

Rugby Borough Council
Business Support Services
10 MAR 2026
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Dept _____

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	[Redacted]	ON BEHALF OF
First Name	[Redacted]	THE RESIDENTS
Last Name	[Redacted]	OF
Job Title (where relevant)	[Redacted]	GREEDWENT CLOSE
Organisation (where relevant)	[Redacted]	[Redacted]
Address Line 1	[Redacted]	[Redacted]
Line 2	[Redacted]	[Redacted]
Line 3	[Redacted]	[Redacted]
Line 4	[Redacted]	[Redacted]
Post Code	[Redacted]	[Redacted]
Telephone Number	[Redacted]	[Redacted]
E-mail Address (where relevant)	[Redacted]	[Redacted]

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

Name or Organisation: SPEEDWENTHOSE RESIDENTS.

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	<u>59</u>				

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.

PLEASE SEE THE ENCLOSED

(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.

PLEASE SEE THE ENCLOSED

(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, 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:

AS THE REPRESENTATIVE OF SPEEDWELL
CHOSE WHO HAVE ENTRUSTED ME
WITH THE TASK OF SUBMITTING
OUR CONCERNS.

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:

<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>

SPEEDWELL CLOSE RESIDENTS STATEMENT OF OPPOSITION TO NEWTON MANOR LANE HOUSING DEVELOPMENT

Representation to the Rugby Local Plan Regulation 19 Consultation Site: Newton Manor Lane (Ref 59)

Proposed Housing Allocation

The residents of Speedwell Close recognise that there will always be the need for housing in Rugby, supporting its growth. However, the allocation on Newton Manor Lane is not justified, effective and is inconsistent with planning principles. Therefore, we feel it is necessary to reconsider this allocation.

Our concerns for the proposal are outlined here as to the soundness of the plan.

We believe that Newton Manor Lane is not the most suitable location and that there are more suitable alternatives. Over the last 15-20 years there have been approximately 6000 houses already built in the north of Rugby and as residents we are experiencing impacts through increased traffic, drainage pressures and substantial strain on the infrastructure. Provision to support this has not been put into place, nor does the specific plan demonstrate that the necessary infrastructure will be delivered alongside the proposed housing.

As residents we see many material constraints and lived cumulative impacts, flood risk concerns, road safety, noise/vibration, water supply constraints where the water pressure is notably less. Houses facing or backing on to Newton Manor Lane have noticed their homes shaking.

The potential flood risks are a huge concern to us. We are already experiencing water accumulation. The proposed site sits on land draining towards existing residential areas and roads downstream, and into the River Avon, which regularly floods and would only get worse with additional housing. There has certainly been more water in the nearby fields and on the roads. Water levels from the River Avon are certainly becoming higher with the heavier rainfalls. Our neighbours on Strawberry Fields and those living on Newton Manor Lane are noticing significant changes.

We believe that attenuation ponds in nearby developments remain empty during heavy rainfall and do not perform as effectively as hoped, therefore, increasing the risk of further flooding.

In conclusion the construction does not match approved design specifications. Also, the maintenance arrangements are unclear and are unlikely to be effective over the lifetime of the development.

Newton Manor Lane already experiences traffic pressure and road safety concerns. Several accidents and near misses have often been reported along Newton Manor Lane and nearby junctions. Particularly at the junction of Crow Thorns and Newton Manor Lane, where the

In conclusion whilst we are aware that there is a need for additional housing, Newton Manor Lane appears to be an unsuitable location. The site selection and cumulative impacts. Flood risk and drainage concerns. Traffic safety, noise and vibration impacts. Infrastructure and water supply capacity and constraints. We do not believe the allocation to be justified. It may not be effective or deliverable and risks inconsistency with national policy on the flood risk and sustainable transport. We therefore request the Local Plan Inspectorate carefully reviews the justification and suitability of this allocation and would perhaps consider alternative sites which would better serve Rugby in the long term.

Finally, we understand there is land available at Lodge Farm which we believe would be far more suitable than that at Newton Manor Lane.

I/WE AGREE WITH THE ENCLOSED STATEMENT AND WISH TO SUPPORT THE SPEEDWELL CLOSE FEEDBACK SUBMISSION.

FIRST NAME *Caroline Kelleher*
Richard Kelleher

SURNAME

ADDRESS 

POSTCODE 

~~WE~~ WE AGREE WITH THE ENCLOSED STATEMENT AND WISH TO SUPPORT THE SPEEDWELL CLOSE FEEDBACK SUBMISSION.

FIRST NAME

RICHARD + LAURA

SURNAME

BRAILSFORD

ADDRESS

[REDACTED]

POSTCODE

[REDACTED]

I/WE AGREE WITH THE ENCLOSED STATEMENT AND WISH TO SUPPORT THE SPEEDWELL CLOSE FEEDBACK SUBMISSION.

