

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	<input type="text" value="Mrs"/>	<input type="text"/>
First Name	<input type="text" value="Joanna"/>	<input type="text"/>
Last Name	<input type="text" value="Cardwell"/>	<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"/>	<input type="text"/>
Line 3	<input type="text"/>	<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"/>	<input type="text"/>
E-mail Address (where relevant)	<input type="text"/>	<input type="text"/>

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	<input type="text"/>	Policies Map	<input type="text"/>
----------------------	----------------------	-------------------	----------------------	--------------	----------------------

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.

First and foremost - the proposed land is green belt. If this is now no longer safe, where does it end. The Britain we once knew, famous for rolling green countryside is being concreted over bit by bit.

Housing needs - there is not the need for housing on that scale. To almost double the size of the village takes away what the village is. Sympathetic smaller developments should be permitted instead to save the integrity of the village

Transport networks - there are queues from the fosse into the village and down Broad Street already at peak times. Knock on effect is queuing through Bretford also. Increasing the number of houses at this level will also potentially double the number of cars per new house coming through the village and along the ancient Fosse Way. School buses are already at capacity from the village in some cases and struggle to navigate the village, having to turn around on junctions to get to Monks Kirby (primary school). Monks Kirby then has narrow

single track lanes. More houses = more children needing to bus up to Monks Kirby.
Waste management - the waste in the village has over spilled into the rivers on multiple occasions within the last year already.

Flood risk - the bottom of our garden in Heath Lane (proposed development next to this) gets very wet, as does the field proposed for development. The bottom of Heath Lane already floods. Fields are natural flood drainage systems and without this I fear our garden would flood.

Environmental protection - geese regularly use the field. I have photographic evidence spanning years. I also have video evidence of bats in the field. Fields should be for farming British food and the proposed land in question actually used to be ridge and furrow until it was illegally ploughed over in the middle of the night.

There are many birds of prey and natural habitats in and around the field that I witness daily.

Major infrastructure - roads are not built large enough or sturdy enough to cope with the proposed housing and cars that would come with it. Multiple potholes are appearing. The doctors surgery is at capacity and there is no space to expand. Primary school children already have to be bussed to Monks Kirby, which is already overwhelmed with cars and buses traveling down single track lanes. More houses means more children needing to go to that school and putting pressure on Monks Kirby roads and residents.

A proposed entrance to the proposed new housing is identified down a single track narrow lane. Heath Lane itself is narrow, cars often having to stop to pass one another.

(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.

Smaller and more sympathetic developments such as those done already on Green Lane

Land on Yew Tree Hill for example.

All brownfield sites in the town centre - there's a whole run down shopping centre with barely any shops within it. This would be a much more sound development as would tidy the town up and provide affordable housing in a place where there are good transport links.

(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.

No

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>