

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

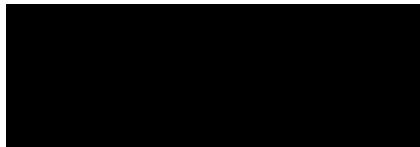
1. Personal Details*

**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="Miss"/>	<input type="text"/>
First Name	<input type="text" value="Stacey"/>	<input type="text"/>
Last Name	<input type="text" value="Parbery (et al - please see spreadsheet attachment)"/>	<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"/>	<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"/>	<input type="text"/>
Telephone Number	<input type="text"/>	<input type="text"/>

E-mail Address
(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	<input type="text"/>	Policies Map	<input type="text"/>
Site ID	64 - Coton Park East				

4. Do you consider the Local Plan:

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

We believe the proposal for the Coton Park East Development (Site 64) is unsound, without further investigation and potential pre-development works, primarily in relation to the traffic and highway infrastructure situation at and surrounding, the M6 Junction 1 Interchange and A5 Gibbets Cross.

Currently, prior to the completion of construction of both the new Rugby 106 Distribution and Logistics Centre and also the M & S Distribution Centre, both on Coton Park East, there are already significant traffic issues due to the excessive traffic volumes using M6 Junction 1.

Over the last decade there has been a substantial increase in traffic volumes using the Junction 1 interchange, both as a route on and off the M6 (south into Rugby and north towards the A 5/Magna Park and Lutterworth/M1), as well as the main A426 route north and south, into and out of Rugby.

The Coton Park East development site is being advertised by developers as a prime site centrally positioned in the UK's "Logistics Golden Triangle", with excellent links to the M6. With this in mind it is reasonable to assume

that the landowner and developers are targeting developers who will require direct access to the M6 and M1 motorways, rather than into Rugby Town.

What this promotion ignores are the daily issues already experienced by drivers (both car and lorry) with gaining access to and from the M6 Junction 1 Interchange.

Whilst we do not have access to a current traffic assessment (we do not believe there is one covering today's traffic volumes), it is a regular daily occurrence for drivers to be unable to access the interchange from the M6 heading north, or from the A426 heading north onto the A426, whilst sitting as the first vehicle at the traffic control lights, through a complete Red-Green-Red traffic light sequence, simply because the interchange is packed with stationary traffic (predominantly large/long heavy goods vehicles) waiting to exit the interchange. Additionally, delays in getting onto the M6 interchange from Rugby using the A426 are seen each day, with traffic being backed up to the south beyond the Rochberie Heights/Central Park roundabout - with the knock-on effect that this blocks this roundabout, preventing both residents of Coton Park Estate, Eden Park Estate and employment traffic from the current local/adjacent Commercial development, from accessing the A426 northbound, without significant delay.

Additionally, it is a daily occurrence for traffic already on the interchange, to be unable to leave the interchange heading north onto the A426, due to stationary traffic on the A426 (all the way to the A5 Gibbets Cross Roundabout) blocking the exit, causing significant disruption and delays to northbound traffic both onto the interchange and northbound from it.

The impact of the extremely high levels of traffic and high heavy goods vehicle proportion has also already been shown in the repeated structural pavement failures around the interchange, which have led to repeated remedial works and additional traffic disruption. Undoubtedly, this level of standing traffic will also be harmful to the environment in terms of unnecessary noise and exhaust pollution

All of this is occurring under the current situation, without the impact of the additional employment developments currently under construction and without the addition of any further traffic from either the new Rugby North residential expansion, or the proposed Coton Park East employment (logistics) development.

Whilst it may be argued that the number of traffic movements won't increase above those already permitted, the increase of employment in lieu of residential means that many more of these movements will be undertaken by 44-ton trucks.

The NPPF is clear in Paras 115 and 116 that significant impacts in terms of capacity and congestion should be mitigated and that planning permission can be refused if the cumulative impact is severe.

There are existing residential areas to the south and north east of the proposed site and the Five Arches Wildlife site and Great Central Walk runs along its eastern boundary. The proposed Design Code is intended to reduce impact but at the present time it has not been completed. The NPPF explains that developments must "add to the overall quality of the area" and references "attractive, good architecture, layout and landscaping" (P134)

before issuing a clear instruction in P139 that "Development not well designed should be refused". In relation to a logistics development the NPPF has set a high bar that prospective developers will need to clear.

(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.

If this objection is not upheld, we strongly recommend that the mitigations already included in the Local Plan must be carried forward into any future development, including:

- Effective buffer zones between development and residential areas
- No large warehouse traffic passing the school, with HGVs routed only via Castle Mound Way
- Smaller industrial units located closest to residential areas, rather than large sheds
- A robust design code created in consultation with residents, the Parish Council and the developer
- Ensuring the site has extensive provision for people to continue to use the site as a place to walk, exercise and enjoy

Additionally, the site intended to be developed for employment is currently used extensively for recreational use by residents of Coton Park, Newton and further afield.

There are 2 PROWs that run through the site that must be maintained and improved as a result of any development. In addition it needs to be noted that not only are the PROWs currently used by residents, rather a number of trails running through the site have been used for many years as areas for exercise, dog walking etc. The original residential development plans maintained a number of routes through the site for recreational use. It is requested that the change in approach to employment does not reduce, rather it adds to the overall quality of the area in accordance with the NPPF.

We would suggest that the developer is required to follow attractive, good architecture, layout and landscaping (NPPF P134) to facilitate a network of

trails around the perimeter and green areas in the site and make them suitable for the enjoyment of as many people as possible including individuals using rolling forms of mobility. A suggestion to this effect has been made for inclusion in the design standard being completed, but as of today this has not been published.

(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)

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:

As residents of Coton Park and parents of students at RFPS, this is in our interests to participate in hearing sessions.

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.

N/A

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>

Do you agree with, and are in support of the representations made by CPE Committee ?	Full Name of members of your household (same address) who wish to be included - This is to prove you are real - your name will not be included in the submission	Address	Consent Agreement - By completing this form, you are giving CPRA, Newton Parish Council and the Coton Park East (CPE) Committee permission to prepare and submit a Regulation 19 representation to Rugby Borough Council on your behalf.	Please share with us any final thoughts or concerns you have about Local Plan issues. (optional)
Yes	Jo Rafe	[REDACTED]	I agree	
Yes	Lucy Dilley, Christopher Dilley	[REDACTED]	I agree	I realise the borough and county council have said there is no need for a secondary school in the north of the town. With the proposed expansion of the villages, the new spaces created at Avon valley school are likely to be taken up. Not only that, more children will have to travel from here to Avon valley which puts further stress on the transport infrastructure round here. If possible this needs to be flagged as another potential infrastructure issue which makes the plans unsound
Yes	Emma Stribblehill-Meyrick & Paul Meyrick	[REDACTED]	I agree	The amount of traffic, noise levels, light pollution at night, closeness to residential homes and school, the removal of green spaces all are very concerning. Such a large scale 24/7 commercial property is going to have a very dramatic impact on those residential properties that it next to it
Yes	James Dundas	[REDACTED]	I agree	
Yes	Ruth Merritt	[REDACTED]	I agree	
Yes	Sarah Sweeney Dean Rehman	[REDACTED]	I agree	
Yes	Fiona Marshall	[REDACTED]	I agree	
Yes	Dean Welburn Elizabeth Welburn Ryan Welburn Kevin Ashburn Charlotte Sinnett	[REDACTED]	I agree	Whilst we object to the Site 64 Employment use allocation, should the inclusion prove to be sound, then there MUST be conditions to protect the area and maintain its use by residents (as required by the NPPF) and a robust design code for the site, to prevent any further atrocities like the Rugby 106 Logistics Centre which is currently being built (and which residents were kept in the dark about so no objections were recorded).
Yes	Tom Carradice-French	[REDACTED]	I agree	
Yes	Anna Crosby, William Crosby	[REDACTED]	I agree	
Yes	Daniel Gardner & Emma Gardner	[REDACTED]	I agree	
Yes	Todd Reeves & Grace Heaton	[REDACTED]	I agree	
Yes	Stacey Parbery, Ryan Laugharne	[REDACTED]	I agree	
Yes	Udoka Onyiuke, Adaora Onyiuke, Nene Nwankwo	[REDACTED]	I agree	
Yes	Dipan Patel Dipika Patel	[REDACTED]	I agree	
Yes	Philippa Yeo-Dundas	[REDACTED]	I agree	
Yes	Pamela Bourne & Martin Bourne	[REDACTED]	I agree	
Yes	Kate Ware & Mark Ware	[REDACTED]	I agree	
Yes	Malinder KERNAIL SINGH, Eakbal SINGH	[REDACTED]	I agree	
Yes	Paul Bettie, Zanet Bettie	[REDACTED]	I agree	We are deeply concerned about the detrimental impact that this proposed development will have on the local area. The location of the proposed development is about the last accessible green space in the area for local residents to enjoy. There is a significant amount of wildlife in the area that will lose their habitats. Including the increasingly rare kestrel. The local road network is already well over capacity and this development will make a bad situation even worse. Increasing traffic and causing the condition of the roads to deteriorate even more quickly than they do currently. Not to mention making the area less safe for children living nearby and attending the school next to the proposed site. We are also concerned about the environmental and health impacts to our children, who attend the school, during the development of the site. Furthermore the claims of employment seem well overstated and unproven.
Yes	Martina Baginska	[REDACTED]	I agree	As a resident of a housing development nearby, I have concerns about more buildings being built, affecting the quality of life for all of us. Noise, more traffic, more pollution, potential safety risks, less green zones where we can relax, go for a walk.

Yes	Thomas Witts	██████ S	I agree	The infrastructure around the area is already not up to the job, this will only compound the issue. Roads are overly busy already, safety of users will be further put at risk. It will get rid of yet more green space. As well as this it just adds to the already overloading issues we suffer with GPs, hospital and schools (lack of a secondary school is a huge issues and primary schools already have waiting lists).
Yes	Sarah Dodds	██████	I agree	
Yes	Ionela Morton	██████	I agree	
Yes	Paul Pritchett, Florence Pritchett	██████	I agree	
Yes	Robert Irvine	██████	I agree	Given a fire engine can not get down cental park drive at the school chucking out or in times, this is just asking for trouble and danger to both the school kids and driver having to go down the road.
Yes	Jeroen Basten, Elizabeth Basten	██████████	I agree	<p>I have lived on Coton Park for over ten years and write as a long-standing resident with a direct and ongoing interest in how the Coton Park East development is planned and delivered. I support the joint submission coordinated by CPRA, the CPE Committee, and Newton Parish Council, and wish to be associated with that response. I am particularly concerned that the Local Plan, at this Regulation 19 stage, must be demonstrably sound and fully supported by robust evidence; especially in relation to traffic, road safety, noise, air quality, and the protection of green space.</p> <p>My primary objection relates to the impact of predicted traffic volumes on Junction 1 and the surrounding road network. The existing infrastructure is already under significant pressure, and the additional vehicle movements generated by this development must be rigorously assessed. I do not believe the current evidence base adequately addresses the cumulative impact on residents, pedestrians, and road safety, particularly near the school.</p> <p>If this objection is not accepted at examination, I strongly urge that the mitigations already agreed between the CPE Committee and Rugby Borough Council are carried forward without dilution into any future planning consent. These include: effective buffer zones between the development and existing residential areas; a routing restriction preventing HGV and warehouse traffic from passing the school, with large vehicles directed only via Castle Mound Way; smaller industrial units positioned closest to homes rather than large sheds; a robust design code developed in genuine consultation with residents, the parish council, and the developer; and meaningful provision for public access across the site for walking and recreation.</p> <p>As a resident of over a decade, I have a reasonable expectation that this process will result in a plan that is legally sound, evidence-based, and genuinely protective of the community that already exists here.</p>
Yes	Emma Turner Ross Turner	██████	I agree	
Yes	Gina Leese, Thomas Leese	██████████	I agree	
Yes	Jacqueline Winterbottom	██████	I agree	
Yes	Priya Naik and Dharmesh Tailor	██████████	I agree	This is very concerning and will have a huge impact on the childrens wellbeing and health from all the dust and noise.
Yes	Dorota Pruszyńska	██████	I agree	
Yes	In Phong Ma	██████████	I agree	Dangerous for children crossing the road, Poor traffic, roads will not be maintained
Yes	Katie Donaldson	██████████	I agree	
Yes	Mark Willis	██████	I agree	
Yes	Yewande Akinola	██████████	I agree	
Yes	Nina, Alpesh and Deevin Dusara	██████	I agree	
Yes	Dariusz Borkowski, Katarzyna Borkowska	██████████	I agree	
Yes	Pickering, Sandrine Pickering, Sasha Pickering, Amelie Pic	██████	I agree	This new plan has let down all residents who believed that this would be an expanded community development. The new plans of the warehousing will destroy our community feel. Housing would have been the preferred option, but in the absence of additional housing, please do not build sheds that will ruin the atmosphere of our community.
Yes	Rikki pollock	██████████	I agree	Disgusted
Yes	Nicola Khan	██████████	I agree	
Yes	Bina Parekh	██████	I agree	

Yes	Jon Wilkinson	[REDACTED]	I agree	
Yes	Stacey powell Jamie powell	[REDACTED]	I agree	
Yes	Ketan Bhavsar	[REDACTED]	I agree	
Yes	Livia Timms Liam Timms	[REDACTED]	I agree	
Yes	Bradley Joe Sargent, Lauren Jessica Kyte	[REDACTED]	I agree	
Yes	Katie pinks	[REDACTED]	I agree	
Yes	Gary Twynholm	[REDACTED]	I agree	
Yes	Richard Mason Corinne Mason	[REDACTED]	I agree	
Yes	Oscar Mason	[REDACTED]	I agree	
Yes	Daniel Pick Sarah Pick Alfie Pick Grace Pallett	[REDACTED]	I agree	Risk of flooding Overwhelming traffic Inadequate infrastructure Safety to residents Loss of countryside
Yes	Laura Stuart	[REDACTED]	I agree	If this monstrosity is awful in itself but if it is to go ahead then traffic cannot pass by the primary school. This will cause horrendous issues at drop off and pick up, danger to our children and pollution. It's unnecessary. The drop off and pick at the school is already difficult with the limit space on the road and other HGVs travelling that way.
Yes	Katarzyna Kawka	[REDACTED]	I agree	What on earth is rugby coming to when our green spaces are constantly built upon and our children are left unprotected. This is no longer a desirable place to live.
Yes	Shaun Stuart	[REDACTED]	I agree	No commercial building should be built adjacent to residential areas. Where Commercial buildings are built the height of these buildings must be restricted. Strictly no High Bay (tall) warehouses. Green buffers need to be substantial and provide COMPLETE visual and environmental screening at all times and in place BEFORE construction commences. Planting of mature trees (tall) from day 1 should be a condition so local residents don't have to wait years for visual screening.
Yes	Claire Tailby Dean Brookes	[REDACTED]	I agree	Our main priority is the safety of our children going to and from school. We have great concerns now that they will appeal that trading traffic will go through castle mound way, it has to as it going down Central Park drive will make it very unsafe for our children. To road is already not fit for purpose the amount of traffic etc and I worry there will be serious consequences if this should happen.
Yes	Heather Tweedale Peter Tweedale	[REDACTED]	I agree	
Yes	Bina Parekh	[REDACTED]	I agree	Huge childhood safety, traffic and large vehicles concerns, this should not go ahead for the sake of the children
Yes	Sophie Winham	[REDACTED]	I agree	
Yes	Kemi Adewale	[REDACTED]	I agree	
Yes	Pip Nicholson	[REDACTED]	I agree	Particular concern about traffic and pollution, the road conditions are awful around the industrial estate as it is. The rubbish around the area, left by lorry drivers and construction workers is horrific (my son actually fell flat on his face off his scooter into the contents of a dumped portable toilet, that had been tipped out on to the path!). Increased danger of walking to and from school in the dark in winter due to parked up lorries - I will be reluctant to let my children walk alone when they are old enough, which will affect their independence. Green space around the North of Rugby is very limited already, hugely affecting residents' wellbeing and wildlife. Warehousing would certainly reduce the attractiveness of the area for prospective residents, lower house prices. Definitely considerations for moving to alternative towns.
Yes	Alan Trickett. Adriana Danu	[REDACTED]	I agree	
Yes	Louise Stuart	[REDACTED]	I agree	
Yes	Hannah Moradi and Iman Moradi	[REDACTED]	I agree	

				<p>I am concerned about the additional traffic around the school mainly large Lorries this is incredibly dangerous for young children, the traffic on this road is already particularly bad and no space for parents to park anywhere this will only increase this issue.</p> <p>The impact it will have on everyone's health particularly the young children breathing in all the fumes all day and the noise it will create impacting the learning.</p> <p>The school already doesn't have any green space available and I signed both my children to go to this school under the understanding that they would acquire green space. This would be a much better use of the space.</p> <p>Also the argument is this new warehouse will create many jobs, how is that when we already have many warehouses locally sat empty, why don't you look to upgrade what already exists and leave the green space for the school.</p>
Yes	Laura Bedson & Daniel Bedson		I agree	
Yes	Julia and Steve Twynholm		I agree	<p>I am concerned, by the traffic, noise and pollution to the area as well as the reduced safe access to green spaces. Child anxiety and obesity are ever increasing, we need green spaces to allow children to explore and play safely, areas to go on their bikes without fear of HGV vehicles, and clean air they can breath. These are our homes where we are trying to care for our families, this development appears to prioritise big business with little understanding about the impact on really people's lives in the area. I do not feel this development is for the good of our neighbourhood and community!</p>
Yes	Rachel Morgan.		I agree	Safety issues. Extra traffic. Lack of green spaces/wildlife. Field was meant for school.
Yes	Rukaiya Patel		I agree	It is concerning for the parents to have a school near building site.
Yes	Emily Harris		I agree	The extra traffic of HGVs being allowed to travel down Central Park Drive past the primary school if HGVs are not rerouted down Castle Mound Way.
Yes	Jenny		I agree	
Yes	Helen Andrews		I agree	Really concerned for the effect it's going to have on the school environment and children's safety.
Yes	Paul bristo Francine bristo		I agree	
Yes	Nicole Maunder, Christopher Lissaman		I agree	Warehouse traffic passing by the school, the parking is already dangerous for the children without further problems.
Yes	Rame mayer-maguire & tom mayer-maguire		I agree	
Yes	Zaneta Bettle, Paul Bettle		I agree	<p>We do not agree with the proposed development, we want to retain our green spaces for our families and future generations. These sheds are not needed here, they will stand empty instead of genuinely creating employment. We wanted extra space for RFPs but the school will not benefit in any way whatsoever. We certainly do not agree with the proposed access via the RFPs, safety of the school children must be top priority. Why subjecting school children and their families to safety risks, pollution and noise? Our area is full of large sheds already, the existing infrastructure is not being supported to cope with yet more HGV traffic and so on.</p>
Yes	Manvir Dhillon		I agree	This will have huge impact on children learning at school and their development so they should not be building warehouses around schools
Yes	James Swann & Sophie Shaw		I agree	<p>Highlight importance on green space for the school.</p> <p>If the road is such an issue for developers, get them to build a motorway slip junction as majority of HGV's will come from the motorway.</p>
Yes	Jatinder Kandola		I agree	We do not want massive warehouses backing onto houses or greenspaces.
Yes	Amy Lewis		I agree	The proposal is diabolical - no one with any sense should let it go ahead
Yes	Caroline Alvim de Souza Orsatti		I agree	
Yes	Nadia Omar		I agree	
Yes	Layla mcrimmon		I agree	
Yes	Nicola Fraser, Matt Pearce		I agree	

Yes	Janice Willin	██████	I agree	I don't trust the developers to properly consider what is best for the people of Coton park and surrounding area. To even think of approving HGV trucks past the primary school and to also shelve plans for housing plus deny a much needed senior school in this area shows they all lack consideration for the needs of people of this area. Look at Astley Business Park in Wigan to see how councillors, planners and developers ran roughshod over the local residents's worries and paid no heed to them. This must not be allowed to happen here in Rugby.
Yes	4	██████	I agree	
Yes	Simon Murphy	██████	I agree	
Yes	Rebecca Heard Nicholas James Heard	██████	I agree	
Yes	Elisha Sobalski Steven Sobalski	██████	I agree	If this goes ahead it'll be so dangerous for the children at Rugby Free Primary School! It's a disgrace that it's even being considered! Not to mention as a resident on the estate!
Yes	Abraham Adewale	██████	I agree	
Yes	Karikalan Rmakrishnan	██████	I agree	
Yes	Catherine Heighton Samuel Cohen	██████	I agree	Flooding risk to existing properties, traffic congestion and accidents, poor infrastructure and facilities