FIRST NAME DAMIAN

MALGORZATA

SURNAME CZAJKA

CZAJKA

Damian Czajka

Malgorzata Czajka

ADDRESS



POSTCODE



I/WE AGREE WITH THE ENCLOSED STATEMENT AND WISH TO SUPPORT THE SPEEDWELL CLOSE FEEDBACK SUBMISSION.

FIRST NAME SUSAN AND TERRANCE

SURNAME McCRAIG

ADDRESS [REDACTED]

POSTCODE [REDACTED]

[REDACTED]

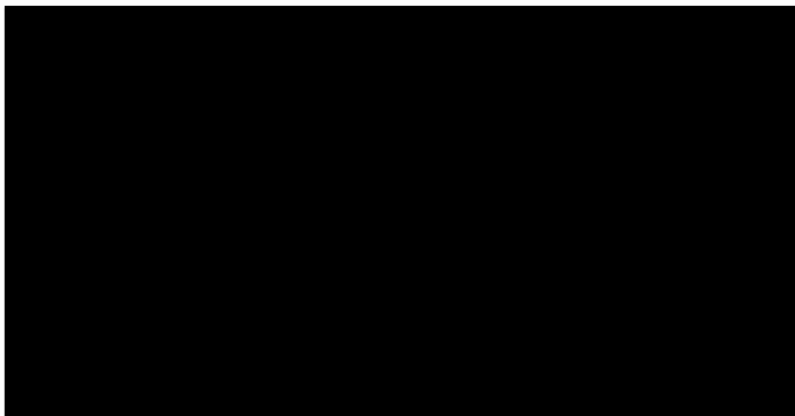
I/WE AGREE WITH THE ENCLOSED STATEMENT AND WISH TO SUPPORT THE SPEEDWELL CLOSE FEEDBACK SUBMISSION.

FIRST NAME *JULIE STEVEN*

SURNAME *COLLEDGE*

ADDRESS

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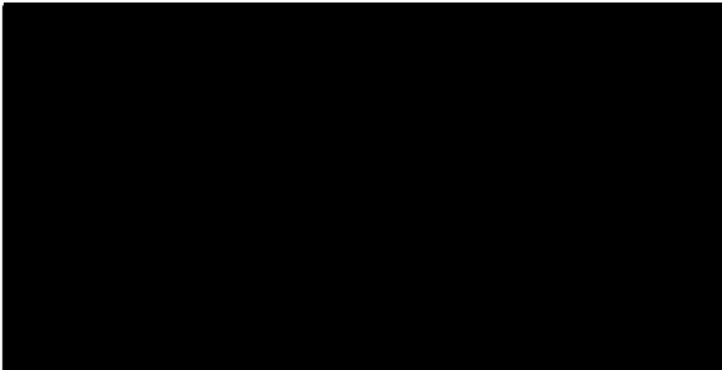


I/WE AGREE WITH THE ENCLOSED STATEMENT AND WISH TO SUPPORT THE SPEEDWELL CLOSE FEEDBACK SUBMISSION.

FIRST NAME ① WEN ② HAO

SURNAME Dou Xu

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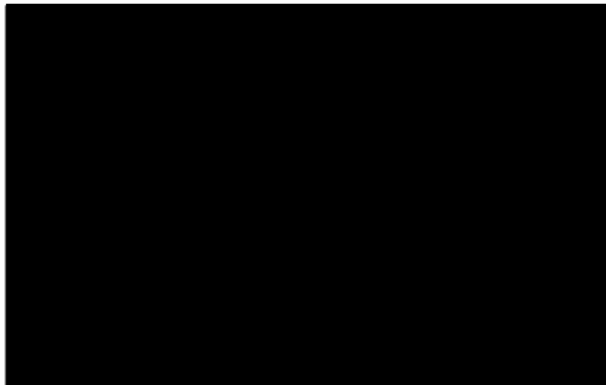
I/WE AGREE WITH THE ENCLOSED STATEMENT AND WISH TO SUPPORT THE SPEEDWELL CLOSE FEEDBACK SUBMISSION.

FIRST NAME ANDREW + ISOBEL

SURNAME CROFT

ADDRESS

POSTCODE



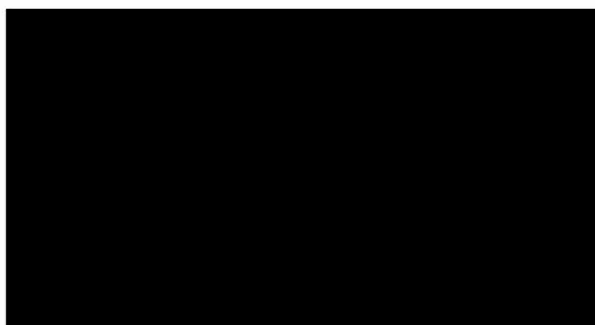
I/WE AGREE WITH THE ENCLOSED STATEMENT AND WISH TO SUPPORT THE SPEEDWELL CLOSE FEEDBACK SUBMISSION.

