

- 5 MAR 2026

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Representation Form for Local Plans



Local Plan Publication Stage Representation Form

Dept _____

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="MR"/>	<input type="text"/>
First Name	<input type="text" value="DONALD"/>	<input type="text"/>
Last Name	<input type="text" value="MOORE"/>	<input type="text"/>
Job Title (where relevant)	<input type="text" value="REDACTED"/>	<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"/>	<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?

Paragraph	<input type="text"/>	Policy	<input type="text"/>	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	<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.

SEE ATTACHED

(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 ID 136. Land north of Warwick Rd. Wolston.

I am objecting to the proposed development on land to the north of Warwick Road (actually Wolston Lane) in Wolston on the grounds of **residents safety**.

Residents of Wolston and the surrounding area, in particular the elderly, disabled, and guardians accompanying young children, are currently in danger in the centre of the village caused by the inadequate parking and narrow pavements outside the shops, delivery vehicles reversing onto the drive alongside the shops and vehicles waiting on the pedestrian crossing zig-zag lines. This will only be made worse by the extra estimated 100+ vehicles from the new development.

The age restraints for this project mean that it will be too far for many residents (this number will increase year by year) to walk to the shops and surgery and they will use cars or mobility scooters which will increase the number of accidents in the village. At the moment the only parking available is a few positions outside the Co-op and pharmacy. The surgery has a small number of positions accessed via a single width drive which is usually obscured by parked cars.

Traffic movements and potential accidents through the village are currently affected by:

(a) towards Rugby, parking along both sides of School Street, the bus stop by the Baptist Church which backs the traffic up to Main Street, and the difficult Surgery entrance.

(b) towards Brandon, Binley, Coventry and the M6/M69. The regular flooding, summer and winter, of the river Avon results in vehicles having to turn around and come back into the village centre.

(c) towards Coventry, Leamington and Birmingham and the major employers in the area. more traffic along Wolston Lane will put more pressure on the A45 junction.

I have stopped using my bicycle for local journeys because it is too dangerous to ride through the village.

If the vehicle access to the site is via Millenium Way this will put more traffic on the route through Manor Estate to the village and library which is used by children attending the school. The mini roundabout junction between Manor Estate and Warwick Road will have to be improved as it is impossible for all but the smallest cars to safely negotiate and is ignored by traffic coming from the A45.

If the entrance is onto Wolston Lane the 30 mph speed limit will have to be moved to the new village boundary and traffic calming introduced. The existing building line in Warwick Road should be extended across the site along with the existing service road to maintain the visual aspect.

Other points to be considered:

This development will preclude any extension of the playing field at a time when it is accepted that more exercise is necessary to maintain health and reduce the load on the NHS.

The proximity to the extended nature reserves (Brandon Marsh, golf course, sand and gravel extraction sites) and the effect on wildlife of additional domestic cats and dog walkers.

All the surface water from this site will drain directly into the river Avon causing more flooding and pollution downstream.

Villages need green space around their boundaries for the general health and wellbeing of the residents.

This is the wrong development, in the wrong place at the wrong time.

