



Stantec UK Limited  
7 Soho Square  
London  
W1D 3QB  
UNITED KINGDOM

19 May 2025

Project/File: 29012/A5/GW

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

By email to [localplan@rugby.gov.uk](mailto:localplan@rugby.gov.uk)

Dear Sir/Madam,

**Reference: Rugby Local Plan - Preferred Option Consultation**

We have been instructed by Swanvale Developments Ltd, who have a controlling interest in land at Junction 2 of the M6 (HELAA Site 143), to provide the following comments to the Preferred Option consultation.

We welcome the consultation document and broadly support the Preferred Option to plan for the additional development land requirements close to Coventry, in particular the area to the north of M6 Junction 2.

Our client's site 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 has very recently been 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 lies adjacent to the proposed employment site allocation at 'Crownier Fields Farm and Home Farm' (Site 95) and is considered an appropriate site for small industrial/warehouse use that would complement the proposed manufacturing and research and development uses on this allocation and also at the proposed extended Ansty Park (Site 14).

The site falls within the Green Belt, 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. The removal of Site 95 from the Green Belt will further reduce the openness of the area and the ability of our client's site to meet the functions of Green Belt. It instead presents a more logical extension of the development area, thereby allowing the M6/M69 slip road (as the western extent of Junction 2) to be the physical and durable Green Belt boundary.

The site was considered for allocation in the Stage 2 Site Options Assessment (March 2025) and was not progressed on the basis of the highway access and PTAL rating. The intention would be to improve the

Reference: Rugby Local Plan - Preferred Option Consultation

access from Hinckley Road (B4065) and initial drawings have been produced (see attached) showing how this would be achieved, including new footway access. The scheme would have the benefit of reducing the need for traffic to access and egress from/onto the M6 slip road as it would allow all access and egress onto Hinckley Road in both directions. (National Highways do not consider the use of the slip road to be ideal).

There is a bus route (Arriva Midlands 74, 74A, 74B & 74S) that provides 5 return journeys per day between Coventry and Nuneaton that passes through Ansty village and along the B4065 Hinckley Road. A Bus stop could be provided on the main road near our access as part of any development proposals.

In light of the alternative access arrangements that have been designed and the fact that the PTAL rating can be improved, it is felt that our client's site should be reconsidered as an extension to the allocation of Site 95 within the emerging Local Plan. It is logical to remove this area from the Green Belt as part of the surrounding significant releases being proposed.

