# **Rugby Local Plan**

Stage 1 Hearings Thurlaston Parish Council Hearing Submission

### MIQ 1(a) Duty to Cooperate

We can find no evidence that RBC has cooperated with surrounding planning authorities when reaching its decision to locate a logistics park in the south west of the borough.

A logistics park of around 2million sq ft has been planned speculatively by dbsymmetry. They have no idea who the occupants may be and what level of employment will be generated yet they seem to be very specific with numbers in the planning application.

Rugby will be surrounded by logistics developments to satisfy a trend in retail distribution which will consequently destroy our town centres.

On-line retail sales will continue and local outlets will have to find a way to compete given the right support from Councils such as Rugby and give customers the shopping experience they deserve. To touch and see the product you intend to purchase has to be a bonus and a preferred solution when buying. The current growth in on-line distribution systems has to and will change as technology produces solutions we can't yet imagine. In the medium term we will be left with deserted warehouses on ground which still could be valuable agricultural land.

The RBC has no ambition for the town.

There is no attempt to attract technological companies and therefore technical professionals to our area.

We have a history of high tech skills and we are surrounded by highly regarded technical universities producing bright youngsters.

We maintain that this logistics park is unnecessary if the overall picture was considered and proper regard to "duty to cooperate" was observed.

There are sufficient approved developments on our borders.

We have attempted to establish information from Rugby and our neighbouring boroughs under the freedom of information act regarding provision of warehousing in order to build the holistic picture of warehouse development in our area. Unfortunately we have not been totally successful. RBC refused to supply information. Daventry refused to supply information. Harborough District did cooperate and from a look at the information so far, Harborough has supported and is about to support the development of approximately 10million sq ft of warehouse development over the last five years. dbsymmetry has applications for 2million sq ft in the Thurlaston/Dunchurch parishes and 3million sq ft at Lutterworth. There is of course much more happening at Crick and DIRFT. There are many other projects also but it is difficult for us to obtain the data as residents. A proper duty of consideration project by RBC would produce this overall quantified picture and RBC should be able to present the numbers to the Inspector.

Our view is that there is an excess of B8 warehousing projects and no effort is being placed on the encouragement of technology and innovation.

MIQ 1(b) Other legal and procedural requirements

The desire to build warehouses in the south west of the borough has not been fully tested against reasonable alternatives. At one point a development at Walsgrave Hill was considered the preferred solution. This of course would provide infinitely better connections to all major roads serving all parts of the country. The proposed location in the south west would have good links to the south via the M45 and the M1; however traffic trying to go anywhere else would cause chaos both through Rugby and around Coventry in attempting to travel North on the M1 or M6.

### 1418an ( 009) N90

trage 1 Postaria Hi olimitati Postali coursi i necem y Submission

areado nos familiar alta area

Norman para nya waka manina ani ang ABC para seorah ang di wahi sampangingi pitamping indikana mana m Pendi Pegara Jawa manito lonario sangligilan pankan dige soorila mala ok Panja motigih

න පත්ත කොති කරන කරන්න අන්තාන කාර්ගානය. එම කරන්න කරන්නේ කියන්නේ පර්ශේෂයක් කරන්නේ කරන්නේ එම කරන්නේ කරන්නේ කරන්නේ කරන්නේ 24 නිද්ධ පර්ශේෂයේ කරන්නේ කරන්නේ කරන්නේ අදු අතර කරන්නේ කරන්නේ කරන්නේ කරන්නේ කරන්නේ කරන්නේ කරන්නේ කරන්නේ ක කරන්නේ කරන්නේ කරන්නේ කරන්නේ කරන්නේ සිදු කරන්නේ අතර කරන්නේ අතර කරන්නේ කරන්නේ කරන්නේ කරන්නේ කරන්නේ කරන්නේ කරන්නේ ක

stigge will be sur reached by reprise een riepriteits to withing a peak in recail distribution which way and a granity discrete and rown action a

