

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

LOCAL PLANNING AUTHORITY: RUGBY BOROUGH COUNCIL
RBC Planning@rugby.gov.uk

APPLICATION NUMBER: R14/0011

ADDRESS OF DEVELOPMENT: Warren Field, Warren Close, Ryton on
Dunsmore Coventry Warwickshire CV8 3JZ

APPLICATION DESCRIPTION: Erection of 29 affordable dwellings with
access, landscaping and associated works. Officer Richard Holt
01788 533687

**The application has been reviewed and I enclose RYTON ON DUNSMORE
comments.**

Overall RYTON ON DUNSMORE OBJECT

This application was discussed at the meeting of Ryton on
Dunsmore Parish council held on 5th May 2017.

The Members welcome the addition to the Village of affordable
housing with the 12 dwellings for rent and 17 for shared ownership.

Access

However, the Members wish to object to this application on the
grounds that the access is wholly inappropriate for the construction
phase now and then ongoing in the future. The Members appreciate
that there have been traffic studies and County Highways have
been involved, but the day-to-day experience of the residents is
that Warren Field and Warren Close is not suitable for further traffic.

Warren Field and Warren Close are narrow housing estate roads
that prove challenging for current traffic at the best of times, two or
even one parked cars provides an obstruction and chicanes form.
Construction traffic will have difficulty accessing the site at any time
and will be a dangerous addition to these narrow residential streets.
It is understood that the delivery traffic should be managed in
terms of times of day, which will be helpful, but this cannot mitigate
to the wholly inappropriate nature of the route to the site through
the Village.

While the construction delivery traffic could be scheduled to avoid
busy times, like the rush hour and school time, the arrival and

departure of the workforce cannot. The Village has recently experienced the chaos that occurs when only six houses are built at Church Farm, with workers cars parking in Church Road affecting the lives of residents, Church goers and pub visitors. The roads around the Development site cannot cope with more parked vehicles and the arrival and departures will increase the traffic in an area currently being the end of a cul-de-sac.

Once the development is complete the residents will still be subject to a vast increase of traffic, with two cars per dwelling plus deliveries and visitors, what has been a quiet cul-de-sac will be subjected to traffic movements not envisaged when the residents moved into Warren Close. This will also impact all of the other access streets, including Warren Field, High Street and Leamington Road.

All of the above problems and concerns can be easily addressed by using an alternative access to the site through Prologis Site C, which already exists. The construction traffic, workers traffic and ongoing residents' traffic would all benefit from accessing the site from the other side. With a bit of constructive thinking this could also provide an alternative access for the school relieving the current congestion and parking problems in Sodens Avenue. The whole access issue needs to be better thought out and the Members are disappointed that other existing possibilities have not been explored before reaching this stage of the planning process.

The Parish Council request that this planning application is halted at this stage to enable better solutions to be explored with all of the stake holders and land owners involved.

Working Restrictions

The Members are also concerned that this development site is adjacent to existing residential properties and request that day and time restrictions are put on the site to limit noise, and dust to normal working hours Monday to Friday.

Parking

The Member also request that further thought is given to additional parking on the site once complete. Currently there are just two allocated parking spaces per dwelling which leaves no room in modern households for visitor parking. If more parking spaces are provided this will alleviate on-street parking, together with the inevitable parking that occurs in turning areas.

Services

The Members wish to be assured that this development has the infrastructure in place to support 29 additional households, in terms of water, sewage and drainage and electricity. Residents' experience and knowledge is that the services in the Village are already stretched. If not adequate this could impact on existing properties along with the new ones.

Planning Gain

The Members wish to know what benefit will come to the Village (apart from more affordable housing) in terms of improved public transport links and frequency, and in particular increased capacity at the Village primary school.

Please let me know of the final outcome of this application.

Yours faithfully

Mr. Geoffrey Tooke
Clerk to the Council