Contents
1. Introduction ........................................................................................................................................ 2
2. Policy framework ............................................................................................................................... 3
3. Methodology ..................................................................................................................................... 4
4. Stakeholder Meetings ......................................................................................................................... 5
   4.1 Meeting with Dunchurch Parish Council ................................................................................... 5
   4.2 Meeting with Cllr Graham Francis ............................................................................................ 5
   4.3 Meeting with Lime Tree Village Residents Committee ............................................................ 5
5. Summary of feedback ......................................................................................................................... 7
   5.1 Traffic & Access ......................................................................................................................... 7
   5.2 Access Across the Site from Lime Tree Village .......................................................................... 8
   5.3 Overdevelopment ...................................................................................................................... 8
   5.4 Loss of Residential Amenity ...................................................................................................... 8
   5.5 Schools .................................................................................................................................... 9
   5.6 Ecological Impact ....................................................................................................................... 9
6. Conclusions ....................................................................................................................................... 10
 Appendix A: Newsletter ........................................................................................................................ 11
 Appendix B: Project Website Screenshots ............................................................................................ 13
 Appendix C: Verbatim Feedback ........................................................................................................... 14
1. Introduction

This Statement of Community Engagement (SCE) sets out the strategy undertaken for consulting the general public with regard to Helical Bar’s plans for land at Cawston Lane, Rugby. The proposal seeks to develop the site with up to 250 residential units, provide a new access from the roundabout on Coventry Road and provide landscaping along with public open space.

This document aims to demonstrate that the applicant has undertaken appropriate pre-planning application discussions with the wider community to actively inform them about the plans, in accordance with Rugby Borough Council’s Statement of Community Involvement.

Helical Bar is fully committed to stakeholder engagement and wanted to ensure that the community were made aware of the proposed development prior to the submission of a planning application. Helical Bar welcomed and invited feedback on the proposals to establish if any amendments could be taken on board prior to the submission of a planning application.

This Statement of Community Engagement gives an overview of all consultation activity undertaken prior to the current planning application submission.
2. Policy framework

Community involvement is at the forefront of national planning policy and is noted in the National Planning Policy Framework (March 2012). The NPPF states in Paragraph 155 that ‘early and meaningful engagement and collaboration with neighbourhoods, local organisations and businesses is essential’ in the creation of plans.

The Localism Act (November 2011) enshrines in law the need for consultation. The Act requires developers to consult local communities before submitting planning applications for certain schemes.

Prior to the publication of the NPPF, Planning Policy Statement 12 (Para 4.21) required local planning authorities to produce a Statement of Community Involvement (SCI) as part of their Local Development Frameworks. The principle objective of an SCI is to ensure that all sections of the community, including local groups and organisations, are given opportunity to engage in the planning process.

Rugby Borough Council adopted its current SCI on September 2007 and it applies to both the preparation of the Local Development Framework and to planning applications. The SCI remains in force following the adoption of the Core Strategy in 2011 and the publication of the NPPF in March 2012, although PPS12 has been formally cancelled from national planning policy.
3. Methodology

Public consultation was undertaken by the applicant in accordance with the process set out in Rugby Borough Council’s SCI – namely explaining the proposals to local residents, asking people for their views, considering the views received and, where possible, amending the proposals to take these views into account.

Overall, Helical Bar’s public consultation for the land at Cawston Lane has comprised:

- A meeting with Dunchurch Parish Council to explain the proposals and obtain their views (a meeting was also offered to Cawston Parish Council, although they declined as the site is not within their Parish boundary) (see Section 4);
- A newsletter was sent to 524 properties around the site explaining the plans and how people could comment (see Appendix A);
- A dedicated project website was created – www.cawstonlane.co.uk – where visitors could examine the proposals in more detail and submit feedback (see Appendix B);
- A meeting was held with Rugby Borough Ward Councillor Graham Francis to explain the proposals and seek his views (see Section 4);
- A press release was sent to the local radio station ‘Rugby FM’ publicising the consultation;
- A meeting with the residents of Lime Tree Village (a retirement village neighbouring the site) to explain the proposals in more detail and discuss any concerns (see Section 4);
4. Stakeholder Meetings

As part of the consultation, the project team met with the following stakeholders.

