

## 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) 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	Neil	
Last Name	Callan	
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	<input type="text"/>	Local Plan Policy	Infrastructure II Transport	Policies Map	Yes
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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

Yes

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.

Given that the plan is about one third complete, already there are high levels of congestion in the Rugby town and on feeder routes. Newbold Road is a bottleneck with frequent delays most of the day, worst at weekends. With further housing to be completed, the route from Houlton feeds into a densely populated area (around the railway station), with bottlenecks on Butlers Leap, as well as the two closely spaced traffic lights on Mill Road; then the next issue is the roundabout at the opposite end of Technology Drive at Junction One retail, which is very close to the traffic lights & junction with the Leicester Road (A426). So the only route for Houlton residents to reach significant retail is on minor urban roads, which are fed by many residential roads. Houlton would benefit from a short length of new road to the A5, which is a major trunk route; that way residents would at least have an alternative to the queues heading towards Rugby Town.

During the implementation of the Plan, the only satisfactory new road infrastructure has been the Western Relief Road, which directs traffic away from villages such as Dunchurch and Bilton. This has been an excellent foresight when constructing the Cawston phase. However, no such foresight has occurred with Houlton. Ideally an Eastern Relief road should be built.

The congestion (and subsequent pollution) in Rugby will only worsen as more housing (ie, Houlton) is built.

A prime example is as follows:

I drove from Cromwell Road on a Thursday at 4pm (after school run period) towards Bilton and the traffic was solid all the way up to the roundabout by the Leisure centre and all the way to the gyratory, I tried via the town centre, that was solid, so I tried Butlers Leap, and the area around the station was gridlocked.

Where are the "new" cycle routes promised, and the many years awaited new train station..?

The community desperately needs new schools and doctors, please!

Regarding Retail, during the Plan so far, the only significant supermarket built is the medium sized Asda, which means a lot of traffic on the Bilton Road. The small "local" Coops built at Houlton and Cawston do not offer the range of goods a family may need, and more compelling is the accelerating cost of living.

Within the final phase of Houlton, please include a large supermarket, you cannot build 4,000 odd homes and expect people to fight their way across the Rugby Urban area.

Retail by the A5 would make a fortune, not only from Houlton, but the thousands of workers at the Crick (DIRFT) multiple warehouse setup.

Congestion is so bad in Rugby town, such that I will not venture there at weekends.

PLEASE place Phase 3 out at Lodge Farm, Rugby roads are in a parlous state now, heaven knows how deteriorated they will be if you try to squeeze in more housing in the town and nearby districts. Not in Cosford, please.

(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.

Consider consequential car journey implications.

Infrastructure before housebuilding.

Observe traffic behaviour at peak times and especially weekends.

Phase 3 at Lodge Farm.

(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)?

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:

The implementation of the Plan is not delivering a satisfactory level of infrastructure. Consequential traffic delays are a symptom of the impact on the wellbeing of residents, as well as issues with sufficient healthcare and schools provision.

***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.

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>