

# Summary of Green Belt Changes Proposed by Rugby Borough Council's Proposed Submission Local Plan

## Introduction

Rugby Borough Council's Proposed Submission Local Plan proposes amendments to Green Belt boundaries. These encompass:

- Removals of residential, employment and Gypsy & Traveller pitch allocations from the Green Belt;
- Removal of land associated with the above allocations from the Green Belt in order to produce logical and defensible Green Belt boundaries; and
- Removal of two pre-existing significant employment sites from the Green Belt.

Aside from being captured in the Regulation 19 policies map, all of the proposed amendments to the Green Belt are also described and explained in this document.

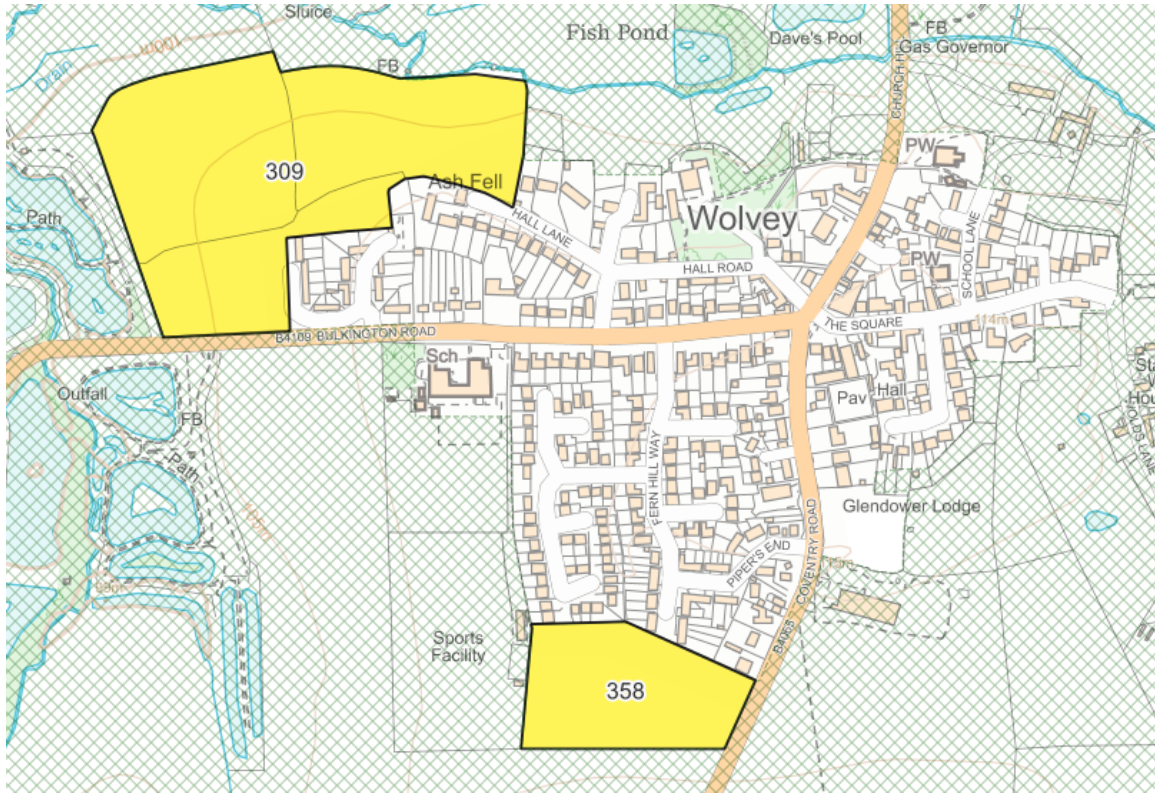
## Residential Allocations

Residential allocation sites to be removed from the Green Belt:

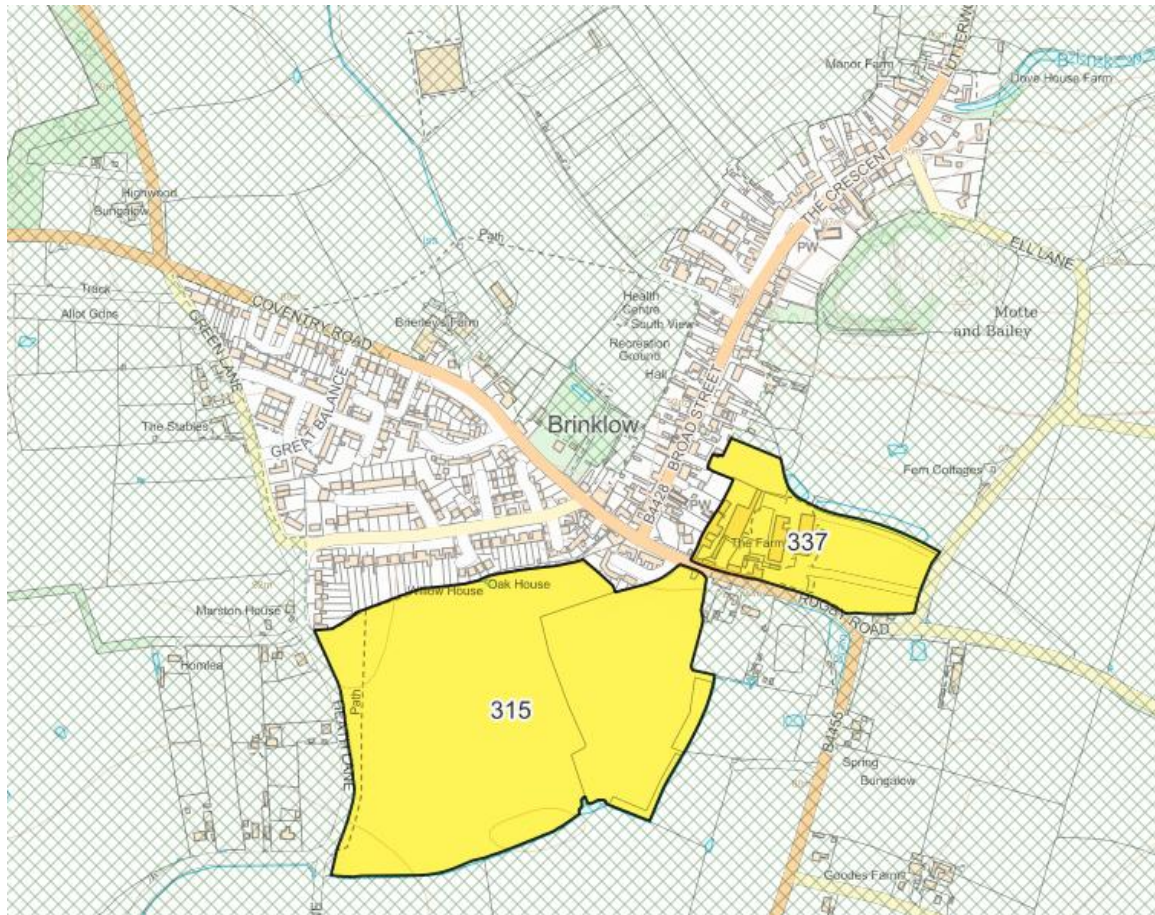
Site ref	Site name	Area removed from Green Belt (ha)
309	Land North of the B4109, Wolvey	7.11
358	Coventry Road (Smaller Cut), Wolvey	2.27
315	Land South of Rugby Road, Brinklow	16.94
337	West Farm and Home Farm, Brinklow	4.06
253	Lawford Fields Farm, Long Lawford	16.78
316	Land at Long Lawford, Long Lawford	19.77
54	Oakdale Nursery, Brandon	3.23
39	Dyers Lane, Wolston	0.92
136	Land North of Warwick Road, Wolston	3.87
6	Land East of Fosse Way, Stretton-on-Dunsmore	0.26
81	Land West of Fosse Way, Stretton-on-Dunsmore	3.52
348	The Croft, Stretton-on-Dunsmore	3.59

Land associated with residential allocations to be removed from the Green Belt in order to produce logical and defensible Green Belt boundaries:

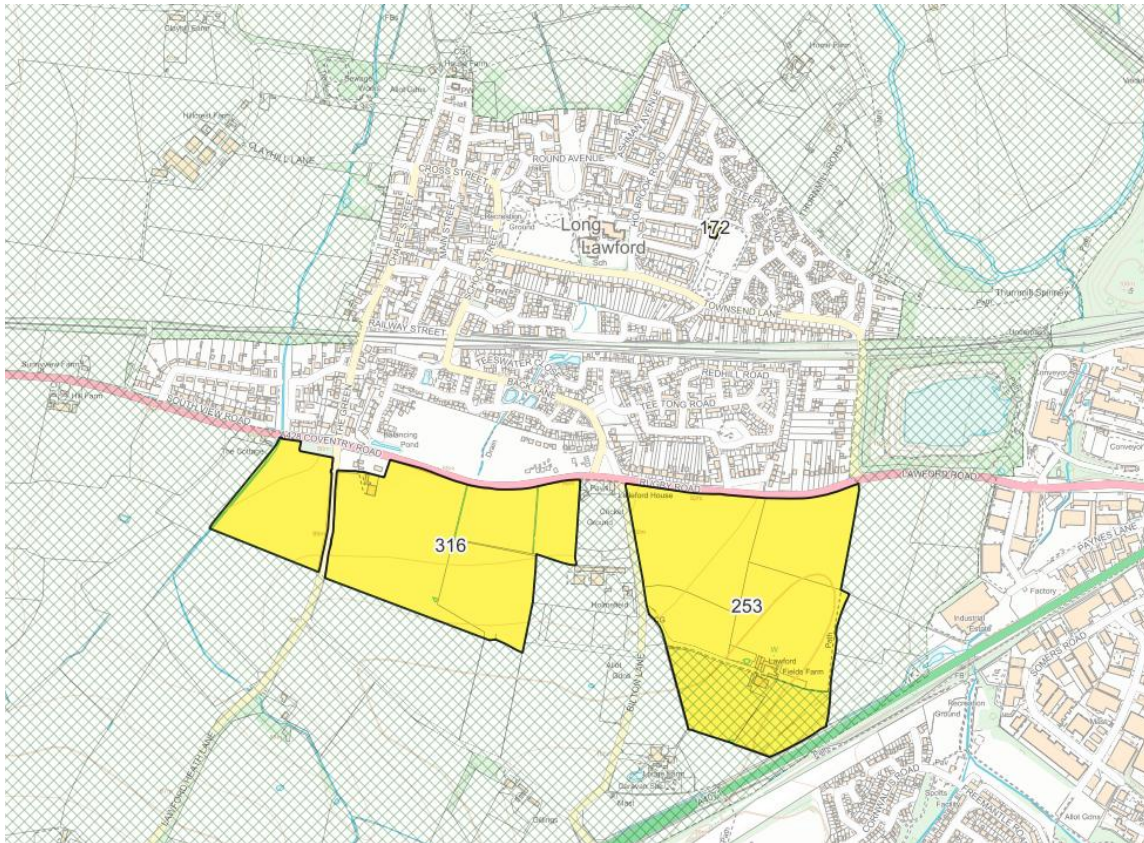
Land description	Area removed from Green Belt (ha)
A428 and Lawford Heath Lane (near sites 253 and 316)	2.82
Binley Woods Primary School and properties to its east (near site 54)	5.55
Knightlow Primary School playing field (near site 348)	1.76