Sur Ame Polyck - way is to compliance and town wated owned even to think a way to up oncore place the optic unpaped that a to even summer servicity and place taken even to be shopping experieural step accorded for hear's and new line relations in ontarial to restablish acts to be a border and a probar of solution when hear's and new line relations and roughly of to restablish acts to be a border and a probar of solution when the roughly of the contrast provided for a statistic set of the aborder and a probar of solution when a reduce rest for the contrast provide the test place for the rest of the arts with the rest with the set of the strader are not borded by a set of the restance restored to be aborder with the set of the set of a reducer set from a set of the fit of the fit of the restinct restored to be able to be a set of the set of the strader are set from a set of the fit of the fit of the restinct restored for a fit of the set of the set of the rest of the set of the set of the fit of the restinct restored for a fit of the set of the rest of the set of the rest of the rest

when more that and the part of a set of the set of the light of parts

The Mill of the partition for the former

ta Rei 1946 - A data emis alta da manarata ferra - regla harri terre gren istro da da ana se receber en arrigado

મારુપુંચ, પઉંદુદીદ્વીપું AG પશ્ચિમ્પાર ટેલ્ક ઉપરાંગ આદિવાસ વર્ષ માર્ગમાં દ્વારા સંવાય સાથ ગાળ આ આ આવ્યા છે. પ્રાથમિક ઉદ્યોગ્યનના ઉદ્યાન માળ્યા ન વાખિસ

ang mananan pula hasangan pula sa manonsas, a tao perada paga pagas considerer argap oper. Ang manana pula be colopicala - ven penamadi

Selected and an interest prevent prevent of the second sec

3. A page to start property of selections and supported to the property of a property of a property of the start of the

sayofinite'i shadi tu oʻyak boʻyatik sung asusung asu Qirtu Afsin resiyat qanadi il indovada ing gjerinin umarkaki bularman sagi oʻo ing ugʻa gʻatak bishlagi sabiyat

いいち かたたい しょういんかい しょうかん ひかた じゅう

The mestage is justed sourch recommendation accuration of the contract, is manuated assets that they are graphical responding to fundational on the same receiver out accurately fundation are complicately if you generate solgs and the carbon sector of the full differy and contractive sites after agent carbonage with the party of the symmetry of the provision of the contractive sites after agent carbonage both and party of the symmetry of a provision of the contractive sites of the spectrage holds that south an the relation and the bids, manually increased or the south of the south of the south of the south at Basic and manual to and the provision of the contractive should be a fill as the south of the provision of the south of the south of the filled of the south The proposal site and traffic flows have not been modelled effectively. Information supplied indicates a vehicle movement every twelve seconds at peak periods from the logistics park in the south west.

Great care must be taken with traffic modelling.

The model cannot just consider the localised area and events; it has to interact with all neighbouring communities which will be affected by the journey profiles of vehicles using the logistics park. The model has to have accurate information regarding the journey profiles of the communities from the housing developments at Cawston and potentially Lodge Farm. Whilst the data input set is difficult to establish due to the size of the proposed developments, it has to be scrutinised otherwise the model will produce the wrong answers. We submit that the input data has not been established with any confidence. There are too many unknowns.

A very good example of the need to look at the complete picture is the situation at Toll Bar Island. Certainly the traffic flow has improved at Toll Bar but it now backs up at the Binley Woods roundabout and I believe a flyover is now planned to mitigate that problem.

We have to assume that the south west proposal for a logistics park has been selected because the RBC state that one third of the spine road will be paid for by the developer. The development therefore will be in the wrong location, it will be a major source of pollution to an existing residential conservation area and the major development of houses at Cawston. BUT it will be the cheapest. The cheapest solution has been selected but at the expense of citizens health and total disruption to their lives as they try to get to work or enjoy leisure time. We haven't yet mentioned it will be built on valuable agricultural land.

### MIQ 2(a) Housing Needs

Para 1 f. Of this MIQ wants assurance of the robustness of job growth and the housing base. RBC cannot give this assurance because they don't have solid information on the type of workforce, the numbers of jobs generated and therefore the type of houses required. With respect B8 warehouse operatives will not be able to afford the houses that the developer wants to build to maximise the profit on his investment.

Para 1j. we would suggest is scary. The logistics of satisfying Birmingham's housing needs with this local plan would cause terrific road traffic chaos with commuters by road between Rugby and Birmingham. The A45 route from Rugby to Birmingham is not straightforward as it passes through residential areas around Coventry and South Birmingham

## MIQ 2(b) Employment Land

Para 1(a) In our opinion the only basis for the allocation of employment land in the south west of the borough is that if the RBC make the land available to the developer then he promises to pay for a large percentage of the planned spine road. This road is deemed necessary to alleviate problems in Dunchurch that exist now and which will be amplified if the Lodge Farm development is accepted. Para1(b) For reasons stated earlier and due to the poor definition of use and skills required for the industrial development and the poor definition of the house type and occupancy structure RBC must find it impossible to provide any assurances on this subject.

