

# **BINLEY WOODS PARISH COUNCIL**

**NEWSLETTER No 41**

***September 2016***



**SPECIAL EDITION – RBC LOCAL PLAN**

## **RBC Local Plan**

### **Residents Consultation Drop-in**

**Thursday, 13th October – from 7.30pm**

**Binley Woods Village Hall**

Come along to the hall and find out about the Borough Council's proposals to build additional houses on Green Belt land in Binley Woods

Ask questions of your Borough Councillor  
and Council Planning Officers

**Make your views known!**

# Rugby Borough Council Local Plan

## Background

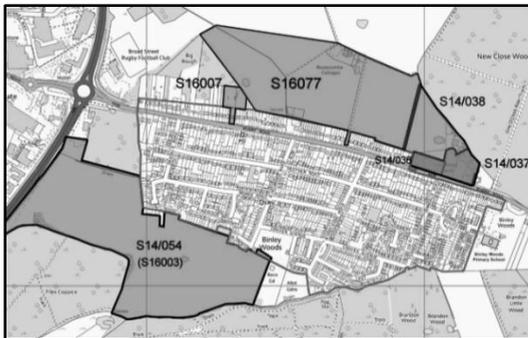
In December 2015, Rugby Borough Council published its 'Preferred Options' document showing how it proposed to meet the housing needs of the Borough over the next 20 years. This included significant development to the south and north of Rugby town, a brand new village of 1500 houses and smaller developments of 100 houses in each of the seven 'main rural settlements', including Binley Woods.

At that stage, there were no details concerning the precise location of the proposed development in Binley Woods.

## Possible Sites

Following publication of the Preferred Options document, RBC put out a 'call for sites' asking developers to put forward sites in and around the village where new houses could be built. Four sites were put forward, as shown on the map:

1. S16077, a 47 acre site to the north of Rugby Road which would accommodate several hundred houses.
2. S16003, a 62 acre site to the south-east of the village stretching from the recreation ground in the east over to the A46 in the west, which would again accommodate several hundred houses.
3. S14036/7/8 ('Sherwood Farm'), an 11.5 acre triangular site to the north of Rugby Road which would accommodate up to 100 houses, although the developer had submitted outline plans for some 70 houses.
4. S16007, a 1.5 acre plot to the north of Rugby Road which would accommodate only a few houses.



*Possible development sites in Binley*

All the sites put forward would have an impact on traffic volumes on Rugby Road and on village amenities such as the school. There would also be a local impact on properties bordering the site.

In addition, S16003 would also impact the residents of Birchwood Road due to traffic accessing the new development and would effectively eliminate the 'green corridor' between Binley Woods and Coventry. Both S16077 and S16003 would accommodate many more than the proposed 100 houses, whilst S16007 would only accommodate a few houses and would entail demolishing other properties to allow access to the site.

## RBC Preferred Site

In June, RBC Planning Officers met with the Parish Council to discuss the four sites and to proffer their preferred site: Sherwood Farm. The reasons given for their selection were:

- The site is of a size suitable for up to 100 houses. Two of the others sites were much too large and the other much too small.

- Traffic impact would be limited to Rugby Road.
- Proposed access to the site from Rugby Road is considered “acceptable” by the Highways Authority.
- The site adjoins fewer residential properties than either of the other two large sites put forward.
- The ‘green corridor’ between Binley Woods and Coventry would be preserved.
- The land is ‘available’ and a developer has already submitted outline plans.
- The developer had committed to include a buffer between the site and the adjoining land, inhibiting future spread of the site westwards.

### **The Parish Council’s Position**

The Parish Council does not agree there is a need to build further houses in the village (as evidenced by the housing needs survey undertaken in 2012) and would like to see the Green Belt preserved (as per residents’ wishes expressed in the Parish Plan, published in 2013).

However, we recognise the reality of the situation in terms of both a national and local housing shortage and agree the Sherwood Farm site is the least worse option.

We believe it is better to work with RBC and the developer to shape the development in a way which minimises the impact on residents and may even bring some benefits to the village (eg the inclusion of retirement accommodation and/or some land being made available for a garden of remembrance). The alternative is to fight the plans, potentially spending tens of thousands of pounds of residents’ council tax in legal and other professional fees, and still end up with the development forced upon us; a development into which we have had no input.

### **What Next?**

The next major milestone is for RBC to publish their Draft Local Plan for public consultation.

A pre-publication draft of the Local Plan, without supporting maps and diagrams, was submitted to the Borough Council for approval at its meeting on 19th July. The full council duly approved the document. A copy of the document is available on the RBC website, but this has been published for information, NOT consultation.

The complete draft Local Plan, together with supporting maps and diagrams, is due to be published via the RBC website on Monday, 26th September. We will publish a link to the document on our website and Facebook page and issue a ‘Community Alert’ e-mail. Residents without access to the Internet should contact RBC (01788 533533) to arrange access to a paper copy of the document at Rugby Town Hall.

Residents will have a statutory six week consultation period from 26th September within which to provide RBC with any comments. The e-mail address and postal address to which comments should be sent are due to be published as part of the document.

We have arranged a public consultation on 13<sup>th</sup> October at the Village Hall (see front page) to enable residents to learn about RBC’s proposals first hand, ask questions of our Borough Councillor and RBC Planning Officers, and make your views known. We hope as many residents as possible will attend.

## Property Marking

Following a number of successful 'Property Marking' events in the village conducted by the police, Binley Woods is now to become part of WPCC's 'Supported Village Scheme', the first village to do so in the Rugby area. As part of this scheme we have now installed three "Thieves Beware" notices, one at each end of the village and one by the shops in Woodlands Road. Whilst we accept that any such initiative will not eradicate theft and burglary, we hope that these signs will act as a deterrent.

To continue with the property marking initiative, the Parish Council has been given a property marking kit and supporting literature and we can offer a property marking service for households. Initially we will provide this service at the Village Hall for 30 minutes from 7.00pm prior to each Parish Council meeting. Most household items can be marked, including bikes, gardening equipment, tools, computers, tablets, phones, etc; just bring them along. For those who are less able, contact one of your parish councillors and we will arrange a house visit.

For businesses and tradespeople with a large number of items that require marking, contact one of your parish councillors and we will make arrangements for you.

## Graffiti

Over the summer, the skateboard park was been covered in graffiti, some of which was obscene. If you see any further graffiti in the Recreation Ground, particularly obscene or offensive graffiti please let the Parish Council know. And if you witness anyone actually writing graffiti please contact the police.

The Parish Council will continue to monitor the situation and if the problem persists they will consider closing and removing the skateboard park. Please warn your children.

## Trees

This autumn we will be planting more trees around the village. If you do not want a tree planted outside your house, please let us know BEFORE we plant them.

### **Binley Woods Parish Council Information**

The Parish Council meets in the Morrison Room of the Binley Woods Village Hall at 7.30pm. Meetings are usually held on the third Wednesday of the month, but this may vary at Christmastime and during the summer holiday period.

Members of the public are welcome to attend Parish Council meetings. There is a standing agenda item at the start of each meeting where members of the public can raise concerns and ask questions.

Meetings are advertised on the Parish Council noticeboards around the village. Minutes of previous meetings are available on the Parish Council website ([www.binleywoods.org](http://www.binleywoods.org)) or by written request to the Clerk.

Chairman:	Paul Salisbury	02476 542340	Vice Chair: Ken Short	02476 540422
Councillors:	Norman Brinton	02476 542178	Peter Claisse	02476 543932
	Pat Docker	02476 543786	Linda Harbour	07958 244784
	Liz Johnson	02476 543074	Dave Jones	02476 540101
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