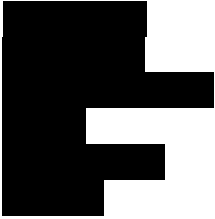


Neil Holly

From: [REDACTED]
Sent: 31 January 2024 20:18
To: Local Plan
Subject: Opposition to proposed changes to the Local Plan, specifically changes to Green Belt Boundaries for Additional Employment Land at the site immediately north of M6 Junction 2.

Importance: High

From:



To:
Issues & Options Consultation
Development Strategy
Rugby Borough Council
Town Hall
Evreux Way
Rugby
CV21 2RR

31st January 2024

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

Dear Sir/Madam

I am contact you to firmly oppose the proposed changes to Green Belt boundaries, specifically those related to the northern region of M6 Junction 2. This matter is highlighted in the recent council consultation documentation concerning the planned revision of the Local Plan. As a community, we have now become aware that the motive behind these changes is to designate additional areas for employment purposes. I strongly contend that these modifications deviate from the principles established in the National Planning Policy Framework (NPPF).

Highlighted in chapter 13 of the NPPF is the Government's strong emphasis on the crucial preservation of Green Belts. The framework specifically counsels Local Planning Authorities (LPAs) to prioritize the utilisation of appropriate brownfield sites before contemplating any changes to Green Belt boundaries. The NPPF requires the presence of "exceptional circumstances" as a condition for such alterations, asserting that unsuitable development poses harm to the Green Belt and should only be permitted under "very special circumstances."

I bring to your notice the most recent data from the Office for National Statistics (ONS) pertaining to the employment scenario in Rugby. As per the ONS statistics for the year ending June 2023, Rugby's employment rate is notably high at 81.4%, exceeding the overall rate for the West Midlands, which stands at 74.3%. This information implies that there is no imminent requirement for additional employment land in the region, challenging the assertion that there is an urgent need for alterations to the Green Belt boundaries.

Furthermore, according to the ONS data, the unemployment rate in Rugby during the same period was a mere 3%, significantly below the national average of 3.8%. These figures emphasise that there are no "exceptional circumstances" justifying the adjustment of Green Belt boundaries to facilitate additional employment land. Clearly, the prevailing economic conditions do not warrant jeopardising the integrity of the Green Belt, particularly given the availability of brownfield sites.

The plan to reassign this land for supplementary employment uses contradicts the primary objective of Green Belt areas. The Government, in outlining the "fundamental aim" of the Green Belt, emphasises the necessity of averting urban sprawl by preserving the land surrounding urban areas in a state of perpetual openness. This duty is assigned to Local Planning Authorities (LPAs), who are obligated to delineate and uphold Green Belt areas within their respective local districts.

I want to underscore the distinctive circumstances surrounding the proposed site just north of M6 Junction 2. This site, positioned near the outskirts of the sizable city of Coventry, currently serves as a crucial buffer against urban land expansion, shielding the small village of Ansty from assimilation into the expanding city boundaries. If the Green Belt land in question is repurposed for employment, it is anticipated that Coventry's land expansion will encroach upon the village of Ansty, resulting in a substantial transformation of the region's landscape and character.

Taking into account the particular consequences for the suggested site north of M6 Junction 2 and its vicinity, I strongly urge the Council to reassess the proposed alterations. It is essential to adhere to the fundamental principles of the Green Belt and refrain from undertaking actions that could jeopardize the integrity of both our urban and rural landscapes, especially considering the distinctive circumstances prevailing in this location.

The merging of Coventry and Ansty into a cohesive, non-rural expanse not only goes against the fundamental purpose of Green Belt land, as outlined by the Government but also jeopardises the identity and welfare of the local community. The negative repercussions on the local environment, biodiversity, and residents' quality of life cannot be emphasised enough. Such a shift would deviate from the designated intent of Green Belt usage, intensifying the issues associated with urban land expansion. The alteration of Green Belt boundaries threatens the natural habitat and biodiversity in the area, impacting the ecosystem and diminishing the overall environmental health. Preserving the Green Belt is not just about safeguarding open spaces; it is also about maintaining a delicate ecological balance and ensuring the well-being of flora and fauna in the region. Therefore, it is imperative for the Council to consider the broader implications of these proposed changes and thoroughly evaluate the potential strain on both the built environment and the natural ecosystem.

As a resident in close proximity to the proposed changes in Green Belt boundaries, the potential repercussions deeply concern me, particularly in relation to my family home. Residing in an old building, the structure is already susceptible to vibrations when large heavy goods vehicles pass by, often beyond the legal speed limits which the council have also failed to address of support the local community with, even when serious accidents have happened. With the anticipated surge in traffic and the increased strain from larger vehicles due to the proposed alterations, I fear that my residence will be unable to withstand the heightened impact and accidents will increase, risking people lives and homes. This will lead to structural damage and a significant decline in the overall condition of my home. It is essential to underscore that any detriment my house may suffer from as a result of these changes will be attributed to the decisions made by the council, I will hold the council solely responsible and accountable for this. I trust that the Council, as stewards of our community's well-being, will take these concerns seriously and prioritise the long-term sustainability, environmental preservation, and the unique character of our region, ensuring the safeguarding of our homes from potential harm.

Yours faithfully,

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