

①

M. Malin



Rugby Borough Council
Proposed Submission Consultation
Development Strategy Team
Town Hall, Euxine Way.
Rugby CV21 2RR

2nd February 2026.

Rugby Borough Council
Business Support Services

10 FEB 2026

RECEIVED

Dept _____

Dear Sirs,

Re: Proposed Development Warwick Road, Wolston.

I write with concerns as to the above as follows:-

- Overburdened services to G.P. Surgery, school street, Wolston.

University Hospital Walsgrave stretched + operating at over capacity. How would this village cope when these public services are our main point of health call.

Rugby st. Cross does only have triage centre.

- Traffic + road safety of local network.

The village already suffers from extensive traffic coming in off the A45 at excessive speeds, throughout the village.

More houses would mean more traffic.

Impact on environment, pedestrians safety, childrens safety near/on roads, cyclists.

Increased pollution.

ATO.

• Utilities overload

Present problems with drainage.

Flooding into drains - not adequate soakaways.

Sewerage - occasional problems where drains are blocked, sewerage has been known to appear in gardens from the blocked manholes chambers.

Pumping has taken place just outside Kelsays close slip road, Warwick road for hours into + over night at times.

• Water + Power systems

Impact of Supplies - power cuts

Water pressure issues on utilities.

• Present / proposed construction work.

Heavy vehicles affecting the village.

At present present Smiths concrete Ltd, have been extracting sand since 2014. This was supposed to have been for a 6 year period + is still ongoing.

Why is this extension? It just seems that once these companies get their hands on the land, there is no stopping. It's all very well saying / promising conservation area but natural habitats are already being destroyed. It's not just above ground; habitats below ground that you don't see. Those will be destroyed + have already been destroyed by the quarry works.

- Destruction of Green Belt.
Irreparable loss of green space
biodiversity + Agricultural land.

As already mentioned biodiversity loss heightens the destruction of specific habitats + wildlife corridors. Climate change affects the whole community.

I have lived here for 44 years with the fields behind me. I would much rather see the cows, sheep, horses, rape seed field, wheat field, and the hay bales or even just the grass field + wild flowers. I have actually seen deer in that field.

I don't want to be looking at bricks + mortar when we have natural beauty like we have on our doorstep.

Land that could be approached in areas of Wolston:
Some old garages + waste land that has been doing nothing for years + is an eyesore.

Have you checked it out?

Enter Manor Estate from the top end of Warwick Rd just along from Bennetts court on the right.

It would be good to hear your thoughts on that land.

Then there are a load of wasted garages on land down to the back of Manor Estate -
Why can't that land be taken into consideration?

Wolston has already lost allotment land recently to Spitfire home housing development + also as you go out of the village another housing estate was developed 'Aldermode grey Arderne de Grey road, Wolston -

Wolston I feel has had its share of building developments - We lost land from the Blue Mels works to development.

The village is growing + losing character I'm sorry to say.

I understand the proposed development is for the 55 + over years.

How will this impact on the Wolston St. Margerets Primary school?

Obviously these families have families who may like to come into the area + will have or bring children. The school is too small.

After Primary, the only secondary schools are out in towns.

I look forward to hearing from you and hope that you are able to think differently + take into consideration of the views of the people that live in the village.

Yours faithfully,

[Redacted signature]