

## 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="THOMAS"/>	<input type="text"/>
Last Name	<input type="text" value="LARKIN"/>	<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" value="REDACTED"/>	<input type="text"/>
Line 2	<input type="text" value="REDACTED"/>	<input type="text"/>
Line 3	<input type="text" value="REDACTED"/>	<input type="text"/>
Line 4	<input type="text" value="REDACTED"/>	<input type="text"/>
Post Code	<input type="text" value="REDACTED"/>	<input type="text"/>
Telephone Number	<input type="text" value="REDACTED"/>	<input type="text"/>
E-mail Address (where relevant)	<input type="text" value="REDACTED"/>	<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		Local Plan Policy	NPPF/Sec13:Protecting Green Belt Land	Policies Map	
Site ID	302				

4. Do you consider the Local Plan

(1) is Legally compliant	Yes		No	NO
(2) is Sound	Yes		No	NO
(3) complies with the Duty to co-operate	Yes		No	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 object to the allocation of Linden Tree Bungalow for 15 dwellings in RBC's current local plan. 2019.

**The removal (OMISSION) of this site from the new local plan review needs to be made explicate with land returned to outside the settlement boundary and back to green belt.**

The site access is unsafe (indeed lethal) to main road T junction. This was made clear with evidence at the time of allocation and the current 2022 25m access separation minimum as made explicate by WHA cannot be overcome.

**Linden Tree Bungalow was allocated as a Main Rural Settlement (MRS) housing site under Policy DS3 of the adopted 2019 Rugby Borough Local Plan.** The allocation reference was **DS3.12 – Linden Tree Bungalow, Wolston**. This is confirmed in the Local Plan's site allocation tables and in the Inspector's examination material, which lists DS3 sites under *Matter 4 – Housing Allocations at Main Rural Settlements*.

Allocating Linden Tree Bungalow in the local plan was neither justified nor consistent with national planning policy. The site in the current full review needs to return the site to the green belt and outside the settlement (Wolston) boundary. As it was prior to the current local plan.

REASONS

POINT 1.

**48-home housing estate** has been built in Wolston by **Spitfire Homes**.

- The land was historically **allotments**, with part of the site inside the village boundary and part in the Green Belt.
- The development includes a **reconfigured allotment site** to replace the land taken for housing.
- Construction began after planning permission was granted in **July 2021**.

The NPPF requires that Green Belt boundaries may be altered **only if exceptional circumstances exist**, and only after examining:

- All reasonable non-Green Belt options
- Capacity within settlement boundaries
- Previously developed land
- Densification opportunities
- Other deliverable sites

If the Inspector had been aware that:

- A **48-home** site existed
- It was **partly within the settlement boundary**
- It was **deliverable**
- It was **not Green Belt** (in the developable portion)

...then the logic for releasing **DS3.12 (Linden Tree Bungalow)** from the Green Belt becomes unsustainable.

Why? Because the Inspector's justification for DS3.12 was that Wolston needed a **small amount of growth**, and no suitable non-Green Belt sites were available.

But a 48-home site is:

- **More than enough** to meet Wolston's rural-settlement contribution
- **Non-Green Belt** (in the developable area)
- **Deliverable**
- **Already partly developed** (allotments with infrastructure)

If that had been known, the Inspector would have had to ask:

**“Why release Green Belt at all if Wolston can meet its housing requirement without altering the boundary?”**

That question was never asked because the information was never provided.

The proposal for housing on allotments was made in 2010 and 2013. The 2013 proposal should have been in the Wolston development pack 2016. It was not. The most essential information for consideration was omitted.

#### POINT 2.

In the previous local plan 15 houses were allocated as an exceptional circumstance as it was stated at the time that there were no primary school places. 15 dwellings were made an exceptional circumstance.

48 houses within the settlement boundary were then developed without any previous reference in the local plan at the time.

#### POINT 3.

Site does not meet current Warwickshire Highways Authority T junction access separation of a minimum of 25m. This would be lethal to all using this junction and house access to adjacent properties.

It would make them adjacent properties unusable with no safe access.

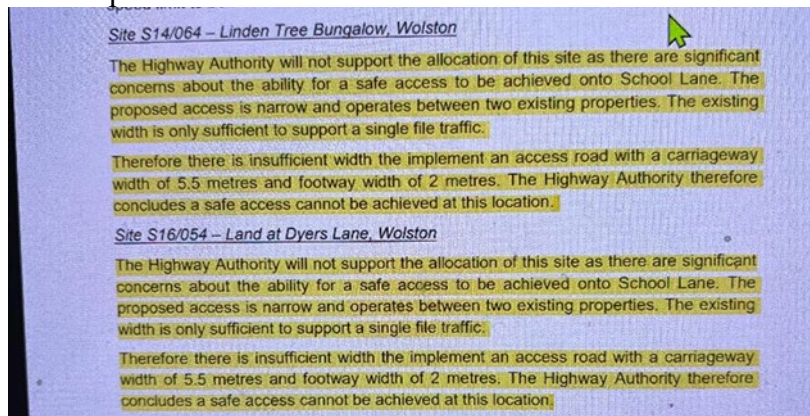
There is no workable solution to this.

#### POINT 4.

Warwickshire highways authority

With regard to Linden Tree Bungalow.

1. Never visited the site.
2. Cut and pasted from another site.



(Linden Tree Bungalow exits to Warwick Road some maps referred to as Wolston Lane.)

3. Stated under no circumstances should this site be brought forward.
4. The report was never shown to the public or inspectorate.
5. The access **to the road** was mis interpreted as **safety at the junction**.

## POINT 5

1. A historic toxic dump lies up hill next to the site.
2. This was never highlighted to the current local plan.
3. This is uphill (92m to 80m) of Linden Tree and within 200m. Ground water will drain to river towards the site.
4. Particular dumping of NaCN and KCN creating HCN.