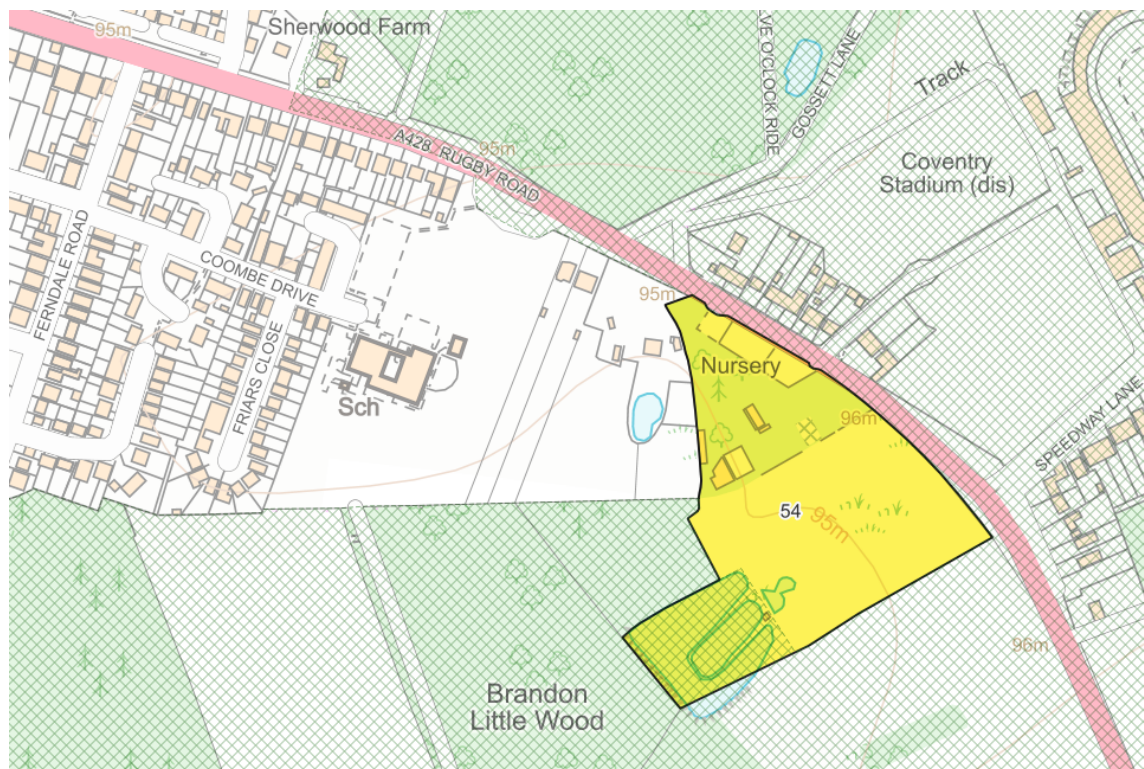
**Figure 1:** Residential allocations at the village of Wolvey. It is proposed that sites 309 and 358 are removed from the Green Belt



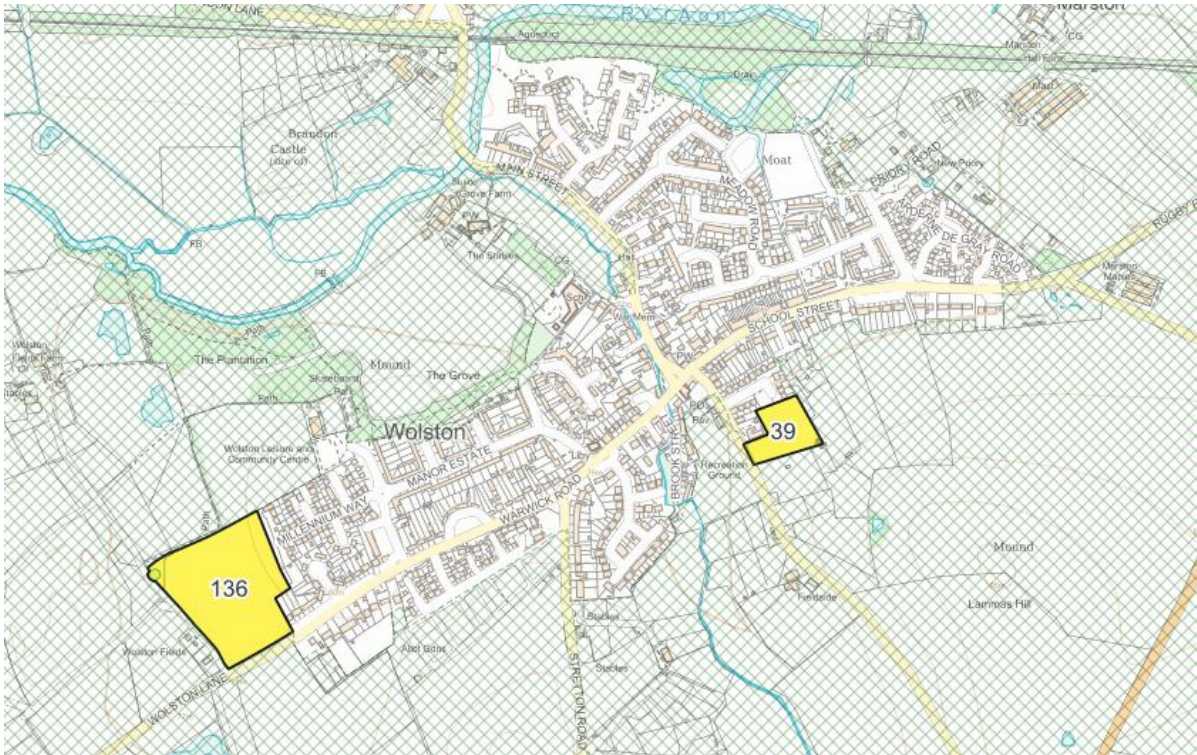
**Figure 2:** Residential allocations at the village of Brinklow. It is proposed that sites 315 and 337 are removed from the Green Belt