### MIQ 3b Strategic allocations South West Rugby

1(a) dbsymmetry have sought planning permission for the logistics park. Closing date for comment 15<sup>th</sup> January 2018.

1(b) all the bulleted points in the question will be relevant and must be clearly answered by RBC.

• Robbing good green agricultural land and destroying natural habitat.

u en creates a un mais un su estavan com como como se como se como de como como como como como como Instructura a como mais estas en control, referio escuando an pessiopentesi a transmise incontros para concer-Frectionessa

#### ACCALLY IN THE FOR THE REAL WARNER AND A STREET

The grout reaction of just care with reaction of a council was even by a low to safe running running surfaction lies where will be attached reprinting a subject rule group lies even a set for togic days unit The market had the representation of a starting running the foregroup of the rule of the running set of the set

na se se antis a sur ser a sur ser sur ser sur ser sur ser sur sur ser sur ser sur ser sur ser ser sur ser ser Une heuring develor representation et al proposer devetepresent, et tra se sur tradicional representation devete diferenti tele cataleri des to tre sur d'oble proposer devetepresent, et tra se sur tradicional representation d

A very pood evaluation of the number device a line complete as the cluthe minimum of a dispertient, Containly the traffic downast employed at the Sachail Blook back up at the Blokey Wooler found about and I believe a twoker in row planne in a minimum the problem.

are neverations. The first the source spectration of a system spectration of the second second second and status of the theorem the first of the grant source of the part for by the succes of an of perturbation and therefore wild be in the respect of the first first of the second of parts of a state state state of the the equiver at ion areas and any respect of the project of the second of parts of a state of the data of a state first characteristic of the second of the second of the second of parts of the second of the second of the equiver at ion areas and any respect of the second of the second of parts of a second of the second of the first characteristic and the respect of the second of the first characteristic and the second of the first characteristic and the second of the second second of the envelope of the second second of the second of th

#### MAD MAL HE TOLD VEL 30

Paria 11. Of the 1 MID location contrastic red that control mest of pile mercy is and the heavising how. RBC closured give that analyzense bod in the they don't have hold for some conders we are shallowed, any periodic of tobs generated and them have not 0.5 m of the second of the processed B.C water-bourse interactives will not be called to a closed the process in the spectrum of our second of the beaution maximized to predice this interaction of the closed the process if we spectrum of our second of the the second

තියකටත් පළ සුතරාන කාෂීමයා කාෂයේ මාජයාත්මකාරයා මොහුණා වැඩි විද්යානයා මාතයේ කාශයේ කියා කරන්නා සංකාශය කර අධ්රීමය සංකාලයේ අපේරු කාෂය කරන්නා කර කියි. මිසා ප්රේදේශ් යන්තු වර්ගනයේ විතරතාවන් කර වියිසුයිස් හා සිය කාෂයියා අතර කර වැඩි තමයින්තා යන්නේ කර මාලයා කාෂයකාන මිසා ප්රේදේශ් යන්තු වර්ගනයේ විතරතාවන් කර වියිසියිස් කර සිය කාෂයියා කර තරා කර තැබැතිතා යන්නේ කර මාලයා කර කරන්නා

#### (A. L. TAR CHILDREN AD A CONTRACT OF STREET

Parte 4.05 de avec graveen des paly al contrar de argémic de la contrar privation de la contrar au pré bonquérie à Braitei de FBC parter l'he leud aventeur une de conférment de la compression de la complete. l'argé provéentage de l'hépietene de l'ard de l'her courd de la contraré de privation de la complete de la l'argé provéentage de l'hépietene de l'ard de l'her courd de la contraré de privation de la complete de la l'argé provéentage de l'hépietene de l'ard de l'her courd de la contraré de privation de la contraré de la complete l'argé provéentage de l'hépietene de l'herd de l'herd de la contraré de la l'argé provéentage de l'hépietene de l'herd de la contraré de l'herd de la contraré de l'herd de la contraré de la contra

#### Wid to present approximity with Mena Sciul

- 1981, and spectral spectral part plant and product a sub-time control are public. Cooping data: For contracting 15 C is ready 1014. 1981: All the for instruments for the constraint and all and an extension and solutions.

