

## Neil Holly

---

**From:** [REDACTED]  
**Sent:** 02 February 2024 10:47  
**To:** Local Plan  
**Subject:** Rugby Borough Council's revised Local Plan  
**Categories:** Green Category

Dear Sir/Madam

I am very concerned about the intention of RBC Planning Department to overturn the greenbelt principle and redesignate a huge area of land near Ansty to "employment land" in order to facilitate the proposed Fraser Group HQ.

This proposal to lose a huge area of greenbelt and desecrate the countryside does not take account of the feelings and interests of residents in the all surrounding villages and would cause irreparable damage to the already fragile UK environment.

I urge you to prioritise the welfare and wellbeing of the residents in Warwickshire, by defending the Green Belt boundaries for the long-term sustainability of our UK environment.

The RBC Local Plan aims to revise the allocation and repurposing of existing Green Belt land. I am specifically concerned in how this affects the proposed development at M6 Junction 2 (RBC planning application R23/1027). These plans don't appear to be in line with the National Planning Policy Framework (NPPF) which requires that any use of Green Belt land be only considered in "exceptional circumstances." The proposals for R23/1027 do not meet the criteria for being considered as "exceptional circumstances".

The Government has (particularly over recent months) emphasized the priority of maintaining and protecting Green Belt land.

Local Planning Authorities (LPAs) have a legal duty to prioritise a number of brownfield sites in the region for development instead of building on greenbelt.. This is surely a legal and moral duty.

Considering the employment rate in the Rugby area: The Office for National Statistics (ONS) recently (June 2023) stated that Rugby's employment is currently 81.4%, compared to West Midlands' rate of 74.3%. The ONS data also states that the unemployment rate in Rugby is 3% which is much lower than the national average of 3.8%. From this it can be seen that there is no requirement for additional employment land in the region. Consequently the proposal in R23/1027 to repurpose the Green Belt area is counter to the directives given in the NPPF.

The fundamental aim of the Green Belt is to manage developments and to prevent creeping urbanisation of rural areas. The Rugby plan itself notes that "In 2023 Friends of the Earth estimated, based on National Forest Inventory data, that just 4.5% of Rugby Borough is woodland. This places Rugby Borough in the bottom 20% of English local authorities for woodland cover." We can no longer be complacent about the natural world, we cannot continue "business as usual!"

Developments should be driven by best interest in the borough and quality of life for residents; not purely on immediate gains from business interests. Many developments are often highly detrimental to the environment. Wildlife habitats are always lost; it takes many years to begin to offset any damage done to the environment. Green Belt land is essential for long term food security and environmental wellbeing: This should be carefully considered for any proposals.

In the case of Ansty (the site of R23/1027) there is already a spread outwards from Coventry city towards the village. Infrastructure in this area is too weak to support such a development. Warwickshire Traffic have noted the lack of road infrastructure to support traffic-intensive activities in this area.

The plan also notes the need for maintaining biodiversity and to build sustainability and environmental considerations into future developments. The proposals in R23/1027 run counter to these objectives: Any measures claiming to benefit biodiversity are - by the admissions in the plans - not expected to be measurable until the year 2050, if at all.

The proposed development building complex is far too big and much too close to homes in Ansty:- multi storey car parks and warehouses, factory, hotel, helipad?! prestigious offices, three shift system of 7,500 people all travelling to and from the site by road? all causing unspeakable noise, light and traffic pollution, traffic congestion etc.

All totally unnecessary considering the Warwickshire full employment figures and the need to keep the greenbelt to support the sustainability of the environment.

To approve the plans to redesignate the land from Green Belt to employment land would totally negate/"off set?" any good intentions the RBC Local Plan might have towards improving the built and green environment in the Rugby and Warwickshire

The environmental consequences of losing any of the remaining areas of GREENBELT is completely contradictory to all the welcome stated environmental intentions (planting more trees, improving solar and wind power etc) in the Rugby Local Plan.

We cannot rely on unsustainable practices to achieve sustainable development.

I urge you to please prioritise the values and principles of supporting sustainability and environmental integrity for the present and long-term benefit of the region.

Yours faithfully

[Redacted signature block]