

## 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	<input type="text" value="Miss"/>	<input type="text"/>
First Name	<input type="text" value="Rebecca"/>	<input type="text"/>
Last Name	<input type="text" value="Butters"/>	<input type="text"/>
Job Title (where relevant)	<input type="text" value=""/>	<input type="text"/>
Organisation (where relevant)	<input type="text" value=""/>	<input type="text"/>
Address Line 1	<input type="text" value=""/>	<input type="text"/>
Line 2	<input type="text"/>	<input type="text"/>
Line 3	<input type="text"/>	<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 representation

Name or Organisation:

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

Local Plan Paragraph	8	Local Plan Policy	Infrastructure I4 Infrastructure and planning obligations	Policies Map	Yes
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Site ID

4. Do you consider the Local Plan:

(1) is Legally compliant

Yes
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(2) is Sound

No
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(3) complies with the Duty to co-operate

No
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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.

1. Potential over allocation of employment - Warehousing planned to meet highest projections; lack of local workforce; vacant periods for existing units right next to the school and another huge warehouse already built at the top of Central park drive by Bar jane which they are struggling to lease.
2. Traffic & HGV impact - Increased M6 junction traffic; More frequent road resurfacing due to accelerated wear over lifetime - associated inconvenience & cost; HGV and increased traffic safety concerns for primary school.
3. Flood Risk & Drainage
4. Visual & Landscape impact - One of highest sites in Rugby, so units highly visible across surrounding areas. Loss of wildlife
5. Impact on Rugby Free Primary school being the most key. With 425 children and 50 members of staff, between 7.30 am and 9.00am and between 2.30pm and 6.00pm, the road

and junction on the Bailey road is very busy because of children coming to and from school with younger siblings and parents. RFPS has wraparound care from 7.30am - 6.00pm so the road is constantly busy during these times. During these times, buses/coaches cannot get down the road due to parents parking on both sides. Even with parents not parking on both sides, when a HGV and car try to get through together, one has to give way. This has caused complete gridlock to the road and sometimes takes parents/staff members 30 minutes to drive down the road to and from the school. If you add further HGVs and other site traffic to this, this will cause chaos. The warehouse at the top of the road caused lots of near misses, lots of dirt, pathways not being clear for parents to walk their children on etc. If this was on a larger scale, it would make our school a very unattractive place for parents to send their children.

We are concerned that Central park drive is being used as a route in to the site. We believe that with the mixture of 425+ children (there is also a nursery on the road) that this is a recipe for disaster

and a child will get seriously hurt or killed. As a headteacher, who stands on the gate everyday, I see HGVS reversing across paths and hitting signs. I wouldn't be able to ensure children are safe being at RFPS. I believe that our school will have fewer and fewer children choose to attend due to being next to a huge industrial/warehouse site with no green space anywhere for the children to even see.

There would be huge disruption during the build - we are concerned for our infrastructure of our building, concerned about dirt/mud/dust affecting our school and the paths and roads by school. We are concerned about the air quality. We already have poor air quality due to location near motorways, we don;t need it worsening. We have many children with asthma and staff with asthma and breathing conditions which would be highly affected by dust and dirt in the air and worsening pollution. We are also concerned about noise levels and this impacting children's learning. If the school building was to shake or move at all, this would throw all of our Interactive whiteboards off and we would have to recalibrate them every time. Our building shakes as HGVS go past us, let alone heavy machinery drilling etc.

The land that is for RFPS I believe will not be achievable as RFPS believed it was going to be gifted to us by AC Lloyd/Pannatoni yet I had a mneeting with them and they said the land needed to be bought from them and then someone needed to landscape it etc. The cost of the land is £3 million pounds and then landscaping/fencing etc would cost another approx £2 million. RFPS has zero funds for this and I highly doubt WCC or RBC would pay for this. Therefore it is inaccurate that this land is for RFPS and is trying to use this as leverage for local parents and residents when in truth, this will not happen.

(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 access to the site via Central Park Drive and via castle way mound only  
No Bus route by RFPS as the bus will not be able to get through at some times of the school day.  
Land being given and landscaped appropriate for all year sports to RFPS.  
RFPS would like reassurances about disturbance to their building, noise and pollution levels.  
RFPS would like to know what support they would get from the local authority/RBC if the build went ahead.

(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-notices>