Subject: Objection to Proposed Housing Developments in Stretton-on-Dunsmore

We are writing to express our strong concerns regarding the inclusion of three proposed housing sites in Stretton-on-Dunsmore within the Rugby Borough Council's Local Plan. These sites located at Plott Lane, Squires Road, and the junction of Brookside and the Fosse Way are situated within the Green Belt and pose significant risks to the village's character, infrastructure, and environment.

1. Erosion of Green Belt Land

The proposed developments would result in the loss of valuable Green Belt land, undermining the very purpose of the Green Belt in preventing urban sprawl and protecting the countryside. This encroachment threatens the rural character of Stretton-on-Dunsmore and sets a concerning precedent for future developments in the area.

2. Inadequate Infrastructure

Stretton-on-Dunsmore's existing infrastructure is ill-equipped to handle the additional traffic that these developments would generate. The village roads are narrow and cannot be expanded due to the nature of the settlement. Plott Lane, in particular, is a country lane struggling to cope with current traffic volumes. The proposed access to the Squires Road site via Plott Lane would exacerbate these issues, creating safety risks and increasing pollution levels.

3. Flooding Concerns

The site at the junction of Brookside and the Fosse Way is located within a floodplain area for the brook, which regularly floods, causing damage to the village and roads. Developing this site would not only increase the risk of flooding but could also divert flood waters to areas not currently affected, exacerbating the problem.

4. Environmental Impact

The proposed developments threaten local wildlife habitats, including prime newt habitats near Plott Lane. Additionally, the increased traffic and construction activities would lead to higher pollution levels, adversely affecting both the environment and residents' health.

5. Strain on Public Services

Stretton-on-Dunsmore's GP services are already under pressure, and the local sewerage system frequently breaks down, leading to sewage spills onto the roads. The addition of up to 125 new dwellings would place further strain on these essential services, potentially compromising public health and safety.

6. Impact on Village Character and Quality of Life

The primary appeal of Stretton-on-Dunsmore is its peaceful, rural character. The proposed developments would alter the village's landscape and atmosphere, diminishing the quality of life for current residents and potentially deterring future ones. Moreover, the lack of employment opportunities and limited leisure resources for families make the village less suitable for accommodating significant new housing without substantial investment in services and amenities.

Conclusion

In light of these concerns, we urge Rugby Borough Council to reconsider the inclusion of these sites in the Local Plan. Protecting the Green Belt, preserving the village's character, and ensuring the adequacy of infrastructure and public services should be paramount in planning decisions.

Thank you for considering our views. I look forward to your response.