

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="Mrs"/>	<input type="text"/>
First Name	<input type="text" value="Gillian"/>	<input type="text"/>
Last Name	<input type="text" value="Key-Vice"/>	<input type="text"/>
Job Title (where relevant)	<input type="text"/>	<input type="text"/>
Organisation (where relevant)	<input type="text"/>	<input type="text"/>
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Post Code	<input type="text" value="██████"/>	<input type="text"/>
Telephone Number	<input type="text" value="██████████"/>	<input type="text"/>
E-mail Address	<input type="text" value="██████████████"/>	<input type="text"/>

(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?

Paragraph	<input type="text"/>	Policy	<input type="text"/>	Policies Map	<input type="text"/>
Site ID	348, 81 & 3				

4. Do you consider the Local Plan:

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

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.

It is unfortunate that RBC feels it cannot deliver, in a timely manner, properly designed and supported sites with suitable road, energy and water management to support them. Sites such as Houlton Village are well behind schedule and RBC is in danger of missing targets imposed on them.

As a result, numerous smaller sites, in rural villages are being targeted and communities being told that unless they agree they are likely to be subject to unfettered speculative development.

Many of these villages are already groaning under the strain of previous, or current development and the infrastructure has never been put in place.

Stretton on Dunsmore is a case in point where the roads are single track lanes with few, if any passing places and most residents have to travel to work and all children over the age of 11, to school putting more and more strain on the road network and contributing to pollution.

The sewage system cannot cope with the existing demand, let alone that from the current development of 55 homes currently under construction.

Public transport is poor or non-existent and unreliable, so a car is essential.

As a rural village with a wide selection of wildlife an ecology study needs to take place as the north of the village is known to be a habitat for Great crested newts.

It is my view therefore that the proposals for Stretton on Dunsmore are not sound and will not be until and unless proper infrastructure is in place.

(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.

Adding small sites piecemeal to villages does not negate the need for proper infrastructure which should be in place before new sites are proposed.

Retrospective improvements to roads and drainage take years to come to fruition, if they ever do, and it is easy to fob residents off instead of supporting them when problems arise.

1. Stretton on Dunsmore has severe problems with sewage disposal. Severn Trent are slow to engage and even slower to act. Recently they have communicated with RBC councillor Ms McKenzie details of a proposed schedule of works, but it is unclear
 - a. When they will be completed
 - b. Whether they will be sufficient to support the existing development let alone the extra included in this plan.

Furthermore, this plan is only designed to address existing needs not future needs so the village will continually be in a state of a shortfall in sewage disposal and, ergo, the release of sewage into the brook and overflowing sewers onto the roads.

2. The road network in and out of the village is single track lanes with few passing places. Those lanes do not have proper foundations and are increasingly in a poor state particularly as HGVs and buses are using them.

The only 2 lane road is School Lane but that joins the A45 dual carriageway and can only be entered from the Rugby direction and exited towards Coventry. As a result, most of the traffic has to traverse the village centre where there are no pavements.

Before any more development is considered the road network needs to be reviewed and

- a. The School Lane/A45 junction reviewed
 - b. Restrictions on the use of the single track lanes by HGVs and buses (many of which are for school children) put in place
3. Public transport reviewed and the bus companies required to deliver what they are contracted to provide.

4. An ecological survey of the sites to determine the presence and whereabouts of Great Crested Newts.

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

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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:

I would like to participate in the hearing as I have been active in the village for 25 years and can share my local knowledge of the issues.

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.

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Part A

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(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?

Paragraph	<input type="text"/>	Policy	<input type="text"/>	Policies Map	<input type="text"/>
Site ID	81				

4. Do you consider the Local Plan:

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

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.

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The site to the west of Fosse Way is allocated for c40 dwellings. It is a poorly drained site with marsh grass and subject to regular flooding. Indeed, it is here that Joseph Elkington developed his rural land drainage templates that form many of the land management knowledge still in use today.

The January 2024 floods in the village also emanated from this area and land on the other side of the Fosse Way and then ran down into the village. There has been work to the drains on the Fosse/ Brookside junction which has helped but the pond in the field at Well Head probably needs to be increased and better managed. The land is very wet.

The site is some distance from the school and recreation facilities at Plott Lane but, as the crow flies it is not far.

None of these issues are insurmountable.

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.

Suggested modifications are

1. Detailed studies of the flood risk and drainage needs of the site which will likely require an increase in the pond at Well Head and better management of the land drains. A previous proposal in 2019 suggested the public open space should be facing the Fosse Way with a pond (to drain the land) creating a village green, an alternative could be adjacent to the footpath. It also suggested terraced cottages similar to those in the village centre. This was well supported by residents.
2. The public open space referenced in the requirements could effectively be a village green, with a pond.
3. The PRoW locally known as 5 Acres is referenced in the Development Requirements for upgrading but does not cover the full length of the path which runs from Brookside to School Lane. If this PRoW were improved along the full length, possibly with low level lighting, it could be used to provide a safe route for children and adults from this site and this side of the village, to and from School. It would also provide a route for residents from the new developments at Squires Cross and The Croft to the village centre, doctors' surgery, pub and the Fosse Playing field. This is important as the village centre does not have footpaths.
4. The Development requirement suggests orientation towards the memorial on the A45/Fosse way junction but the Grade 2 church is higher than the war memorial and it would be more pleasant to face the village centre and especially a village scene rather than a busy dual carriageway.
5. The village needs housing suitable for young families and older people and, as the policy is for 40% low cost housing, that need could be met with more terraced cottages as this site is nearer the village centre and the doctor.

