Stretton on Dunsmore Parish Council,
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Friday 31st January 2025

Mr Paul Varnish,
Rugby Borough Council Planning Department
Evruex Way
Rugby
CV21 2RR

**RE: R25/0044 - LAND AT NORTH OF SQUIRES ROAD, SQUIRES ROAD, STRETTON-ON-DUNSMORE, Details of condition 11 Construction Management Plan of application R17/1767 (Outline application for residential development.)**

Dear Mr Varnish,

Stretton on Dunsmore Parish Council would like to register its' objection to and a comment on planning application number R25/0044 (an application to discharge condition 11 of R17/1767) and object to its approval on the grounds that this application actually comprises very significant development creep of an already approved development application R24/0289.

The approved application contains a Construction Management (CMP) plan that details Contractor Parking, Offices and Materials Storage (the Compound) within the site boundary. The additional application (R25/0044) details a Construction Management Plan showing the Compound and Car Parking in the adjacent agricultural land and significantly increases the area of the site during development.

No narrative or explanation appears to accompany this change but it can be assumed that operating within the site boundary is logistically difficult as there is little open or available space. An observation which was made, and well known, when R24/0289 was being considered.

No dimensions are indicated on the plan included in the CMP and therefore the size of the additional area requested cannot be accurately assessed.

There is reasonable reason to believe that the indicated area would be increased again as it currently shows no space allocated to the storage of scraped topsoil from either the site or the Compound or Car Park.

The development site was released from the Green Belt as part of the Rugby Local Plan in order that up to 50 homes might be built. The surrounding agricultural land remains in the Green Belt. The proposed Compound and Car Parking are firmly within the Green Belt that remains.

Whilst it is understood that this would be a temporary use of the land there is significant concern that the appropriate processes have not been followed and we have the following concerns;

- The additional area has not been included in the existing Environmental Impact Studies and is not included in the GCT protection measures already agreed and being implemented. Indeed, this is one area that a displaced GCT population might congregate.
- Guided by the CMP the period of usage would be a minimum of 14 months and possibly up to two years but is not limited.
- To make effective use as a Compound and Car Park the surface would have to be stripped of topsoil and significant hard material lain. The application gives no indication of where the topsoil would be stored or what the surface treatment would be.
- To make effective use as a Compound, temporary electricity, fresh and foul water services would have to be provided across the area but details of their impact are not provided.
- The use of heavy plant and vehicles in the area will lead to compaction of the subsoil and a decrease in the future agricultural value/amenity of the land.
- The use of heavy plant, vehicles and fuel storage in the area leads to a significant risk of ground contamination further reducing the agricultural amenity and causing environmental damage.
- No plan for restoration of the area is provided.

It is worth noting that the submitted CMP does not address some aspects of R17/1767 Condition 11;

- 11.2 No arrangements to monitor noise or vibration
- 11.8 No point of contact for Site Management. During or outside of work hours.
- 11.9 Site Access Control
- 11.10 No details of plant and materials storage provided
- 11.11 No wildlife report
- 11.13 No measures to protect hedgehogs

We urge you to reject the application (and therefore the discharge of R17/1767 Condition 11) on the basis that the CMP is not complete but specifically because the land involved is located within the Green Belt and no 'Special Circumstances' exist. Although the projected use is temporary there is significant reason to believe that that the long term quality of agricultural land would be reduced and that the local environment would be damaged.

Yours sincerely,



Mrs Helen Stewart

Parish Clerk to Stretton on Dunsmore Parish Council