FIRST NAME Patricia John

SURNAME Tolleye Jolleye

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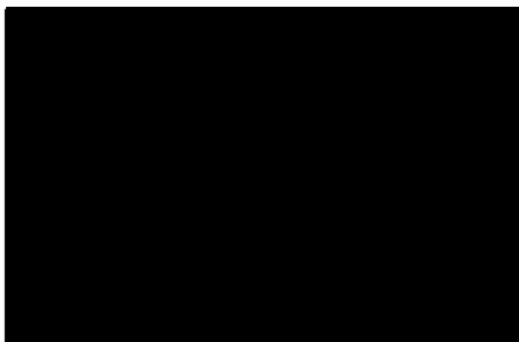


I/WE AGREE WITH THE ENCLOSED STATEMENT AND WISH TO SUPPORT THE SPEEDWELL CLOSE FEEDBACK SUBMISSION.

FIRST NAME FAUE

SURNAME DOBBIE

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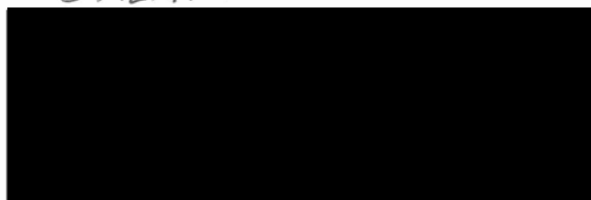


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MARTON SOOS - PETROVAI



SARAH WRIGHT

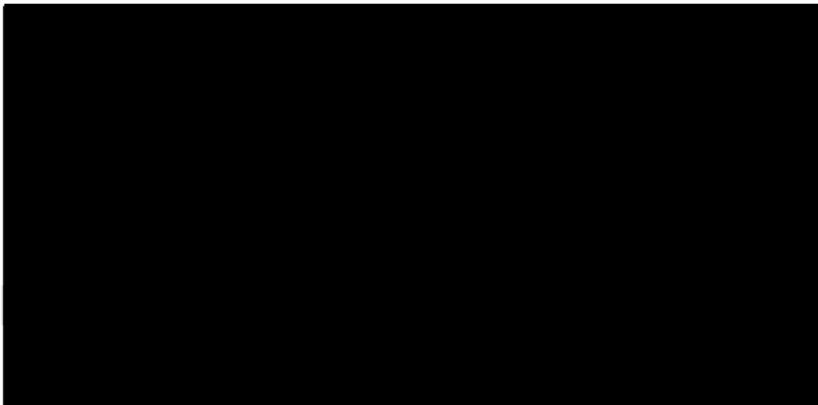


I/WE AGREE WITH THE ENCLOSED STATEMENT AND WISH TO SUPPORT THE SPEEDWELL CLOSE FEEDBACK SUBMISSION.

FIRST NAME MARION

SURNAME KENDRICK

ADDRESS
POSTCODE

A large black rectangular redaction box covers the address and postcode information, extending from the 'ADDRESS' label down to the 'POSTCODE' label.

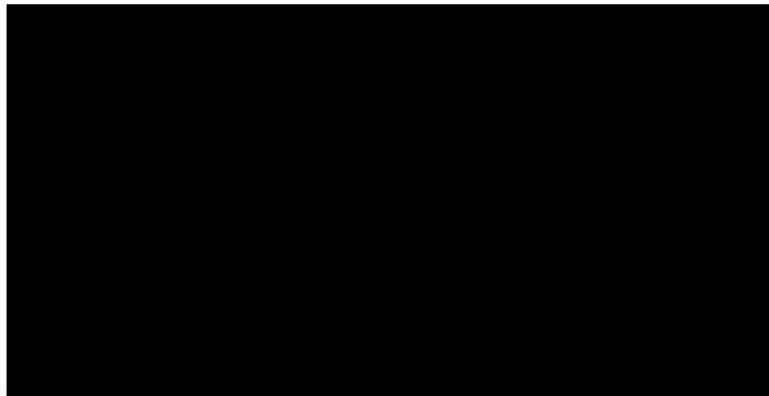
I/WE AGREE WITH THE ENCLOSED STATEMENT AND WISH TO SUPPORT THE SPEEDWELL CLOSE FEEDBACK SUBMISSION.

FIRST NAME *Tanya & Joe*

SURNAME *Wasik* *Birmingham*

ADDRESS

POSTCODE



I/WE AGREE WITH THE ENCLOSED STATEMENT AND WISH TO SUPPORT THE SPEEDWELL CLOSE FEEDBACK SUBMISSION.

FIRST NAME *Jemma*

Jonny

SURNAME *Riley*

Bean

ADDRESS

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