

ID	Full Name
1	Sonia Goode
2	Karen Nimby
3	Rachel hornsby
4	Lewis young
5	Danielle Wills
6	Hannah Smith
7	Venkat Bollu
8	Ben Dunnell
9	Sri Cherukuri
10	Simon langdon
11	Adrian Ray-chaudhuri
12	Danny Reeve
13	Christa Morris
14	Thomas Buxton
15	Lorraine dunkley
16	Rosalie Hurr
17	Margaret Anne Hayden
18	John Joseph Hayden
19	Mrs Rachel Jayne
20	Manjit Singh
21	Tomas Papsik
22	Shauna McCann
23	Alice perry
24	Grant Perry
25	Jenny Clsrke
26	Sharon green
27	Charles green
28	Paul Kent
29	Gaveeta Kent
30	Naomi Bradshaw
31	Philip Bradshaw
32	Susan Jennings
33	Megan jones
34	Kathryn Howell
35	Lillian Florence Hadley
36	Aimee Cairns
37	Elaine Galvin
38	Ella parkin
39	Claire Walker
40	Craig Walker
41	Heather harper
42	Adrian Allen
43	Kirsty Wardell
44	Adam Howes
45	Chelsey Kinloch
46	Cameron Woods
47	Kim Evans
48	Jade Batchelor
49	Alex Batchelor

50	Karthik Kollenkan Mohan
51	Nandini Karanth
52	Bianca wood
53	Hetty Frampton
54	Emma Beever
55	Gary Lang
56	Alexander Hurr
57	Rachel Hands
58	Lisa Rodgers
59	Jithesh Parapuparambil Mukundan
60	Bridget shields
61	Sheena Charles
62	Ian Dussold
63	Gwyneth Edwards
64	Philip Quilty
65	Darren Graham
66	Rebecca Graham
67	Katherine McKay
68	Kevin brittain
69	Hanna brittain
70	Robert Dennis
71	John Lecore
72	Zahra Afshin kia
73	Janet Lecore
74	Amanda Wright, Ian Wright, George Wright, Anais Smith
75	Kathleen Watts
76	Ian Wright
77	George Wright
78	Anais Smith
79	Nick hale
80	Rebecca Woodford
81	Dean Anderson
82	Julie Bennett
83	Miriam Bartkowiak
84	Amy James
85	Wirginia Drozd
86	Mrs L Sansam
87	James Hirons
88	Leo bartlett
89	Agartha Agyemang
90	James Davies
91	Joseph Brenya
92	Chloe Arch
93	Luke Tyson
94	Robert Stuart
95	Jamie Rodgers
96	Sarah Row
97	Joshua Barnard
98	Martin Jones
99	Karen Judge

100 Dean Judge
101 Michael Pearce
102 Padma Kalakonda
103 Brett Scott
104 Celeste Duffin
105 Debra Michelle williams
106 Ella Stuchbury
107 Ginika Jideofor
108 Lynne Shaw
109 Michael Shaw
110 Gary Stocking
111 Steven-Daniel Greenwood
112 Hazel Townsend
113 James Hahessy
114 Cathryn Xook
115 Fae Bantleman
116 Claire Jarvis
117 Christopher Martin Jarvis
118 Julie Broom
119 June slack
120 Kelly blay
121 Audra Morgan
122 Timothy Horscroft
123 Rosie Hales
124 Nathaniel Thompson
125 Sapphire Fitzpatrick
126 Jordan davis
127 Emilia Carvell
128 Claire Reilly
129 Stephanie Price
130 Gemma Whitford
131 Anne marie James
132 Alison King
133 Janice Haggan
134 Megan jones
135 Melanie Green
136 Aiden Green
137 Nicola Hewson
138 Mona Shalabi
139 Natalie Wibberley
140 Luke Wibberley
141 Philip Bradshaw
142 Julie Bennett
143 Kevin Huty
144 Leonie Lee
145 Katie lee
146 Vanessa Shields
147 Lisa Hickman
148 Linda Line
149 Sharon Lewis

150 Yvonne Marsella
151 Jan Lewis
152 Nico Marsella
153 Yoana Korendova
154 Gary Skinner
155 John Slack
156 Sue Walsh
157 Melanie ryan
158 Eleanor Williams
159 David ridler
160 James Williams
161 Tim Fountain
162 Claire Baughan
163 Lian osborn
164 Donna Edmunds
165 Paul Riddell
166 Nik Shegog
167 Helen cook
168 Christine Nash
169 Lisa Anderson
170 Emily hall
171 Phoebe Lover
172 Bharathi kannamma jeevanandam
173 Ashton Lombard
174 Michael sansam
175 Sarah Laurie
176 Julie Laurie
177 Justin Hill
178 Andrew Richard Nicholls
179 Robert Fuller
180 Nichola middleton
181 Louis griffiths
182 Oliver Skinner
183 Blake griffiths
184 Claire Clews
185 Emma Adams
186 Denise Judge
187 Mrs Greta Brown
188 Kate McCabe
189 Becky Turtle
190 Kelleigh Ash
191 Kylie Bott
192 Sarah Campbell
193 Callum Murphy
194 Margaret Pottle
195 Cameron murphy
196 Myles Harris-White
197 Mark Scoble
198 Julie Colin
199 Daniel Colin

200 Callum Graham
201 Julie Cardozo
202 Gemma Scott
203 Joanna Martine
204 Jordan Martine
205 Michael James Woodford
206 Alison Scoble
207 Debbie Hubbard
208 Gary hubbard
209 Charlotte Tooze
210 Benedict Clarke
211 Theresa Knifton
212 Oscar Bunting Relph
213 Amelia Kerber
214 Vickie Edgar
215 Andrew Verity
216 Jamie Rodgers
217 Jackie Edgar
218 Diane Jones
219 Shay Ellis
220 Zdenko karchnak
221 Mark Knifton
222 Tomasz Mazurczak
223 Kayleigh
224 David Andrew King
225 Charlotte Martin
226 Danielle Goodman
227 Joseph Wheeler
228 Deborah Hannah
229 David Hannah
230 Aleksandra Tarasiuk
231 Jacqueline Walding
232 Beth Hare
233 Shona O'Donovan
234 Stephen Coles
235 Jonathan Steed
236 Patricia Loughran
237 Kevin Conboy
238 Lee Haggan
239 Patricia Ann Judge
240 Connie Hunter
241 Rachel Leaper
242 Michael Hunter
243 Rebecca Johnson
244 Ian Reeve
245 Marie Reeve
246 Karen Davies
247 William Green
248 Oana-Daniela Hodorogea
249 Amy Carr

250 Gemma Sansam
251 Lesley Wheeler
252 Thomas Greenaway
253 Ryan Goode
254 Nicola Higham
255 Sarah kane
256 Linda Kane
257 William Kane
258 Joseph Kane
259 Willow Barnes
260 James David John Everest
261 Daniel Brady
262 Linda Johnson
263 Geraldine Meacham
264 Mrs Denise Judge
265 Hazel Townsend
266 Michael I Clarke
267 Gillian Clarke
268 Jonathan Rose
269 Mark Lee
270 Clare wright
271 Craig Gowdy
272 Oliver Vaughan
273 Chris Booth
274 Brendan Burton
275 Natasha Booth
276 Akshay Kumar
277 Jemma Holyoake
278 Stuart Atkins
279 Venugopal Rao Botla
280 Dan Wilcox
281 Antony Glenn
282 David Odwell
283 Bryan Acford
284 Sreejith sureshkumar Nair
285 Duncan Snook
286 Anushka Peiris
287 Ewa Wazny
288 Alan Fisher
289 Tristan Mobbs
290 Kristine Aleksandrova
291 Mandy Bouchier
292 Joanna Adams
293 Matt Place
294 Lesley Greenwood
295 Yvonne Lee
297 Matthew Wiseman
298 Miriam Bartkowiak
299 Jana Eastwood
300 Stephen Judge

301 Shawny Lee
302 Hardeep Bhachu
303 Sapandeep Kaur
304 Avtar bhachu
305 Kamaljit Bhachu
306 Peter Gurdev
307 Julie Pearson
308 Bally gurdev
309 Julie Bennett
310 Michelle Marson
311 Daniel Facer
312 Joanne Jones
313 Jessica North
314 Dave Jones
315 Michael Floyd
316 keira carr
317 Jeyakanthan Loganathan
318 Rebecca walker
319 Hugh walker
320 Amber Chapman
321 Fleur Buxton
322 Celeste forest
323 Rebecca Richards
324 Teresa Smyth
325 Jayne bradshaw
326 Chris Goodwin
327 David Meacham
328 Leverson Bvute
329 Rob Lean
330 Bernadette Colledge
331 Susan Goodwin
332 Kevin Goodwin
333 Christopher Goodwin
334 Máté Czentye

## 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="Mrs"/>	<input type="text"/>
First Name	<input type="text" value="Elena"/>	<input type="text"/>
Last Name	<input type="text" value="Czentye"/>	<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="█"/>	<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: Elena Czentye

3. To which part of the Local Plan does this representation relate?

Local Plan Paragraph	<input type="text"/>	Local Plan Policy	S1	Policies Map	<input type="text"/>
Site ID	<input type="text"/>				

4. Do you consider the Local Plan:

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

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Rugby town is the proposed main focus within the hierarchy settlement of the Local Plan. However, Long Lawford has been allocated 655 dwellings, which is an increase from the 400 discussed at the planning consultation in May 2025. The scale of development proposed fundamentally breaches the proportionality principle demonstrated in the spatial strategy. The allocation is therefore not justified under NPPF ¶135(b). The proposed housing allocation is disproportionate and unsustainable for a village location.

(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 Town and surrounding urban areas should be maximised for development.

Village development allocations should not be disproportionate or unsustainable. Long Lawford sites 253, 316 and 172 should be removed from the Local Plan as the village is unable to accommodate the proposed developmental growth.

(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.

