

## 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) by post to: Development Strategy, Town  
Hall, Evreux Way, Rugby, CV21 2RR

This form has two parts –

Part A – Personal Details: need only be completed once.

Part B – Your representation(s). Please fill in a separate sheet for each  
representation you wish to make.

### Part A

1. Personal  
Details\*

2. Agent's Details (if  
applicable)

*\*If an agent is appointed, please complete only the Title, Name and Organisation boxes below (if applicable) but complete the full contact details of the agent in 2.*

Title	Mr	
First Name	Sean	
Last Name	Macfaden	
Job Title (where relevant)		
Organisation (where relevant)		
Address Line 1		
Line 2		
Line 3		
Line 4		
Post Code		
Telephone Number		
E-mail Address (where relevant)		

## Part B – Please use a separate sheet for each representation

Name or Organisation:

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

Local Plan Paragraph		Local Plan Policy	Housing H6 Specialist housing	Policies Map	Yes
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Site ID

4. Do you consider the Local Plan:

(1) is Legally compliant

Yes

(2) is Sound

No

(3) complies with the Duty to co-operate

No

5. Please give details of why you consider the Local Plan is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible. If you wish to support the legal compliance or soundness of the Local Plan or its compliance with the duty to co-operate, please also use this box to set out your comments.

I'm writing to register my objection to the proposal for housing on Warwick Road, Wolston (SITE 136) in it's current form. Whilst there is mention of 'protection of views' in the call for sites document, it is also critical to protect and respect the wildlife that calls the boundary of this field home.

As an owner of an adjacent property to the field, I have observed various animals in my garden and in trees that line the field. This is not an exhaustive list but we have seen deer, rabbits, foxes, toads, hedgehogs, robins, newts, woodpeckers, buzzards, squirrels and red kites. (I could show photographs of some of these). I don't believe Rugby Borough Council have carried out an ecological review of the site, and this does not align with NPPF paragraph 192, which requires 'safeguarding components of local wild-life rich habitats'. If RBC intend to follow through with development of this site, I believe there must be a requirement to protect

these habitats and, add community value to Wolston.

In terms of housing for over 55's, we are concerned this isn't tenable. The position of the site is far from amenities, up a long fairly steep hill. Other retirement properties built nearby (Bennetts Court) are closer, but have been deemed to also be in the wrong position for the reasons stated. A car is therefore often necessary to visit local shops/pharmacy/surgery, and this causes needless emissions and parking issues in the village centre. Furthermore, transport links to the hospital are infrequent and indirect. All routes out of the village are also liable to flooding, which questions how emergency services would access properties for over 55's during these conditions, they're likely to be an aging group with growing medical needs. Further concerns regarding flooding include site 136 being at the brow of a hill, and as grazing land, usefully soaks up rain. If this is paved over to a large degree, then run off rainwater will overwhelm the drainage on the roads and travel down Warwick road into the village, OR towards Ryton where flooding has occurred recently over both lanes near the Organic Gardens. Sewage/ draining ties into this concern. The Brook through the village often floods, causing damage and distress to many. There is concern the Victorian sewerage system is not fit for purpose and any increase in housing will exacerbate current flooding issues.

There is also the question of blurring the village boundary, as the vast majority of this field is not currently within the main village boundary, demonstrated by signage when entering Wolston from the A45.

(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.

Wolston currently has a deficit of natural/semi natural spaces and play areas compared to the national average, and the narrow and uneven pavements around the village make leisurely walks difficult. A suggestion would be to protect the boundaries of the site with a wildlife corridor, possibly supplemented by a flat scenic circular walk, usable by joggers, dog walkers and the general public. In view of this, we would also object to any road cut-through from Millennium Way. This would require cutting in half a valuable dog walking space that is used by many residents. This is one of the few spaces without childrens' play equipment, so dogs can be let off the lead.

(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)

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.*

9. If you have used AI to produce or substantially alter your representation, please declare which tool you have used, how it was used, and what checks you have undertaken to ensure the AI-produced material is accurate.

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>