4.1 Meeting with Dunchurch Parish Council

Anna Sabine (Meeting Place Communications) and Mark Sitch (Barton Willmore) outlined the proposals and presented the draft plans to Dunchurch Parish Council (DPC) on June 4th 2013 in Dunchurch. DPC welcomed the opportunity for early discussion of the proposals. Topics included:

- DPC’s concern about a perceived coalescence of Rugby and Dunchurch;
- Delays in building new homes at the Rugby Radio Station site (also referred to as the ‘MAST’ site);
- Traffic along Cawston Lane;
- School capacity;
- The need for affordable housing;
- Expected opposition from Lime Tree Village residents.

4.2 Meeting with Cllr Graham Francis

Iwan Jones (Helical Bar) and Nick Perkins (Meeting Place Communications) met with Cllr Francis on 24th June 2013. Discussion topics included:

- The site’s status within the Core Strategy (Policy CS5);
- Proposed buffering between the and Lime Tree Village;
- Traffic along Cawston Lane;
- Affordable Housing;
- Delays in bringing the MAST site forward.

4.3 Meeting with Lime Tree Village Residents Committee

Iwan Jones (Helical Bar), Mark Sitch (Barton Willmore) and Anna Sabine (Meeting Place Communications) met with the Residents Committee from Lime Tree Village (a retirement village neighbouring the site). This meeting took place at Lime Tree Village on the morning of 23rd July 2013.
The project team explained the proposals in detail and were taken on a tour of Lime Tree Village. The comments and concerns of the residents included:

- Boundaries between the proposed new homes and Lime Tree Village – residents wanted to ensure sufficient separation;
- Residents’ concerns about the proposed new cycle routes;
- The possible need for a security gate where Lime Tree Walk meets the border of Lime Tree Village;
- Residents’ desire to keep disruption to their walking route towards Bilton (across Helical Bar’s site, along Lime Tree Avenue) to an absolute minimum and to keep accessible to people with lower mobility;
- The potential for flooding was discussed, particularly from a nearby stream. The project team explained the various flood mitigation features of the proposals (e.g. drainage ponds, soakaways etc) which should prevent any flooding of Lime Tree Village;
- The Residents Committee raised the issue of how local infrastructure would accommodate new residents. The project team informed the Committee about ongoing meetings with local authorities and possible Section 106 contributions towards local amenities.
5. Summary of feedback

The main themes from the feedback were:

<table>
<thead>
<tr>
<th>Objections raised</th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>Traffic and Access</td>
<td>15</td>
</tr>
<tr>
<td>Access across the site to Lime Tree Village</td>
<td>10</td>
</tr>
<tr>
<td>Overdevelopment</td>
<td>10</td>
</tr>
<tr>
<td>Loss of Residential Amenity</td>
<td>9</td>
</tr>
<tr>
<td>Schools</td>
<td>7</td>
</tr>
<tr>
<td>Ecological Impact</td>
<td>7</td>
</tr>
</tbody>
</table>

5.1 Traffic & Access

Local residents’ main concern was that the proposed development would increase traffic locally. There were two roads of particular concern: Coventry Road (B4642) and Cawston Lane.

Some respondents thought, despite the Rugby Western Relief Road opening 3 years ago, that there is still a large amount of traffic on the Coventry Road. Others expressed concern that adding more traffic would make the more dangerous for pedestrians and cyclists.

There were also a number of comments about Cawston Lane; with respondents commenting that the road is too narrow and that cars travel at excessive speeds along the route.

**Applicants’ Response:** Traffic impact analysis has been carried out using both Warwickshire Highways Rugby wide traffic model and individual models of local junctions, including the proposed access. This has demonstrated that the impact on the local highway network would be minimal and not lead to a significant increase in queues or delays. More detail is set out in the Transport Assessment, which has been undertaken in agreement with Warwickshire County Council Highways Authority.

The principle of a proposed modification to the existing roundabout on Coventry Road at its junction with Cawston Grange Drive has also been agreed with Warwickshire Highways, following an independent Road Safety Audit. The scheme will create a new arm to the south of the roundabout into the site and includes a new signalled controlled cycle and pedestrian crossing on Coventry Road.
5.2 Access across the site from Lime Tree Village

A number of Lime Tree Village residents were worried that they would no longer have access across the site, which some residents use as a walking route towards the shops and services in Bilton.

