

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 13th March 2026
By email to: localplan@rugby.gov.uk by post to: Development Strategy, Town
Hall, Evreux Way, Rugby, CV21 2RR

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*

2. Agent's Details (if
applicable)

**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.*

Title	Mr	
First Name	Oladapo	
Last Name	Awotunde	
Job Title (where relevant)		
Organisation (where relevant)		
Address Line 1		
Line 2		
Line 3		
Line 4		
Post Code		
Telephone Number		
E-mail Address (where relevant)		

Part B – Please use a separate sheet for each representation

Name or Organisation:

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

Local Plan Paragraph		Local Plan Policy	Economy E2 Employment development	Policies Map	
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Site ID

4. Do you consider the Local Plan:

(1) is Legally compliant

Yes

(2) is Sound

No

(3) complies with the Duty to co-operate

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. 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.

Strategic planning and community infrastructure

While employment land is important, there are concerns about whether this location is appropriate given its proximity to residential communities and Rugby Free Primary School.

North Rugby has already experienced significant housing growth over the last 15–20 years (estimated at around 6,000 homes) yet key infrastructure has not kept pace. The area still lacks facilities such as a secondary school and other community services. Redesignating this land from residential to industrial use removes any realistic opportunity to accommodate such infrastructure in the future.

Impact on Rugby Free Primary School and road safety

The site is located directly next to Rugby Free Primary School. Residents and parents are concerned that warehousing development could significantly increase HGV traffic, congestion and safety risks for pupils and parents, particularly if Central Park Drive becomes a servicing route.

The Local Plan suggests that primary access would not be located directly near the school, however the wording remains unclear and does not provide sufficient reassurance about where access will be located or how traffic impacts will be managed.

Traffic and environmental impact

Residents are also concerned about wider impacts on surrounding roads including the A5, A426 and nearby junctions, as well as the effect of increased HGV movements on residential streets.

Further concerns include flood risk and drainage, loss of wildlife habitats, and the visual impact of large warehouse buildings, particularly as the site sits on one of the higher elevations in Rugby and could be highly visible across surrounding neighbourhoods.

Conclusion

For these reasons, many residents believe the allocation of Site ID 64 for warehousing is not the most appropriate or sustainable use of this land, and that alternative uses which better complement surrounding residential communities should be considered.

(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.

1. Review or remove the employment allocation

Site ID 64 lies immediately adjacent to Rugby Free Primary School and established residential communities, making it a highly sensitive location for large-scale warehousing. The allocation raises significant concerns regarding HGV traffic, road safety, environmental impacts and compatibility with surrounding land uses.

The Local Plan should therefore either remove Site ID 64 from the employment allocation or redesignate the site for residential-led development supported by community infrastructure. This would represent a more balanced and sustainable approach given the substantial housing growth already experienced in North Rugby.

2. Safeguard land for future community infrastructure

If development proceeds, the Local Plan should require land to be safeguarded for future educational or community infrastructure, including potential secondary school provision.

Suggested wording:

"Development proposals for Site ID 64 must safeguard appropriate land for future educational or community infrastructure to support the long-term needs of North Rugby."

Without such safeguards the plan risks removing long-term flexibility to meet future infrastructure needs, which undermines the plan's strategic effectiveness.

3. Strengthen transport and safety requirements

The Local Plan currently indicates that primary access will not be located near the primary school, however this wording is insufficiently clear.

Suggested wording:

"Development proposals must demonstrate that primary vehicular access avoids routes adjacent to Rugby Free Primary School and nearby residential streets. A comprehensive transport assessment must demonstrate that development will not result in unacceptable HGV traffic levels or road safety risks."

Conclusion

These modifications are necessary to ensure the Local Plan is justified, effective and consistent with sustainable development, while protecting the safety, infrastructure capacity and long-term needs of the surrounding community.

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

Please note: In your representation you should provide succinctly all the evidence and supporting information necessary to support your representation and your suggested modification(s). You should not assume that you will have a further opportunity to make submissions.

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)

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:

Please note the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate in hearing session(s). You may be asked to confirm your wish to participate when the Inspector has identified the matters and issues for examination.

9. If you have used AI to produce or substantially alter your representation, please declare which tool you have used, how it was used, and what checks you have undertaken to ensure the AI-produced material is accurate.

All representations received will be submitted to the Planning Inspectorate alongside the Proposed Submission Local Plan and published on the council's website. Personal addresses and email addresses (as distinct from businesses addresses), but not names, will be redacted before representations are published.

The Rugby Borough Council Privacy Notice for Development Strategy is available here:

<https://www.rugby.gov.uk/w/privacy#development-strategy>

The Planning Inspectorate's privacy notice can be accessed here:

<https://www.gov.uk/government/publications/planning-inspectorate-privacy-notices>