

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 db symmetry. 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. db symmetry 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.

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 15th 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.

- 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 db symmetry 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