Applicants’ Response: There is currently a formal public right of way across the site. This runs along Lime Tree Avenue then heads diagonally south across the site (towards the southern border of Lime Tree Village). The proposal is to re-route this via a Footpath Diversion Order, so that the footpath runs within the avenue of Lime Trees that crosses the site (as opposed to diagonally across the site).

5.3 Overdevelopment

Many respondents thought that the wider Cawston area had accepted too many new homes over the next few decades and so were concerned about overdevelopment. In their responses people often cited other developments such as the Cawston Grange (built in the 1990s) and its proposed extension, Rugby Gateway (also known as Eden Park), the Rugby Radio Station site (also referred to as the ‘MAST’ site) and the proposed Bilton Grange development in Dunchurch. Most respondents did not elucidate as to why this overdevelopment would be a problem, although some considered that the infrastructure of Cawston is insufficient for a population increase.

Applicants’ Response: The proposals are in accordance with Core Strategy Policy CS5. This development is coming forward to meet the growing need for new homes in the Rugby urban area that is not currently being met by other allocations in the Core Strategy, due to slower than expected delivery rates.

This proposal includes public open space, extensive landscaping, family-sized back gardens and a mix of housing, including affordable housing.

5.4 Loss of Residential Amenity

Some residents of Lime Tree Village and Lime Tree Avenue have objected to the loss of Greenfield land near their homes and there were some objections that the development would lower nearby house prices and/or make properties harder to sell.

Applicants’ Response: The proposals for the site seek to mitigate loss of residential amenity by including significant landscaping and new, publically accessible open space. The need to provide dry
balancing pond areas on the south western edge of the site adjacent to Lime Tree Village will further help to maintain a separation and ensure that the outlook is attractive.

5.5 Schools

There were several comments to the effect that local schools around Cawston and Bilton were running at, or near, capacity. Respondents were worried that further new homes would strain these schools even further.

Applicants’ Response: The project team have liaised with Warwickshire County Council Education and are still awaiting a detailed response at the time of writing. Helical Bar would, of course, make appropriate contributions towards education provision as sought by Education Authority in any section 106 agreement.

5.6 Ecological Impact

Some respondents were concerned that development would be detrimental to local wildlife and were keen to ensure protection of the lime trees.

Applicants’ Response: Ecological surveys of the site since 2008 have identified a limited range of relatively common habitats, none of which has been found to have significant ecological interest. Badger setts formerly present on or close to the site no longer appear to be active.

On the basis of the surveys undertaken, the site has been assessed to have very limited ecological value, with those habitats of highest value such as hedgerows likely to be retained. As such the development is not considered likely to result in a significant detrimental ecological impact. Indeed, the development offers an opportunity to secure significant enhancement of the site through the creation of new habitats, such as ponds as part of a sustainable drainage system.

As regards the lime trees, it is anticipated (at the detailed planning stage) that there would be the need to remove only a small number, in order for the development’s central road to access the southern end of the site.
6. Conclusions

Helical Bar has undertaken pre-application consultation to spread awareness of the proposals, explain the plans and consider feedback from both local politicians and residents. The pre-application consultation process has been designed to follow guidelines set out in the NPPF and Rugby Borough Council’s Statement of Community Involvement.

The community consultation sought to explain the plans and collect feedback from local residents and stakeholders through a variety of means including face-to-face meetings, a specific consultation website, a press release to a local radio station, a feedback email address, postal address and newsletters posted directly to residents.

Helical Bar has noted the most common areas of concern raised by respondents and sought to explain how these carefully designed proposals would mitigate against many of the perceived impacts.
Appendix A: Newsletter

Welcome

This newsletter outlines proposals for 250 new homes on land next to Cawston Lane, Rugby.

The development is being brought forward by Helical Bar to help deliver new homes within Rugby, as the town does not currently have a five year housing supply as required by national planning policy. These will be well designed family homes with gardens.

Helical Bar has undertaken extensive work to design the proposals for the site, ensuring that they integrate with the surrounding area and wider community. This newsletter summarises the key aspects of the proposals; to find out more visit our website at: www.cawstonlane.co.uk

The proposals

Helical Bar propose to develop a range of 2, 3, 4 and 5 bed family homes as well as a small number of apartments on the site, along with new landscaped and public open space areas. The proposals consist of a range of detached, semi-detached and terraced houses which will predominantly be two storey properties with gardens.

