

CHRIS HEATON-HARRIS MP



HOUSE OF COMMONS

LONDON SW1A 0AA

Ms Victoria Chapman  
Principal Planning Officer (Forward Planning)  
Rugby Borough Council  
Town Hall  
Evereux Way  
Rugby  
Warwickshire, CV21 2RR

 **COPY**

23<sup>rd</sup> November 2016

*Victoria,*

**RE: LODGE FARM GARDEN VILLAGE: DS10**

I have been contacted by a number of constituents who are concerned about the above planning application in my constituency.

I am writing to you in the capacity as their constituency representative and would like to object to this application on the following grounds:

1. The high anticipated cost for infrastructure and projected delivery of houses will result in little or no affordable housing. With the quantity of new housing proposed, the necessary price of these new houses will mean they will not add to the supply of affordable homes in the area, so will not help to reduce poverty as stated in SA1.
2. The isolated location of the proposed site makes access difficult by public transport, or by walking or cycling. The requirement for public transport links outlined are not supported in the Infrastructure Delivery Plan. With Stagecoach stopping the provision of the Number 12 bus service, there would be little public transport to and from the site. Prospective residents will therefore rely on private car to travel, which is especially an issue for those physically and financial unable to use a car.
3. The increased traffic due to the use of private cars through Dunchurch, South Daventry and surrounding villages would increase air pollution in the area, creating concerns over the health risks to the local population. The Dunchurch intersection has already been designated an AQMA.
4. There are limited employment opportunities either on site or in neighbouring villages, which would force prospective residents to travel considerable distance to work. In addition, residents would be discouraged from shopping locally due to congestion, so are likely to travel to the outskirts of Daventry or Coventry. With the lack of public transport



links highlighted in the above point, this will exacerbate the issue of the reliance on private cars.

5. The proposal does not significantly contribute to regenerating the local area. The development not promote social integration, an issue which must be addressed due to the isolated location of this community. Under the current proposals, the development will not significantly add value to the local community, financially or socially.
6. The proposed land for the GP surgery is not supported with funds to build or operate the practice. In addition, GPs are in short supply not only in neighbouring medical centres but also nationwide, and how staff would be provided to the new surgery is not sufficiently assessed in this proposal. Not only are local medical services in high demand, local school places are also filled. Local public services would not be prepared for the influx of population this development would lead to.
7. The proposed site uses open space, with no previous use or merit to set it apart from other areas. The site will be open to expansion and infill, and the proposed development will not be in keeping with the surrounding area. If the development was instead proposed on other sites, such as brown field or low-grade agricultural land, this effect would be reduced, however in siting this development on green belt land, these issues are worsened.
8. There is no coherent flood risk assessment for this application. The change from green field land to concrete surfaces will create water run off due to a reduced capacity for permeation. This is especially problematic as it will affect areas susceptible to flooding by Rains Brook and Leam River.

I sincerely hope that you are able to take my views on board and I look forward to hearing from you.

Yours sincerely,

**CHRIS HEATON-HARRIS MP**  
**MEMBER OF PARLIAMENT FOR DAVENTRY**

House of Commons  
LONDON, SW1A 0AA

E: [chris.heatonharris.mp@parliament.uk](mailto:chris.heatonharris.mp@parliament.uk)  
T: 020 7219 7048