

# Representation Form for Local Plans



## Local Plan Publication Stage Representation Form

Ref:

(For  
official  
use only)

Name of the Local Plan to which  
this representation relates:

Rugby Borough Council Proposed  
Submission Local Plan

Please return to Rugby Borough Council by 5:00pm Friday 13<sup>th</sup> March 2026

By email to: [localplan@rugby.gov.uk](mailto:localplan@rugby.gov.uk) with Proposed Submission Consultation  
in the subject line, OR by post to: Development Strategy, Town Hall, Evreux  
Way, Rugby, CV21 2RR.

Rugby Borough Council  
Business Support Services

- 9 MAR 2026

RECEIVED

This form has two parts –

Part A – Personal Details: need only be completed once.

Part B – Your representation(s). Please fill in a separate sheet for each  
representation you wish to make.

## Part A

### 1. Personal Details\*

*\*If an agent is appointed, please complete only the Title, Name and Organisation boxes below (if applicable) but complete the full contact details of the agent in 2.*

### 2. Agent's Details (if applicable)

Title

MR

First Name

WILLIAM

Last Name

ALLEN

Job Title

(where relevant)

[REDACTED]

Organisation

(where relevant)

[REDACTED]

Address Line 1

[REDACTED]

Line 2

[REDACTED]

Line 3

[REDACTED]

Line 4

[REDACTED]

Post Code

[REDACTED]

Telephone Number

[REDACTED]

E-mail Address  
(where relevant)

[REDACTED]

## Part B – Please use a separate sheet for each policy or site you wish to comment on

Name or Organisation:

3. To which part of the Local Plan does this representation relate?

Paragraph		Policy	53	Policies Map	
Site ID					

4. Do you consider the Local Plan:

(1) is Legally compliant	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
(2) is Sound	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
(3) complies with the Duty to co-operate	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>

5. Please give details of why you consider the Local Plan is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.

If you wish to support the legal compliance or soundness of the Local Plan or its compliance with the duty to co-operate, please also use this box to set out your comments.

ALLOCATION IS WITHIN THE GREEN BELT

(Continue on a separate sheet /expand box if necessary)

6. Please set out the modification(s) you consider necessary to make the Local Plan legally compliant and sound, in respect of any legal compliance or soundness matters you have identified at 5 above. (Please note that non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why each modification will make the Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

CONTRARY TO GOVERNMENT Policy - SHOULD FOLLOW THE NATIONAL PLANNING Policy FRAMEWORK

(Continue on a separate sheet /expand box if necessary)

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**After this stage, further submissions may only be made if invited by the Inspector, based on the matters and issues he or she identifies for examination.**

7. If your representation is seeking a modification to the plan, do you consider it necessary to participate in examination hearing session(s)?

**No,** I do not wish to participate in hearing session(s)

**Yes,** I wish to participate in hearing session(s)

Please note that while this will provide an initial indication of your wish to participate in hearing session(s), you may be asked at a later point to confirm your request to participate.

8. If you wish to participate in the hearing session(s), please outline why you consider this to be necessary:

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# Part B – Please use a separate sheet for each policy or site you wish to comment on

Name or Organisation:

3. To which part of the Local Plan does this representation relate?

Paragraph		Policy	11/14	Policies Map	
Site ID					

4. Do you consider the Local Plan:

(1) is Legally compliant	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
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WOLVEY HAS LIMITED FACILITIES & SERVICES (THE PRIMARY SCHOOL IS FULL WITH CAPACITY) THERE IS NO SERVICE, COMMUNITY OFFICERS IN THE VILLAGE (THE BUILDING IS NOT FIT FOR PURPOSE, THE SHOP IS SATUR & NOT SUITABLE FOR A WEEKLY SHOP - REQUIRING REMOVAL THROUGH INTO STAIRS & PARTICULAR PROBLEMS FOR EARLY NON-DRIVERS.