The proposals have sensitive landscaping around the site in order to create a green edge to the development to fit within its surroundings. Homes have also been designed to be set back from existing properties.

www.cawstonlane.co.uk

Map data ©2013 Google Imagery ©2013 DigitalGlobe, Getmapping plc, Infoterra Ltd & Bluesky
Access to the site

The proposals include:

- the addition of a fifth arm from the Coventry Road/Cawston Grange Drive/Calvestone Road roundabout. A 5-arm roundabout will provide additional capacity for the development traffic and will maintain traffic flow along the Coventry Road;
- new cycle and pedestrian crossings on Coventry Road;
- new bus stops near the Coventry Road/Cawston Grange Drive/Calvestone Road roundabout.

Community Contributions

The development will provide financial contributions towards local services and facilities, such as schools, as well as other local community amenities.

The site forms part of the 'SOUTH WEST BROAD LOCATION'. It is identified as a 'preferred location' for new homes in Rugby Borough Council's Core Strategy under Policy CSS, to come forward if there is a shortfall in strategic housing supply.

What do you think of these proposals?

You can let us know by filling out a feedback form online at www.cawstonlane.co.uk/feedback

Alternatively, send us your thoughts by post (no stamp required):
CAWSTON LANE FEEDBACK
FREEPOST
MPC FEEDBACK

www.cawstonlane.co.uk
Appendix B: Project Website Screenshots

Below are some example screenshots from the project website.
Appendix C: Verbatim Feedback

Q1: What are your thoughts on development on land at Cawston Lane?

- I am, along with many other people who are from the local area once again deeply dissatisfied with the planning authorities. The development planned for ‘Lime Tree Village’ extension is just another excuse to build another rabbit warren on green fields, with no added benefit to the local population. Cawston development is total disaster - unless you are a builder, estate agent or other parasite of course.

- We are already going to have the land on the rear of our property built on for housing and now fields on the front aspect of Coventry Road are going to be developed too, in my opinion it is unnecessary.

- We will need a three dimensional model so that we can see the implications of the relationships of the heights of the buildings and their placement in relation to this village. When you have made it please ask that it be placed in our library for careful studying.

- I oppose the plans on the following basis: 1) the pedestrian traffic through Lime Tree Avenue, part of which is a private road, would be significantly increased as a result of your cycle path proposals and would cause undue noise and traffic annoyance to the current residents. 2) The plans show a break in the Lime Trees that flank the private drive to Cawston House to make way for an estate road to pass across them. ALL these trees have a tree preservation order on them, and this would mean you would need to cut down at least two trees to gain access to the other field/ development land. This is totally unacceptable otherwise what is a tree preservation order for? 3) There are already plans in place to utilise land behind Coventry Road, at the edge of the Cawston Grange Development for hundreds of houses, covering at least the same area if not more. Has the developer taken into consideration the extra noise level, traffic, needs of the extra residents, when constructing this plan at the same time as the other one? It is unacceptable to approve plans for both sides of Coventry Road without major problems occurring to the flow of traffic and noise level, not to mention the inconvenience to the residents of Cawston in general for many years whilst in construction. If we do not uphold the rights of residents who have lived in the area many years, or respect the value of these magnificent trees, then what else will be disregarded for the sake of more housing? By all means increase housing but not this much and in two areas so close to each other? It’s ludicrous!

- It will add to an already over developed area of Rugby with a 1,000 plus houses already built (or under construction) on Cawston Grange. It will spoil a significant part of the local countryside as well as add significantly to the traffic burden along Coventry Road. No thought has been given to the pressure on school places - all the local schools are already over-subscribed with classes bursting at the seams.

