

BUBBENHALL PARISH COUNCIL

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59 Meadow Road Wolston, CV8 3HL



Rugby Borough Council
Preferred Option Consultation,
Development Strategy Team,
Town Hall,
Evreux Way
Rugby
CV21 2RR

19th May 2025

Dear Sir/Madam,

Re: Objection to the Rugby Local Plan – Site 328

Bubbenhall Parish Council formally object to the Rugby Borough Preferred Options plan for development in Ryton on Dunsmore. We are concerned about its impact on our community, environment, and the well-being of residents.

A Sole Location at the periphery of the Borough which will also greatly affect Bubbenhall

A more appropriate solution would be to allocate development across the borough, rather than concentrating on a large single development near Coventry. This distribution would help mitigate issues such as traffic congestion, public transport access, and the preservation of rural areas like Ryton on Dunsmore and Bubbenhall.

Multi-site solutions provide better employment opportunities across the borough and distribute the impact of large industrial developments. This approach enables communities to more easily adapt to changes. This distribution would help mitigate issues such as traffic congestion, public transport access, aggravated local flooding, and the preservation of rural areas like Ryton on Dunsmore and Bubbenhall".

We understand the current plan was developed without active consultation with the affected communities. The lack of a local meeting to discuss the impact on Bubbenhall, Ryton on Dunsmore and surrounding villages is concerning and may suggest deliberate omission by RBC. It is unclear why such a meeting did not occur in the parish where the largest proposed development for employment and industrial use is located within the RBC plan.

This situation highlights the inadequate engagement between RBC and its residents regarding the plan. It seems that all consultation meetings focused solely on housing needs, neglecting to address the largest singular development in the borough. This omission represents a significant failure by RBC to meet its statutory obligations.

Reduction of green space and increased risk of flooding

This will constitute a massive expansion of the existing logistics park on the A423 covering 171 hectares of greenbelt land minus the 55 hectares reserved for a country park. Much of the land is in a flood plain. There is a serious risk that the area to be built on, approximately 350,000 square metres, will divert the runoff of rainwater, which will then cause flooding in the River Avon at Bubbenhall. which is already a problem a few times every year and would impact on some plans for footpaths in the Bubbenhall area". This will also impact the public footpath "A Coventry Way," a circular route often walked and part of an annual event. This path may need to be redirected or become inaccessible.

The plan entails the development of areas that are presently designated as green spaces. RBC is aware of ongoing reviews that may reclassify green belt land as grey belt, and they are advancing this plan with the assumption that such a reclassification will occur.

The proposed development will affect the local environment by changing natural habitats and ecosystems that are important to local wildlife. This area includes protected species, and further changes to their habitat could impact biodiversity and the health of the surrounding environment.

These green spaces are essential habitats for local wildlife. The loss of such spaces will negatively affect the quality of life for residents, wildlife, and the local ecosystem surrounding Ryton Pools. A diverse range of specialist wildlife would be displaced, adversely impacting the area and causing significant harm to the habitats within Ryton Pools.

The proposed development will increase light pollution, disrupting nocturnal wildlife and affecting residents who value the dark skies and natural environment.

Highways Safety

The increase in traffic due to the development poses significant concerns regarding the safety of local roads, particularly in relation to the proximity of major interchanges such as Toll Bar Island and the junction of the A445 and A423.

The A445 may face challenges accommodating larger vehicles resulting from this development. This road is important for our village as it connects the community with other areas of Warwickshire.

The Tollbar End roundabout is already experiencing the negative effects of traffic from Segro Park Coventry, a major logistics park which has not yet reached full capacity. The anticipated increase in traffic from the proposed development will exacerbate congestion and further compromise the safety of pedestrians and drivers.

The current infrastructure is inadequate to support this development, necessitating urgent improvements to prevent gridlock and reduce the risk of accidents. It appears no recent studies have been conducted since 2016, and previous analyses indicated that even a small increase in traffic would render the Toll Bar Island an ineffective solution.

This inadequate infrastructure falls outside Rugby Borough Council's control yet will significantly impact traffic flow. The island is too small to accommodate sufficient HGV vehicles, most of which require the right-hand lane to access the M6/M69 or return down the A45. At best, the flow can accommodate 7-8 vehicles. With 3,000 potential employees at the new site, plus the movements of HGV vehicles, how will the area cope, especially during peak times when employees arrive and depart simultaneously?

For these reasons the Parish Council requests that this site is removed from the emerging Local Plan.

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]