

**Feedback of the SPD for the South West of the Borough**  
**Consultation period Oct-Nov 2019**

1. It is vital that the by-pass is built and fully operational before anyone is allowed to move into the development because the congestion and pollution at the Dunchurch cross roads is already intolerable and any new residents will make these problems even worse. The Dunchurch crossroads traffic lights have been repeatedly hit by HGV vehicles, as has the Dunchurch landmark the grade one listed Buttercross has been hit by HGV vehicles. The levels of congestion in Dunchurch are rising and the planned amendment to the crossroads will not improve the congestion, pollution and stress on the drivers, pedestrians and nearby home owners. The only solution is a proper by-pass of the village not for part of the village- all before development begins as the extra traffic from building suppliers, contractors and vehicles will cause more stress on an already failing infrastructure.
  
2. Please advise why a buffer zone, to prevent coalescence between Rugby and Dunchurch, is not shown from the junction of Northampton Lane and Cawston Lane, opposite housing on Cawston Lane towards Dunchurch centre (south from Northampton Lane). The maps within the SPD needs to reflect this buffer, which should be substantial **as expressed by the Inspector (a minimum of 100 metres). The buffer zone between Dunchurch and Rugby should never be less than 100 metres.** This zone should be planted with trees to form "Dunchurch Wood". This would greatly enhance the environment, support wildlife, help meet the new government's tree planting targets and help save the planet. Additionally, other trees should be planted on the development to enhance the quality of the living space and environment.
  
3. Schooling is a huge concern. There is already a shortage in the RBC district and predictions that school places are at a premium and that a shortage will be experienced in 2022 unless immediate action is taken. Evidence at a lack of planning and accountability for providing basic needs of schooling for all children in the borough. Why would you delay the schools in the plan, they need to be a priority? What modelling has been done and what evidence is there to make such a decision. In the immediate to near term what nursery, primary and secondary places are needed and how will you mitigate this shortfall without sending children to schools over the border. How will RBC extend the number of grammar school places and protect these for local residents, and not allow these placements from other districts

as it is noted the local grammar schools allow half of the yearly intake outside of the borough.

4. No provision of allotments – crucial for society and community. The current situation: Dunchurch allotments has 70 full size plots of which about 14% have been converted to half plots to cater for demand. There is currently 9 people on the waiting list. Thurlaston has 6 plots. Under the Allotment legislation 1908 - 1950. It does state within the 1908 Act Section 23 that it is the express duty of every allotment authority where they are of the opinion that there is demand for allotments in their area to provide sufficient number of them and to let to residents in the area.
5. Worryingly there are no Doctors surgeries. It is noted that Cawston does not have any, even though land was designated and still there is no plan for a Doctor's surgery. Where will the new residents go when current surgeries are under great stress of increasing demand. Worryingly there are no pharmacies. Worryingly there are no Dental surgeries; where will the new residents go when current surgeries are already under stress of increasing demand. Have the Public Health Warwickshire been contacted in relation to the increased demand upon medical services? And what are the provisions been put in place?
6. We are pleased to see that a fire station is planned for SW Rugby, but has omitted the great need for ambulance and further Warwickshire Police services. It would make logical, efficient and strategic sense to align the ambulance station with the fire station for these critical emergency services. Have the Warwickshire Police been consulted with the plan, with increased demands in all aspects of policing with 5,000 more homes?
7. There have been repeated power cuts of late which suggests the supply and, or, distribution is not robust enough for the present demand, let alone the huge increase of power required with the constant build of new homes and the threat of many more. Please provide the evidence that RBC have ensured all utility companies on the guaranteed resilience of their supply demand and distribution through the Local Plan development period and share their response. What assurances have the RBC received from the National Grid that supply will be supplied consistently at the demand required. Has there been a provision for the gas supplies? How will the services be supplied will it all be underground or over ground please provide details?

Will there be communication masts in the new developments? What provisions will you put in place for the new communications enhance the local community.

8. We have experienced several issues with water pressure in the Borough, what have the RBC done to prevent any further issues and prevent them from happening with the further 5,000 under construction and when completed. What have you arranged with Severn Trent in relation to sewage, drainage etc when there are repeated issues with flooding in the Borough on the roads causing severe road conditions exacerbating the needs for our emergency services? Cawston Lane and Sainsbury's roundabout are just 2 examples of inadequate surface drainage.
9. Car parking should be given a priority to avoid on-street parking issues from the very start. Provision should be made for at least 2 off-street car parking spaces per dwelling and 3 or 4 for larger houses.
10. If the above proposals mean that fewer dwellings have to be built because of the lack of space, then so be it. Rugby Borough is already planning to exceed the target required by the government and the dwellings at Houlton should be completed before the Dunchurch development begins.