

From: [RBC Planning](#)
To: [Laurence Goodchild](#)
Subject: FW: Site 87, Hillcrest Farm Newton, Masterplan Option B
Date: 13 March 2026 11:13:53
Attachments: [Site 87, Hillcrest Farm, Newton, Masterplan Option B.pdf](#)

FYA

From: ANDREW HARRIS
Sent: 12 March 2026 12:00
To: RBC Planning
Subject: Site 87, Hillcrest Farm Newton, Masterplan Option B

Hello, I live at [REDACTED], and my name is Andrew Harris.

I wish to express my total dissatisfaction at the attached planning proposal, regarding the access road into the new development, which is almost directly opposite my House access/egres. This proposal would make reversing into my drive very difficult and dangerous, or even worse reversing out of it!

Can you kindly direct this email to the correct department, and ask them to contact me urgently please. I have only just noticed this proposal on the planning portal and the details were not shared or communicated to me.

The access should either be directly in front of the existing entry onto Newton Lane from the Leys junction, making it a T-Junction, or much safer using the existing access into Hillcrest farm from the Hollies Rd (which is now proposed to serve only 5 houses from the proposed plan attached! - which does not make sense at all).

Getting in/out my drive at [REDACTED] will be unnecessarily dangerous, when there are 2 other clear safer options available. These need to be seriously considered.

Thankyou

Andrew Harris.

[REDACTED]

From: [RBC Planning](#)
To: [Laurence Goodchild](#)
Subject: FW: Site 87, Hillcrest Farm Newton, Masterplan Option C
Date: 13 March 2026 11:14:07
Attachments: [Site 87, Hillcrest Farm, Newton, Masterplan Option C.pdf](#)

FYA

From: ANDREW HARRIS
Sent: 12 March 2026 14:58
To: RBC Planning
Subject: Fw: Site 87, Hillcrest Farm Newton, Masterplan Option C

Hello, I live at [REDACTED], and my name is Andrew Harris.

I have emailed you below regarding Option B proposed drawing plan.

This email is in relation to Option C attached.

Option C cannot be considered in isolation, without the consideration of the intentions for the rest of the plot as detailed below.

I believe the owner of Hillcrest Farm (plot owner) is clearly trying to limit the number of vehicles into the driveway leading to his remaining farm house (only 3 houses) and divert the majority of the traffic along the other new access road (opposite my house - see below) into the rest of his land development. This is clearly not acceptable and very selfish. Please do not look at Option C on its own, without considering the wider impact of the development - as discussed below.

Regards

Andrew Harris, [REDACTED].

From: ANDREW HARRIS <andy-speed1@hotmail.co.uk>
Sent: Thursday, March 12, 2026 19:00
To: rbc.planning@rugby.gov.uk <rbc.planning@rugby.gov.uk>
Subject: Site 87, Hillcrest Farm Newton, Masterplan Option B

Hello, I live at [REDACTED], and my name is Andrew Harris.

I wish to express my total dissatisfaction at the attached planning proposal, regarding the access road into the new development, which is almost directly opposite my House access/egres. This proposal would make reversing into my drive very difficult and dangerous, or even worse reversing out of it!

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Getting in/out my drive at [REDACTED] will be unnecessarily dangerous, when there are 2 other clear safer options available. These need to be seriously considered.

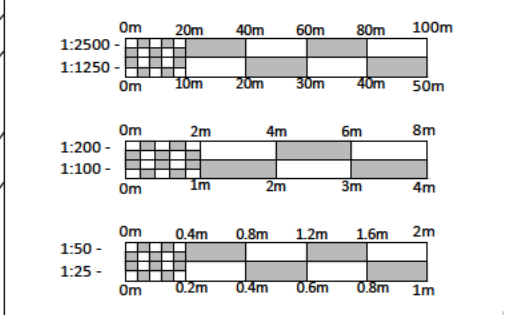
Thankyou

Andrew Harris.
[REDACTED]

General Notes:

- This drawing is copyright (C). The reproduction of this drawing is expressly prohibited by Walker Graham Architects Limited.
- Dimensions and conditions shall be verified on site. Any discrepancies between this drawing and site conditions shall be brought to the attention of Walker Graham Architects Limited for resolution prior to placing orders or construction.
- This drawing should not be scaled.

Walker Graham Architects Limited 2021.



Rev	Date	Notes



Project:
**PROPOSED DEVELOPMENT
HILLCREST FARM, NEWTON, RUGBY**

For:
Mr Foxon

Drawing:
PROPOSED SITE LAYOUT

Drawing scale:
1:500 at A3

Drawing date:
JANUARY 2024

Drawing no.
WG1386-101

Revision
-