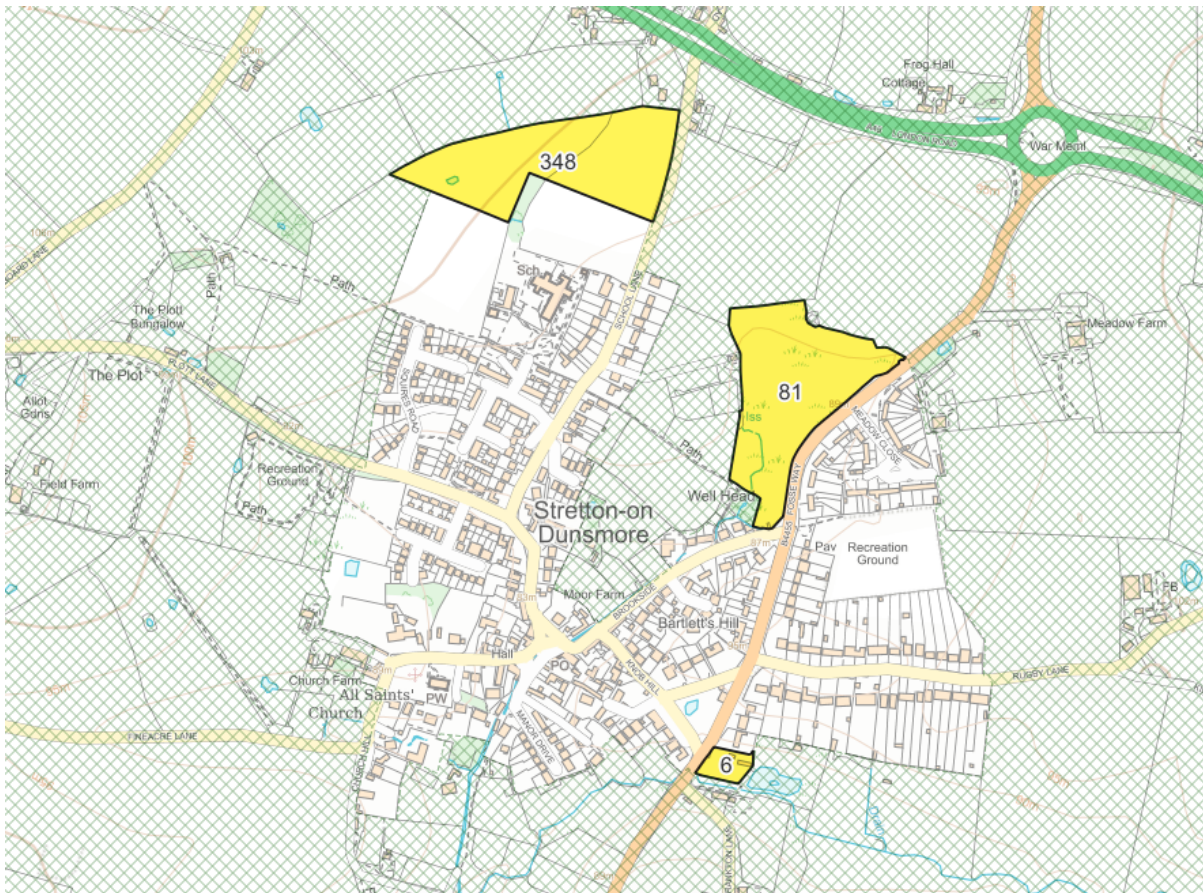
**Figure 3:** Residential allocations at the village of Long Lawford. It is proposed that all of site 316 and most of site 253 are removed from the Green Belt. The southern part of site 253 is be retained as Green Belt because this part of the site is intended for open space or sports pitches. Parts of the A428 and Lawford Heath Lane are removed to create a logical and defensible boundary.



