

30 January 2024

Our ref: 29012/A3/GW/sl

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

SENT BY EMAIL: localplan@rugby.gov.uk

Dear Sirs,

RUGBY LOCAL PLAN REVIEW – ISSUES AND OPTIONS CONSULTATION

We have been instructed by Swanvale Developments, who have a controlling interest in land at Junction 2 of the M6, to provide the following comments to the issues and options document.

We welcome the consultation document as the first stage of the Local Plan Review and support the need to plan for the additional development land requirements of the Coventry and Warwickshire HEDNA.

It is important to recognise Rugby's role and potential within the 'golden triangle' to deliver continued economic growth and a sustainable future for the wider region.

It is also clear Coventry cannot deliver all its employment land needs and we support the Council's consideration of locations close to Coventry that can meet these needs, in particular the area to the north of M6 Junction 2. We have completed the Call for Sites proforma for Swanvale Developments' site, which is an available site that has been previously used for development in the form of development compounds (Balfour Beatty for the M6 Smart Motorway works in 2018/19) and is currently being used by National Highways as a compound for A46/M69 road works. An OS Plan of the site and photographs of its use as a compound are provided.

The site is considered an appropriate site for small industrial/warehouse use and would complement the manufacturing and research and development uses at Ansty Park (and the proposed Frasers Campus). It is located directly onto the 'motorway network', a noted requirement in the plan (Para 3.38).

The site falls within the Green Belt as noted, but the joint Green Belt review study (2015) identified the site within parcel C6 as not contributing to the function of the Green Belt and recommended its release.

It is otherwise contained within the landscape and can be developed without constituting encroachment or impacting on wider amenity.

It is therefore hoped that this can be allocated for employment purposes in the preferred options document.

If you would like to discuss the site in more detail, please do not hesitate to contact me.

Yours faithfully,

