

## 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) 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="Michael"/>            | <input type="text"/> |
| Last Name                          | <input type="text" value="Hewitt"/>             | <input type="text"/> |
| Job Title<br>(where relevant)      | <input type="text"/>                            | <input type="text"/> |
| Organisation<br>(where relevant)   | <input type="text"/>                            | <input type="text"/> |
| Address Line 1                     | <input type="text" value="██████████"/>         | <input type="text"/> |
| Line 2                             | <input type="text" value="██████████"/>         | <input type="text"/> |
| Line 3                             | <input type="text" value="██████"/>             | <input type="text"/> |
| Line 4                             | <input type="text" value="██████████"/>         | <input type="text"/> |
| Post Code                          | <input type="text" value="██████"/>             | <input type="text"/> |
| Telephone Number                   | <input type="text" value="██████████"/>         | <input type="text"/> |
| E-mail Address<br>(where relevant) | <input type="text" value="██████████████████"/> | <input type="text"/> |

## 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 | Page 136 | Local Plan Policy | Warwick Road, Wolston | Policies Map | Page 2/3 January 2026 |
| Site ID              | 136      |                   |                       |              |                       |

4. Do you consider the Local Plan:

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

The proposal for site 136 on Warwick Road (Wolston Lane), Wolston, is neither sound nor legally compliant as the overall Local Plan by Rugby Council does not provide ahead for the needs of existing residents in the Borough, let alone for the needs of additional residents. Such requirements as road infrastructure, drainage, energy, internet, schools, doctors surgeries, are a few examples of what Rugby Council is failing to forward plan and provide AHEAD OF OR IN LINE WITH REQUIREMENTS, so as to avoid an unnecessary impact on the lives of those existing residents within the Borough of Rugby.

The proposal on Site 136 states 'specialist over 55 accommodation' or 'bungalows with two or fewer bedrooms'. In a day and age when there is a trend of less and less upholding of regulation by councils, in order to facilitate those with 'special' relationships with councils, we can anticipate that any development will be allowed to deviate from its original specification and the needs of the eventual residents will thus be unprovided for due to the lack of the facilities already mentioned above. Indeed, even more facilities will be required if the proposed residences are occupied by those not in the 'over 55' demographic.

Provision for 'over 55' is a common sense requirement for those wishing to engage a quieter lifestyle and must be upheld if this site is thus specified.

But we still regard the development of Site 136 as NOT SOUND OR LEGALLY COMPLIANT due to the lack of provision of the requirements (to mention just a few) and Rugby Council MUST PROVIDE EVIDENCE that they WILL provide AHEAD OF REQUIREMENTS throughout the Borough, what is necessary for the everyday life of its residents.

Profiteering from development CANNOT be prioritised over adequate infrastructure, safety and provision of day-to-day facilities.

And we expect Rugby Council to redirect their substantial revenues towards what is ESSENTIAL for the current and ongoing requirements of its overall wider residential demographic, NOT what is demanded by the latest social fad that most times diverts crucial finance into the pockets of sharks or cronies.

We respectfully ask that our objections be taken notice of and considered fully.

Thank you.

(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.

Rugby Borough Council need to provide evidence that THEY WILL PROVIDE adequate infrastructure, facilities and amenities to ensure that the needs of an expanding population within the borough CAN BE PROVIDED FOR AHEAD OF REQUIREMENTS.

Villages are not towns. They have been added to but without any thought for the overload on current infrastructure.

Where are the schools? Villages have limited school places. Priority should be given to longstanding existing residents who have grown up in these villages, over against those occupying new housing developments.

Where are the doctors surgeries?

Where are the NHS dentists?

Roads in villages are often too narrow for increased traffic, indeed dangerous.

Why is housing allowed to be built near flood areas?

Flooding often cuts off the main roads into Wolston.

More development impacts drainage and sewage requirements.

Removal of trees increases flooding.

Why does flooding occur? Are the root causes of these hugely impacting events even get investigated and addressed properly?

Why are developers allowed to obligate families to live in 'rabbit hutches' with no gardens?

Why is affordable housing allowed to be snapped-up by corporate organisations, who then charge huge rents, thus depriving younger adults of home-owning opportunities? Why is affordable (not tiny or low quality) housing not reserved for genuine young buyers to purchase?

Has every brownfield site within Rugby been considered for residential? Rugby has the facilities of a town, the shops, the schools, the road network, the amenities, these are all within an affordable distance of these sites, affordable because travel is becoming more and more expensive.

(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:

It is essential that persons who actually live in the Borough, and pay their substantial council tax, should be given the opportunity to express their concerns.

**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.

**Not used.**

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>