the Draft Consultation process, regards the proposal to build 100 new homes in the Parish and the proposal to locate a 'new village' at the site of Walsgrave Hill Farm, Coombe Fields, Near Coventry.

Development with Brinklow

The Parish Council would like to object to the proposed development of green belt land for 100 homes in Brinklow as detailed in the draft Local Plan. The parish is concerned about the effect this would have on wild life, the loss of productive farm land and the development further erodes the rural character of the village.

The proposed development site on Lutterworth road is partly situated on a flood plain and we are concerned that house building in this area will increase surface water runoff which will increase the risk of flooding. This may potentially impact on the houses that are built in this area and increase the probability of the road flooding.

We strongly object to the proposal to build 100 homes in a 5 year period on this site. The development will generate a 25% expansion of the village in 5 years and the Parish Council believes the time period is both unreasonable and unfair. The short time period and concentration of housing will place undue demands on services and infrastructure, which we believe have not been properly assessed. We are particularly concerned that our GP service and local schools, which we understand are already at capacity and will not be able to cope with a sudden influx of people. Should the development be approved we would expect local services to be properly assessed, supported and there should be no loss in broad band speed for the village.

We have concerns about the proposed access to the site. The Parish Council has undertaken numerous speed aware exercises on this stretch of the road (Lutterworth road) and we have found it to be one of our top sites for speeding motorists. We therefore have concerns about increased levels of vehicle movements on this stretch of road and how vehicles could safely enter and exit the site.

If the development was to go ahead we would expect to see a high level of traffic calming in this area and indeed throughout the village to mitigate increased traffic levels and preserve

road safety particularly for pedestrians. The junction of Broad Street and Coventry road is already experiencing congestion, and increased development will exacerbate this problem.

The Parish Council has concerns that the proposed development will restrict the ability to extend the cemetery, which is nearly full. If the development should go ahead provision should be made to hold back land to allow the growth of the cemetery. In addition the area to the rear of the cemetery should be screened to retain the rural setting of this site.

The Parish Council are concerned that the development will detract from the rural setting that surrounds the current village. Should the development be approved we would expect the existing hedges and trees to be preserved to maintain the rural nature of the village and development constrained to the rear of the site with additional tree planting.

While we appreciate that the Lutterworth road site offers a number environmental factors that will contain development, it will further continue the ribbon development of the village which places people further away from the centre of the village and access to local amenities. Should the plan be approved we would expect pedestrian access to be improved to the centre of the village.

Walsgrave Hill Farm,

The proposed site is on green belt land which comprises of many natural species of flora and fauna. Being on the perimeter of an old established estate, this area encourages wild birds, animals and insects to thrive, which then sustain the natural beauty of Coombe Abbey to which Brinklow residents have access to and enjoy.

We understand that there has been a history of flooding nearby to the site which is adjacent to a flood plain area. This has led to flooding onto the Coombe Abbey site and also in the opposite direction and into the newly built Walsgrave Hospital. Any build on this land would create a run-off, and create even more water to run onto these sites, giving greater problems for both. Water will also run off and onto the busy A46 which will create hazards for the heavy traffic numbers already using the road.

We support the new development being proposed at Lodge Farm to the south-east of Rugby, which is a far better and more suitable option. It is not green belt, not on a flood plain, and certainly has better access into Coventry along the A45 route.

Brinklow Parish Council would like due consideration to the above points when the decision process is going ahead for development. We understand that there is a need for housing, but the proposal to develop Walsgrave Hill Farm far exceeds the needs of the residents of the locally surrounding rural Villages.

The Parish Council is also concerned that the development of this site will eventually lead to further infill development and subsequent expansion of the Coventry area and we therefore strongly support the retention of green belt land to differentiate the urban and rural environments.

We are also concerned that the proposed site will add a further burden on local facilities, such as schools, access to GP surgeries, and substantially increase traffic in an already congested area.

We are also concerned that the proximity of the site to Coventry will lead to no economic advantage to Rugby and the immediate area.

Yours Faithfully

David Lowe
Chair of Brinklow Parish Council