

Neil Holly

From: [REDACTED]
Sent: 26 January 2024 12:38
To: Local Plan
Subject: Local plan proposed changes to greenbelt - Objection

[REDACTED]
[REDACTED] letter dated: 26th January 2024

To:

Options Consultation
Development Strategy
Rugby Borough Council
Town Hall
Evreux Way
Rugby
CV21 2RR

Subject: Opposition to proposed changes to the Local Plan - changes to Green Belt Boundaries for Additional Employment Land at the site immediately north of M6 Junction 2.

Dear Sir/Madam

We are writing to express my strong objection to the proposed changes to Green Belt boundaries, specifically the site north of M6 Junction 2, as outlined in the recent council consultation documentation regarding the intended revision of the Local Plan. It has come to my attention that the purpose of these alterations is to create additional employment land, and I believe that such modifications are not in alignment with the principles set forth in the National Planning Policy Framework (NPPF).

As stipulated in chapter 13 of the NPPF, the Government emphasizes the utmost importance of protecting Green Belts. The framework explicitly advises Local Planning Authorities (LPAs) to prioritize the use of suitable brownfield sites before contemplating any adjustments to Green Belt boundaries. The NPPF insists on the existence of 'exceptional circumstances' as a prerequisite for any such alterations and maintains that inappropriate development is detrimental to the Green Belt and can only be sanctioned in very special circumstances.

There is no current need for changing any area that is allocated to Greenbelt to employment land within the Borough let alone this particular area. There are numerous 'Brown Field' sites within the area that can be developed for employment use. The intention to redesignate this land for additional employment purposes also runs contrary to the primary purpose of Green Belt land.

Government Policy articulates the purpose of the Green Belt is to *prevent urban sprawl by maintaining land around urban areas in a state of permanent openness. This, as stated in the NPPF, is a responsibility entrusted to Local Planning Authorities (LPAs) who are mandated to define and sustain Green Belt land within their local jurisdictions.*

I wish to highlight the unique circumstances of the proposed site immediately north of M6 Junction 2. This location, situated immediately adjacent to the outer limits of the large city of Coventry, is currently acting as a vital buffer to urban sprawl, preventing the absorption of the small village of Ansty into the expanding city limits.

If the Green Belt land in question is redesignated for employment purposes, it is foreseeable that the urban sprawl of Coventry will absorb the village of Ansty, leading to a significant alteration of the landscape and character of the region. The adverse impact on the local environment, biodiversity, and the quality of life for residents cannot be overstated.

In Summary such a transformation would represent a departure from the intended purpose of the Green Belt and go against the Framework set out by the Government. This would also lead to other parts of the Borough being at risk from urban & Employment development.

We urge the Council to reconsider the proposed changes as it is crucial to uphold the core principles of the Green Belt and avoid actions that would compromise the integrity of our urban and rural landscapes, particularly in light of the unique circumstances at this location.

Yours faithfully

