Dunchurch Allotments



By Paul Sanders

In early July I visited the Homestead View Community Design Event in the village to ascertain to what extent the planned developments in the area would impact on the allotments. Homestead View is the name given to the large housing and infrastructure development planned for SW Rugby and is bordered by Dunchurch, Bilton, Cawston and the A4071.

I was pleased to see there is a plan for green open space between the allotment eastern boundary hedge and the new spine road. This will be accessible to residents with grassland, footpaths, trees and possibly open water. This will mean the housing development will not run up to the allotment boundary. I was also pleased to see the magnificent oak tree which currently sits in the middle of this field will be retained, with the new spine road passing to the east.

The public footpath which currently runs west to east towards the large oak is likely to be rerouted and follow the boundary hedge southwards to Coventry Road.

The biggest change affecting allotment holders is the re-routing of traffic out of Dunchurch onto the new spine road. Vehicles will no longer be able to drive along the Coventry Road from Dunchurch heading to the A45 in a straight line but will be required to follow the road which will bear right near The Elms and join the spine



Showing some love for the ancient oak, spared from destruction by the building of the new spine road



Homestead View map

road a few hundred yards further on. The spine road will rejoin Coventry Road by the eastern allotment gate.

I expressed my concern to a representative of Homes England (who are managing the development of Homestead View) about access to the gate considering the likely increase in traffic. A possible adaption suggested could be the installation of a central reservation area for vehicles turning right into the allotment site. This would be similar to the one currently installed for vehicles turning into Windmill Lane.

The SW Rugby Masterplan Supplementary Planning Document adopted in 2021 indicates that 6.22 hectares should be allocated to new allotments. There are currently no plans for their location and the concern is that the allotment allocation will be divided up into small pieces of land and dotted around the whole area. While this has its benefits in terms of proximity to homes it is unlikely to create a strong allotment community and the support required for their development.



The allotment gates, access to which is currently along the Coventry Road