



18.05.2025

Dear Sir/Madam,

Re: Objection to the Proposed Development at Lodge Farm – preferred option consultation

I am writing to formally object **on behalf of the partners of Dunchurch Surgery** to the proposed development at Lodge Farm. We have significant concerns regarding the impact this development will have on local services, traffic, and healthcare provision.

The local infrastructure is already under considerable strain. The main Dunchurch crossroads by The Duncow is known to have extremely high traffic pollution reducing air quality. The Lodge Farm development has no other road links than the A45 into Dunchurch and Daventry, no adequate public transport and no cycling routes to support a population in that area. It is a significant up-hill ride in both directions making it highly unlikely that cycle routes would be well-used. Thousands of additional cars would be expecting to pass through the crossroad multiple times per day for all activity, exacerbating issues at this small busy junction.

The addition of this amount of new housing will worsen the existing pressure on schools. We hear of the upset of year 6 Rugby children being allocated schools as far as Bedworth or Nuneaton due to lack of places at appropriate secondary schools. Southwest Rugby is not a priority area for a new secondary school, with a higher need to spend precious education funding in the North of the town. The current amenities such as supermarkets will be far and insufficient to support the increased population that this development will bring.

It should be noted, many thousands of new houses have been built within a few miles, for example, on the Ashlawn road, and plenty remain on the market as do many houses in Dunchurch. Residents describe having their house up for sale at below the quoted market rate with no interest. There is not the demand for more houses in this area. There are no new jobs. Despite the claims of the warehouses being employment space, they are not providing jobs for local people. Housing stock old and new is sitting unwanted. Increasing housing further in this area would be a mistake from every viewpoint.

Lastly, our GP surgery is already operating above capacity. It was built for 6500 patients and extended to allow for 7500. The carpark is small, overburdened and has no room for expansion. The building cannot be extended. We now have 8200 patients and know our ability to provide

appointments and care to our population will be severely compromised if forced to register more. The partners are not in a position to fund a new surgery. We will be forced to apply to close registrations to the already confirmed Southwest Rugby houses on our doorstep to avoid drowning. The local ICB integrated care board budget has been cut by 50% and despite being responsible for ensuring healthcare provision for the local population have shown no inclination or assurance of commissioning a service for these many thousands of new people.

I urge you to reconsider this development in light of these significant concerns.

Thank you for your attention to this matter.

Yours faithfully,

[Redacted]

[Redacted]
[Redacted]
[Redacted]

[Redacted]
[Redacted]
[Redacted]

[REDACTED]

18.05.2025

Dear Sir/Madam,

Re: Objection to the Proposed Developments 90 and 341 – preferred option consultation

I am writing to formally object **on behalf of the partners of Dunchurch Surgery** to the proposed developments reference 90 and 341. We have significant concerns regarding the impact this development of a further 210 homes (estimate 500-600 new residents), will have on local services, traffic, and healthcare provision.

Our GP surgery is already operating above capacity. It was built for 6500 patients and extended to allow for 7500. The carpark is small, overburdened and has no room for expansion. The building cannot be extended. We now have 8200 patients and know our ability to provide appointments and care to our population will be severely compromised if forced to register more. The partners are not in a position to fund a new surgery. We will be forced to apply to close registrations to the already confirmed Southwest Rugby houses on our doorstep to avoid drowning. Trying to increase the number even by a further another 500 patients is difficult to conceive.

The main Dunchurch crossroads is known to be of very high pollution levels from road traffic. This has a detrimental effect on the health of the population in terms of respiratory and chronic disease. Increasing the amount of cars around this zone further is therefore a major concern.

The addition of this amount of new housing will worsen the existing pressure on schools. Neither Dunchurch Infants nor Junior schools were consulted at the time of writing, and they are already over PAN with no scope to increase. We hear of the upset of year 6 Rugby children being allocated schools as far as Bedworth or Nuneaton due to lack of places at appropriate secondary schools. Southwest Rugby is not a priority area for a new secondary school, with a higher need to spend precious education funding in the North of the town.

It should be noted, many thousands of new houses have been built within a few miles, for example, on the Ashlawn road, and plenty remain on the market as do many houses in Dunchurch. Residents describe having their house up for sale at below the quoted market rate with no interest. There is not the demand for more houses in this area. Housing stock old and

new is sitting unwanted. Increasing housing further in this area would be a mistake from every viewpoint.

I urge you to reconsider this development in light of these significant concerns.

Thank you for your attention to this matter.

Yours faithfully,

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[REDACTED]
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