**Figure 4:** Residential allocation in Brandon Parish. It is proposed that all of site 54, barring the ponds in its southwestern corner, is removed from the Green Belt. The land between the site and Binley Woods (the school and residential dwellings) is also removed to create a logical and defensible boundary.



**Figure 5:** Residential allocations at the village of Wolston. It is proposed that sites 39 and 136 are removed from the Green Belt



**Figure 6:** Residential allocations at the village of Stretton-on-Dunsmore. It is proposed that sites 6, 81 and 348 are removed from the Green Belt. Furthermore, it is proposed that the land between site 348 and Knightlow Primary School (the school playing field) is removed to create a logical and defensible boundary.

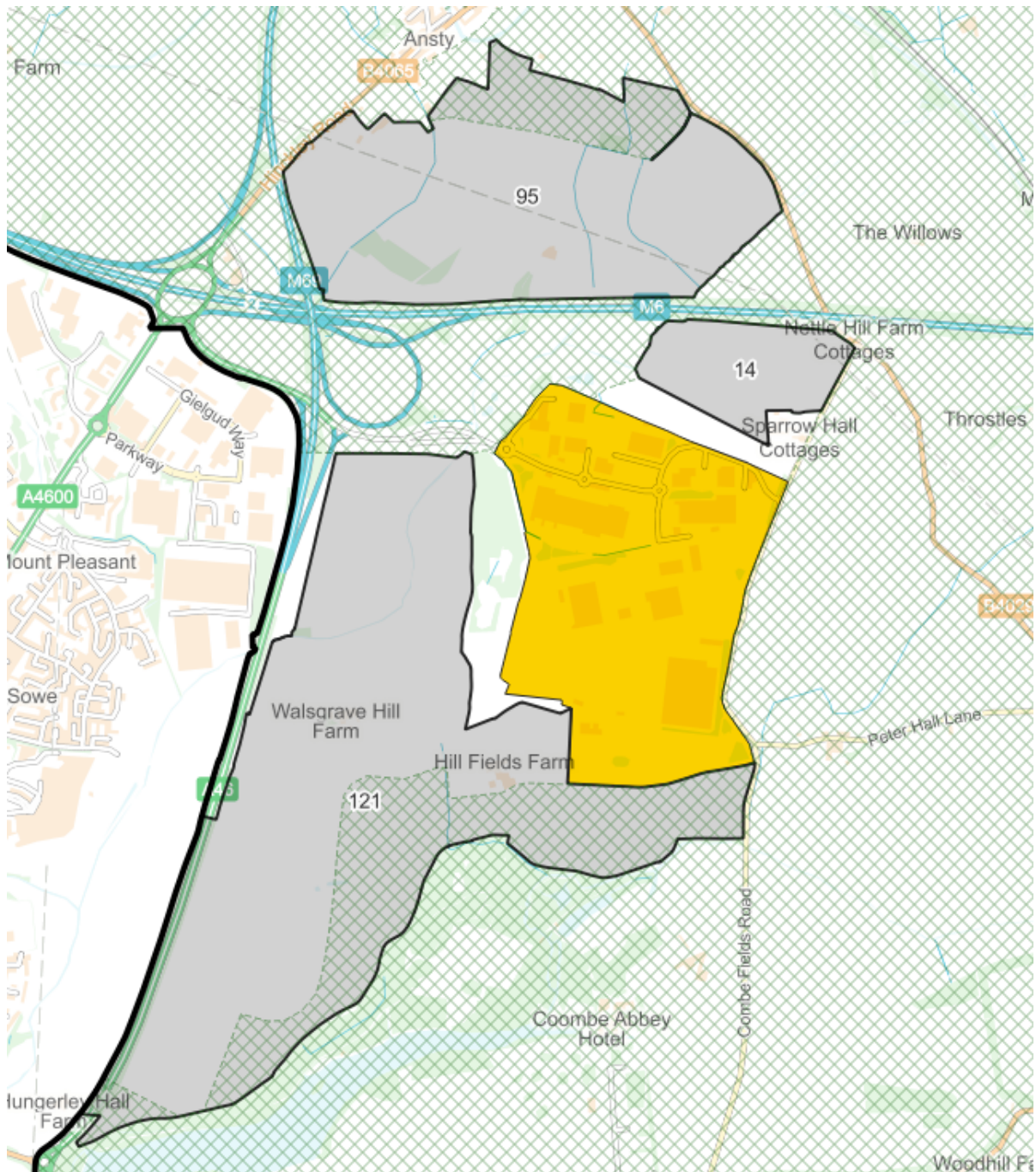
## Employment Allocations

Employment allocations to be removed from the Green Belt:

Site ref	Site name	Area removed from Green Belt (ha)
14	Land North of Ansty Park, Ansty	21.27
95	Crowner Fields Farm and Home Farm, Ansty	94.24
121	Land at Walsgrave Hill	141.17

Land associated with employment allocations to be removed from the Green Belt in order to produce logical and defensible Green Belt boundaries:

Land description	Area removed from Green Belt (ha)
Land between Ansty Park and Site 14	9.92
Land between Ansty Park and Site 121	15.77
Land between Site 121 and Borough Boundary	11.37



**Figure 7:** Employment allocations (grey) and the existing employment site of Ansty Park (yellow) where Green Belt changes are proposed. Site 95 is removed from the Green Belt, except for an area to the north of the site which shall be retained as a local wildlife site. Ansty Park and site 14 are removed from the Green Belt entirely, as is the strip of land that lays between them. Site 121 is removed from the Green Belt, except for its southeastern section that is to be left undeveloped. The strips of land between site 121 and Ansty Park and site 121 and the borough boundary are also removed from the Green Belt for the purposes of creating a logical and defensible Green Belt boundary.

## Removal of Gypsy & Traveller Pitch Allocations from the Green Belt

Gypsy & Traveller pitch allocations to be removed from the Green Belt:

Site ref	Site name	Area removed from Green Belt (ha)
NA	Land adjacent Rosefields, Hinckley Road, Wolvey	0.26
NA	Top Park, Top Road, Barnacle	1.34
NA	Wilsher Ranch, Shilton Lane	0.29
NA	Bryants Bungalow, Brandon Lane	0.69



