

Representation Form for Local Plans

	Local Plan Publication Stage Representation Form	Ref: (For official use only)
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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*

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="Mr"/>	<input type="text"/>
First Name	<input type="text" value="Neil"/>	<input type="text"/>
Last Name	<input type="text" value="Kenney"/>	<input type="text"/>
Job Title (where relevant)	<input type="text"/>	<input type="text"/>
Organisation (where relevant)	<input type="text" value="████████████████████"/>	<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"/>	<input type="text"/>
Post Code	<input type="text" value="██████"/>	<input type="text"/>
Telephone Number	<input type="text" value="██████████"/>	<input type="text"/>
E-mail Address (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?

Paragraph	<input type="text" value="N/A"/>	Policy	<input type="text" value="I1, S5, 14, EN1, EN2"/>	Policies Map	<input type="text" value="N/A"/>
Site ID	<input type="text" value="39 and 136"/>				

4. Do you consider the Local Plan:

(1) is Legally compliant	Yes	<input type="text"/>	No	<input type="text" value="No"/>
(2) is Sound	Yes	<input type="text"/>	No	<input type="text" value="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.

I have lived in Wolston for 72 years and would like to point out the extra housing we have gained in the last 60 years

Paddock Close

Meadow road, Hawthorn Close, Elmdene and Larchfields

The Housing estates of Abbots Walk and Priory Road

John Simpson Close

Lammas Court

St Margarets Avenue

Millennium Way

Arderne De Gray

Allotment Drive

Amounting to Approx 600 houses and all built on green belt land with the exception of

Lammas Court

and St.Margarets Avenue

which were both previously sites that had been built on.

This equates to 100 houses every 10 years. The map for site 136 shows the red line incorporating the pond

known as the Carp Pit which I used to fish when I was a 12 year old and has been there for at least 100 years,

It is said that Fishing did decline there after the Millennium way estate was built owing to the disruption caused to the water course.

It is still a wild life habitat however but this development could be the final straw.

Over the years the village has experienced a steady increase in traffic and the

centre of the village is slowly being

choked by parked cars and through traffic. The green spaces and verges

are being turned into mud baths, this winter has probably seen the biggest amount of

damage to these areas. The planned development of these two sites in Wolston amounting to

100 houses could well add around another 150 cars looking for somewhere to park in the

Village centre whilst visiting the amenities. The next step will be Vehicles parking on the

Grass between the pavement and the brook turning them into a Quagmire.

I do think that over the years, planners have never wanted to admit that the car exists to the levels it does, ignoring the problems caused, and just happy to leave those problems to someone else.

This is not a mind set of "Not In My Back Yard"

Our back yard is full and we are constantly struggling to get around it.

(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.

L1 Specialist housing sites should be removed from the Local Plan because Wolston does not have good access to higher level services and facilities and poor public transport.

- There are better options close to the Urban Areas of Rugby and Coventry that should be considered first. Rugby has better services, facilities and employment Opportunities and public transport.

S5 • Allocations and designations should follow the National Planning Policy Framework and only allow changes to the Green Belt in exceptional cases. changes to the Green Belt in exceptional cases.

- Is specialised and exception R19/0167

14 • The proposed housing sites should be removed from the draft plan because it has not been justified that the available infrastructure can accommodate them.

- There are better options close to the Urban Areas of Rugby and Coventry that have better services and facilities which are more easily accessible.

EN1• The potential ecological impacts mean that Site 136- Land north of Warwick Road, Wolston and that Site 39- Land on Dyers Lane, Wolston should be removed from the plan as a proposed allocation.

EN2• The potential landscape impacts mean that Site 136- Land north of Warwick Road, Wolston and that Site 39- Land on Dyers Lane, Wolston should be removed from the plan as a proposed allocation.

(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:

***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.*

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>









CHEMIST

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TRANSPORTER



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