- I wish to object to good agricultural land being used for housing development when there must other sites in the Rugby area such as the field at the top of Alwyn Road Bilton that is only used for Table Top sales. I object to the development on land for housing at Cawston Lane
• Surprise
• Where are the children of these new homes going to educate their children? Local schools are already oversized. Living on Durrell Drive you can't even get a place in the local Cawston school as it's too small and as far as I am aware there are no plans to extend it. The roundabout on the Coventry road is already a danger when walking with children as vehicles speed off the roundabout into Cawston Grange Drive and Calveston Way.
• I'm not impressed. I moved to Cawston 18 months ago and all I have seen in that time is a progressive strategy to turn all the local farmland into housing developments. Cawston parish is already congested and the local amenities are poor. Any new housing will put a strain on local infrastructure e.g. school and roads
• It is an absolute disgrace that you are even contemplating this housing estate on green belt land. The area is already suffering from the abomination that is Cawston Grange. You will destroy habitat for wildlife in the fields that you are building on but also destroy the local woodland. There are already too many people walking through the woodland on Cawston lane, which is not a right of way and this estate will cause more destruction, of delicate habitat. The woodland will need to be fenced off to prevent untold damage. Also this estate will cause more traffic on Cawston Lane, which is already used as a rat run and has become increasingly dangerous to travel down, especially with the mentality of the people that buy these houses on estates.
• Horrified!
• I live in Lime Tree Village and my house in at the edge of the village overlooking the proposed site of building. My property is currently up for sale and I was horrified to see the proposed plans as I feel this will greatly devalue my property, and seriously reduce the attractiveness of the village to any prospective buyer.
• The density of the housing will have a very adverse effect on the residents of Lime Tree Village, home to a considerable number of elderly and frail people. At present the open fields act as a deterrent to opportunist burglars etc - a housing estate with street lighting will NOT provide the same level of deterrent! Provision must be made to ensure that the access to Lime Tree Village via Lime Tree Walk must be KEPT OPEN during the construction period as any closure will have a serious impact on the ability of residents to access local shops etc in Bilton. We have only one bus per day coming into our village.
• I know Rugby needs more land for housing but why CAWSTON LANE when they have a huge site by the M1 which was the old RADIO SITE.
• I object to this development until adequate plans are submitted for local facilities. I only live 300 yards from our local school but can’t obtain a place and Bilton school is now over capacity and using the library to support an additional class. With the influx of 250 additional homes aimed at young families where are these children going to be supported.?
• My thoughts are of great concern that development of this size should even be considered at this location. To propose building this amount of property so close to a retirement village is quite irresponsible.
• It was inevitable that it would be built on.
• Another green area lost to housing with an unspecified financial contribution to local amenities.
I believe it is unnecessary to build on this greenfield site at this time, when there are brownfield sites available, you are only in it for the profit and do not have to live with the consequences spoiling the peace and quiet and destroying green open spaces. You would not like it if it was in your own backyard. Planning should not be granted. Many of my neighbours feel the same.

Very poor idea. It ruins a beautiful approach to Rugby, the views of open countryside will disappear forever and as we creep ever nearer to the A45 that part of Rugby will be swallowed up in concrete and brick. Can’t understand the mindset behind it. The roads are already full to capacity at busy times and we are thinking of adding more traffic.

I am very concerned about the proposed development on the Coventry Road/Cawston Grange Drive/Calverstone Road roundabout. I moved to Lime Tree Village 18 months ago to what was then, and still is a quiet, peaceful, rural area and one where I hoped to live out my retirement free from the worries of insecurity and danger. Now it appears that, if a new development goes ahead these assets will disappear and the whole village will be at risk especially if social housing is to be part of the scheme;

Children’s play area.

none of it!

None

I object to the proposal for a road crossing Lime Tree Walk. At present Lime Tree Walk provides a safe and excellent facility for residents of Lime Tree Village to walk to Bilton. The proposed road crossing Lime Tree Walk would create a hazard from traffic using the road and loss of an excellent amenity. I would suggest that this could be overcome by having an access road off Cawston Lane to the development.

Green areas

Nothing really as the Calvestone roundabout is very busy already so making a 5th spur will simply create another main route to navigate across for local cyclists like myself.

None of it, it should not be allowed. Soon there will be no countryside in Rugby as idiots like the money grabbing organisation that wants to build here will destroy it. This is so not about the need for housing in Rugby, it is how much money can be made. In these very difficult times we should not be building housing such as this, we should be building in towns, and trying to regenerate them instead of destroying the countryside.

None

None of it

The green ‘buffer zone’ around the Lime Tree Village boundary but would like this to be considerably deeper.

NONE

Currently none

Absolutely none

Q2: Which parts of the proposals do you like the most?

