



Thurlaston Parish Council
Thurlaston
Rugby

July 2019

Planning Department
Rugby Borough Council
Town Hall
Rugby
CV21 2RR

Dear Sir/Madam,

**Re: Planning Application R19/0898.
The Old Forge, Main Street, Thurlaston, CV23 9JS
New access to rear of property including parking and turning space and formation of new
boundary.**

Thurlaston Parish Council has natural concerns regarding the creation of a hazard with traffic movements onto Biggin Hall Lane.

Whilst Thurlaston Parish Council recognises that Highways are the experts in the assessment of risks involved with this application we express concern about this new exit onto a single lane road within 40m. of a junction and closer to a slight bend at the top of an incline in the other direction. The speed limit is frequently not observed. We would expect this new risk to be quantified and mitigated if appropriate. Is the risk deemed acceptable or would road signage be necessary to identify the risk to motorists?

Whilst not part of this application (yet indicated on the drawings) we do understand that the landowner would wish to build a new property thus increasing the risk of hazard at this location. We do understand the criteria for the opportunities for landowners to infill the settlement area to satisfy housing needs of all types for the Borough but we do expect that the planning authority considers these against the General Principle documents outlined in the Local Plan, especially GP2 and GP5. RBC does recognise the two documents that we have in place which endeavour to safeguard the infrastructure of our community. For reference these are the Conservation Area Appraisal and the Village Design Statement.

Yours sincerely

Helen Creery.
Chair, Planning Subcommittee