**Figure 8:** Land Adjacent Rosefields, Hinckley Road, Wolvey.



**Figure 9:** Top Park, Top Road, Barnacle.



**Figure 10:** Wilsher Ranch, Shilton Lane

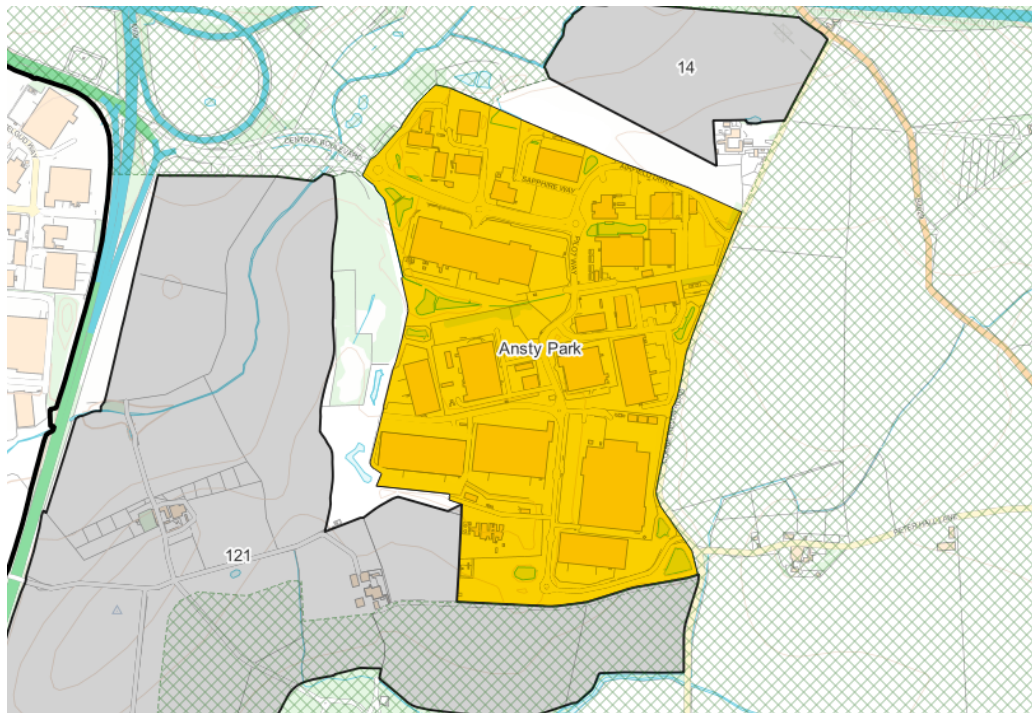


**Figure 11:** Bryants Bungalow, Brandon Lane

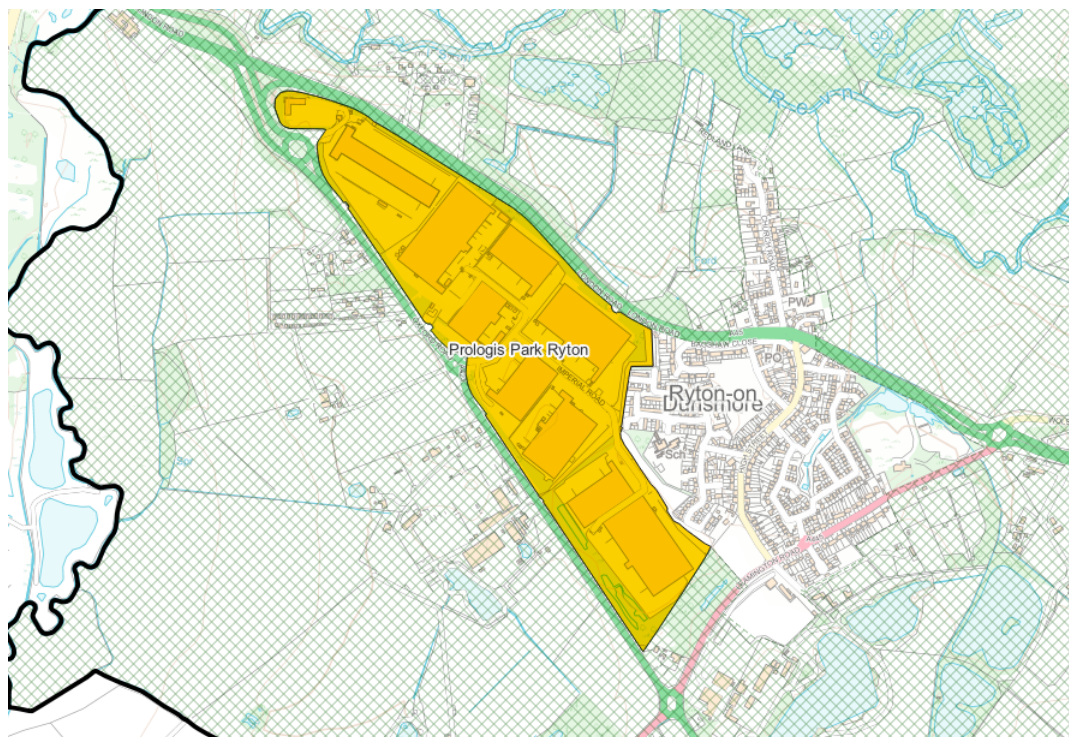
## Removals of Existing Development from the Green Belt

Areas of existing development to be removed from the Green Belt:

Site ref	Site name	Area removed from Green Belt (ha)
NA	Ansty Park	99.65
NA	Prologis Park, Ryton-on-Dunsmore	50.99



**Figure 12:** Ansty Park (yellow) and new employment allocations nearby it.



**Figure 13:** Prologis Park, Ryton-on-Dunsmore (yellow).