

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 **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="Ms"/>	<input type="text"/>
First Name	<input type="text" value="Amanda"/>	<input type="text"/>
Last Name	<input type="text" value="Rusgrove"/>	<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="[REDACTED]"/>	<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="[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 representation

Name or Organisation:

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

Local Plan Paragraph		Local Plan Policy	Economy E2 Employment development	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.

****Representation to the Proposed Submission Local Plan****

****Re: Land allocation affecting Coton Park Residential Estate****

I am writing to formally object to the proposed change in land use within the Proposed Submission Local Plan which redesignates land near the Coton Park residential estate from residential use to employment/industrial use.

As a resident of Coton Park, I am extremely concerned about the significant and negative impact this proposed change would have on the existing community and surrounding environment.

Firstly, the redesignation removes the potential for future residential development that would be more appropriate for the area and consistent with the character of the surrounding neighbourhood. In particular, residents have long recognised the potential for this land to accommodate important community infrastructure, such as a new secondary school. Given the continued growth of housing in and around Coton Park, the loss of any opportunity for educational provision in the future would be a major missed opportunity for long-term community planning.

Secondly, there are serious safety concerns regarding the proposed access arrangements. The proposed entry route is located immediately adjacent to the existing primary school. Introducing industrial or employment traffic, including heavy goods vehicles, would create a significant risk to children, parents, and school staff who regularly walk, cycle, and drive to the school. Increased traffic movements of this nature are incompatible with the safe operation of a school environment.

In addition, residents already experience issues with large vehicles parking along the road near the school. This has previously resulted in littering and antisocial behaviour, including instances where the area has been used as a toilet with waste and paper left behind. Expanding industrial activity would likely worsen these existing problems and negatively affect the safety and cleanliness of the area.

A residential approach to development would integrate far more successfully with the existing community. It would complement the established walking and cycling links in the area and would support a safer, more cohesive neighbourhood environment rather than introducing heavy commercial traffic.

The impact on nearby homes must also be carefully considered. Industrial or employment use would inevitably bring increased noise, artificial lighting, vehicle movements, and air pollution. These impacts would significantly reduce the quality of life for residents living nearby and would represent a substantial change from the environment residents reasonably expected when purchasing and living in this area.

There are also environmental concerns relating to the loss of green space and wildlife habitat. The proposed industrial development risks displacing local wildlife and damaging the natural environment that currently forms part of the local landscape.

Overall, this proposal would fundamentally transform the character of the area in a way that was not anticipated by existing residents and which is not supported by the local community. The redesignation of this land from residential to industrial use is therefore strongly opposed.

For these reasons, I respectfully request that Rugby Borough Council reconsider this allocation and retain the land for residential or community-based development, which would better reflect the needs of the existing community and the long-term sustainability of the area.

(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 modifications that would make the plan sound, and fit for purpose for the area would be to return the usage to residential as originally proposed

(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.

None

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>