- Children’s play area.
- none of it!
- None
- I object to the proposal for a road crossing Lime Tree Walk. At present Lime Tree Walk provides a safe and excellent facility for residents of Lime Tree Village to walk to Bilton. The proposed road crossing Lime Tree Walk would create a hazard from traffic using the road and loss of an excellent amenity. I would suggest that this could be overcome by having an access road off Cawston Lane to the development.
- Green areas
- Nothing really as the Calvestone roundabout is very busy already so making a 5th spur will simply create another main route to navigate across for local cyclists like myself.
- None of it, it should not be allowed. Soon there will be no countryside in Rugby as idiots like the money grabbing organisation that wants to build here will destroy it. This is so not about the need for housing in Rugby, it is how much money can be made. In these very difficult times we should not be building housing such as this, we should be building in towns, and trying to regenerate them instead of destroying the countryside.
- None
- None of it
- The green ‘buffer zone’ around the Lime Tree Village boundary but would like this to be considerably deeper.
- The proposed new bus stops and pedestrian crossing on Coventry Road. The access via a fifth spur from the existing roundabout.
- None
- None of them
- None of it
- Not one.

Q3: Are there any particular aspects of a new development here which would concern you?

- Where are the amenities? Shops, transport. Will there be more '3 bedroom' detached high quality homes that have no parking space for more than 1 car, so the owners turn their front gardens into paved over car parks?
- Traffic, traffic, traffic. Coventry Road is still a very busy road even with the bypass now in use and this development will no doubt add to traffic volumes regardless of what your surveys say. I can sit for 5 minutes plus now waiting for a gap in traffic in rush hour to be able to reverse out of our drive and that will only get worse. Cawston Lane will also see a rise in traffic along a road which is far too narrow in places as it is. Good local schools are already oversubscribed, more housing will add to this. We want our children to be able to walk to school not have to rely on a bus to ferry them over the other side of Rugby.
- The private road section of Lime Tree Ave does include a public footpath but is not to be used by cyclists. Will there be a means of allowing pedestrians without letting through cycles?
- The lime trees being protected, yet at least two will be cut down. The amount of green field space being used. The increase in traffic and noise level. The use of private drive/road being used for increased pedestrian use without permission. The idea of plans being approved for two extremely large sites within 1/4 mile of each other affecting residents form the whole of Cawston.
- See above.
- Adding another arm to the roundabout which is already very busy at school time & work times. Only one way onto to estate (for all 250 houses). No contribution (from developers) for other local services (which are already more than stretched) i.e. primary school/ doctors surgery/ more shops/ community hall.
- School availability e.g. Cawston Grange primary is already over-subscribed and other schools have their own capacity issues.
- All of it. Destruction of countryside Increased traffic on Cawston Lane Destruction of woodland by the people that will buy there. The increasing sprawl of housing which is only of benefit to money grabbing business and the council. Why are you not building on brown field sites instead of green belt??????
- There are many. Noise levels, lighting, the effect on wild life and public access.
- Reduction in the value of property in Lime Tree Village. Lack of privacy for residents. Lack of safety as the perimeter will no longer be protected. Destruction of a beautiful row of lime trees in Lime Tree Walk as a road and a footpath are proposed crossing it. Noise and
disturbance from building works and then hundreds of new residents. Increase in traffic in the already dangerous Cawston Lane. Local services and facilities will be overwhelmed.

- The road crossing Lime Tree Walk - a major safety risk for elderly residents walking up to Bilton. There will need to be traffic 'calming' measures to ensure traffic is moving sufficiently slowly to ensure the elderly have enough time to cross in safely; ideally there should be a pedestrian crossing at the Lime Tree Walk junction. 2. General security of Lime Tree Village - the perimeter will need to be as 'intruder proof' as possible, ideally through the planting of a dense thorny hedge! The secure coded entry to the Village must be reinstated to deter unauthorised access to the Village. 3. The impact on wildlife and loss of habitat.

- We the residents of LIME TREE VILLAGE have access to BILTON via LIME TREE WALK & LIME TREE AVENUE & your proposals will build a road & a cycle track across our right of way taking away our security & safety. How are you going to protect our access to BILTON & our security in the village. The proposals will destroy my rural outlook & the peace &security I have in my home.

- I also have concerns over the additional traffic 250 homes would bring to the Bilton road. Already my children have to cross a busy road without a pelican crossing to go to the second nearest school. Additional traffic will put their lives in danger furthermore and the speed limit needs reducing from the proposed 5 arm roundabout into Rugby.

