Dear Rugby Borough Council

I am writing to you regarding the proposed development of new homes being built in Stretton on Dunsmore.

It is my understanding that you are under time pressure to satisfy a 5 year requirement to build homes around Rugby.

Your proposal plans to release Green Belt areas for building on. This will significantly devalue the homes currently up to the Green Belt for which those homeowners would have paid a premium.

Both for views and privacy no doubt. So will you **compensate** them when they are looking out at a housing estate instead of fields?

The allocation of 1500 homes to be built to the West of Rugby will have a monumental impact on the environment as homeowners will have to use private transport to commute to jobs and the town centre.

The public transport service from villages like Stretton on Dunsmore is infrequent at best.

The environmental impact of potentially having another 3,000 cars in daily use around the area will seriously impact the environment with **air pollution,** cause further **road damage** to our already pock-marked roads, increase the likelihood of **Road Traffic Accidents** and therefore a strain on the Highways Agency and Emergency Services.

The sites proposed in Stretton on Dunsmore are particularly concerning because Squires Cross and the additional 125 homes proposed to the 55 homes already agreed, would cause major problems with **flooding in the centre of the village**.

The fields along Plott Lane cause heavy run off down Plott Lane during heavy rainfall. **Twice this year already the centre of the village has flooded** and made the roads impassable and flood water has entered peoples homes.

With housing estates built on these fields the run off will be even greater.

The proposed **entrance to the sites on Plott Lane** are also very concerning. They will be placed at the point where the speed limit changes from the National Limit down to 30mph. It is well known that people enter this part of the village doing over the speed limit. It is also opposite the park and playing field where families and children are on foot going to the park. How can having 2 busy entrances to housing estates put there be a safe idea?

We are very lucky to have an excellent GP surgery in the village but it is already difficult to get a Doctors appointment within a short time frame. With potentially another 8-900 residents in the village this will surely make getting an appointment even harder and put a greater strain on our already **overstretched GP service**?

With the 5 proposed sites you would be building and **additional 251 homes** in Stretton on Dunsmore alone. That amounts to an **increase in the size of the village by nearly 50%**! Surely that is going to be detrimental to the lives of all the existing residents, for example parking around the village is already difficult with most homes having at least 2 cars.

Will any of these new homes be "affordable" **starter homes**? To allow younger/first time buyers who have grown up in the village to be able to stay here? Currently there are no such properties available.

We do not need any more 3/4/5 bedroom luxury homes. The houses built on the A45 recently were priced between £800-900,000 and sat empty for a very long time until the price was drastically reduced to attract buyers.

This is not the ramblings of a NIMBY I realise that our Island of United Kingdom is heaving under the weight of its ever-increasing population and people have to live somewhere. I appreciate that some of the infrastructure in our village would benefit from an increased population, such as the shop and Public House. But the sheer scale of the proposed development in my opinion will be only detrimental to the village if it goes ahead in full.

Please reconsider your proposals and the **impact on the community and the environment**.