Rugby Borough Council Local Plan review Preferred Options consultation

RBC LOCAL PLAN

Have your say!

It's likely that you may have seen in the press or on social media that Rugby Borough Council is reviewing its Local Plan and that there is a live consultation which residents are being asked to engage with. Within the draft Preferred Options document three sites in Stretton on Dunsmore have been identified as potential sites for housing developments. The Parish Council has produced this advisory note to draw its elector's attention to the consultation details and encourage you to engage with the consultation process.

Local plans typically look forward for a long time (the current plan is 2011 to 2034) but councils must review their plan every five years to ensure that the evidence and information driving the decisions is up to date. Rugby Borough's current plan was last approved in 2019 and so is being reviewed now. A draft plan with preferred options has been published and is available on the RBC website (https://www.rugby.gov.uk/local-plan-review-preferred-options-consultation)

It is important that as many individuals as possible make their comments known to RBC in order that the assumptions in the new draft plan can be tested against reality and public opinion. Comments can be made between the 24th March and the 19th May 2025. Comments should be made by email to localplan@rugby.gov.uk or by post to-

Preferred Option Consultation,
Development Strategy Team,
Town Hall,
Evreux Way
Rugby
CV21 2RR

Comments cannot be anonymous please include your name and address. Consultation responses may be made available for public inspection and will be processed in line with the council's privacy policy. Please include comments based upon your own views and in your own words. Comments of a template nature will only be counted as a single submission.

The Draft Consultation Document contains some policies and some allocations of land on which future development may take place. The Borough has been given a target for new house building over the plan period and the draft options plan lays out where the Council think the best place to build would be as well as areas that should be allocated to employment (warehouses and industrial), traveller sites, a new secondary school and new green parks.

You may wish to express an opinion on many of these areas. Your comments are not limited but will only be considered if they are relevant to the published draft. For instance;

You might wish to comment upon the Rugby Borough Council's 'spatial strategy'

Sufficient land for housing development has already been allocated in the Houlton, South West Rugby and Eden Park but RBC's view is that these homes will not become available fast enough to satisfy the five year requirement. As a result the council is proposing to bring forward a collection of smaller sites in the surrounding villages in the hope that these will be more attractive developments and therefore be delivered in the next five years. Your views on whether this strategy to address the short term need is reasonable (and whether there are any viable alternatives) is important.

You might wish to comment on Green Belt issues

Nearly all of the proposed spatial development allocations require designated Green Belt to be released. The Government has published recent guidance on Green and Grey belt which is being digested but which significantly devalues the green belt around villages in favour of green belt protecting Towns and Cities.

You might wish to comment on other 'green' issues

The Draft Local Plan does not indicate any strengthening of Rural Public Transport connecting the proposed settlements with Coventry, Leamington and Rugby. The allocation of 1500 homes in villages to the west of Rugby, each with an average of two working adults, might result in additional car journeys to work (Coventry, Leamington or Rugby) on every working day and some weekends. (*At an average of 6 miles each way that is 6miles x 2cars x both ways x 300days equals 7200 annual miles per home which times 1500 homes is 10.8 million additional car miles per year compared to homes built in a town or adjacent to where public transport and nearby employment is available*)

You might want to comment on the allocations proposed for Stretton on Dunsmore

Three allocations have been proposed. Sites have only been considered where the owner (or their agent) has expressed an interest in development in the next five years. A number of sites have been put forward and are not on the preferred list so are not being actively considered at this time. The ones that are preferred consist of

1. Three homes on the area of land adjacent to Frankton Lane garage. (ID:6)

This site was considered at the last plan review in 2016 and rejected by Warwickshire County Highways because the access onto the Fosse Way was considered too dangerous. That view is now more than five years old and so is considered stale. It is not clear what the current Highways view might be.

2. 125 homes on the field bordered by Plott Lane and Squires Road. (ID:134)

This site would be an extension of the site currently being developed by Taylor Wimpey at the top of Squires Road (Squires Cross). No detail on building type,

layout or style is available at this time. Access in and out of the estate would be via Plott Lane at a point almost opposite the recreation ground.

3. 40 homes at the junction of the Fosse Way and Brookside (Well Head ID:81)

This site would have to be accessed from the Fosse and has previously been rejected by Warwickshire Highways for that reason but is subject to review because of the age of the decision. Well Head is the source of Stretton Brook and the site is peppered with natural springs.

You might wish to comment upon infrastructure issues related to the three allocations

The developments at Squires Cross (55 homes) and Little Orchard (28 homes) have already been given the green light and will likely be built in the next couple of years. They will contribute to the demand for primary school places, GP registrations, foul water output and vehicle trips at peak periods. You may have views on the impact that the proposed allocations will have and what improvements could be made to accommodate the increase in demand. You may have views on traffic volumes and the capability of the local road network to cope. You may think differently about developments close to the Fosse compared to those on the western edge of the village.

You might wish to comment upon other issues completely

Above all it is important that everyone is made aware of the Draft Local Plan, has the opportunity to study it and the opportunity to make their own comments. Please don't assume that someone else will have covered your point of view. Every response is important and contributes to the Borough's overall view of public opinion.

Finally, if you do choose to comment on the consultation please consider sending a copy of your submission to the Parish Clerk.

Parish Clerk: Helen Stewart
3 Orchard Way,
Stretton on Dunsmore,
CV23 9HP
https://stretton-on-dunsmore-parishcouncil.gov.uk
strettonondunsmoreclerk@gmail.com

Stretton on Dunsmore
PARISH COUNCIL

STRETTON ON DUNSMORE ANNUAL PARISH ASSEMBLY

Stretton on Dunsmore
PARISH COUNCIL

Dear Electors of Stretton,

The Annual Parish Assembly is taking place in the Community Hall this year on **Tuesday 29th April 2025 at 7pm in Stretton Village Hall**. This meeting is hosted by the Parish Council and will be chaired by the Parish Council Chairman or Vice-Chairman but it's not a Parish Council meeting. It is a meeting for the electors of Stretton on Dunsmore.

It's an opportunity for the residents of Stretton to talk to members of the Parish Council about items which they'd like to be considered by the Parish Council at its future meetings… and they'll be refreshments!

Please note that while the Parish Council will always do its best to support residents it does not have jurisdiction over the areas listed below.

- Roads and pavements (Warwickshire County Council)
- Overgrown vegetation (Warwickshire County Council)
- Blocked drains (Warwickshire County Council)
- Public Rights of Way (Warwickshire County Council)
- Road Signage (Warwickshire County Council)

https://www.warwickshire.gov.uk/reporthighwayproblem

- Speeding Traffic or Dangerous Parking or Crime (Warwickshire Police)

Dial 101 in a non-emergency or visit https://www.warwickshire.police.uk/ro/report/

- Planning Applications (Rugby Borough Council)
- Fly Tipping (Rugby Borough Council)

https://www.rugby.gov.uk/

The Parish Council's areas of responsibility are:-

- Most of the street lights in the village.
- Both the playgrounds and playing fields
- The pavilion and garage at Fosse Way & The pavilion (scout hut) at Plott Lane
- The Serenity Orchard, Platinum Plott and the green space at Squires Rd
- Some of the trees and allotments
- The Village Green and Phone Box
- Defibrillators
- The bus shelters, bins and benches

It also has the power to support local organisations and spend funds to benefit the community.

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