- Yes indeed, and these are many and varied:- My own house is up for sale and this proposal is sure to put off prospective buyers, and will undoubtedly reduce its market value. I expect to be compensated for this if the development goes ahead. Security of our village will inevitably be compromised to an indeterminate degree. Noise levels will increase without doubt, due to the initial build, followed by permanent road traffic noise and higher population density in the immediate vicinity thereafter. The attractive nature of the existing surroundings will be hugely compromised by any type of development of this size. The proposals show a road being driven through a long line of established lime trees, which is in effect, proposed vandalism. There has been no evidence produced as to how local services and facilities would fare with the obvious extra demand that will ensue if this development goes ahead.

- As a local neighbour to the proposed development, I have two main concerns: traffic on Cawston Lane and local schools: 1. Traffic on Cawston Lane - although I agree that putting a fifth spur onto the Coventry Road/ Cawston Grange drive roundabout makes sense and should give the least issues from an access perspective, my key concern is about the increased traffic flow along Cawston Lane itself. Cawston Lane is a very narrow, windy road that will have increased traffic flow if the proposed development occurs. I realise that this is not directly in the control of the developers, but should be taken into consideration by the developers in their discussions with the local planning authority and highways authority in the wider context of the development. 2. Local schools - again not directly an issue for the developers, but there is already a major issue in the local area with catchment areas and not enough local infant/junior/primary school places available. Many families on the Cawston Grange Estates cannot get their children into Cawston Grange School, and are not close enough to Bilton Infants or Dunchurch Infants to guaranttee a place. This proposed development will be in exactly the same situation unless another local school is built or more places are created in Cawston Grange Primary School.
• The border between the development and Limetree Village needs to be secure, with something like a hawthorn hedge. There is a need for more trees at the edge of the development nearest to Marton Court. It looks as though the new road is going across Limetree Avenue; the developers need to make proper provision for Limetree Residents at this crossing.

• All

• It is a threat to the peace and security of this beautiful retirement village. The private pathway leading from Lime Tree to Bilton Village will be straddled by such a development.

• Road system cannot cope through Dunchurch now. What would the impact be on Cawston Lane? What's the proposed volume increase on this road? How do you propose mitigating this?

• Not willing to waste any further of my time with the correspondence. Good luck, I am sure you will make plenty of money.

• I would like to see, 1) Speed reduction from 40mph to 30mph on Coventry Road. 2) Cawston Lane widened and speed reduced to 30mph. 3) More emphasis on expanding local schools. 4) As this proposed new development and the future development on land to rear of houses on Coventry Road will all be connected to mains gas, a new gas pipe should be laid along Coventry Road for residents as there is currently no mains gas as a token of goodwill.

• If despite my objections the development is approved in order to maintain the present security and privacy for the Residents of Lime Tree Village a security gate should be installed across Lime Tree Walk on the Lime Tree Village side of the proposed road.

• Losing more farm land when UK is already struggling to grow produce. Other estate in area is yet to be adopted (although being more than 10 years old), remains incomplete. Things/work not complete. Will this be the same for this development? Also why has the road been left open at the far easterly side of the estate?

• You are deluded if you think this is the right thing to do for the people of Rugby!!!!

• My apartment and many other properties are on Lime Tree Retirement Village. We chose to live here because of the quietness the attractive location and safety. This will all go if the development plans are approved.

• If despite objections, this development goes ahead, I feel residents of Lime Tree Village should be offered compensation for all the above seriously distressing problems.

• I urge all those involved in pursuing this planned development to take serious note of the concerns raised by the residents of Lime Tree Village. Many of us are very active within the local community and are understandably extremely anxious about the prospect of our security and peace of mind being compromised.

• YOU ARE PROPOSING TO DESTROY OUR RURAL ENVIRONMENT.

• Recreational activities for families around Cawston are not sufficient and more family houses will put additional strain on community life. There is not enough provision for playing areas or common land.

