

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="Ms"/>	<input type="text"/>
First Name	<input type="text" value="Deborah"/>	<input type="text"/>
Last Name	<input type="text" value="Groves"/>	<input type="text"/>
Job Title (where relevant)	<input type="text" value=""/>	<input type="text"/>
Organisation (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	<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	253				

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"/>
(3) complies with the Duty to co-operate	Yes	<input type="text"/>	No	<input 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.

Site 253 has had a planning application submitted before. And the highways department objected to all designs for a new junction onto the A428 Rugby Road. There is also a ridge and furrow feature on this site. The application was later withdrawn. So why put in a site that may not be able to go ahead. There is no defensible barrier to stopping future infill between the new site and Rugby and we see a possibility of development being pushed for. We feel also that this site will in combination with site 316, Brinklow and Wolston sites causing higher levels of congestion at the A428 /Rugby bypass crossroads (Cemex). The queues for this junction can reach back to Townsend Lane at peak times leading to cars using Bilton Lane as a “rat run”. The improvements to Bilton Lane being tied to the development are needed now for the safety of all users of this road particularly, the children on their way to school. From one point of view this tying of improvements to this development could be viewed as blackmail to stop people from objecting to it.

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.

We think that this site should be only developed after 2035 and then only after Bilton Lane has been improved. This will give the village a rest bite from the noise and disruption.

The number of dwellings should be a strict maximum of 250 dwellings.

The number of pitches should be a minimum of 4 x 12 aside pitches. These should be handed over to the Parish council, The village's children team (Lawford united) or another independent organisation, with a clause preventing the land from ever being built on. This will help secure the green belt.

The remaining part of the original site 253 between should be made into a nature reserve or planted as a wood to increase biodiversity and environmental gain. This would also protect the village from joining up with Rugby. See attached view of site. Lastly, we feel that the Junction on the A428 from this site should be combined, if possible, with an improved Townsend Lane junction allowing better access on to the A428 from the minor roads.

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.

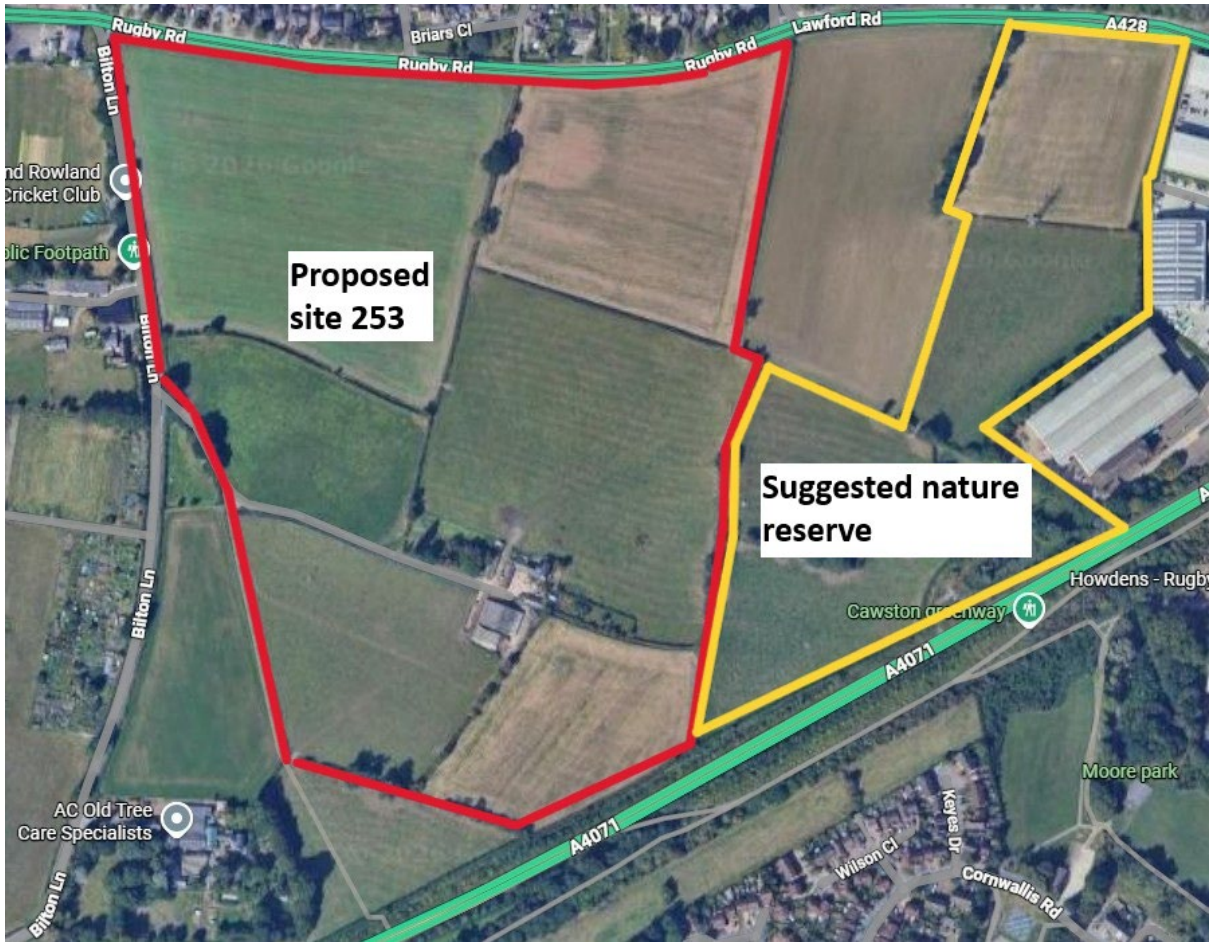
7. If your representation is seeking a modification to the plan, do you consider it necessary to participate in examination hearing session(s)?

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:



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	316				

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"/>
(3) complies with the Duty to co-operate	Yes	<input type="text"/>	No	<input 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.

The increased runoff of water from this site when developed will add to the flooding of the A428 and the green area on Livingstone Avenue. This has increased already as the last Back Lane site has been developed. The flooding has led to the partial and full closure of the A428. This has got to the point where existing houses have been close to being flooded. Please see attached photos. The main area of the site itself has been covered by water along the edge next to the road for a distance of 10+ meters into the field. The main flow of water from this sit exits though the gate way on to Lawford Heath Lane then flowing onto the A428. We do not believe that Balance pods will stop this flow. The area of the site between the brook and Lawford Heath Lane is also known to flood, we do not believe that balance ponds would stop the flooding of the A428and cut the risk of flooding in the Livingstone Avenue area. You can see from the one photo just how close the flooding is to entering houses on Livingstone Avenue.

Traffic leaving the village already has problems pulling out on to the A428 at peak times due to the amount of traffic traveling along the A428. The expected increase in morning and afternoon peak times movements from this site will only make things worse. The visual splay for traffic exiting Lawford heath Lane at the A428 is bad and with the extra traffic will likely lead to an increase in accidents.

There is also concern about that the children from this site will likely be taken to the village school by car. Currently we have 50+ cars parking on the roads around the school. This causes grid lock on Townsend Lane as well as other streets. The drop off point at the old garage site still hasn't been finished this if, and when it is finished will only provide about 23 spaces. Thus, this new development will at best leave us no better off than we are now and likely worse off.

We also would think it likely that the highways department would object to extra junctions for this site also.

We feel that this site would cause the village to suffer noise and disruption for another five years having put up with this for the last two decades. Can this really be considered fair or reasonable?

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.

We think that this site should be removed from the plan as it is unreasonable to expect that the village can keep growing in such an unsustainable way as it has been. If not it should be reserved for the last five years of the plan after 2037. To give the village a rest from constant development, it's noise and effects.

The number of dwellings should be reduced substantially

When and if the site is ever developed, we feel that the following should happen.

The A428 should have a reduced speed limit of 30MPH.

The Junction at the end of Lawford Heath Lane should be improved to give a better visual splay towards Rugby and to improve the ability of traffic from Lawford Heath Lane and the village to enter on to the A428.

The road should have better drainage into the brook to stop the flooding. Measures should also be taken to stop the brook flooding the houses on Livingstone Avenue.

We agree with idea that there should be a community building to us this should be a pharmacy and a nursery.

We also feel that the position shown for the new junction on to the A428 is not in the best position. If it was move towards the town, it would be giving a better view of the traffic coming both ways and be safer for users.

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:

