I would like to raise my concerns about the proposals contained in the Rugby Preferred Options Local Plan for Stretton on Dunsmore and particularly the land north of Plott Lane (Site134) for 125 dwellings.

GREEN BELT

It seems that this Green Belt land, even though it is productive farmland producing crops year after year, is a 'soft target' to boost statistics of the number of houses built quickly. This seems extremely short sighted especially as Rugby Borough Council have sites that are not included in the plan and all alternative routes have not been exhausted. Is it acceptable to build on this Green Belt field for simply failing to meet a mandatory housing target fast enough?
Why are villages being targeted when so few houses are being built in Rugby, less than 500 out of a total of nearly 3,500 dwellings? This Green Belt land will be lost forever.

TRAFFIC and ACCESS

Squires Cross and Little Orchard are both approved sites resulting in c83 new houses in addition to the existing Squires Road estate of around 40.

The option of site 134 in the field bordering Plott Lane and Squires Road will add a further 125 houses resulting in traffic from about 248 houses.

Most of these homes will have 2 cars and all of this traffic will exit onto Plott lane which is a single track country lane with very few passing places and no pavements.

To go to Leamington, Birmingham, Coventry etc the traffic will eventually have to turn right onto the Oxford Road which is already queuing in the mornings without such a large volume of additional traffic.

To go in the direction of Rugby, London etc, all traffic will have to go through the centre of the village, through winding roads with no pavements in parts, and along Brookside, also a single lane because of parked cars as the cottages have no parking.

Buses are NOT an option as they are unreliable and do not run at times that would get residents to and from work on time even if they worked locally.

No one is going to rely on a bus to get to a hospital appointment on time for example.

Unfortunately a car is an essential when living in the village.

Should the development go ahead it would need serious investment in dealing with the dangers of poor access and an inadequate road system.

Surely it would be better to consider sites that are not on the western edge of the village so that they could access the Fosse and the A45 more easily without such big investment and without choking the village centre which is a conservation area.

Even better, develop sites in Rugby where there is already a suitable road network and public transport.

FLOODING

As we are experiencing regular flooding now of some homes, the school, the Fosse/Brookside junction and the village centre itself, this is a serious concern for the future.

I live at the top of Squires Road and my garden, and those of my neighbours, become a complete bog for several months of the year. I am worried that a site of another 125 houses on top of the ones currently being built will exacerbate the problem. The water already runs off the fields onto Plott Lane and down to the village centre. This is not just a problem for Squires Road itself.

CONCLUSION

In conclusion, the site 134 is a poor option causing many problems simply because it is to the west of the village. There are more suitable sites in the village, and better still, in Rugby itself where there are numerous sites that have not been brought forward which would not require losing green belt and require less investment in infrastructure.