

## Neil Holly

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**From:** [REDACTED]  
**Sent:** 02 February 2024 16:40  
**To:** Local Plan  
**Cc:** [REDACTED]  
**Subject:** Rugby Local Plan - Frasers Group development being forced through....  
**Categories:** Green Category

Dear Sir / Madam,

It would appear that the proposed update to employment land around the M6 j2 has been introduced to enable the Frasers Group development to be granted permission. I have submitted some feedback to the Plan update online (Survey Monkey) but would also like to express my dismay here that RBC seem so intent on destroying Green Belt and blighting our villages with yet more traffic and the accompanying litter to make the area around Ansty / Coombe / Brinklow increasingly unpleasant for inhabitants, cyclists and horse riders.

The road between Ansty and Coombe is a cut through to Ansty Park and is disgusting – litter (thrown out of windows) and a dangerous rat run. The Council seems oblivious to the need to clean this up.

Green Belt exists for a reason and should be better protected than the Council currently manages. You extol the virtues of turning our Borough into a land of opportunity for distribution and warehouse operators.

There are other sites identified by the Frasers Group that are NOT on Green Belt but have been discounted (eg for not being on a suitable road). RBC should insist that brownfield sites are used. The Ansty / Brinklow road is NOT a suitable road.

The NPPF demands that there should be "exceptional circumstances" before Green Belt boundaries can be changed and says that inappropriate development is harmful to the Green Belt and should be approved only in "very special circumstances".

In the planning statement within the application it states *"5.8 As explained later in this Statement, there is a significant need for employment land, especially strategic sites, and based on the Council's own evidence base Green Belt land will need to be released if this pressing need is to be met"*. This hardly seems to constitute "very special circumstances".

My other concerns:

- 1) Noise. The Health Impact Statement Frasers submitted with the application states that *"Once operational, there is potential for noise and vibration effects to arise from changes to road traffic volumes on existing roads and from operational noise from the Development itself."*  
The houses in Shilton already shake when HGVs and lorries drive through the Village and the roads are not safe for our children or pets.
- 2) Biodiversity and Geological Conservation. In the application form, in response to the question: "Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site?" To which the answer is: *"Yes — Designated site, important habitat or other biodiversity features"*  
Why is this acceptable? Rural issues are usually overlooked in politics, I can only assume this is an extension of that – Rugby Plan driven by town dwellers.

PPCs copied in here – it would be good to know your views on this development that seems to be in the interests of business rates and the Frasers Group but not those of local inhabitants.

Yours,

[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]