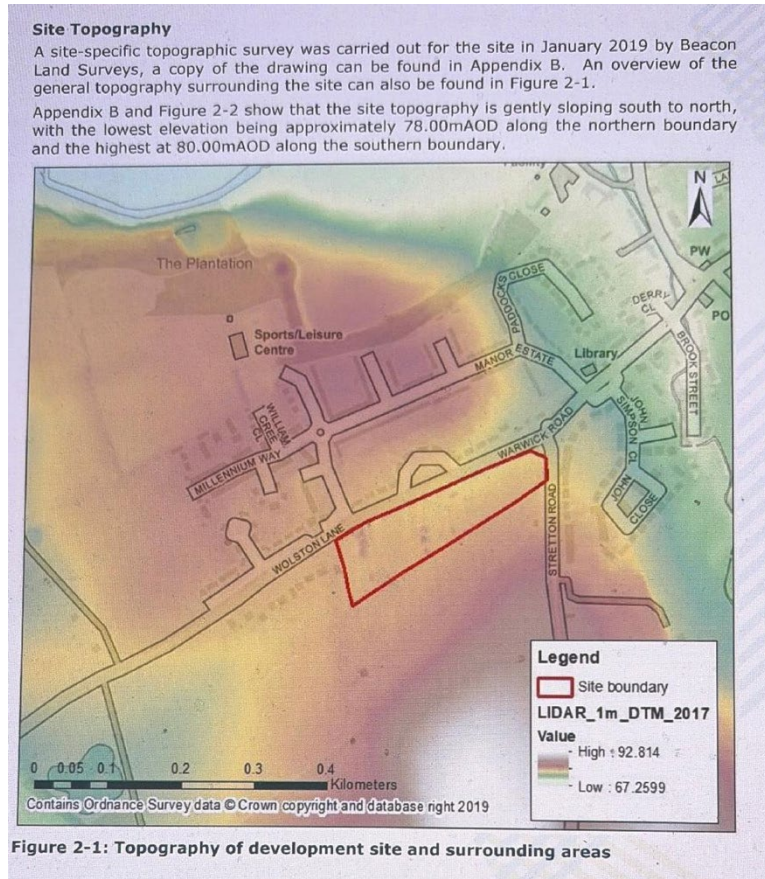


Figure 2-1: Topography of development site and surrounding areas

The toxic bump is at 92m. Ground water drains to the river. Brook to the east and river Avon to the north. Site boundary shown is 48 houses. Linden Tree site is adjacent to this.

## Suspected waste type

- Drums of **cyanide-bearing industrial residues**, likely from metal plating or heat-treatment processes.
- Potential for **ferrocyanides, free cyanide, and complexed cyanide compounds**.

## Environmental risks

- **Leaching into shallow groundwater** (the water table in Wolston is typically 1–3 m below ground).
- **Soil contamination** affecting gardens, landscaping, and future residents.
- **Gas generation** (hydrogen cyanide under acidic conditions).
- **Drum corrosion**, increasing the risk of sudden release.
  
- The site lies on **River Avon floodplain gravels**, a highly permeable aquifer.
- Groundwater is **very shallow** and **hydraulically connected to the river**.
- Any cyanide release could migrate laterally toward:
  - Residential gardens
  - Surface water drainage
  - The River Avon

This makes the site particularly sensitive to contamination.

## POINT 5

1. The site proposed north of Wolston Road. (now proposed in the new local plan review) was potentially available as Warwickshire Materials did initially consider that development of the site could be accommodated within 5 years (2025) by altering the order of development of the extraction and landfill. This was not made known to the public with any possibility ignored.

NOTE: There are concerns as to documentation with regard to this quarry in respect to serial encroachment (within 200m of village) extending the quarry life beyond 2015. Correction was made after my correspondence with WCC.

(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 cooperate 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.

***As a minor modification to the new full local plan review.***

To return the allocation of Linden Tree Bungalow (site DS3 S14/064 Ref 302 new plan) **to outside the settlement boundary and back into the green belt.**

As it was prior to the current local plan.

**(Remove from settlement boundary – as prior to 2019 - so that the site cannot be brought forward as a windfall site with out full consideration of T junction safety, ground water contamination, prospective school numbers and proposals of other sites that have been proposed in Wolston in the new full local plan review.)**

Recommendation to not allocate Linden Tree Bungalow as a windfall site in the Rugby Borough Council's local plan any other consideration.

Site access at the T junction is unsafe (lethal) to any proposed.

**If the site has been omitted from the proposed new full local plan review, then a reset to returning it site to outside the settlement boundary is a logical and necessary step.**

**Evidence suggests that RBC may bring this forward as a windfall site to increase housing supply.**

Evidence Wolston in current plan that was not highlighted in the development plans provided to the public and governmental inspectorate.

This is relevant to the current proposed local plan allocations in Wolston and questions RBS's procedures and processes where RBC planning officers' own sites. Transparency of relevant documentation.

- . A **48-home housing estate** is being built in Wolston by **Spitfire Homes**.
- The land was historically **allotments**, with part of the site inside the village boundary and part in the Green Belt.
- The development includes a **reconfigured allotment site** to replace the land taken for housing.
- Construction began after planning permission was granted in **July 2021**.
- This development is complete.

The NPPF requires that Green Belt boundaries may be altered **only if exceptional circumstances exist**, and only after examining:

- All reasonable non-Green Belt options
- Capacity within settlement boundaries
- Previously developed land
- Densification opportunities
- Other deliverable sites

If the Inspector had been aware that:

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- It was **partly within the settlement boundary**
- It was **deliverable**
- It was **not Green Belt** (in the developable portion)

...then the logic for releasing **DS3.12 (Linden Tree Bungalow)** from the Green Belt becomes unsustainable.

Why? Because the Inspector's justification for DS3.12 was that Wolston needed a **small amount of growth**, and no suitable non-Green Belt sites were available.

But a 48-home site is:

- **More than enough** to meet Wolston's rural-settlement contribution
- **Non-Green Belt** (in the developable area)
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If that had been known, the Inspector would have had to ask:

“Why release Green Belt at all if Wolston can meet its housing requirement without altering the boundary?”

That question was never asked because the information was never provided.

Application for housing inside the settlement boundary was made in 2010 and 2013.

**The proposal in 2013 should have been included in the Wolston development pack for the previous local plan but was done. Relevant evidence was never provided to the public or inspectorate.**

**T F Larkin**

13/3/26

(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**

**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:

1. To fully evidence. All points are fully evidenced.
2. Also see appendix as example of submissions made to new local plan review.
3. It is necessary to present full documentation evidence to back up all points made. These are submissions that I have omitted at this stage due to length, size and detail.