Q4: Any other comments?
• This proposal has already caused a great deal of concern and worry for many people in Lime Tree Village.
• Asked some simple question via email (replied to by MPC) did not indicate attitude to development
• "WOW-just what we needed-another development on a green field site-marvellous! and all those benefits you list too; obviously there aren't any disadvantages are there? You don't list any, so there can't be.
• Those folks in Lime Tree Village will be really pleased to be surrounded by a housing estate won't they?
• Well perhaps I'm getting a bit over excited about your great proposals, and perhaps I ought to be willing to share all those wonderful key benefits you list with the directors of Helical Bar Plc. So, at great sacrifice I would propose that instead of building your houses on Cawston Lane, you arrange to build them around the home of the Chief Executive of Helical Bar Plc.-I know he will be really thrilled
• 1/ Object strongly in principle to development that interferes with our current view of fields. 2/Worried about construction disruption 3/Require protection of view, environment and noise 4/Do not approve of footpath close to the stream. 5/Effective boundary, strong fencing and trees. 6/Safeguard Lime Tree Avenue walking route to Bilton must have safe access without using Cawston Lane. On a positive note, we commend the pre-application consultation
• It is almost inevitable that planning permission will be granted for this development. As a resident of Lime Tree Village there are certain aspects of this which will affect the residents here. It is important to note the following: 1/Really secure fencing erected round LTV 2/A gate at the bottom of Lime Tree Walk operated with a pass key available only to residents (a sequence of numbers to press can be remembered by outsiders) 3/A pedestrian crossing - solar powered - installed where the new road crosses Lime Tree Walk 4/A bus stop at this crossing point 5/ A bus turnaround at the end of the development so that a regular No4 bus is guaranteed
• I appreciate your efforts to keep us informed and to invite comments. I do not share the view of those who object to the development in principle. I make two points: 1/That our extremely valuable pedestrian access to Bilton via Lime Tree Avenue should be preserved. 2/Due attention given to land drainage aspects. As a retired civil engineer I have noticed that while we are not subject to flooding here, we are only marginally above the flood level in sustained heavy rain. The concentration point for surface water run-off from Lime Tree Village appears to be the stream crossing on Cawston Lane and presumably your development (or much of it) will drain the same way with a greatly increased impermeable area. I trust you will be including measures of balancing and attenuation to ensure that the peak run-off will be within limits dictated by downstream capacity.
• I'm not sure that you can create a 'vibrant community' as stated on the front page of this website, without some community hub/focal point such as a school, community centre or other similar location. A group of houses is not in and of itself a 'vibrant community'.
• Need improved border landscaping and a wall, road crossing Lime Tree Walk to be controlled, LTW to remain a public right of way, improve safety and security of main LTV
access, why is all this housing necessary, bearing in mind empty homes in Rugby and the
planned extension to Cawston Grange.

- Do not support building on viable agricultural land that is in constant use. Surely there are
many other more suitable alternatives in and around Rugby.

- I have informed my local Councillor Mr Howard Roberts of my objections and fully support
his standing on the matter of overdevelopment of rural areas. Please acknowledge receipt of
this letter. Thank you.

- I think you need to more widely advertise your proposals. This means buying space in
papers, leafleting, 'socialising' your proposals with residents. This feels cloak and dagger...

- I do not want to see development of yet more green-field sites in this area. The loss of
productive land and valuable trees would be grievous and unnecessary. Despoilation of the
few remaining "country" areas around Rugby would have a negative impact on the existing population. The
development and absorption of the Cawston Estate is not yet complete, and I believe there
are "brown-field" sites, as yet undeveloped, available elsewhere.

- Unnecessary use of prime agricultural land when other land is available

2. Range of housing will inevitably mean that the lower price properties will not be properly looked after
resulting in detriment to the environment (no doubt these cheaper properties will be bought
by landlords seeking to make profit without any regard for the environment or neighbours)

3. The proposed development to the east of the avenue of lime trees will cause irrevocable
damage to the unique features of Lime Tree Avenue. In order to link this part of the
development a main road will require that a 'number of trees' will have to be removed. As
these trees have a preservation order on them this is clearly a major problem with this
proposal and therefore should not be allowed. When is a preservation order on this
historical avenue of trees not worth the paper it is written on?

4. The proposed opening up of access to Lime Tree Avenue is unacceptable as this will result
in increased usage on foot and by cyclists of the avenue; this road is unadopted and has to
be maintained by the residents who value this unique environment which should be
respected. The proposed plan requires right of way through Lime Tree Avenue to and from
Bilton Village so has this been legally established?

5. Lime Tree Avenue is unique and a prestigious residential area and Rugby Borough Council's
Core Strategy should be preserving this and taking this into account.

6. Cawston Lane is not suitable for further increase of use in its current form form and has
always been a source of road safety concerns as long as we can remember (cars, children on
cycles and pedestrians using local footpaths).