



Thurlaston Parish Council
Thurlaston
Rugby

19th May 2020

Ms. Frances Keenan
Senior Planning Officer
Rugby Borough Council
Town Hall
Rugby
CV21 2RR

Dear Ms. Keenan,

**Re: Planning Application R20/0281
Land to rear of Dunsmore Garage, Coventry Road, THURLASTON CV23 9JR
Erection of 4 detached dwellings with associated car parking and landscaping.**

I hope you are well and coping with the current challenges of Covid-19, and I thank-you for your reply to our response to the above planning application.

This development is very close to the entrance to Thurlaston Village, which is the only entrance and exit to the Village, so please appreciate that any proposed change to traffic volume and/or behaviour at this junction is a key concern to all of us who live here.

On my first question, regarding what will be taken into account when this application is reviewed, I was looking for more detail than was in your initial response. RBC has adopted the Local Plan and has confirmed that South-West Rugby is their designated site for warehousing developments. These factors have a direct relevance to R20/0281, not least because the planned site for the warehouses is exactly adjacent, so please could you confirm that the Local Plan and warehousing contexts are taken into consideration when this application is determined on its own merits.

On my second request - for an update on action from the January 22nd meeting and the latest proposals for the road system from the warehouse development - thank-you for confirming your understanding that comments from the Highways Authority and Highways England are awaited. Further to this, please could you check and confirm that this understanding is correct and, if so, please could you forward the comments to me when they are received.

We notice from the planning portal that the Highways objection does in fact focus on this specific application. We would suggest that this is short sighted.

The stretch of road between the Thurlaston roundabout has been of concern to the Dunsmore Borough Councillors for many years. With today's traffic volumes speed restrictions have been introduced and we understand that traffic lights are being considered.

The proposals for development of warehouses, increased housing and a fire station will have significant effect on traffic volumes. This will impact significantly the daily lives of Thurlaston village residents.

It is one of the roles of the Parish Council to communicate developments as openly as we can to avoid anxiety and distress among residents. We feel we are deprived of the necessary information to do this. The implementation of the Local Plan will require good communication and co-operation of residents.

We appreciate your help.

Yours sincerely

Helen Creery.
Chair, Planning Subcommittee