**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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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>

## **MOST IMPORTANT.**

### **T Junction Safety.**

#### **Cars exiting properties block any visual splays.**

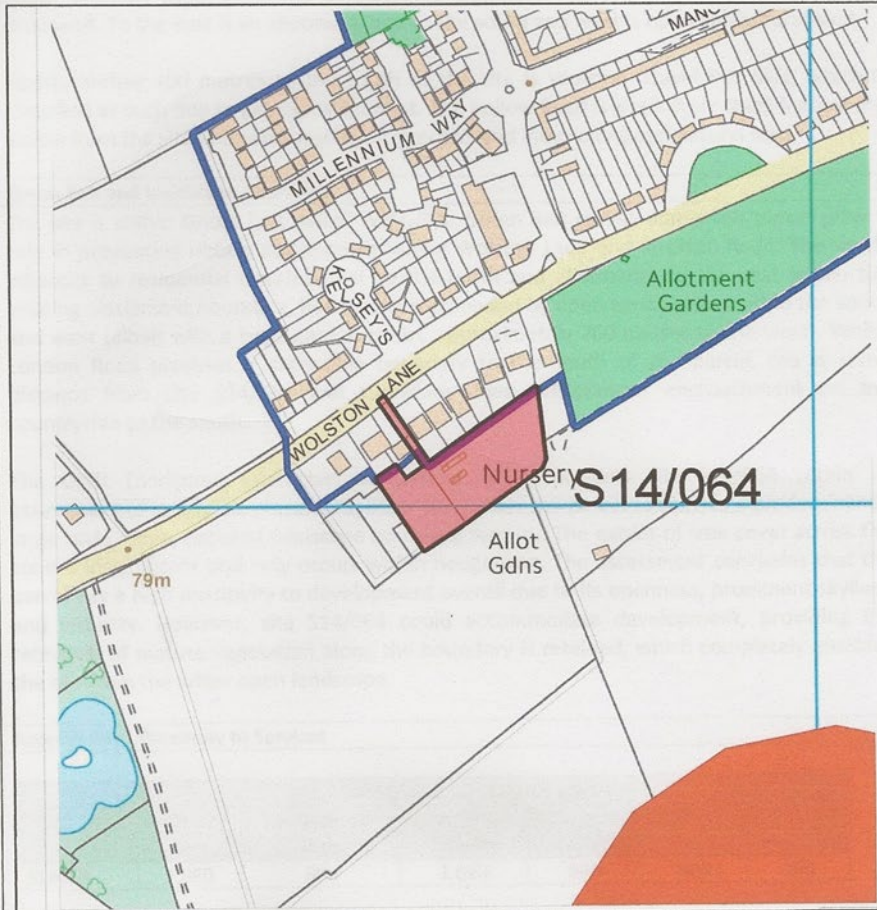
View from Linden Tree Bungalow into Wolston. Multiple junctions. High traffic at journey to and from work. In particular in the mornings from 7.30am till 9.00am. Travel to school times.





Site S14/064: Lindon Tree Bungalow, Wolston	
Capacity	15 dwellings (informed by site promoter)
Site Area	0.57 hectares
Deliverability	1 – 5 years
LP Policy	Green Belt Designation

**SITE LOCATION, CHARACTERISTICS AND CONSTRAINTS**



**KEY**

- Open Space
- Site of Special Scientific Interest (SSSI)
- Site S14/064
- Wolston Village Boundary

**Accessibility - Proximity to Services**

SITE REF	DISTANCE TO SERVICE (metres)					
	Village Hall	Convenience Shop	Primary School	Surgery	Post Office	Bus Stop
S14064	1,060	800	1,020	860	800	260

Site S14064 is within walking distance to all village services; however it is just over 1km walking distance (greater than ten minutes walking time) to two of these services, including most importantly the primary school, which reduces the sustainability of the site.

**Accessibility – Highways and Site Access**

The site is proposed to be accessed off the existing driveway access off Wolston Lane. The Highways Authority has raised concerns over the ability of this arrangement to provide safe access to the highway network, due to the width of the access being too narrow between

**APPENDIX 1.**

## **Submission with regard to Linden Tree Bungalow, Wolston.**

Previous submissions (letters) were made by emails to the local plan and Mr Neil Holly on 11/12/23 20/12/23 from [thomaslarkin@sky.com](mailto:thomaslarkin@sky.com) and should also be again taken as evidence at this stage.

I will re email you these if they cannot be located. However, to highlight the critical points I have tried to keep this letter brief.

Evidence suggests that points made after 15 months have not been evaluated. The owners of this site are two Rugby Borough planning officers.

It really is not credible that this site has not been re-evaluated.

### **Point 1**

**Site reference 302 does not evidence that this site is in the previous RBC plan projected numbers. 15 houses.** This or 18 houses are **not achievable on HIGHWAY TERMS**. This site does not comply with WCC guidelines of 25m distance from neighbourhood access into Wolston.

(Please not this site S14/064) is in your 2019 plan. It is in your 2019 plan as 15 houses. It is not a windfall site.)

Google Map references.

[Google Maps](#)

<https://www.google.co.uk/maps/@52.3722015,-1.4035164,19z?entry=ttu>

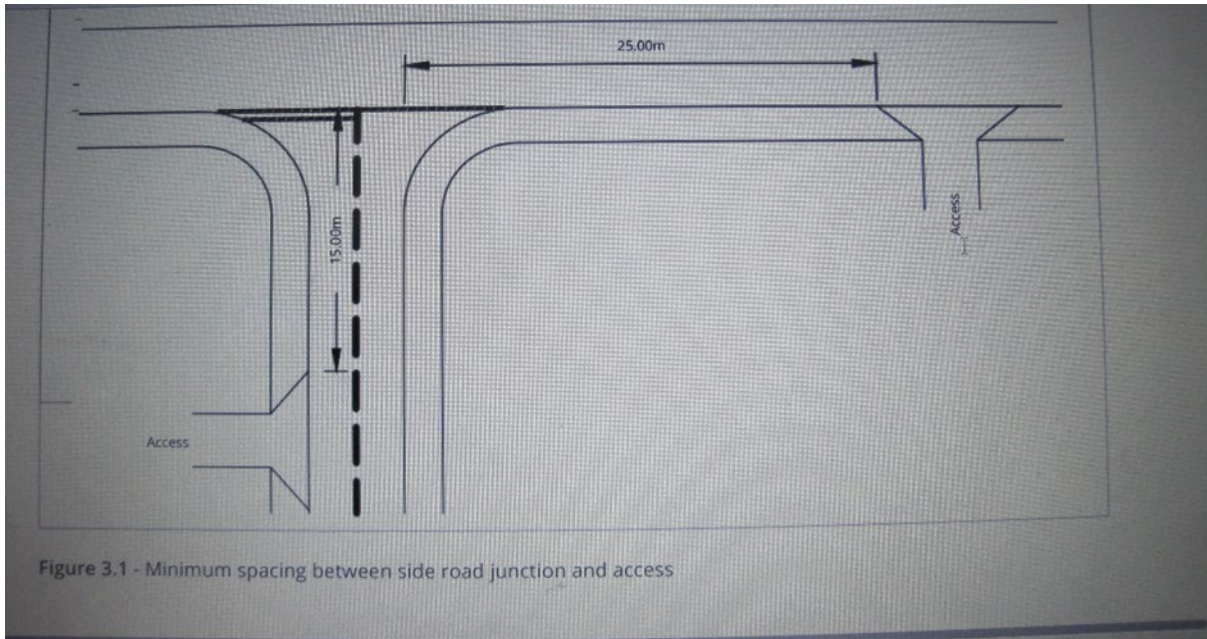
<https://www.google.co.uk/maps/@52.3722015,-1.4035164,84m/data=!3m1!1e3?entry=ttu>

