

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 with **Proposed Submission Consultation**
in the subject line, OR 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*

**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	<input type="text" value="Mr"/>	<input type="text"/>
First Name	<input type="text" value="Philip"/>	<input type="text"/>
Last Name	<input type="text" value="Bradshaw"/>	<input type="text"/>
Job Title (where relevant)	<input type="text"/>	<input type="text"/>
Organisation (where relevant)	<input type="text"/>	<input type="text"/>
Address Line 1	<input type="text" value="REDACTED"/>	<input type="text"/>
Line 2	<input type="text" value="REDACTED"/>	<input type="text"/>
Line 3	<input type="text" value="REDACTED"/>	<input type="text"/>
Line 4	<input type="text"/>	<input type="text"/>
Post Code	<input type="text" value="REDACTED"/>	<input type="text"/>
Telephone Number	<input type="text" value="REDACTED"/>	<input type="text"/>
E-mail Address	<input type="text" value="REDACTED"/>	<input type="text"/>

(where relevant)

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?

Local Plan Paragraph	<input type="text"/>	Local Plan Policy	S6	Policies Map	<input type="text"/>
Site ID	253				

4. Do you consider the Local Plan:

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

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.

I object to allocating Lawfields Field Farm for 250 dwellings in RBC's proposed local plan.

Allocating Lawfields Field Farm in the local plan is neither justified nor consistent with national planning policy.

The sequence of events is as follows:

- In March 2025 Rugby Borough Council quite rightly agreed that it would be wrong to include Lawford Fields Farm in their proposed plan and went out for consultation on that basis;
- Rugby Borough Council decided to put some of their own land into the planning mix and take two years off the plan period. This reduced the need to allocate greenbelt sites;
- Then last October Rugby Borough Council received a report from its consultants showing that the Lawford Fields Farm site was not only in the Green Belt but in the very highest category of Green Belt; and
- Yet despite this evidence in January this year Rugby Borough Council voted to add this site to their local plan.

Back in 2025 Rugby Borough Council's "sustainability consultants" thought their decision not to put houses on Lawford Fields Farm was the right one. Comparing it to sites which had been included they wrote that the Lawford Fields Farm site is

"considered to perform less well for two reasons, namely: 1) Green Belt noting that this land is not likely to comprise Grey Belt on the basis of contributing to avoiding the sprawl of Rugby as a large built-up area; and 2) the site would not link as well to the village centre". They went further writing "There is no clear case for large-scale growth of this nature at Long Lawford".

Last autumn another one of Rugby Borough Council's consultants wrote "Development of land in the parcel would have an incongruous impact on the urban pattern. The lack of features to restrict and contain development mean that development here would have an incongruous impact, and would contribute to sprawl associated with the large built up area of Rugby".

So going from not allocating this site in March 2025 to allocating this site just ten months later goes against the run of evidence Rugby Borough Council received during this time. The only argument Rugby Borough Council have produced is that after writing their March 2025 plan they found out how good transport services are to Long Lawford (On weekdays the number 86 bus service runs about once an hour).

The government's planning policy is set out in the National Planning Policy Framework. It says "Green Belt boundaries should only be altered where exceptional circumstances are fully evidenced and justified through the preparation or updating of plans. Where it is necessary to release Green Belt land for development, plans should give priority to previously developed land, then consider grey belt which is not previously developed, and then other Green Belt locations".

Lawfords Field Farm is not previously developed. Lawfords Field Farm is not grey belt. It is in the very last part of the Green Belt which should be considered for development.

If Lawford Fields Farm was removed from RBC's plans they would still be allocating room for 11,479 houses which is 667 more houses than the 10,812 the Secretary of State is telling them to find.

There is no case for allocating Lawford Fields Farm for housing.

(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.

Remove the allocation of Lawford Fields Farm (site 253) from Rugby Borough Council's local plan.

(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

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:

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-notice>