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8. If you wish to participate in the hearing session(s), please outline why you consider this to be necessary:

I have been resident in Stretton for 25 years during which time I have been active on many groups including the Parish Council. I am currently on the Flood Action Group and have been working with the village handyman to identify the causes of the flooding and location of the land drains which contributed to it.

I am supportive of this site and I am keen to make it the best it can be for our village which is popular with people of all ages.

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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"/>	Policy	<input type="text"/>	Policies Map	<input type="text"/>
Site ID	348				

4. Do you consider the Local Plan:

(1) is Legally compliant	Yes	<input type="text"/>	No	<input type="text"/>
(2) is Sound	Yes	<input type="text"/>	No	<input type="text"/>
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This site known as "The Croft" is new and has not previously been the subject of consultation.

Therefore, as it was not included in the s18 consultation I am concerned that residents have not been able to properly voice their views.

The removal of the Squires Cross extension (125 homes) is very much welcomed but it is unfortunate that residents are being portrayed as supporting this site when, in reality, they have been presented with an either, or situation. In reality whist it is smaller and does not exit onto a single-track road it does still present many of the same issues as site 134. Just because it is better does not make it compliant.

This site could also cause many of the very issues highlighted in responses to the Squires Cross extension. In particular, it will further increase traffic on already narrow and congested roads through the village centre where there are several blind spots, sharp bends, narrow roads with parked cars and no pavements. Only some of the traffic will use the School Lane/A45 junction and then only outside rush hour.

Traffic towards Leamington will use Plott Lane/Freeboard Lane which is a narrow single track lane already in a poor state and with a narrow exit onto the Oxford Rd.

Traffic towards Rugby and Banbury will traverse the village centre towards the Fosse Way.

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

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In the absence of a proper and fair consultation to garner views from residents I have set out some ideas, but these are by no means the only issues and a proper review should take place.

Accordingly, this site should also be rejected until and unless it could be a more viable and acceptable option rather than a "quick win".

Changes should precede approval for sites.

Some suggestions are:

1. A review of the junction of School Lane and the A45 London Road.
2. A review of the junction of The Oxford Road and Freeboard Lane to widen the splay.
3. The development should exit onto School Lane.
4. The development should also be joined with the existing Squires Cross Road such that traffic leaving either or both sites towards Coventry and Rugby can exit directly onto School Lane.
5. A new entrance to the school should be created.
6. Proposals 2 -4 would also provide a safer walking route to the School and the Plott Lane playing field.
7. Plott Lane is increasingly being used by school buses and HGVs and currently there are no restrictions on this. Not only is the lane being damaged, but it is dangerous for walkers, horse riders, cyclists as well as children crossing Plott Lane to the Playing field. Plott Lane and Freeboard Lane should be designated as "unsuitable for HGVs" and School buses should be rerouted onto more suitable roads.
8. The other single-track lane into the village, Fineacre Lane should also be designated as "unsuitable for HGVs".
9. The centre of the village has no pavements and with the current development at Squires Cross and the proposed new

developments at The Croft and on the Fosse will become more so, the speed limit should be reduced

- a. In the village centre to 20mph
- b. On Plott Lane, Freeboard Lane, and Finacre Lane to 30 mph

- 10. The site is on the edge of the village and when the Squires Cross site was agreed a green barrier to create a boundary was required, this should be a requirement for this site along with a commitment that no further expansion will be approved.
- 11. A Great Crested Newt survey will be essential as they are known to be present on the site.
- 12. This site has been one of the sources of considerable flooding to properties on School Lane and the village centre. The development requirements should include a study of the land drains and proposals to manage the water that runs off and crosses this site, probably in the form of attenuation ponds.

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

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Yes, I wish to participate in hearing session(s)

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8. If you wish to participate in the hearing session(s), please outline why you consider this to be necessary:

I am only partially supportive of this site because in an either/or situation it is infinitely preferable to the Squires Cross extension. However, that is only because it is being presented as an either/or option and that Stretton must agree to something.

I have lived in the centre of the village for 25 years and witnessed the dangerous nature of the roads where there is poor visibility and no pavements.

I am also concerned about the flood risk and have been working with the Warwickshire Flood Team, a Flood Action Group and the village handyman to understand why this part of the village was so badly affected in 2024 and 2025.

I would like to participate in the hearing as I have been active in the village for 25 years and can share my local knowledge of the best way to take this site forward.

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