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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)

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## Part B – Please use a separate sheet for each policy or site you wish to comment on

Name or Organisation: Elena Czentye

3. To which part of the Local Plan does this representation relate?

Local Plan Paragraph	<input type="text"/>	Local Plan Policy	S2	Policies Map	<input type="text"/>
Site ID	<input type="text"/>				

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	<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.

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The strategy for homes policy demonstrates an unsustainable pattern of a development which is not justifiably evidenced.  
Long Lawford itself has already tripled in village size within the last 20 years.

(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.

Greater growth should be targeted in Rugby, Coventry and surrounding urban areas due to strategic location and greater sustainability.  
Housing allocation should be reduced within the rural villages and settlements.

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

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## Part B – Please use a separate sheet for each policy or site you wish to comment on

Name or Organisation: Elena Czentye

3. To which part of the Local Plan does this representation relate?

Local Plan Paragraph	<input type="text"/>	Local Plan Policy	S5	Policies Map	<input type="text"/>
Site ID	<input type="text"/>				

4. Do you consider the Local Plan:

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

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The Local Plan is allocating housing on land which will need to be released by the Green Belt and thus failing to protect the countryside. The Green Belt Assessment evidence is contrived to deem Long Lawford land for sites 253 and 316 as potential 'grey belt.'

NPPF paragraph 145 states 'Once established, Green Belt boundaries should only be altered where exceptional circumstances are fully evidenced and justified..'. It is not evidenced within the plan that other, less harmful options have been fully explored. The Green Belt land in Long Lawford is needed to prevent further encroachment on the already reduced countryside, as well as, safeguarding Long Lawford's identity and character as a village.

It also states 'Where it is necessary to release Green Belt land for development, plans should give priority to previously developed land, then consider grey belt which is not previously developed, and then other Green Belt locations.' Both sites 253 and 316 are not previously developed land or evidenced as grey belt.

Paragraph 148 also states 'when drawing up or reviewing Green Belt boundaries, the need to promote sustainable patterns of development should determine whether a site's location is appropriate.' These sites do not provide further development opportunities due to their proximities with Rugby and Bilton.

Instead developments here would cause coalescence. NPPF ¶140 identifies one of the five purposes of the Green Belt as preventing neighboring towns merging into one another. The allocation materially reduces the perceived and physical

separation between Long Lawford and Rugby. This would have a detrimental transformation of Long Lawford from an autonomous settlement to a suburban extension.

Previous planning application R20/0134 for 351 dwellings on the current proposed site 253 was withdrawn in September 2023 due to the adverse impact on the openness of green belt.

The evidence does not demonstrate that exceptional circumstances clearly outweigh the harm.

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

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The proposed housing developments on sites 253 and 316 on Green Belt land are not justified or compliant with NPPF and therefore should be removed from the plan.

The Local Plan should be optimising the urban housing capacity within Rugby and exhausting lower harm alternatives, such as brownfield sites and derelict sites. There are alternative rural villages that have not had the overdevelopment that Long Lawford has experienced within the last 20 years.

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

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## Part B – Please use a separate sheet for each policy or site you wish to comment on

Name or Organisation: Elena Czentye

3. To which part of the Local Plan does this representation relate?

Local Plan Paragraph	<input type="text"/>	Local Plan Policy	S6	Policies Map	<input type="text"/>
Site ID	<input type="text"/>				

4. Do you consider the Local Plan:

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Long Lawford has been proposed 655 dwellings under policy S6 across three sites (253, 316 and 172). This is a significant 22.7% of the proposed housing under S6. Long Lawford has already had 6 major housing developments in the past 20 years.

Long Lawford is an unsuitable candidate for the proposed housing due to:

- The proposed residential allocation is disproportionate and unsustainable for the village capacity of Long Lawford.
- Two of the proposed allocations are located on Green Belt land, which conflicts with Government policy.
- Encroachment on the countryside and thus the identity of Long Lawford itself.
- The proposed housing will put further strain on an already limited infrastructure within the village.
- The known flood risk on the Green Belt Land for sites 253 and 316.

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

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Alternative sites need to be more thoroughly and carefully considered. Rugby and surrounding urban areas are more strategically located to accommodate residential capacity.

There are larger rural settlements that have greater infrastructure resources readily available that can sustain increased housing. For example, Dunchurch has a Doctors surgery, dentist and three schools, yet their residential allocation in this updated plan has been significantly reduced.

Sites 253, 316 and 172 should be removed from the Local Plan proposal.

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

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Name or Organisation: Elena Czentye

3. To which part of the Local Plan does this representation relate?

Local Plan Paragraph	<input type="text"/>	Local Plan Policy	EN2	Policies Map	<input type="text"/>
Site ID	<input type="text"/>				

4. Do you consider the Local Plan:

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(2) is Sound	Yes	<input type="text"/>	No	<input checked="" type="checkbox"/>
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The proposed residential allocations for Long Lawford do not demonstrate the available evidence of the impact upon the landscape. Sites 253 and 316 are proposed on Green Belt land. Development on the Green Belt will ruin the sense of place of Long Lawford and tarnish the countryside scenery.

(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.

The detrimental impact sites 253 and 316 will have upon the landscape of Long Lawford supports that they should be removed from the Local Plan.

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

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## Part B – Please use a separate sheet for each policy or site you wish to comment on

Name or Organisation: Elena Czentye

3. To which part of the Local Plan does this representation relate?

Local Plan Paragraph	<input type="text"/>	Local Plan Policy	EN7	Policies Map	<input type="text"/>
Site ID	<input type="text"/>				

4. Do you consider the Local Plan:

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

NPPF ¶159–162 require application of the Sequential Test, through directing development to areas of lowest flood risk and ensuring development is safe for its lifetime, whilst accounting for climate change impacts. The Strategic Flood Risk Assessment demonstrates floodplain constraints, surface water flow routes, and increasing risk due to climate change.

The residential allocations for Long Lawford look to rely on mitigation rather than avoidance. It also does not clearly demonstrate that lower-risk alternatives were unavailable. The proposed allocation to Long Lawford is therefore not consistent with national flood risk policy.

It is well known within Long Lawford that flooding occurs on the proposed Green Belt land for sites 253 and 316. There has also been increased surface water on the roads, particularly the A428, from new housing developments in the village, such as the new Bloor housing estate currently being built. Residents of Long Lawford have provided photographic images already to Rugby Council on this issue when it was previously raised at Local Plan consultations last year. At the latest Local Plan meeting in Long Lawford it was also reiterated by a resident of Coventry Road about the flooding impact of the proposed developments due to their own property already experiencing flooding within their gardens and an increased home insurance premium as deemed higher risk on a flood plain.

Insurance premiums are also increasing for residents that fall within the recently updated flood area of the brook by the Environmental Agency.

(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.

No developments should be built upon sites 253 and 316 due to a failure in demonstrating the required protection and risk minimisation against flooding.

(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.

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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.

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## Part B – Please use a separate sheet for each policy or site you wish to comment on

Name or Organisation: Elena Czentye

3. To which part of the Local Plan does this representation relate?

Local Plan Paragraph	<input type="text"/>	Local Plan Policy	I1	Policies Map	<input type="text"/>
Site ID	<input type="text"/>				

4. Do you consider the Local Plan:

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

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NPPF ¶108 and ¶110 require development to provide safe and suitable access, as well as, mitigate significant transport impacts.

The Strategic Transport Assessment identifies existing congestion and network constraints within Long Lawford.

The proposed allocations increase car dependency and relies on mitigation not fully demonstrated as funded or phased. There are limited employment opportunities within Long Lawford and therefore residents will need to travel out to Rugby and Coventry for work. This exacerbates severe highway and air quality impacts particularly on A428 and Bilton Lane.

The Plan must be effective and deliverable under NPPF ¶35(c). Transport mitigation certainty has not been demonstrated within the plan.

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

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Sites 253, 316 and 172 should be removed from the Local Plan proposal due to limited transport infrastructure within Long Lawford, which is already significantly strained.

Rugby and surrounding urban areas are more readily equipped with the transport infrastructure required to sustain large housing allocations.

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

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## Part B – Please use a separate sheet for each policy or site you wish to comment on

Name or Organisation: Elena Czentye

3. To which part of the Local Plan does this representation relate?

Local Plan Paragraph	<input type="text"/>	Local Plan Policy	I4	Policies Map	<input type="text"/>
Site ID	<input type="text"/>				

4. Do you consider the Local Plan:

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

Proposed developments in Long Lawford will outstrip the infrastructure capacity with no confirmed timeline and guaranteed deliverability of amenities. NPPF 23 states development should be infrastructure led and avoid promoting growth in advance of necessary services to support it.

Long Lawford has no GP surgery or other NHS services. Evidence within the Local Plan indicates primary care constraints and the failure to secure NHS delivery mechanisms. Therefore, allocations within Long Lawford are not deliverable and fail the effectiveness test.

The current small co-op and proposed small shop for the new development cannot sustain the residential population to complete full weekly or monthly shops. Consequently, residents must travel to Rugby and other areas.

There is weak and insufficient evidence on school capacity. Models used to project predicted school capacity have never been published for scrutiny. The models were developed internally by Rugby Borough Council and therefore the Local Plan lacks a transparent evidence base for education provision. The Sustainability Report demonstrates a shortfall in school places in secondary schools. Local residents have raised in the previous consultation in May 2025 that their children are being bused/driven to schools outside of their local catchment area, such as Bedworth, Coventry. There is no confirmed guarantee by County Council that schools will expand just 'potential'. There is also unclear evidence on the

projected school places at Long Lawford primary school specifically. The sustainability report states two out of five of the local primary schools will be oversubscribed. This demonstrates a lack of schooling infrastructure to support the children within Long Lawford.

The Sustainability Report also contains a sustainability scoring table, which scores Long Lawford rather high with a score of '38.' However, the amenities are compared within this table with false equivalence and therefore provides misleading and weak evidence on the infrastructure present in Long Lawford. The village scores a '2' for café/restaurant, but there are no dining venues within Long Lawford. A '2' is scored for a library bus that comes once per month, yet the village receives the same score as a settlement that has a permanent library building or a more regular library bus service. A '2' is also scored for a small co-op ATM, which is the same score a settlement would receive for a permanent bank or building society.

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

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Sites 253, 316 and 172 should be removed from the Local Plan. The Local Plan does not demonstrate or evidence a sufficient infrastructure to sustain the proposed developments or guaranteed confirmation of new infrastructure to be added to the village.

Rugby and surrounding urban areas should be maximised for the housing allocation due to having more effective infrastructure.

There are also other villages that have better infrastructure than Long Lawford, yet their housing allocation has been significantly reduced in the updated Local Plan. Dunchurch has doctors surgery, dental surgery, community hub, library, shops, pubs, restaurants and three schools.

Wolvey has also had their housing allocation reduced from 710 to 200. The village has doctors surgery, general store, post office, primary school, pubs, golf club, cricket club and nature reserve.

There are rural settlements that have more readily available resources to support increased housing compared to Long Lawford.

(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)

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## Part B – Please use a separate sheet for each policy or site you wish to comment on

Name or Organisation: Elena Czentye

3. To which part of the Local Plan does this representation relate?

Local Plan Paragraph	<input type="text"/>	Local Plan 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 checked="" type="checkbox"/>
(2) is Sound	Yes	<input type="text"/>	No	<input checked="" type="checkbox"/>
(3) complies with the Duty to co-operate	Yes	<input type="text"/>	No	<input checked="" 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.

Site 253 is inappropriate for residential allocation because:

- Proposed development is disproportionate and unsustainable for the village of Long Lawford
- The proposed allocation lies within the Green Belt and is not evidenced as an 'exceptional circumstance' under NPPF 145
- The proposed site would cause coalescence (NPPF 140) with Rugby and subsequently make Long Lawford an urbanised extension of the town
- Encroaches on the countryside and Long Lawford's individual village identity
- Significant risk of flooding and the plan has not demonstrated effective strategies to minimise this. Inconsistent with national flood risk policy.
- Insufficient infrastructure for transport, roads, NHS and other local amenities to effectively sustain more housing

There was a previous planning application R20/0134 for 351 dwellings on what is now the proposed site 253 in the current plan. It was withdrawn in September 2023 due to adverse impact on the openness of green belt, unsustainable for continued development and failure to demonstrate safe operation of the highway network deemed by the Highway Authority.

This site was also not a proposed residential allocation in the original drafted Local Plan that was put forward and consulted on in public consultations last year. The Council cannot legally adopt a Local Plan that has included significant changes,

thus the proposed site of 253. The Town and Country Planning Regulations 2012 demonstrate the importance of transparency with the public.

In March 2025 Rugby Borough Council agreed that it would be inappropriate to include Lawford Fields Farm (site 253) in their proposed plan and went out for consultation accordingly. In October Rugby Borough Council received a report from its consultants showing that the Lawford Fields Farm site was not only in the Green Belt, but in the very highest category of Green Belt. Despite this clear evidence it was voted by RBC in January 2026 to add the site to their Local Plan.

Back in 2025 Rugby Borough Council's sustainability consultants stated that Lawford Fields Farms Site is 'considered to perform less well compared to other sites due to the fact it is a Green Belt. They noted that this land is not likely to comprise Grey Belt based on contributing to avoiding the sprawl of Rugby as a large built-up area; and the site would not link as well to the village centre.' They also stated "There is no clear case for large-scale growth of this nature at Long Lawford".

Last autumn 2025 one of Rugby Borough Council's consultants wrote "Development of land in the parcel would have an incongruous impact on the urban pattern. The lack of features to restrict and contain development mean that development here would have an incongruous impact, and would contribute to sprawl associated with the large built up area of Rugby".

The government's planning policy is set out in the National Planning Policy Framework. It states 'Where it is necessary to release Green Belt land for development, plans should give priority to previously developed land, then consider grey belt which is not previously developed, and then other Green Belt locations.'

Lawfords Field Farm is not previously developed and cannot be classed as a grey belt. It is in the very last part of the Green Belt, which should be examined for development.

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

(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.

Site 253 should be removed from the Local Plan as there is no case for the residential allocation of this site.

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

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**No**, I do not wish to participate in hearing session(s)

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

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## Part B – Please use a separate sheet for each policy or site you wish to comment on

Name or Organisation: Elena Czentye

3. To which part of the Local Plan does this representation relate?

Local Plan Paragraph	<input type="text"/>	Local Plan Policy	<input type="text"/>	Policies Map	<input type="text"/>
Site ID	172				

4. Do you consider the Local Plan:

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

Site 172 is inappropriate for residential allocation because:

- Proposed development is disproportionate and unsustainable for the village of Long Lawford
- Insufficient infrastructure for transport, roads, NHS and other local amenities to effectively sustain more housing.
- Existing garages used by local residents to be demolished in order to facilitate 5 more houses

(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.

Site 172 should be removed from the Local Plan.

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

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## Part B – Please use a separate sheet for each policy or site you wish to comment on

Name or Organisation: Elena Czentye

3. To which part of the Local Plan does this representation relate?

Local Plan Paragraph	<input type="text"/>	Local Plan 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 checked="" type="checkbox"/>
(2) is Sound	Yes	<input type="text"/>	No	<input checked="" type="checkbox"/>
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Site 316 is inappropriate for residential allocation because:

- Proposed development is disproportionate and unsustainable for the village of Long Lawford
- The proposed allocation lies within the Green Belt and is not evidenced as an 'exceptional circumstance' under NPPF 145
- Encroaches on the countryside and Long Lawford's individual village identity
- Significant risk of flooding and the plan has not demonstrated effective strategies to minimise this. Inconsistent with national flood risk policy.
- Insufficient infrastructure for transport, roads, NHS and other local amenities to effectively sustain more housing

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

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Site 316 should be removed from the Local Plan.

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

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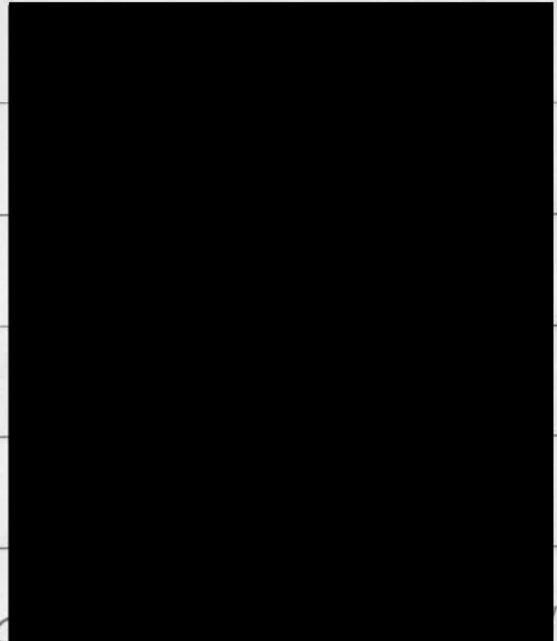
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We, the following residents of Long Lawford, reject the Local Plan proposed by Rugby Borough Council for the development of 655 dwellings in Long Lawford.

We call on the Planning Inspector to:

- Investigate our objections presented within our Representation Form for Long Lawford
- Remove sites 316, 253 and 172 from the Local Plan

Resident Name	Resident Address	
A. Haugh		
CLAIRE WEATHERALL		
CRAIG WEATHERALL		
CHRIS ELLARD.		
Howard Middlebrook		
MARTIN WELTON		
DAVID ALSOP YVONNE ALSOP		
R Wiseman, <del>P. Wiseman</del> <del>B Dyer</del> / <del>E Dyer</del>		
B DYER		
P. WISEMA		
E DYER		
J. Wiseman		
SIMON OWEN S.		
ROXINE OWEN S.		
ANDREW RACKHAM		

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We call on the Planning Inspector to:


- Investigate our objections presented within our Representation Form for Long Lawford
- Remove sites 316, 253 and 172 from the Local Plan

Resident Name	Resident Address
Helen Hallford.	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]
[REDACTED]	[REDACTED]

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We call on the Planning Inspector to:

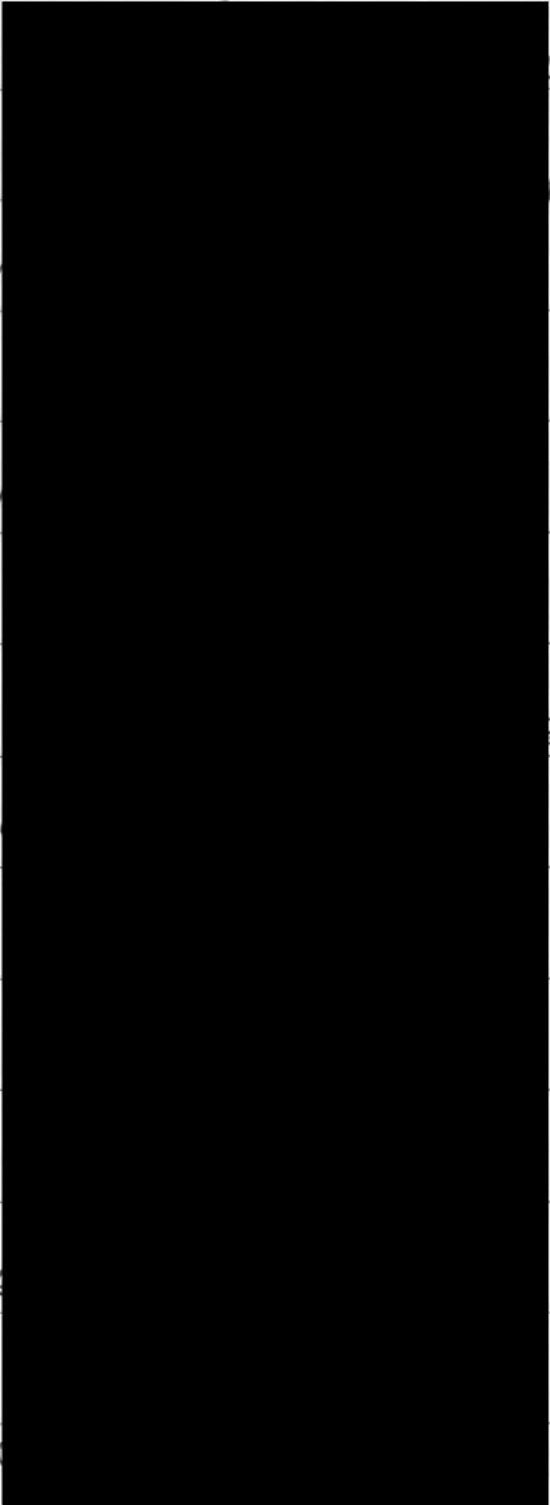
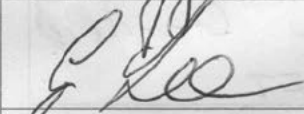


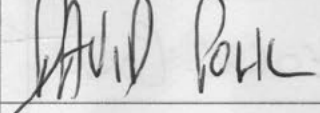

- Investigate our objections presented within our Representation Form for Long Lawford
- Remove sites 316, 253 and 172 from the Local Plan

Resident Name	Resident Address
Samantha Clamp	
MARIE COLEMAN	
Peter COLEMAN	
Siddhan James	
James Erley	
Sharon Erley	
Maud Marks	
Kenny Erley	

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Resident Name	Resident Address
J. Greenhalgh	
K. Worth	
P. Higgins	
	
	
	
P. Nugent	
MURRAY ILLIDGE	
SMARON MARY - MLEW	
	
L Hollingworth	
J Greenwood	
J CRANE	
S. CRANE	
E. Leese	

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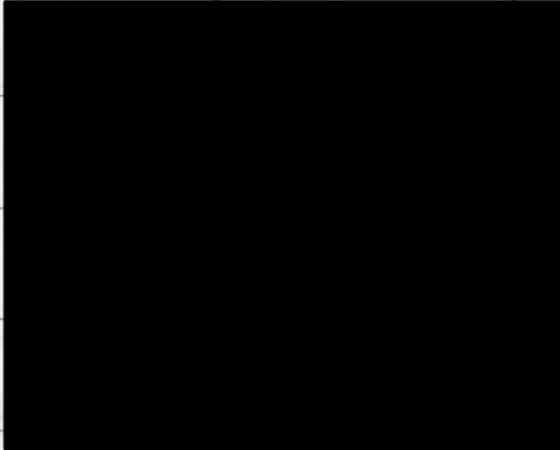
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Resident Name	Resident Address
sharon Illidge	[REDACTED]
BEN BRAND	[REDACTED]
DAVID SIMON	[REDACTED]
Vicki Hurley	[REDACTED]
CHRISTINA WILSON	[REDACTED]
Pete Wilson	[REDACTED]
Carm Cunnison	[REDACTED]
Steve Humphrie	[REDACTED]
Colin Walsh	[REDACTED]
A. Horsley	[REDACTED]
E. Baines	[REDACTED]
F. W. [Signature]	[REDACTED]
N ANDERSON	[REDACTED]
S ANDERSON	[REDACTED]
M. Wilson	[REDACTED]

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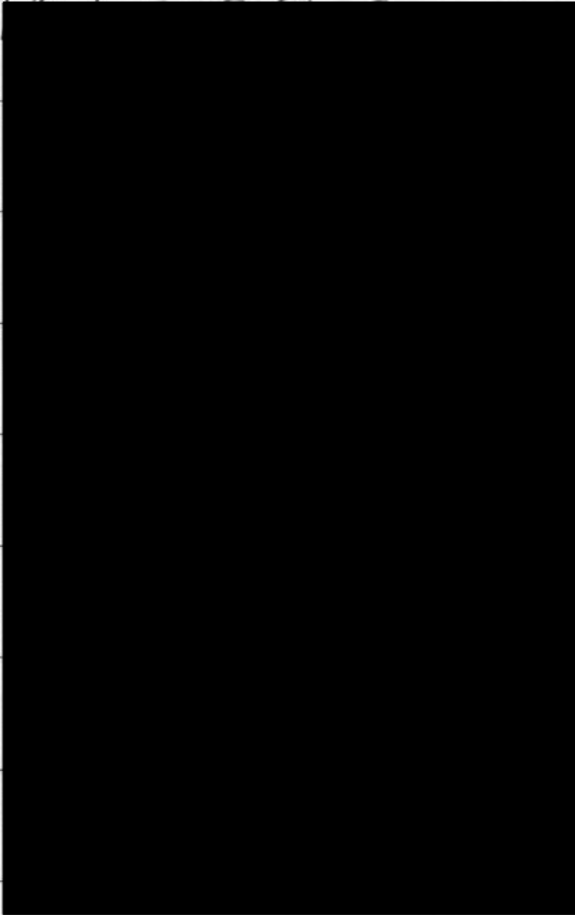
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Resident Name	Resident Address
Mr Kappapat	
K. Mackay	
D. Pappas	
Russell	

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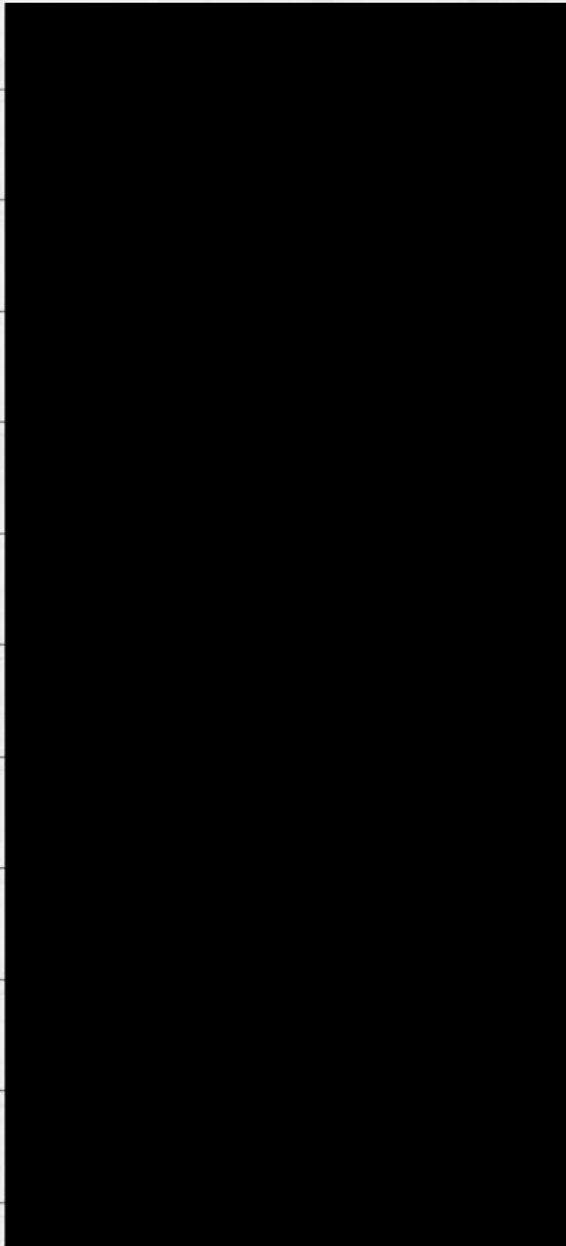

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Resident Name	Resident Address
GEMMA SANSAM	
YVONNE ALLSOP	
JOHN GURSKYI	
JANINE STOKES	
Sandra Jackson	
Margaret Trheme	
Lilian Grandison	
DAVID WORMSLEY	