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

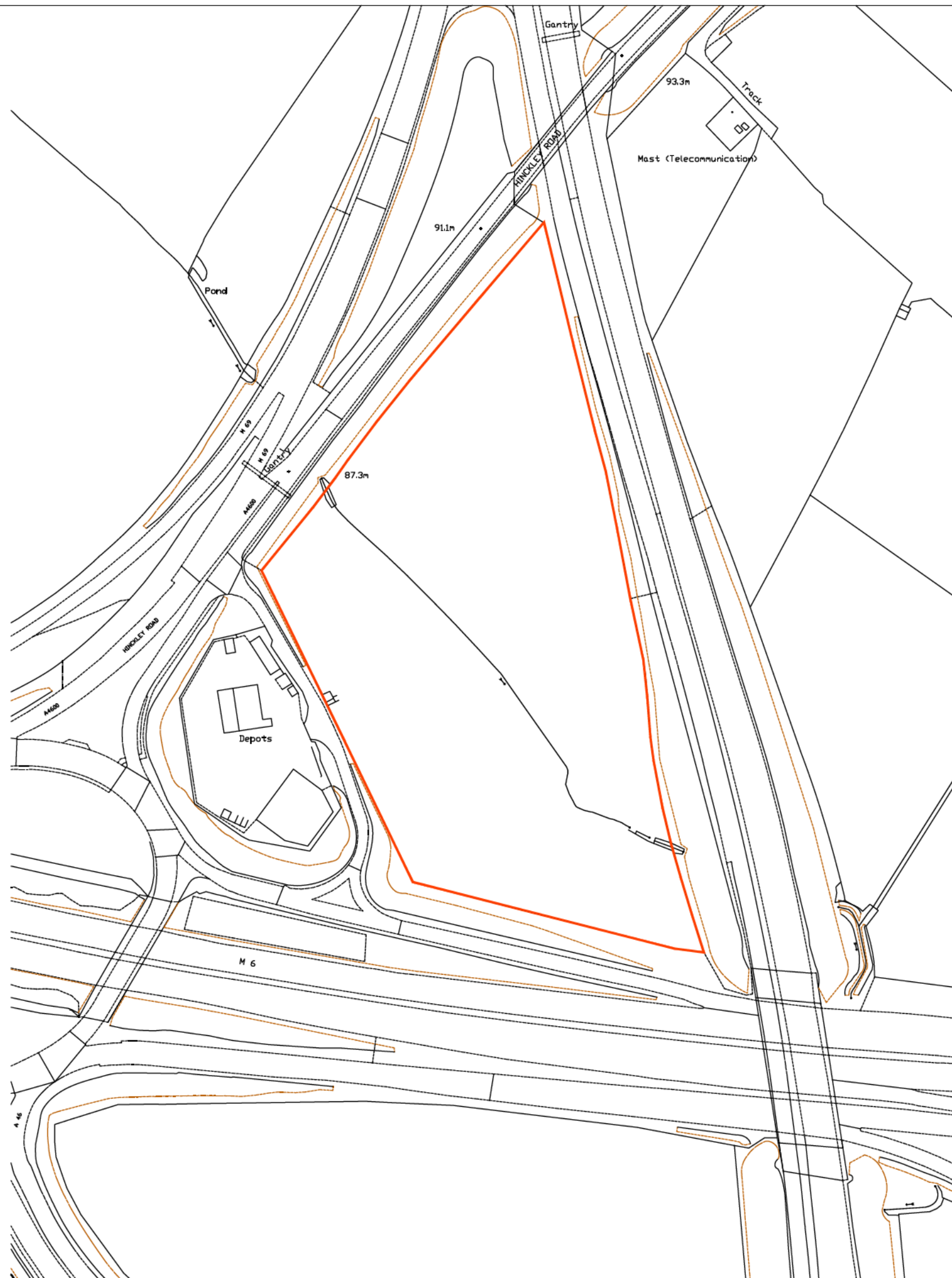
Yours faithfully,

[Redacted signature]

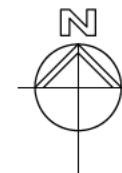
[Redacted text]

[Redacted text]

Attachment: Attachment



NOTES  
Do not scale from this drawing  
Contractor to take and check all dimensions on site  
before work commences.  
Discrepancies to be reported to the architect.  
Subcontractor to verify all dimensions on site before  
making shop drawings or commencing manufacture.  
This drawing is copyright.



Rev. Description Drawn Date

**Geddes Architects**   
Studio 3.06 Canterbury Court Kennington Park  
1-3 Brixton Road London SW9 6DE  
www.geddesarchitects.com T+44 020 7261 0277

Client **Swanvale**

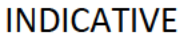
Project **M6 - M69 Junction**

Title **OS Map**

DATE	06.01.2017	CHECK STAGE	STAGE
DRAWN	VT	CHECK DATE	DD.MM.YYYY
SCALE	1:2500 @ A3	CHECKED BY	INITIALS

**16.014 (SK)001**



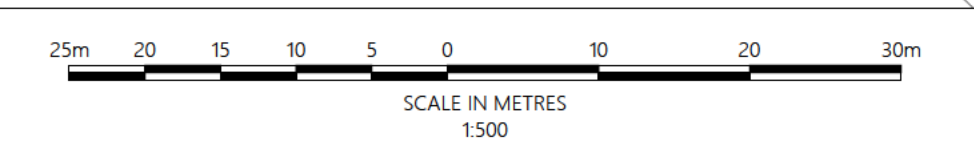


93.3m  
Mast  
(Telecommunication)

Track

91.1m

87.3m



## Notes

1. Do not scale from this drawing. All dimensions shown are in metres unless noted otherwise.
2. This drawing has been based upon Ordnance Survey information produced by others and Milestone Transport Planning cannot be held responsible for any discrepancies which may arise because of it.

### Key

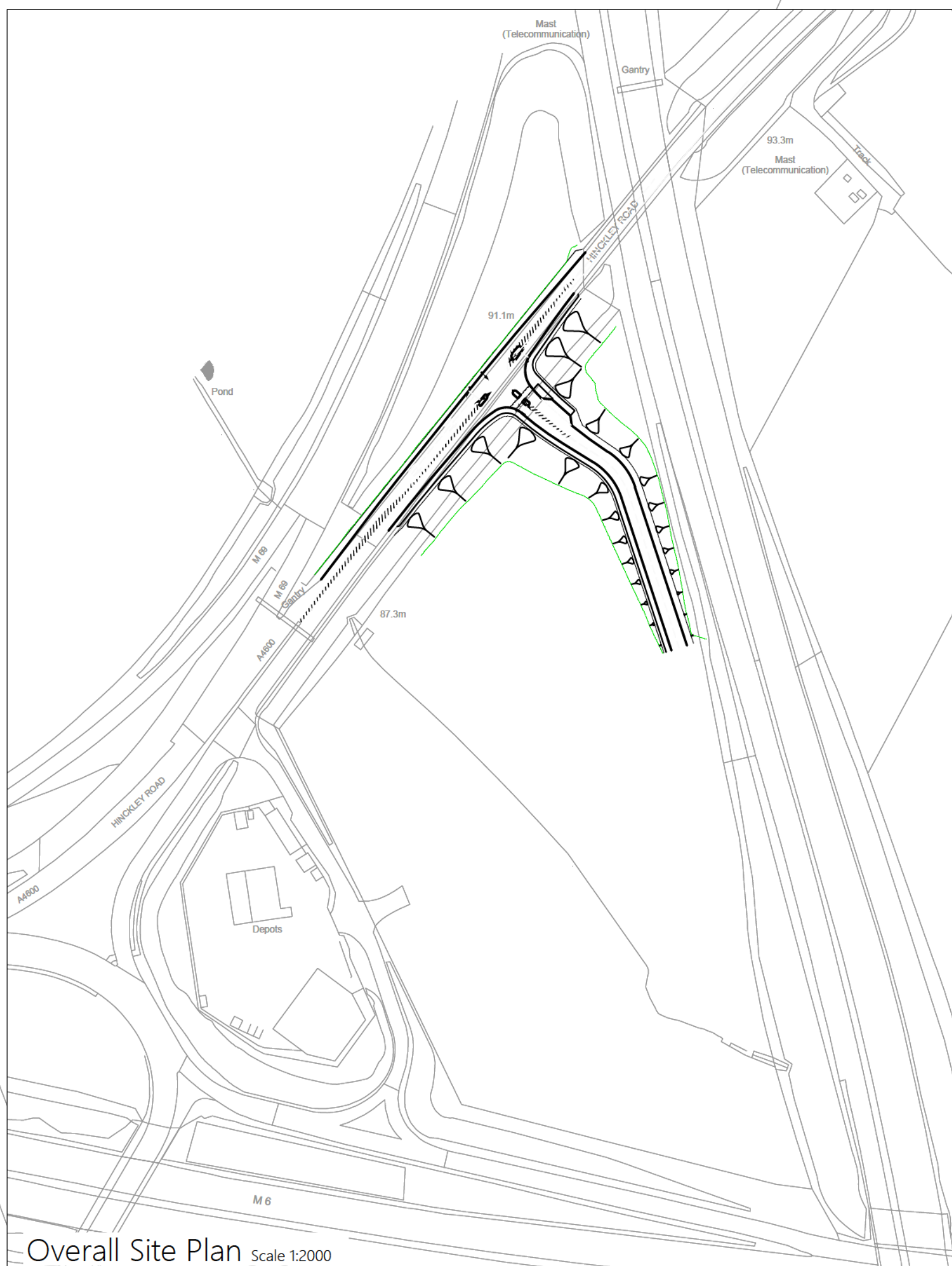
Road surface

Verge surface

Earthworks surface

+ XXX Indicative Levels

— Red line Boundary



Ordnance Survey Licence number: 100057360

## Drawing Revisions

Rev:	Drn:	Date:	Details:
-	BM	09/08/2023	First issue

Client

Swanvale Developments Ltd

Project

Land off Hinckley Road, Ansty

Title

## Potential Site Access Arrangement

**MILESTONE**  
TRANSPORT PLANNING

Abbey House, 282 Farnborough Rd, Farnborough, Hants GU14 7NA  
Tel: 01483 397888  
Gateshead IBC, Mulgrave Terrace, Gateshead, NE8 1AN  
Tel: 0191 338 7220  
web: [www.milestonetp.co.uk](http://www.milestonetp.co.uk)

Drawing Numbers:

18099/SK03

Scale:

1:500 @ A1

Revision:







