

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

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2. Agent's Details (if applicable)

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First Name	<input type="text" value="Ian"/>	<input type="text"/>
Last Name	<input type="text" value="Davis"/>	<input type="text"/>
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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"/>
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Site ID

4. Do you consider the Local Plan:

(1) is Legally compliant

Yes

(2) is Sound

Yes

(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.

The Local Plan meets the requirements of the NPPF - hence the 'yes' answers but that does not mean some of its proposals are not objectionable or could t be improved with mitigation.

I agree with Newton and Biggin Parish Council's response on this site. It is brownfield and adjacent to the village boundary - if carefully developed it has the potential to positively improve the local environment.

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

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The Development Requirements are supported but should be added to to ensure that the existing roadside boundary hedge and trees are retained and strengthened and any footpath be set behind them rather than adjacent to the carriageway.

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I agree with the response made by Newton & Biggin Parish Council. The proposal is an unwarranted extension of the urban area into a rural location beyond the 'defensible line' of the former Great Central Railway. If it is to be developed then the Development Requirements must be adhered to. In particular it is essential that the St Thomas Cross Fields Open Space be provided both to secure some separation between the urban area and Newton village and to provide much needed open space for recreational and ecological reasons, going some way to off-set the ecological damage caused by the development. It is also necessary that Newton Manor Lane and the non-standard St Thomas Cross junction be improved to accommodate the additional traffic.

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

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I agree with the submissions of Newton and Biggin Parish Council and the Coton Park Residents Association. It has to be accepted that the site was allocated for development in the current adopted Local Plan and has planning permission for residential and employment. Changing to 100% employment raises challenges for this tightly constrained site.
The Development Requirements must be adhered to with particular reference to access and a Design Code aimed at reducing impact at the southern and north eastern boundaries.
It is not encouraging that at this early stage the potential developer has stated that £3m will be required for the sale of play areas to the adjacent school - a sum obviously well beyond its resources. This is concerning not only in itself but as an indicator of other Development Requirement that may be opposed or exploited for commercial reasons.
Access to the site will be from the A426. Before the development proceeds it must be confirmed that there is adequate capacity in the A426 to accommodate the additional commercial traffic with particular reference to Junction 1 of the M6 and the Gibbets Cross junction with the A5(T).

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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	Environment EN4 Areas of Separation	Policies Map	<input type="text"/>
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Site ID

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Yes

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The Local Plan is broadly in accordance with the requirements of the NPPF but is capable of improvement.

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The Clifton Area of Separation is welcomed. The Local Plan justifies it (and other such areas for Dunchurch & Thurlaston) on the grounds of protecting the character of villages adjacent to the urban area. I fully agree with this but submit that it should apply equally to Newton. Consequently the Clifton area should continue north of its current boundary on Newton Manor Lane to abut the Great Central Way. It would thus include the St Thomas Cross Fields public open space and an area of farmland west of the village that is already the subject of development pressures.

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This response relates to 2 areas of public open space proposed in the Policies Map.

1. Great Central Walk North. I fully support this extension of the adjacent Five Arches Wildlife Site both in terms of enhancing the viability of the site and in providing a partial buffer to the adjoining Coton Park East employment site.
2. St Thomas Cross Fields - this site is to be provided by the developer of the adjacent residential development in part to meet eco-off-setting requirements. It will also provide much needed open space for local residents and those from a wider area as well as becoming an important link in a chain of open spaces and footways.

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