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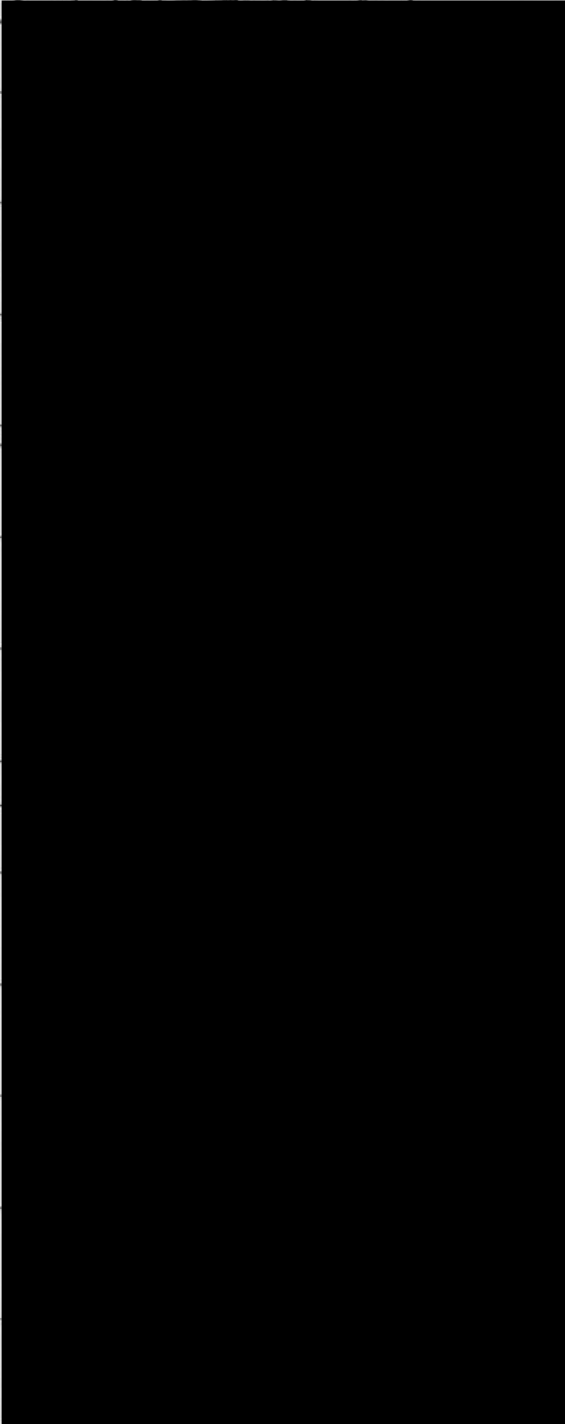
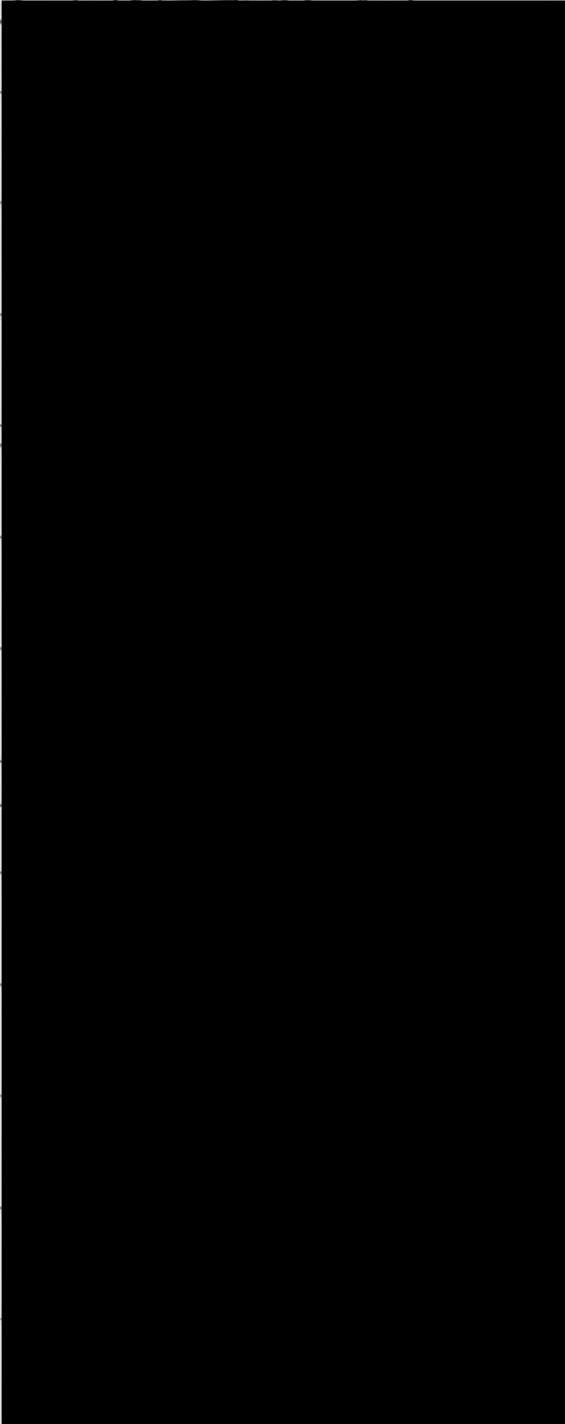
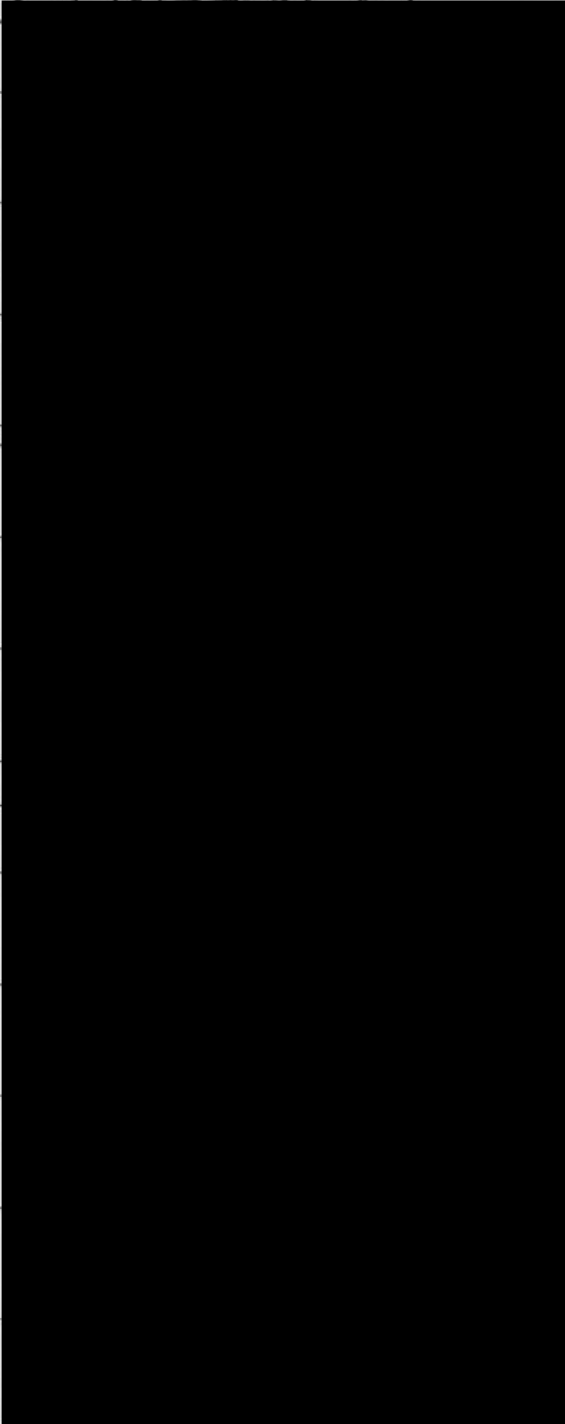
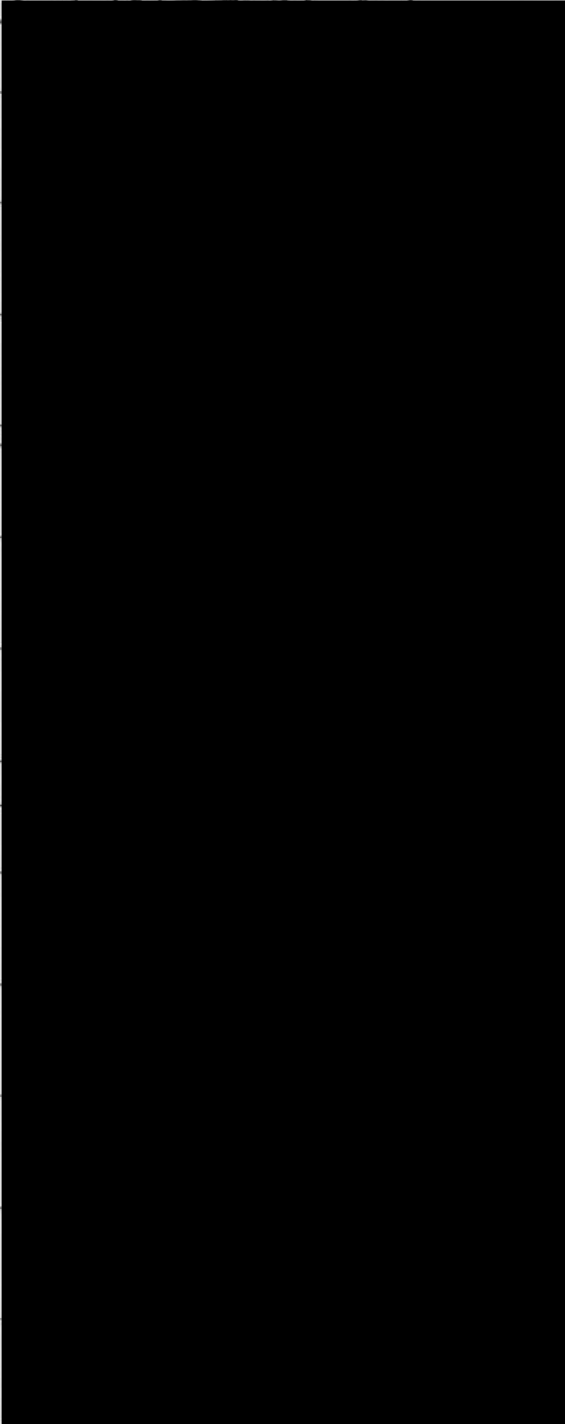
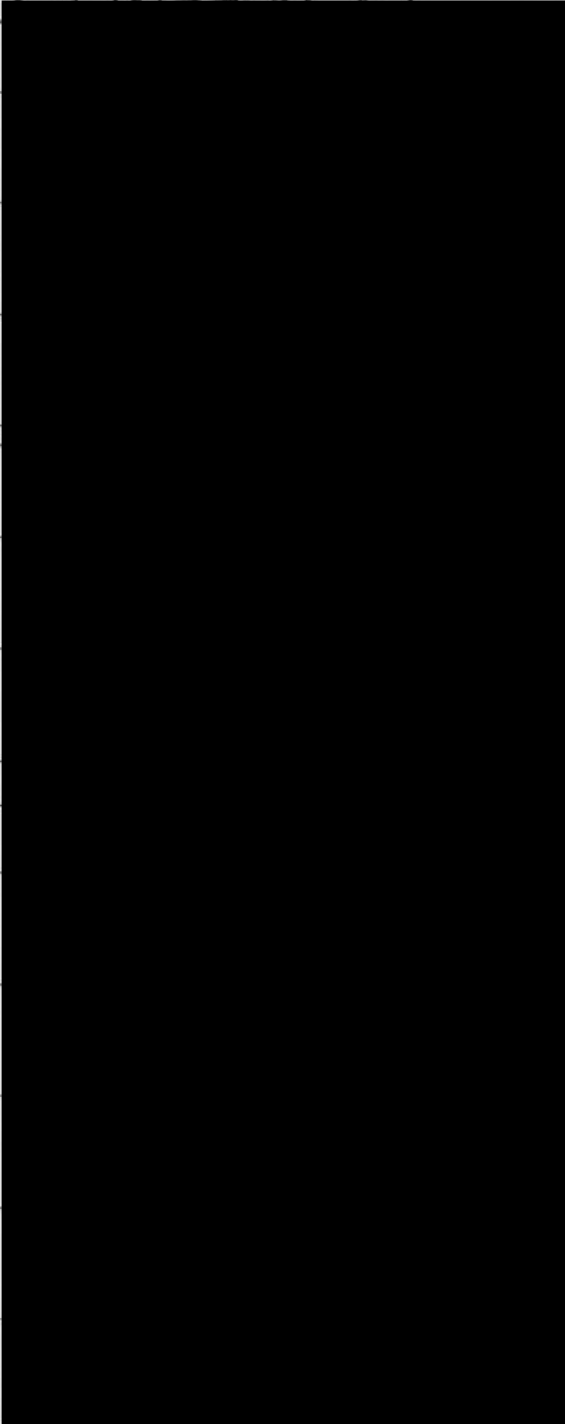
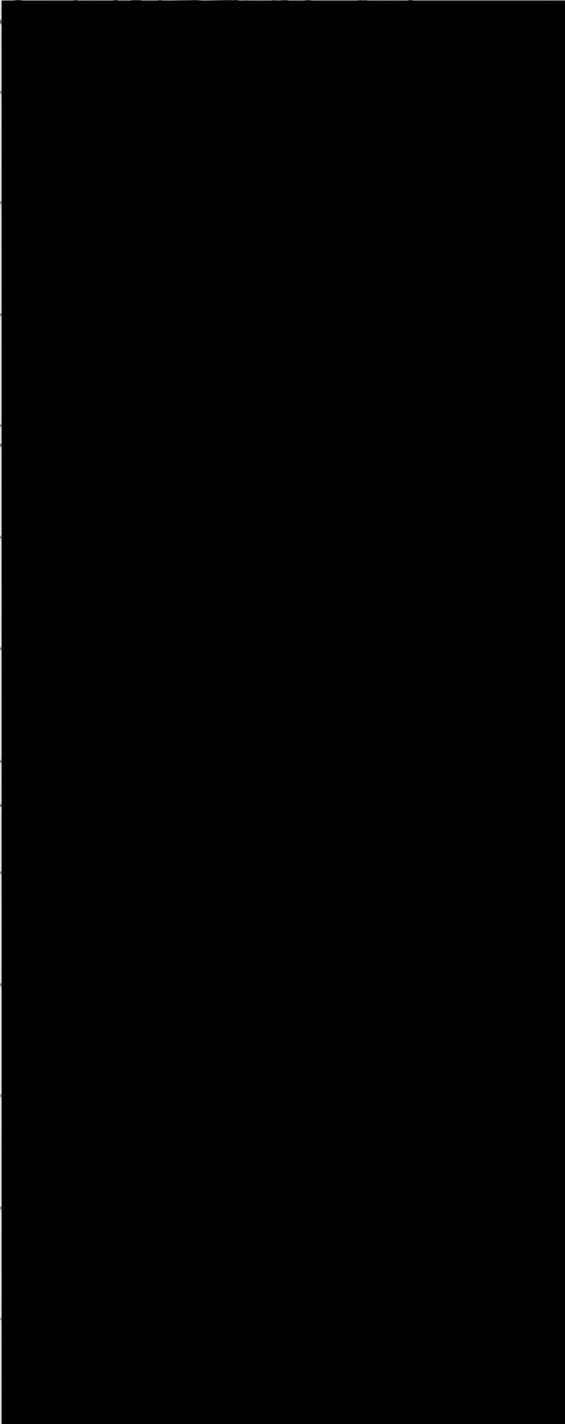
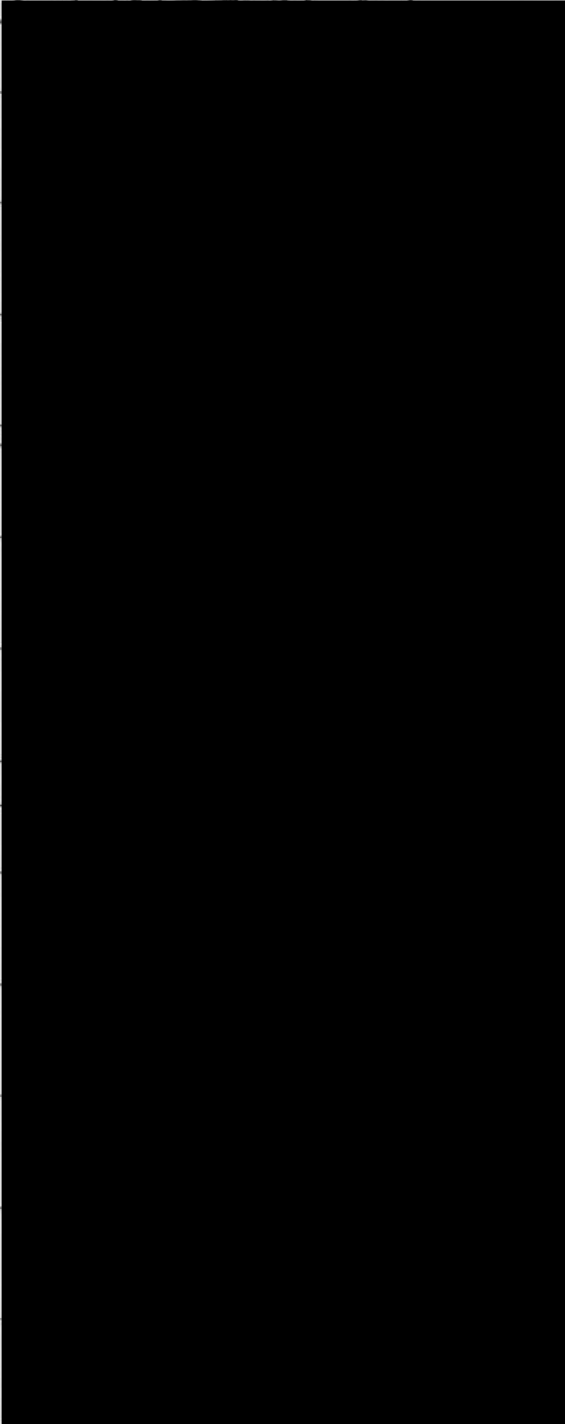
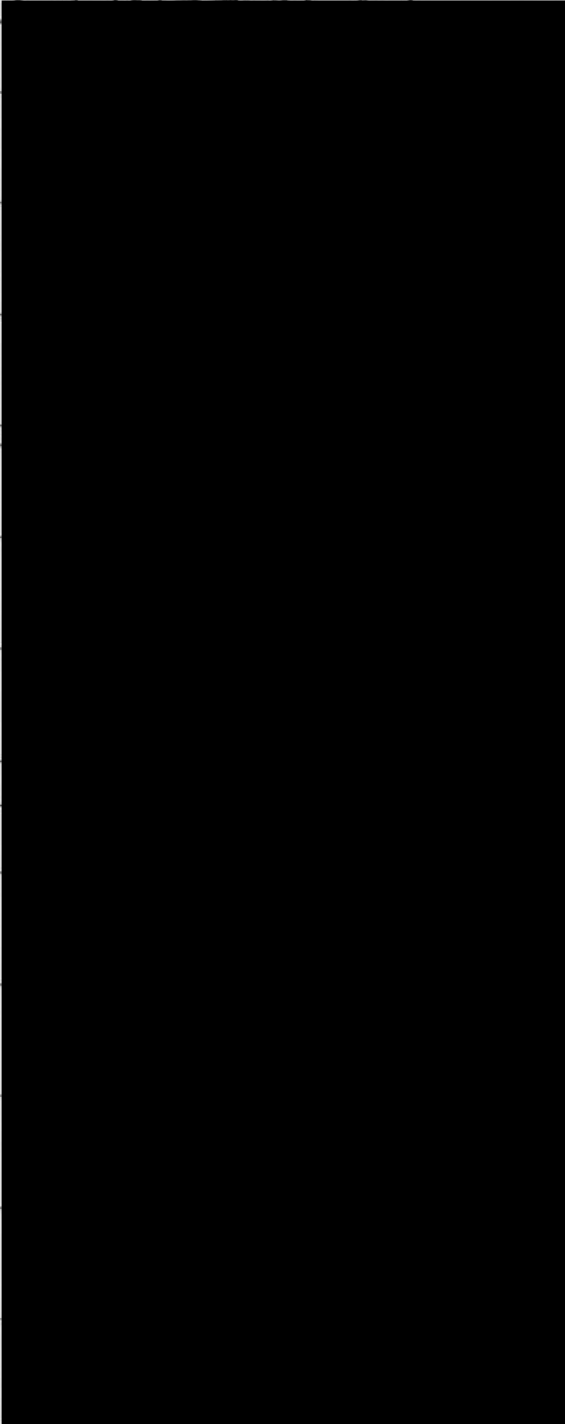
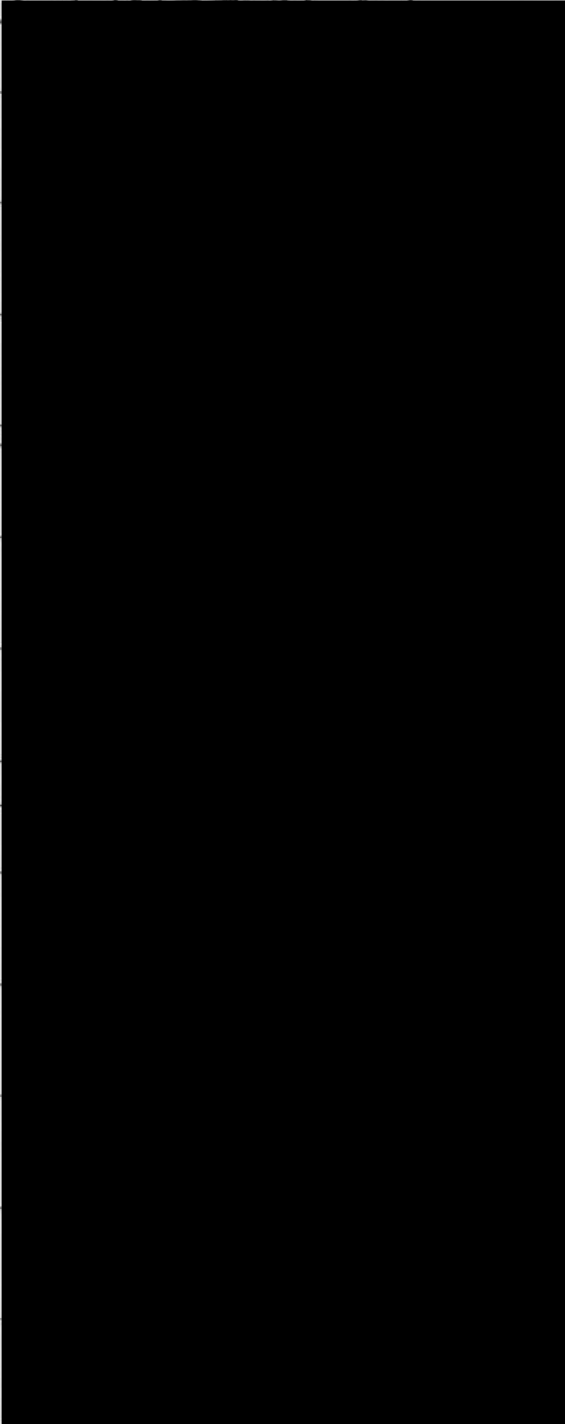
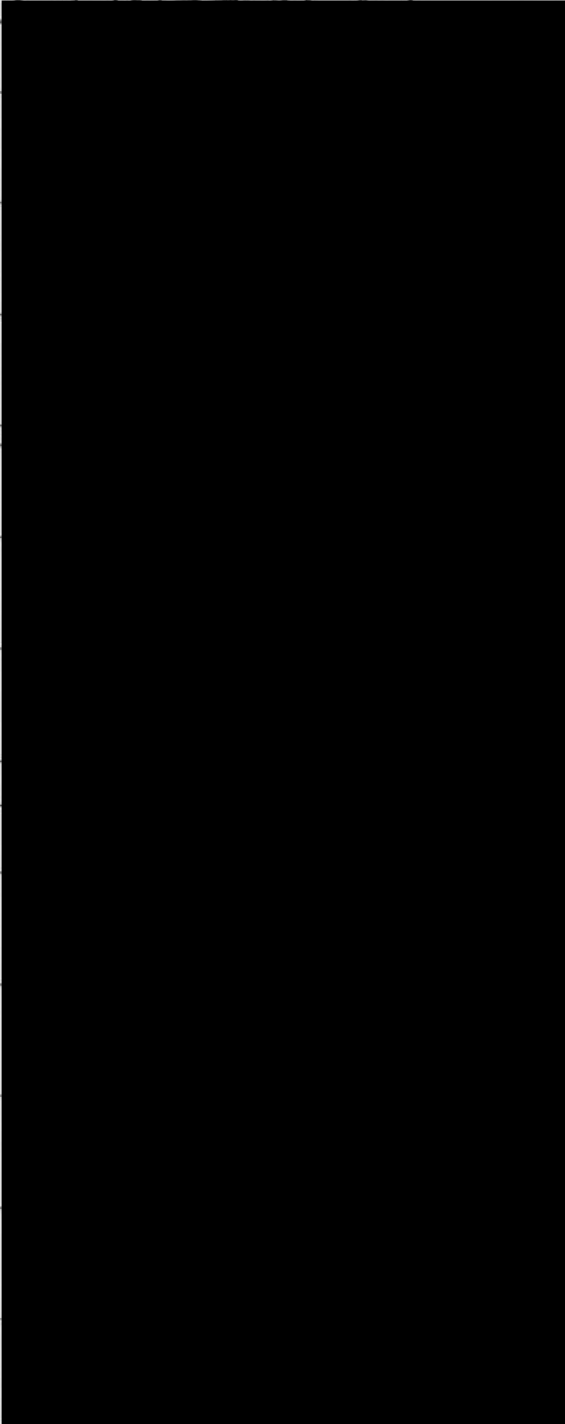
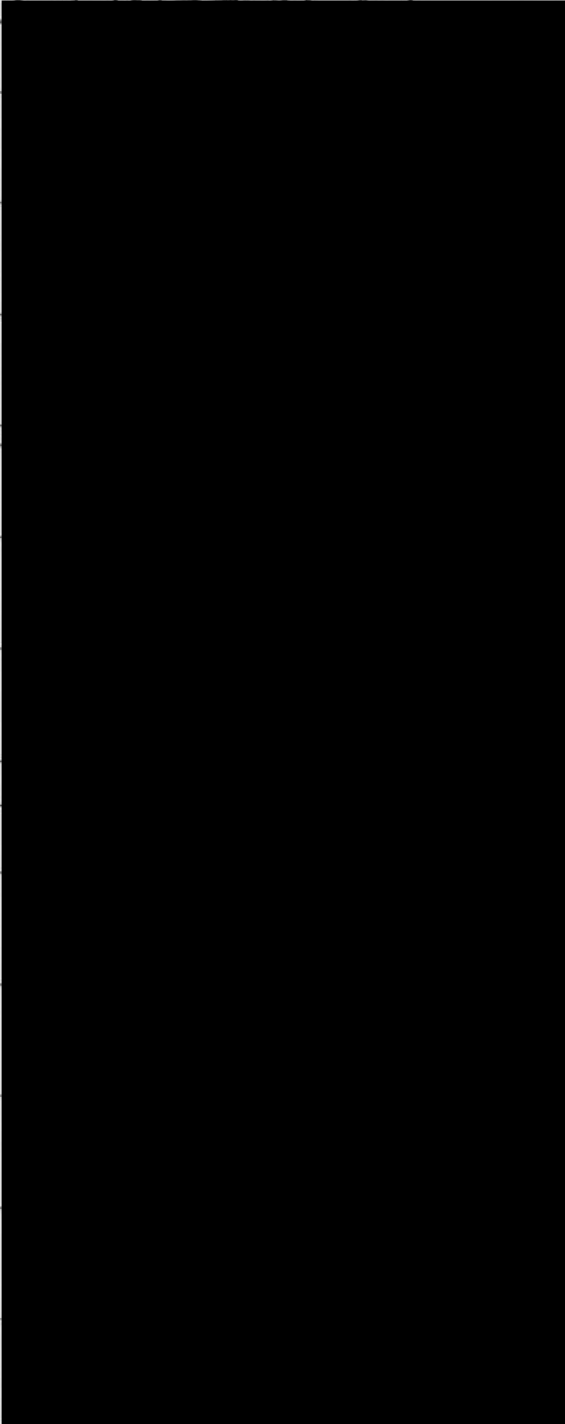
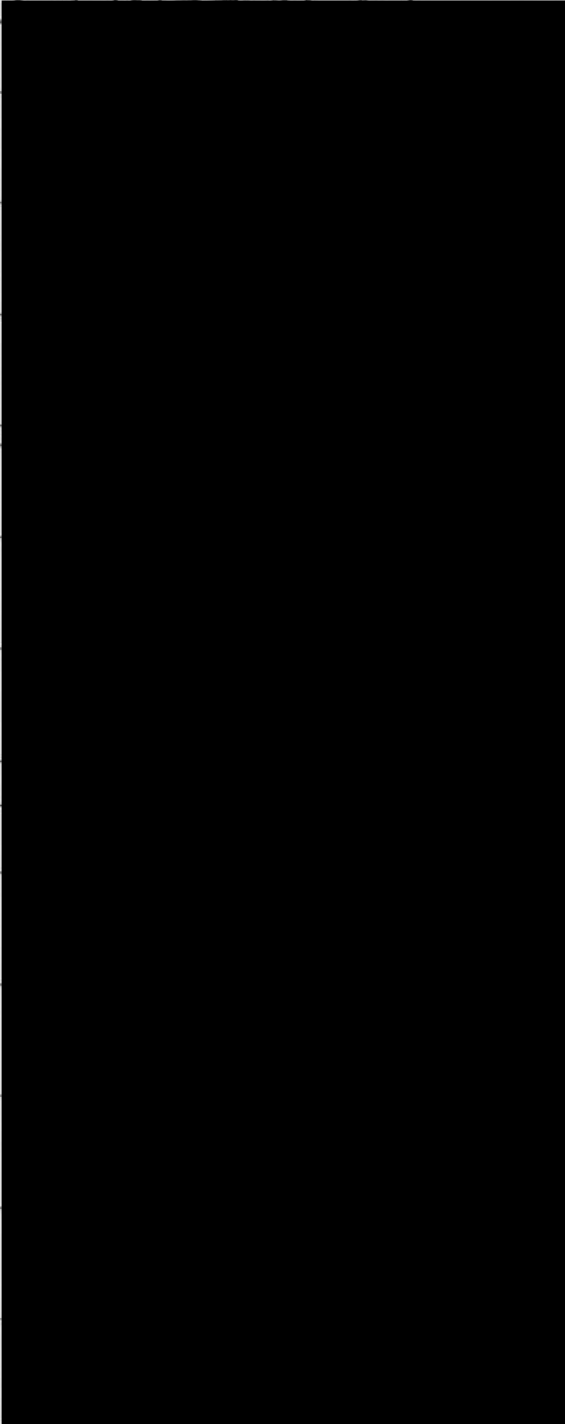
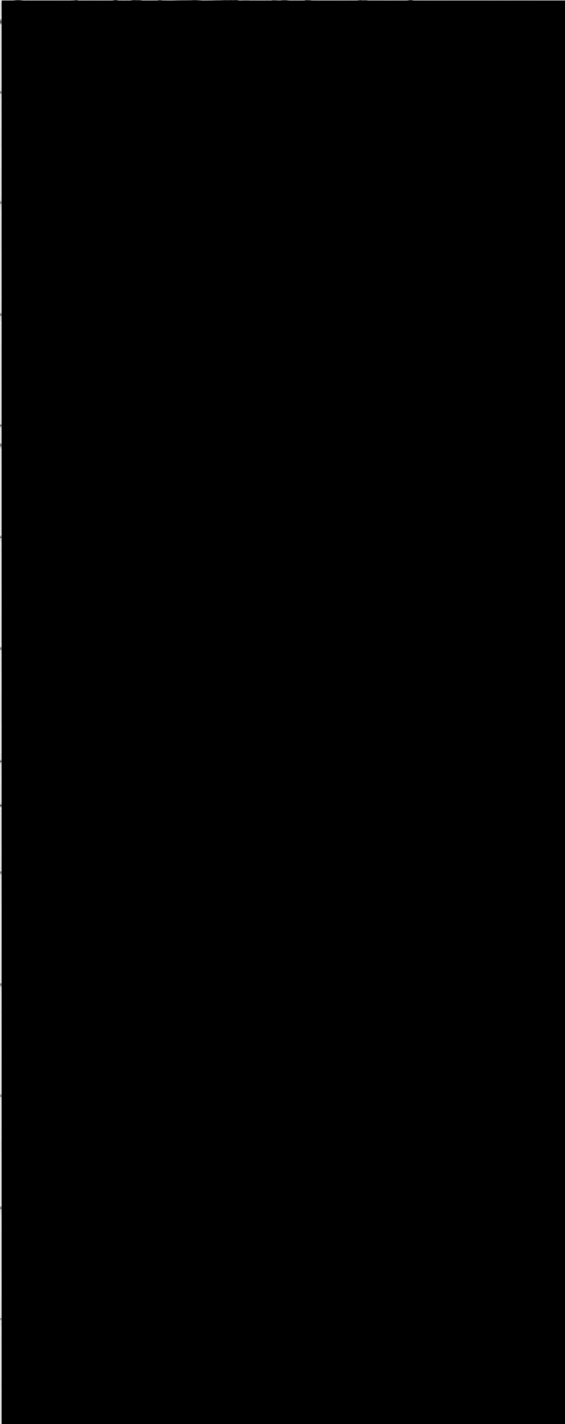
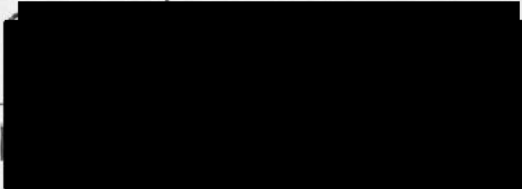
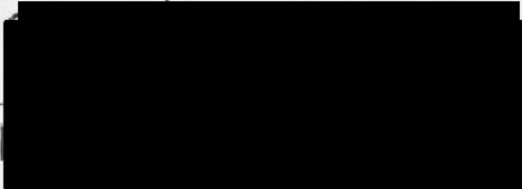
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Resident Name	Resident Address
Diane Jones.	
Aimee Clarke	
Lauren Taylor-Coles	
Ruth Ugochukwu	
Savannah Miller	
Joanna Disten	
Jovian Bailey	
<del>Robert Banks</del> ROBERT BANKS	
ANNA ROSZK 	
Deanna Petcher	
Jill PATRICK	