(Continue on a separate sheet / expand box if necessary)

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LARGE HOUSING SITES SHOULD BE REMOVED FROM THE LOCAL PLAN BECAUSE WOLVEY DOES NOT HAVE EITHER GOOD OR EASY ACCESS TO HIGHER LEVEL SERVICES & FACILITIES & POOR PUBLIC TRANSPORT. THERE ARE BETTER OPTIONS CLOSE TO THE URBAN AREAS OF RUGBY & GERRARDY THAT SHOULD BE CONSIDERED FIRST. RUGBY HAS BETTER SERVICES FACILITIES & EMPLOYMENT OPPORTUNITIES & PUBLIC TRANSPORT.

(Continue on a separate sheet /expand box if necessary)

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# Part B – Please use a separate sheet for each policy or site you wish to comment on

Name or Organisation:

3. To which part of the Local Plan does this representation relate?

Paragraph	<input type="text"/>	Policy	<input type="text" value="56"/>	Policies Map	<input type="text"/>
Site ID	<input type="text"/>				

4. Do you consider the Local Plan:

(1) is Legally compliant

Yes

No

(2) is Sound

Yes

No

(3) complies with the Duty to co-operate

Yes

No

5. Please give details of why you consider the Local Plan is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.

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ABOUT A LOCAL WILDLIFE SITE

(Continue on a separate sheet / expand box if necessary)

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A PROPORTIONATE ECOLOGICAL ASSESSMENT SHOULD HAVE BEEN UNDERTAKEN.

(Continue on a separate sheet /expand box if necessary)

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Some access to the development would be from the Buckingham Rd. Problems are currently experienced with access to parking at the school at precisely the time people in the new development will go to work. Moreover the school is full & does not cater to secondary students, therefore children will need to be ferried to school by car or school buses at these critical times. Consequences of such a scheme would only make the problem worse.

(Continue on a separate sheet / expand box if necessary)

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SUGGEST MONITOR EXISTING TRAFFIC ON BUCKINGHAM RD AT ALL TIMES OF THE DAY. EXTRAPOLATE (THE FEASIBILITY OF THIS PLAN) THROUGH THE PROJECTED TRAFFIC LEVELS.

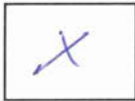
Both on the school side & crossing traffic onto the 8  
roads towards Bucklebury with its own difficulties.  
The road is already considered dangerous with  
GATEWAYS (Recently installed) & speed bumps

(Continue on a separate sheet /expand box if necessary)

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3. To which part of the Local Plan does this representation relate?

Paragraph		Policy		Policies Map	
Site ID	309				

4. Do you consider the Local Plan:

(1) is Legally compliant

Yes

X
---

No

--

(2) is Sound

Yes

--

No

X
---

(3) complies with the Duty to co-operate

Yes

X
---

No

--

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IT IS A RIVERSIDE SITE. THE RIVER ANKER IS AT ITS BASE AS WELL AS FISHING PONDS. THE RECENT DEVELOPMENTS BY COUNTRYSIDE HAVE ALSO BEEN ON A SLOPE. AT LEAST TWO ADJOINING SITES (THE GRANGE & 24? LEICESTER RD) HAVE EXPERIENCED UNPRECEDENTED PERMANENT FLOODING/SUBSIDENCES ON THEIR PROPERTY WITH ONE INCESSANT RAIN, POOR DRAINAGE & BUILDING OVER TREES, SOIL & REMOVING TREES.

(Continue on a separate sheet / expand box if necessary)

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THE ANKER FIELDS SITE HAS ALL THE FEATURES OF THIS COUNTRYSIDE DEVELOPMENT & WILL UNDOUBTEDLY HAVE SIMILAR PROBLEMS. SUGGEST AUST NEW DEVELOPMENT. RE DRAINAGE, ASSESS CHARACTERISTICS OF ANKER SITE AGAINST THIS SITE, TAKE NO AFFECTED RESIDENTS.

The Developments Against The Old Cricket Field  
(which Refusorily Accepted) - What is now the  
wetlands. Moreover some of the non resident  
are experiencing problems of damp.

(Continue on a separate sheet /expand box if necessary)

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