

Lucy Davison

From: Cllr Richard Harrington <Richard.Harrington@rugby.gov.uk>
Sent: 20 January 2026 20:05
To: Rodwell St Clair
Cc: [REDACTED] Lucy Davison
Subject: RE: APP/E3715/W/25/3373251 - R24/0111

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Good Evening

Today at the enquiry, a resident who attended would like to submit some points. I have spoken to Lucy, and she advised that I email you with the points.

Here are the points:

1. St Modwen/Miller Homes representatives repeatedly stated that the land was "derelict" and used this as the reason a housing development would address the decay. I am curious how long St Modwen have owned the land? Local residents have mentioned that it has been over 20 years, in which case they have deliberately encouraged the state of decay in order to support their planning application and to vastly reduce the opportunity for the area to be retained or refurbished as a sports or recreational facility for local use.
2. St Modwen/Miller Homes representatives stated repeatedly that the trees were not in plain sight of the local residents, which I felt gave weight to their argument for destroying the trees. In fact, the owners have had a high solid metal fence in place for years, ensuring that the public could not benefit from the view of the woodland, thus backing their statement that the trees were not in plain sight. No mention was made either of the importance of loss of wildlife habitat and corridors if they fell the tree canopy.
3. When discussing the trees, the aesthetic value and planning guidance were discussed with no mention of the value they contribute to counteracting air pollution in that densely populated area, which is already adversely affected by being in the fallout zone from Rugby Cement, plus the fumes from the almost constant, static and heavy flow traffic congestion on Newbold Rd and Corporation St roundabout. The developers have promised a 2-for-1 solution, but that means that the local residents will experience unnecessarily poor air pollution due to a lack of mature trees, potentially for the next 70 years until the new trees reach full maturity.
4. Where is the new development's sewerage system feeding into? At the public meeting, we were told that Severn Trent had admitted that the existing Victorian system around Princes Street was not coping with the current demand and that pipes were cracked or decaying. Residents gave examples of seepage on their properties. The plans at that point were to attach the new estate to that network.
5. In the original submissions, the gate at the end of Essex St was to be opened up to the site in order for all building traffic to access the development. Currently, the normally sized emergency and delivery vehicles have difficulty accessing properties on that street. Essex St residents at the public meeting were very distressed that the practicalities had not been seriously considered. In addition to the quality of their lives being adversely affected for the duration of the development, as well as potential damage to their vehicles.
6. At this morning's meeting, I felt that the impact of living next to a factory complex North of the site was played down. This is/was a Turbine construction factory, and the walls are extremely high to accommodate the enormous size of the industrial machinery. This would be

overbearing, especially as houses would be built backing onto it, offering no sunrise or sunset directly into the front or back of the properties.

7. St Modwen/Miller Homes representatives emphasised on a number of occasions that building properties right up to the South edge of the development would offer oversight for the existing pedestrian footpath. In my view, this is not a valid reason because much of the path is in fact open and, as soon as the Rounds Gardens Social Housing development is in place, there will be oversight from those properties.
8. I was disappointed to hear that there will be no compulsory inclusion of a percentage of affordable housing in this development. Presumably not because of a lack of need, but due to the need of the developers to make sufficient profit? In my view, the housing stock that is lacking in the centre of Rugby is decent, affordable ones. The lack of which has resulted in Benn Ward having 64% of all HMOs in Rugby which many lower income workers are forced to live in.

Kind Regards

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