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Resident Name	Resident Address
Ian Wadding	
Joey Lauer	
Matthew Bill.	
Lidia Meleod	
Paul Elson	
Scott Hardy	
Angela Hardy	
Brenda-Louise Vine	
Alan Warriner	
Maxine Warriner	
Vanessa Shields	
Chris Harrison	
Michelle Egan	
Richard Petcher	
Amy Robinson	



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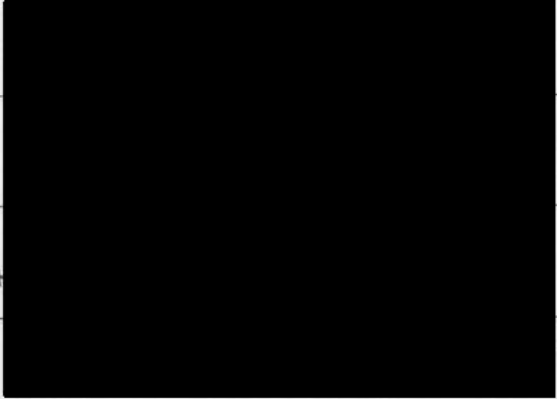
Resident Name	Resident Address
Chris Moore	
Simon WARD	
DAVE WARR	
SHEILA CLARK	
MR BRYAN WRIGHT	
LEONIE LEE	
RHIANNON CONOPIA	



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Resident Name	Resident Address
?	
Mrs Veefolkes	
<del>Natalie Yu</del>	
Ashleigh Jones	



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Resident Name	Resident Address
MRS. NUSRAT KHAN	
MOAZAM MEHMOOD	
LEANNE WALSGROVE	
HENRY EARLEY	
HAYLEY THOMPSON	
VAMSHI VEMULA	

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Resident Name	Resident Address
Dcarrer Fox	[REDACTED]
DIANE SIMER	[REDACTED]
KEITH MORGAN	[REDACTED]
VAL PARSONS	[REDACTED]
BRYAN PARSONS	[REDACTED]
Natalie Wubberley	[REDACTED]
luke Wubberley	[REDACTED]
Gary Mullins-Dunes	[REDACTED]
Doreen Roberts	[REDACTED]
Peter Garratt	[REDACTED]
wendy Garratt	[REDACTED]
Ben Garratt	[REDACTED]
LISA HAGGAN	[REDACTED]
LEE HAGGAN	[REDACTED]
SARAH Row	[REDACTED]

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Resident Name	Resident Address
DAVID LAW	
ARON SHARP	
PENNY ARZONS	
MATT SILLS	
PAUL GUDGEON	
J. D. PRICE	
SIAMON BROWN	
MARION HILL	
JITKA VAURECKOVA	
GROBOKWAY	
Charlotte Short	
LINDA STREET	
GILL CLARKE	
MICK CLARKE	
LIAM MCGURK NORTHWAYS	

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Resident Name	Resident Address	
Matt Saman		
Pauline Braclwich		
IAN MILLER		
COLIN SMITH		
HAZEL SMITH		
JIM EVANS		
Katherine Evans		
Oliver Shiner		
S. ANDERSON		
G. ANDERSON		
J. Hanvey		
J. Brewerley		
Brian Streetford		
Anne "		
J. ANFORD		

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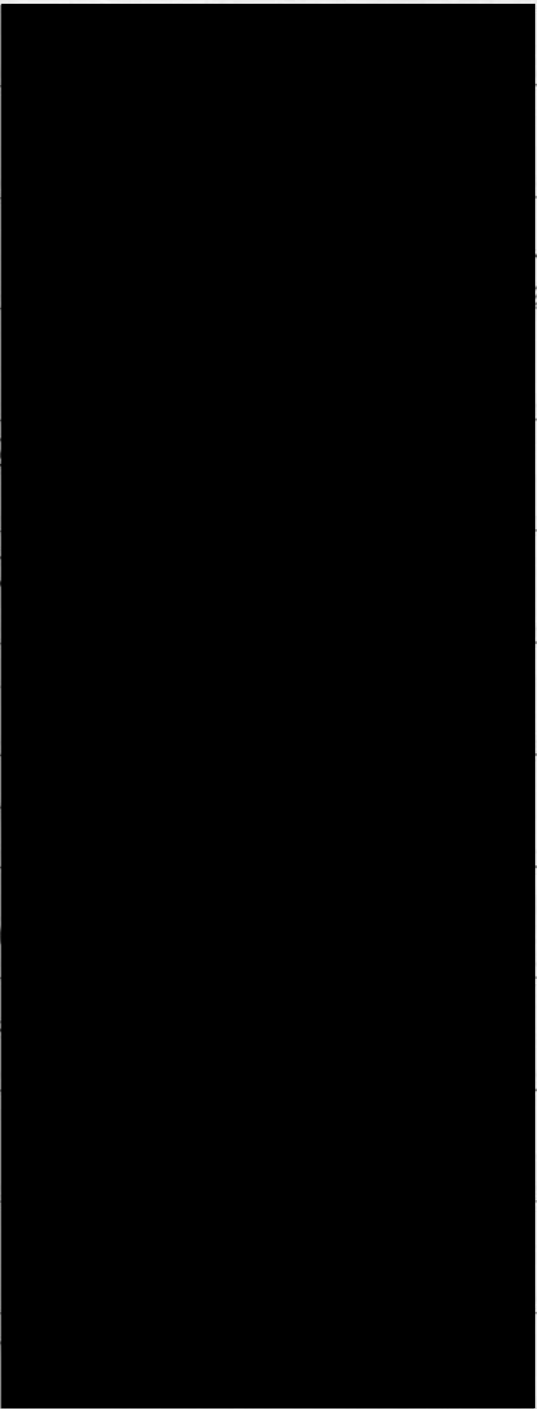
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Resident Name	Resident Address
R. Alfred	
R. Handell	
D. Handell	
B. M. W. G.	
M. Williams	
R. J. Evans	
D. Langham	
J. A. Langham	
P. T. White	
J. E. White	
Stuart Whetstone	
A. Fullard	
MITCH GEMMELL	
Claire Wardall	
Daniel Wardall	

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Resident Name	Resident Address
Albert Wardall	
Jackie Wardall	
Lynda ARNETT	
PETER HICKINBOTHAM	
Rachel Hands	
David Hands	
Trevor Summers	
Cathy Summers	
MARTIN PEARCE	
Alpa Charan	
Kiran Charan	
Aayush Charan	
Do Lea	
DEREK TUCKES	
ANGELA TUCKES	