National group recent relational and and and or story manifestimation

- Sheds will be an eyesore to what has previously been quoted as one of the most picturesque entrances to the Rugby Borough by the planning department themselves.
- The poetic language of the dbsymmetry application is not convincing. They would have us believe that the tree planting and general landscaping will create a haven for wildlife and the feel of a country park for residents to take a Sunday afternoon stroll. The truth is they plan to build sheds which are an eyesore and they will attempt to camouflage them with trees. It is hard to camouflage noxious fumes, incessant bleeping of reversing trucks and the compulsory illumination of a site for security reasons.
- The land is good agricultural quality. The country should be investing in this land to make us more self sufficient with food produce. The technology developments in farming techniques should make us competitive with other parts of the world. We should take advantage of our climate.
- CPRE has recently identified how the brownfield site register is not being maintained correctly. There are many opportunities to utilise more brownfield sites rather than grab agricultural land which of course is easier and would provide increased profits for the developer.
- Sheds being built less than 300metres from a conservation area.
- Transport chaos with high volume traffic from warehouse trucks.
- Hydrocarbon emissions will be vast and will exceed legal levels. Emission levels are already a
  problem in our vicinity. These warehouse proposals cannot improve the situation which is
  what we should be endeavouring to do.
- Noise and light pollution will affect the lives of existing residents and new residents at Cawston. The developer cannot provide mitigation against this.

We will be very interested in the answers to c,d,e,f and g

2. DS8 and DS9 show no evidence that the developments are necessary, sustainable or show any attempts at mitigation of the significant effects on residents.

Thurlaston Parish Council Document Ref Rugby Local Plan MIQ

- ਵਾਂ ਤੁਸ਼ੇ ਦੇ ਸਾਹਿਬ ਦਿੱਤਾ ਜਾਂਦੇ ਨੇ ਕੁੱਝ ਹੈ ਕਿ ਇਹ ਇਹ ਨੇ ਕਿ ਕਿ ਕਿ ਕਿ ਕਿ ਕਿ ਇਹ ਇਹ ਨੇ ਇਹ ਦੇ ਸਾਹਿਬ ਦੇ ਇਹ ਦੇ ਸਿੱਖ ਦੇ ਇ ਜਿਸ ਦੇ ਇਹ ਇਹ ਇਹ ਇਹ ਇਹ ਇਹ ਇਹ ਦੇ ਇਹ ਦੇ ਇਹ ਦੇ ਇਹ ਦੇ ਇਹ ਇਹ ਇਹ ਇਹ ਇਹ ਇਹ ਦੇ ਇਹ ਦੇ ਇਹ ਦੇ ਇਹ ਜਾਂਦੇ ਹੈ।
- The starts institute of the distribution supplication is not convincing. New, ratio, have us for a scheme, the first plantfull only genesis is distributed with accordent to the set. It would be a still a feet of a cert. We pass for reductents in these of through after room on *A*. The transform they plan to break shows which are all special each first with the up and constructing the set of the set of the set is the root contracting are all special each first with the special fractional from the set of break shows which are all special each first with the special root of *A*. The transformation of the special action of the root of the special first of the set of the special first of the start of the start of the special special first of the special first of the start of the special special first of the special special special special first of the special special first of the special special first of the special spec
- 9 Use rand is group approximatel glagaby. This country shorted to investing in 6 detects to marke or more coll soft, new with total product 4. The technology detectopriseds in terming tech softens decade matter or competitive setting their parts of the world. We shorte eak set subsets of our efficient.
- OPEE how secondly considered hours the brown to site registry of not service multiple distributions.
   Conspective There are many opposite million in other matter is a weight provide matter for a particular grave and public tends to be fraced in each or and is used in using a second provide mater for a particle for the distribution.
- Specie being bentures from Rhypercovertee in provide stread
- Standard charas with high velocity to the form of each interval with the standard state into keep the state of the state into keep state of the stat
- Appropriation personal wild be cast and with readers tops in an infinite second source or other and so providing a providently. These versions are propriate can are reprinted the satisfiest response what we should be and associate to do.
- More and the property of the second particular part of the property of the part of the pa

We will be very interested in the answers to surjust acres

2. SSA end Dys show on publication that the door hand end and an an essenting ending attempt. It wat gover of the signification duality of randomic.

merioper case tope Dopumen, Rei Reglig lucer Plan MP2