



Mr Rob Back  
Head of Planning  
Rugby Borough Council  
Town Hall  
Evreux Way  
Rugby, CV21 2RR

Our Ref: CP/JW6157

10 November 2016

Dear Mr Back,

I write in response to Rugby Borough Council's draft Local Plan, for which the public consultation closes on Friday 11th November.

I wish to first of all register my disappointment that the six week consultation period was not extended despite the large number of requests from local residents. I would therefore like to formally request again that the consultation period be extended when it is discussed by the Council when it meets next week, to allow constituents more time to comment fully on the proposals in the document. The proposals detailed in the draft Plan will have an inevitable impact on nearby villages and residents of these villages need time to assess the proposals and respond in an informed and meaningful way.

Whilst I understand that the current six week consultation period follows an extra eight week consultation on an earlier draft, this new document contains the location of the new village settlement and the identification of the main rural settlement site allocations (which includes the controversial Lodge Farm development). The proposals are a significant change to the overall development plans for Rugby Borough and local people were not made aware of the plans until a very late stage in the process. I would suggest that in view of the large volume of documentation relating to the Plan, the six week statutory minimum period for public consultations is insufficient.

As the Member of Parliament representing the village of Dunchurch and the surrounding area I have received a lot of correspondence from my constituents who are understandably worried about the impact the proposals will have on them.

I recognise the urgent need for the Local Plan to be in place to avoid the Borough being susceptible to speculative planning applications and piecemeal development and that an extension to the consultation would delay this process but there is a strong feeling amongst local people that they have not had sufficient time to respond to these proposals, that will affect their enjoyment of their homes and the environment in which they live.

My comments on the draft Plan focus specifically on the Lodge Farm development. I am very concerned about this proposal to build 1500 homes in open countryside. I note that I am not alone in my objection, a petition against the development has gathered over 1700 signatures at the time of writing and around 1000 letters of objection have been submitted.

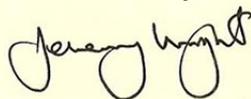
A development of the scale envisaged would change dramatically the area around Grandborough and Willoughby from an extremely rural environment.

I am concerned about the sustainability of the area as a site for major development. My constituents have raised their concerns about flooding, the sparse availability of local services and lack of infrastructure including high speed broadband (that has not yet been enabled) and limited mobile reception. I note the intention to provide a primary school as part of the settlement but there is also a need for secondary school places. I hear from residents in local villages who already struggle to secure places for their children in Rugby's secondary schools due to them being on the edge of the catchment areas. It seems clear that the Lodge Farm settlement will be insufficient to justify an additional secondary school and that will exacerbate the situation. Similarly, there is no mention of primary healthcare and the local GP surgery in Dunchurch is near to capacity and NHS dentists in Rugby have waiting lists. The site is also poorly located for residents wishing to access Rugby town centre and the railway station.

What this means is that there will be considerable increases in traffic movements in the area, to allow new residents to reach health and education providers, not to mention retail. They are likely to do so in Rugby and via Dunchurch, which already has considerable problems with traffic congestion. There have also been, for many years, justified concerns about the safety of the A45 in the vicinity of Willoughby and adding additional traffic will not improve the position. I fear the tranquil villages of Willoughby and Granborough will also suffer as traffic from Lodge Farm will inevitably use the roads through these villages as 'rat-runs' to Leamington and further afield. If this development is to be considered further I would expect Warwickshire County Council to carry out a full review of the traffic impacts of this site on the local area to ensure that the local area is not adversely affected.

I hope the Council will take all of the above into consideration. I do not believe the Lodge Farm site is a viable site for inclusion in the Local Plan and should be removed.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Jeremy Wright', written in a cursive style.

**JEREMY WRIGHT MP**  
**Member of Parliament for Kenilworth and Southam**