FOI response from RBC states that there has been no correspondence with regard to this site. **Yet this evidence is a show stopper.**

**No pavement exists and visual splays of any distance are blocked by van and car assess, bins, telephone and street lamp polls. The main road curves such that access entrances are further concealed.**

**The site replaced back in green belt.**

1. **T** This site in not achievable or deliverable in highway term due to T junction WCC constraints.



**Point 2**

No plans have been submitted. I believe because the highway issues are not possible to be overcome.

**Linden Tree initial submission was in 2014 with documentation to the previous review that this could be developed within 5 years.**

**Point 3**

In 2019 records to inspectorate stated only 15 at most houses could be built yet without reference 48 additional houses on the allotment site have been built.

Not achievable due to Wolston Village Primary school numbers.

**Point 4**

Other sites Dyers Lane or Land North of Warwick Road (80 Houses) are achievable with number of houses altered to take into account Primary school numbers.

**Point 4**

The New T junction assess at Linden Tree Bungalow makes Three Gates and Alneka, **mutually unsafe and impacts all these properties.**

Mr T. Larkin.

19/5/25.

Please note my sister and her husband live at Three Gates. (J and H Woodfield.)

Site reference: 302  
 Linden Tree Bungalow, Wolston  
 Conclusion: Suitable, available, achievable.



**Basic**

Parish	Wolston	Ward	Wolston and the Lawfords Ward
Current use	Residential / Horticulture	Gross site area	0.7
Net site area	0.6	Proposed use	Residential
Potential yield (employment, sqm)	0	Potential yield (residential)	18
Green Belt/LGS	1%	Agricultural Land Classification	Grade 3

**Conclusions**

Available	Unknown
Achievable	Not evaluated
Suitable	Yes
Suitability commentary	LP allocation for housing. No planning activity. Within Historic Landfill. However, site lies wholly within settlement boundary and principle of development is acceptable - site could come forward as a windfall.
Discounted?	False
Justification for discounting	

Mr T. Larkin.

19/5/25.

Please note my sister and her husband live at Three Gates. (J and H Woodfield.)

## **APPENDIX 2.**

Let me thank you for your time given to the Rugby Local Plan Review Consultation meeting held on Monday 4<sup>th</sup>. December in Wolston. I did raise some points that I raised at this initial stage. As discussed, I did state that many details would be presented to the local plan review and at his stage councillors representing Wolston. The number of points overall is detailed and concerns RBC, WCC and Wolston Parish Council.

To remain focused, clear and accurate such concerns cannot be summarised in one email. So, I will break them up. This will involve links and copies of documentation.

- As stated at the above meeting all communications from me have no restrictions. If you are not clear of any point you are welcome to contact me by phone or email.

Let me state that my sister lives with her husband at Three Gates, Warwick Road, Wolston CV8 3GZ.

Many points of concern will arise from this first email which I will communicate in further email information. As this is the most important, I want to keep what I have stated clear.

1. The allocation of Linden tree development on review needs to be cancelled in total. It does not meet WCC highways stated minimum requirements of access distances.
2. The green belt and Wolston Village boundaries need to be reset to before the proposal. This proposal was based on the access as proposed. Safe access is not possible.
3. The development of safe access to Warwick Road cannot be achieved. I will point out clearly why providing you with the relevant maps, links to Google map and the clear relevant WCC policy guideline directives.
4. The unsafe created junction making access to surrounding houses has been proposed for long enough (nearly 5 years) blighting the lives of surrounding neighbours. Some elderly. I believe that some resident's health suffered due to stress and worry about this dangerous proposal. As I will show you clear evidence today these needs clear review. Extensive objections have been made over many years to the safety of a junction here and these objections have been ignored at every stage.

### **Evidence.**

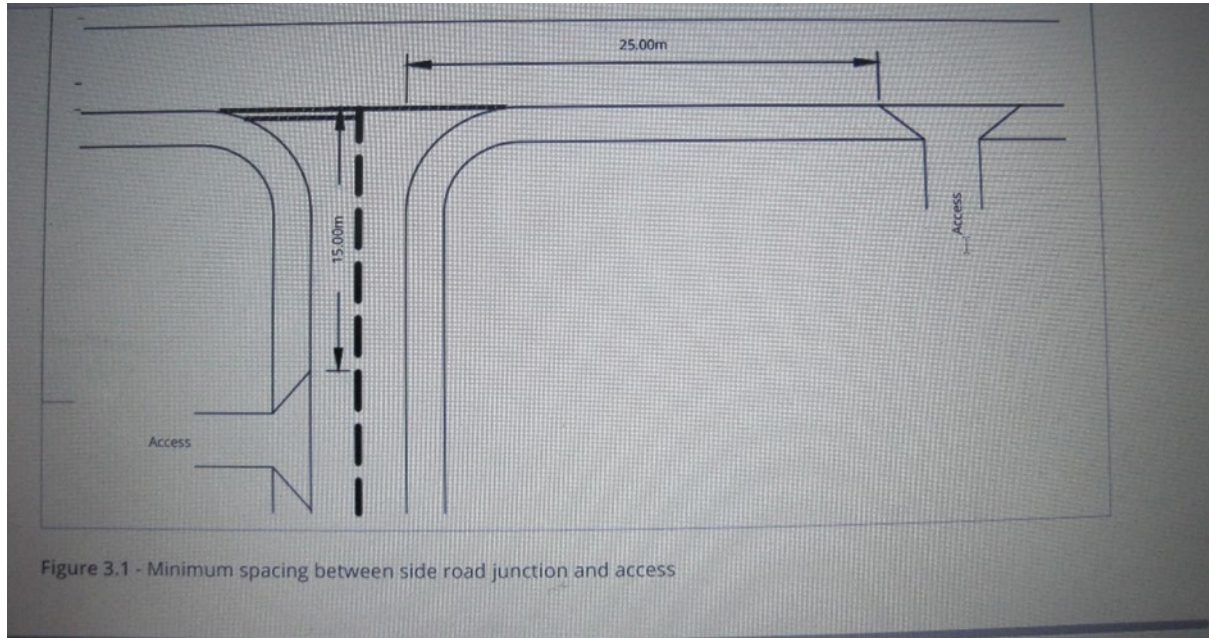
1. Please refer to Warwickshire Highways Guide. Endorsed by Corporate Board 2nd Dec.2021 and approved by WCC Cabinet 25<sup>th</sup>.January 2022

Link: [Warwickshire Design Guide - Publications – Warwickshire County Council](#)

Please refer to Part 3 Street Design.

Link: [WCCC-2066277159-1624 \(warwickshire.gov.uk\)](#)

a. Please refer to Part 3. (Street design refers to 3.6 junction spacings and Figure 3.1 - Minimum spacing between side road junction and access (page 8) is 25m.



2. Google Map references.

[Google Maps](#)

<https://www.google.co.uk/maps/@52.3722015,-1.4035164,19z?entry=ttu>

<https://www.google.co.uk/maps/@52.3722015,-1.4035164,84m/data=!3m1!1e3?entry=ttu>

Three Gates is the property with the circular lawn.

Linden Tree Junction is at the next property away from Wolston on Warwick Road.

3. Map of Linden tree proposal.

Wolston\_Site\_Development\_Pack\_2016 (2) June2016.pdf

File attached. Below.

The junction position should be clear from these maps.

4. The T-junction from Linden Tree onto Warwick Road: (not Wolston Lane error on above link)

- a. The access to Three Gates is approximately 14 m from the junction and the next property is approximately 23m from the junction. **Both are lower than the limit of 25m. As stated in fig3.1 above. This cannot be altered.**

You can estimate these access distances from Google Maps and the distance calculator. Some tree obstructions. You will see my figures are accurate. Google Maps evidences this.

- b. In addition, with no pavement a crossing of Warwick highway has to be made at this junction.

There is another junction on the other side of the road.

Views are blocked within any visual splay by cars, vans and bins.

5. Please contact me if you are not clear from what I have supplied to you is unclear.

With regards.

T. Larkin

6/12/2023

### **APPENDIX 3.**

#### **This is the second letter in my reply to RBC local Plan review. December 2023.**

In this communication, I will highlight that Rugby Local Plan 2019 did not supply to the public, councillors, or government inspectors a critical core document. I will point to other communication documentation that was not made available for public observation. (in future letters)

However, this document being denied public access needs to be explained.

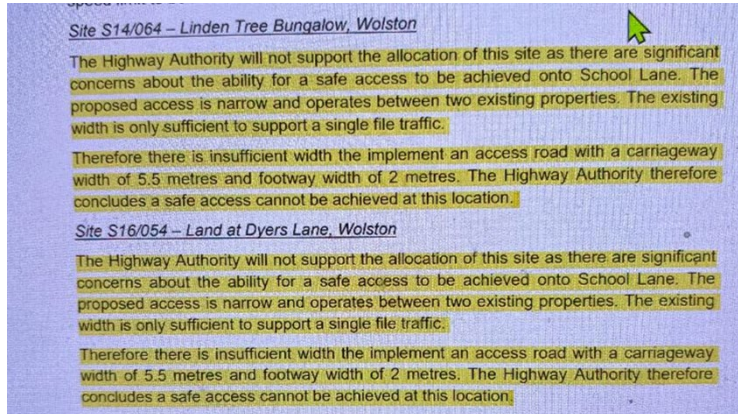
I refer to the communication from the Warwickshire Highways Authority of all minor development sites in your development plan.

There has been NO further communication between WHA and RBC after this date.

I cannot provide a link to this because this document is on not RBC or WCC site. It is on no local plan material from RBC or on material submitted for inspection or governmental review.

The documents are attached.

1. Warwickshire Highways WCC Wolston Report.
2. Warwickshire Highways WCC Full Local Plan Report.



Observations of this documentation.

1. It is clear that this analysis is from the development packs supplied. (Before the highway material comment is inserted)
2. All letters were written by the same person. The order of sites is the same as the development packs. Mostly 17/18 May 2016.
3. I believe that this communication was written directly only using Google Maps. Not having left the office.
4. I see no evidence that sites were visited and the extensive direct cut and paste between sites adds to this observation.
5. The WHA stated in the public session that all sites were visited and later in writing. WCC has not been able to confirm any evidence that sites were visited. (example photos or notes) The reports were never seen or presented. The documents attached have been obtained from FOI requests months after the local plan was complete.

I make a point that in all presentations of proposed site allocations (development packs) by RBC, there has not been even one original picture. All pictures are from the road and Google Maps with dates blacked out. Many pictures refer back to 2011 and are several years out of date. No onsite pictures. All pictures are from roads on Google Maps.

If the consultation process local plan review (2023) is to have any credibility then this documentation should have been clearly and prominently online. If this had been done many conclusions would have been different. It certainly would of the sites in Wolston.

On reading this documentation please note.

Linden Tree Site Wolston proposal, Warwick Road, or Wolston Road is not that cut and pasted from another site. (See Yellow Highlights) Linden tree site does not lead into School Lane.

I will highlight in letter 3 that the junction between Linden Tree Site and Warwick Road has never been authorized by the Warwickshire Highways Authority.

With regards.

T. Larkin

11/12/2023

#### **APPENDIX 4.**

This is the third letter in my reply to RBC local Plan review. December 2023.

I will highlight in letter 3 that the junction between Linden tree Site and Warwick Road has never been authorised by Warwickshire Highways Authority.

Boundary Changes were never presented to public or inspectorate.

-

**INFO: Obtained from FOI request.**

From: reholt@tiscali.co.uk **Sent: 08 June 2016 20:03**

To: 'Matthew Stanczyszyn'; 'localplan@rugby.gov.uk'; 'rajvir.bahey@rugby.gov.uk'

Subject: Proposed Allocations Site S14/064 - Linden Tree Bungalow, Warwick Road, Wolston, CV8 3GZ

Dear Sir/Madam

I refer to the recently publicised **Wolston Site Allocations Development Pack** on the Wolston Village website and the above site contained within that Pack.

I note that the single reason the site has not been considered suitable for allocation is because the access would not be able to accommodate a 5.5 metres minimum access road and 2 metre footpath alongside. The land to the immediate west of the proposed access is within the same ownership as site S14/064 and was identified as such in blue on the plan accompanying the original Call for Sites Form as is common in normal planning practice. It was not specifically included within the red line of the submissions as it lay within the existing village boundary but is available should appropriate infrastructure works be required such as highways and drainage. I accept this may have led to confusion when consulting with technical consultees, so apologise for this omission if it was unclear.

On this basis, **I have attached the previous Call for Sites Form and land registry plan again to show the full extent of the site available for development incorporating both red edged and blue edged boundaries.** It may be simpler to reclassify both parcels of land as one under the

current reference number to avoid further uncertainty. Therefore, as the full width of the site fronting Warwick Road is approximately 12 metres, I consider that this could easily accommodate the access arrangements sought by the Highway Authority. In addition, the partial demolition of Linden Tree Bungalow would also be possible, if required, as it is within the same ownership.

I should be grateful if you could consider this additional information in the **light of the Highway Authority's initial observations** and update your records accordingly as **I am aware Wolston Parish Council are shortly** considering potential available sites and feel **it is important they have all the relevant details to make an informed judgement. I look forward to hearing from you.**

Many thanks

Mr R Holt

From: Richard Holt Sent: 15 June 2016 23:27 To: Rajvir Bahey Cc: Matthew Stanczyszyn Subject: Proposed Allocations Site S14/064 - Linden Tree Bungalow, Warwick Road, Wolston, CV8 3GZ Attachments: CFSFormPlan.pdf

Dear Mr Bahey Further to our discussions regarding the above site, I can advise that there is no known reason why the site would not be available within the timeframes stated under Section 9 and I therefore attach an updated form. In the light of my email below, **I have also attached an additional plan which outlines the entire site in red for the avoidance of doubt. I trust that this information is of assistance.**

Kind regards Mr R Holt

Attached: **Call for site plan resubmission. (undated)** This was never reported to the public or in the body of evidence supplied to the inspectorate. It was given no submission number and was not available when I visited the library of evidence at RBC Town Hall in 2017.

Holt Submission Boundaries.

Please note:

1. When development plans for Wolston were given to Wolston Parish Council. I have been informed by a member of the parish council that RBC requested the origin Wolston Allocations Pack 27/5/23 Linden Tree Site "the site is not considered suitable for allocation." be removed from all public record.

The Parish Council refused on the consideration that they were public documents. The Parish Council have kept this documentation on their web site. (documents for meetings)

**It is only because of this that the differences between the two reported Wolston development plans were apparent.** My first concerns were raised in January 2017.

2. One email above was sent **20.03pm 8<sup>th</sup>.June 2016**. A meeting with some members of Wolston Parish Council and RBC was the following day. **9<sup>th</sup>.June 2016**. When the site was proposed as suitable. This was within a few working hours. No time for accurate consideration.

In the rush to accommodate the site owner request. Warwickshire Highways were not consulted about the T-junction. The junction safety was not commented on because there was no access to it.

3. As of only three people making any communication with regard to Linden Tree Site. **I have never had any kind of response to my concerns up to the site being removed from green belt.** This may be contracted to site proposal requests from email to meeting with Wolston Parish Council being completely reversed within 24 hours. A few hours working time.

4. Warwickshire Highways Authority report was a cut and paste of another site:

Site S14/064 Linden Tree Bungalow, Wolston has been cut and pasted from:

S16/054 Land at Dyers Lane, Wolston.

School lane is correct for S16/054. S14/064 **Linden Tree T -Junction is into Warwick Road not School Lane. The safety of the T-junction was overlooked.**

**Linden Tree, Wolston was a direct cut and paste from Land at Dyers Lane.**

5. Warwickshire Highways Authority did not state at any time an ability of access. **Planning officers from RBC stated this.**

(From the Wolston Development pack 27/5/16 to revised pack 9/5/16)

6. The presumption "I note that the single reason" is misleading. T-junction was not considered. Highways authority should have been consulted again of this proposal to change boundaries. **It was not.**

7. There was no further communication between RBC and Warwickshire Highways after the report on all sites was received. (Confirmed by WCC and RBC.)

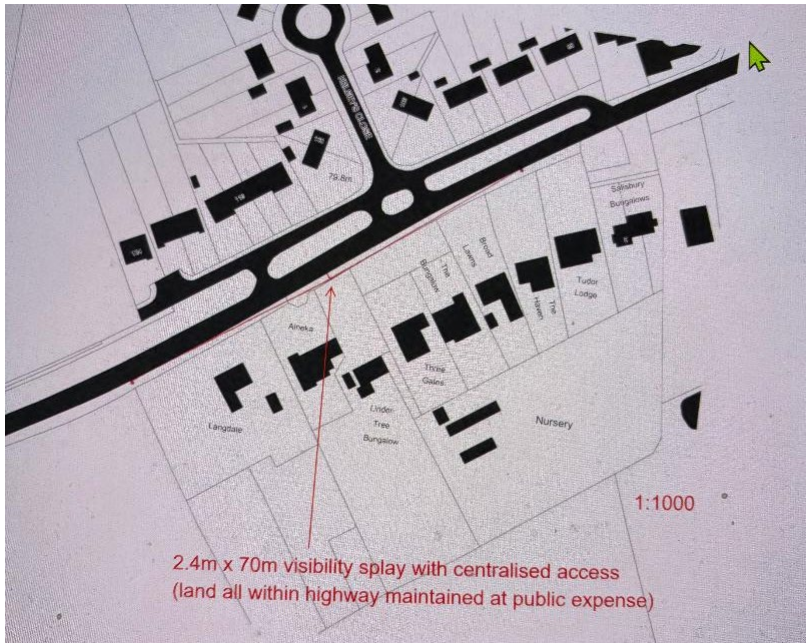
Any further negotiation on the T-Junction can only be possible between the owner of the site and Warwickshire Highways.

RBC current monitoring officer (after meetings) has stated in writing that there was evidence of the owner correspondence with the highway's authority.

**From FOI requests over many months to RBC** (no reply) to make this communication public. RBC about turned and stated there was **no communication.** Correspondence between R. Holt and Warwickshire Highways Authority was denied (by RBC.) This is not compatible.

How can the evidence of the owner to the inspectors' review be explained.





8. **NO evidence of any monitoring.** No forward of any emails to monitoring officer within RBC.

RBC have produced no **written evidence** of any monitoring after a number of requests.

NOTE: **The owners of Linden Tree Bungalow are two senior Rugby Borough Council Planning Officers.**

**Evidence shows direct correspondence with decision makers. These need explaining.**

**This correspondence was never made public.**

9. If sites can presume planning permission for demolition of residential properties and include gardens then it would not be necessary to extend building into the green belt. People could demolish their properties and build on gardens. For access the building would require demolition. As illustrated in T. Larkin submission to Inspectorate.

10. From "I can advise that there is no known reason why the site would not be available within the timeframes stated under Section 9" Please note: **No development has occurred at this site as of Dec. 2023.**

11. WHA/RBC at the inspectors' public review stated a minimal visual splay of 43m. It was stated that it had never had a minimum visual splay at 30mph of 70m as stated by Mr Holt in his submission. (The site does not meet a 70m minimum visual splay requirement.)

**The WCC policy** at the **time prior to the new policy** of 25th. January 2022 was 70m. These guidelines stated from that policy:

Page 39/40 has a requirement at 30mph of 70m. This has been reduced to 43m in the new policy 2022.

However, at the time of the inspectorate review WCC stated minimal visual splay of 43m would apply. **RBC/WCC should have been clear that the 70m limit in its guidelines has been reduced to 43m at 30mph, rather than deny repeatedly that a 70m limit ever existed.**

Please refer to:

From R. Holt Submission to Inspectors review. (In library of evidence) This stage 2 evidence has been removed.

Highway Safety:

34. **There is no highway objection to the development of the site and there is direct access on to highway network** (see Appendix 4).

35. The current driveway is 3.5 metres wide set back approximately 2.5 metres from the carriageway. The site directly borders adopted highway land maintained at public expense and benefits from a site frontage width of 13.5 metres and retains this width for 30 metres into the site before reaching the existing dwellinghouse, Linden Tree Bungalow. This would enable the existing access to be moved and widened to provide ample vehicular access into the site together with any pedestrian footway within the site the highway authority deem appropriate whether a public or private road.

36. Warwick Road is a D classified road (D2136) which is subject to a 30mph speed limit. **Therefore, Warwickshire County Highways requirements of a 2.4m x 70m visibility splay would be achievable for any new access road into the site across highway land (see Appendix 5).** Nevertheless, in a 30mph zone the Department of Transport's Manual for Streets considers a visibility splay of 2.4m x 43m may be judged to be appropriate.

37. The partial demolition of the dwellinghouse to remove part of a bedroom and utility room would enable a pinch point of approximately 4.6 metres to be formed between the side of Linden Tree Bungalow and the boundary. This would be formed at a significant distance from the highway boundary and would provide sufficient opportunity for two vehicles to pass within the site safely either side of such a feature (see Appendix 6). Nevertheless, a greater level of demolition or even total demolition of the existing property is possible if required as the entire site including Linden Tree Bungalow is in single ownership.

FOI Request: This was a few days before public consultation was to close. This time was extended into January 2017 due to the number of objections to Lodge Park Site.

From: Richard Holt [mailto:reholt@tiscali.co.uk] **Sent: 03 November 2016 23:40** To: Local Plan  
Subject: Allocated Site S14/064 / Policy DS3.12 - Linden Tree Bungalow, Warwick Road, Wolston, CV8 3GZ

Dear Sir/Madam Thank you for enabling us to comment on the Rugby Borough Council Publication Draft Local Plan. I wish to provide my support at the Borough Council's proposals to release site S14/064 from the Green Belt by altering the settlement boundary and allocate the site for residential development for up to 15 dwellings under Policy DS3.12 Residential Allocations in the Main Rural Settlement of Wolston.

**As illustrated on the attached plan and referred to in the Wolston Site Allocations Development Pack – Addendum, the access to the site from Warwick Road (not Wolston Lane as incorrectly referred to) is capable of being widened, together with the partial demolition of the bungalow on site, if necessary, to satisfy the Highway Authority's standards as it is all within the same land ownership.**

**The Parish Council are fully aware of the proposed allocation and the site is being actively promoted through the Wolston Neighbourhood Development Plan** by the local community as

Site A (S14/064) as detailed on the attached leaflet which was circulated to all properties in the village in June 2016.

Wolston is well served with existing facilities, including a school, post office & shop, library, village hall, two public houses, leisure & community centre, chemist and a doctor's surgery, which are all within easy walking distance of the site. A regular bus service operated by Stagecoach (Number 86) to Rugby and Coventry runs from the village and the site lies within close proximity of a bus stop which includes a bus shelter on Manor Estate. Existing mature vegetation around the periphery of site can be retained to enclose the site from the wider open landscape as sought by the Council. **Therefore, there are no constraints to developing the site which will play a supplementary role to Rugby town in helping to deliver the strategic growth targets for the Borough.** I should be grateful if I could continue to be advised on the progression of the Local Plan, including the submission of the Local Plan for independent examination, publication of the recommendations of the Inspector and adoption of the Local Plan. I look forward to receiving an acknowledgement from you that this representation has been successfully received.

Kind regards Mr R Holt

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12. "there are no constraints to developing the site" is incorrect and incomplete. The constraints are at the **T-Junction with Warwick Road. These were never reviewed.**

13. "Site is being actively promoted through the Wolston Neighbourhood Development Plan"

Linden Tree Site is viewed in preference to the site adjacent to the quarry workings of 80 proposed houses. This site approved by the Wolston development pack 2016 (S16/067 – Land North of Wolston Lane, Wolston.) will probably be available as a call to sites as it could be delivered now within 5 years. Quarry currently set to be finished in 2024. Although it has a current application for extension into 2026. This is now within the 5 year limit of any revised local plan.

T. Larkin.

20/12/23

## APPENDIX 5.

Observations:

### **From FOI Request: Inspectors Notes.**

Wolston (Site DS3.12) Summary of council evidence: Total of 8 sites considered – site allocation development pack & addendum (LP49) - DS3.12 site of 0.57 ha can accommodate up to 15 dwellings .....

**WCC has raised concerns about increasing housing in Wolston due to inability of St Margaret's primary school to accommodate any more pupils as the site is constrained – need to ask about this under viability/access to services.**

Representations:

Local Residents - objections from Roger Prescott - bats, traffic, better sites; Claire Woodfield – promoting alternative site S16/067. T. Larkin (2022) - promoting S16/067 which was ruled out due to adjacent mineral extraction which is not due to finish until 2026 so site couldn't contribute to 5 year HLS – concerns about highway safety, accessibility to facilities and landscape impact of development on allocated site at Linden Tree Bungalow – criticisms of way the site assessment process undertaken for Wolston – not open and transparent – lack of consultation on decision not to proceed with S16/067 site.

Wolston PC – object due to increased traffic.

R. Holt – site owner and promoter – relevant comments below.

Roger Prescott – appears to live adjacent to Linden Tree Bungalow – main concerns are about lack of consultation and release of land from GB when other options should be explored.

(In particular why the allotments were not proposed to be developed inside outside the green belt.)

**Primary school – St Margaret's CE Primary school has limited capacity – but WCC consider pupil yield of 5 children from 15 dwellings could be accommodated, but larger scale growth would cause concern.**

-

***Thomas Larkin: concerns about access and highway safety.***

R Holt: access from Wolston Lane possible by partial or full demolition of Linden Tree bungalow.

d. The relationship of the site to the existing settlement and its accessibility to local services and facilities? Council: Village has good level of services – post office, shop, primary school, surgery, village hall, leisure centre and children's play areas – all around 10 minute walk from site. Bus stop also within 10 minute walk of site with regular service to Rugby and Coventry.

e. The evidence to support the site's 'deliverability' as defined in footnote 11 of the NPPF? Council: **no significant site constraints with site being deliverable within 5 years. No developer on board yet, but significant interest.** One landowner. R Holt: Provision of 15 homes will help to meet housing needs identified in Wolston Housing Needs Survey. Says had interest from builders and site being promoted through Wolston Neighbourhood Plan – support of NP Steering Group recorded at meeting on 15/6/2016.

f. **Their viability having regard to the provision of any infrastructure, affordable housing and other policy requirements? Council: MRS Site Allocation Development Packs do not indicate need for contributions to school places in Wolston.** NHS England and CCG confirm no need for development of new or contributions to existing GP surgeries for the new homes planned at MRSs. No major infrastructure costs. 30% affordable housing. No known constraints. Supplementary questions: > Thank Council and parties for their statements. Satisfied that I have sufficient information to reach a conclusion on this site in terms of effects on GB, landscape, access to local facilities, school capacity and other Rugby Borough Local Plan Examination - Stage

2 Hearings – April 2018 – Matter 4 Wolston notes 3 impacts. However, clear that there are some concerns about whether this is the best or only option in Wolston. Need to clarify a few points.

**1. Council – please explain decision not to allocate site north of Wolston Lane (S16/067) given conclusions that it is suitable for allocation?** Council, then Mr. Larkin and Mr. Prescott to respond.

2. Council – please further explain why more sites not allocated in Wolston given size of settlement and range of services?

Council, then Sworders and others **Prompt – is it due to constrained primary school capacity?**

3. Highway access to site at Linden Tree Bungalow – ask Mr. Larkin to explain concerns about **highway safety**? Council to respond.

-

**Please Note:**

1. The inspectorate allocated three hours 2pm till 5pm for all sites. This was not appropriate for the number of sites reviewed. In the event each site representation was less than 20min.

2. Safety: Concerns about road safety at the T Junction have been ignored at all stages of Linden tree Site onto Warwick Road. No comment has ever been made to refute my concerns of road safety.

3. Development (Subsequently inside the green belt)

Allotment Development 48 houses.

Mr Preston. (In particular in his written statement asked why were the allotments were not proposed to be developed inside the green belt.) Altering green belt in Wolston was on the assumption that there was no further development space within the village. So why are 48 houses being currently being built (2023) outside the green belt in Wolston.

4. Primary School places: At the public review RBC/WCC stated clearly that there were not enough spaces at the local primary school and this school site could not be extended due to the wall on the side of the school. **At a very most stretch this could with difficulty accommodate 15 new houses.**

**Why therefore was the 48 new house development approved and school places were not consulted as any stage?**

5. Wolston Farm Quarry Completion. Has a serial record of inaccurate documentation and consultation.

A current application for extension into 2026 is current in process. If original site permissions were followed then this site may have been complete for site S16/067 to have been considered in the previous local plan.

T. Larkin

20/12/23

## **APPENDIX 6.**

Linden Tree Site in Wolston does not have safe access to Warwick Road. The T-Junction created does not meet criteria as clearly stated by the latest. WCC guide. The access distances cannot be overcome and it is on access to Warwick Road that this site was approved.

**I therefore state that Linden Tree site should be removed and cancelled in total from the revised local plan.**

**The site replaced back in green belt.**

**The 15 dwellings proposed removed from predicted number development in Wolston and the previous local planned t be removed from the reviewed and revised plan.**

1. The allocation of Linden Tree development on review needs to be cancelled in total. It does not meet WCC highways stated minimum requirements of access distances. (25m)

2. The green belt and Wolston Village boundaries need to be reset to before the proposal. This proposal was based on the access as proposed. Safe access is not possible.

**If a T junction road were to be built as proposed Three Gates and other neighbouring properties would have mutual unsafe access. The proposed T Junction onto Warwick Road is fundamentally unsafe to other surrounding properties. This site has been proposed for a number of years.**

**I would expect the above proposal to be enacted with the highest priority, within the Local Plan Review.**

**I look forward to full consultation with regard to the points I have made in each letter, after you have had chance to read this material.**

**I and the owners of Linden Tree Site will be available for a meeting so all the detail I have outlined may be clarified and amplified.**

T. Larkin

20/12/23

Note:

I will clarify any points made in detail if you contact me. [t](#) [REDACTED]

You are welcome to visit the site and three gates by contacting the owner:

[REDACTED]