

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*

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="Lindsay"/>	<input type="text"/>
Last Name	<input type="text" value="Foster"/>	<input type="text"/>
Job Title (where relevant)	<input type="text" value="Parish Clerk"/>	<input type="text"/>
Organisation (where relevant)	<input type="text" value="Ryton on Dunsmore Parish Council"/>	<input type="text"/>
Address Line 1	<input type="text" value="██████████"/>	<input type="text"/>
Line 2	<input type="text" value="██████████"/>	<input type="text"/>
Line 3	<input type="text" value="██████████████████"/>	<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)

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?

Local Plan Paragraph	<input type="text"/>	Local Plan Policy	S3	Policies Map	<input type="text"/>
Site ID	<input type="text"/>				

4. Do you consider the Local Plan:

(1) is Legally compliant	Yes	X	No	<input type="text"/>
(2) is Sound	Yes	X	No	<input type="text"/>
(3) complies with the Duty to co-operate	Yes	X	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.

The Parish Council was pleased to see the allocation (Prologis Park West and Mountpark - site. ref 328) for employment purposes removed from the proposed plan. We strongly objected to this unacceptable and unsound proposed allocation. The powerful evidence provided by this Parish Council and many others clearly demonstrated that the site is unsuitable for this type of development. Also, that the proposal does not constitute sustainable development, which as the National Planning Policy Framework (NPPF) states at paragraph 7 *“The purpose of the planning system is to contribute to the achievement of sustainable development, including the provision of homes, commercial development and supporting infrastructure in a sustainable manner”*.

As previously articulated, we fundamentally disagreed with the proposed allocation of Site. ref 328 Prologis Park West and Mountpark for employment purposes or indeed for any form of development and are pleased to see it no longer forms part of the plan.

It does not represent sustainable development

National and local planning policies seek to direct development to the most sustainable locations. While it is accepted that the site is on the edge of the built-up area, this does negate the fact that it is essentially, green undeveloped and in the countryside. By their nature, sites in the countryside are less sustainable due to developments in such locations often exacerbating car reliance and putting development in locations that are not well-served by existing physical and social infrastructure. As is the case here.

Unacceptable Impact on the landscape, character and distinctiveness of the local area

This green field site is in a prominent location, in the countryside and on the edge of the Parish.

Its open and undeveloped character is highly valued and prized by the local community (and its wildlife). This is for a variety of reasons. This includes that it is important for the setting of the village, the opportunities it provides for informal recreation, visual beauty, nature conservation and protecting the distinct character of the village.

The proposal by its nature would have a significant harmful effect on the landscape character and appearance of the area as well as its biodiversity.

Introducing such a major development would represent a large scale, unjustified and prominent urban intrusion into the open countryside and, as such, it would result in significant harm to the landscape, character and local distinctiveness of the local area.

Adverse impact on highway and pedestrian safety

We were concerned that the proposed development and the associated increase in road traffic created by this massive development would have an adverse impact on highway and pedestrian safety around the safety and more generally. These are already issues in the local area and the proposed development will only make much worse.

The Parish Council commissioned its own independent review of the highway implications by specialist traffic consultants HD Consulting. Their report underlines that the proposal would generate a huge increase in transport movements and that the supporting evidence provided in support of the proposal does not *“provide any confidence that the local highway network can cater for such an increase in demand, by all modes of transport, and that local and national policy objectives are achieved.”*

Insufficient and adverse impact on local facilities and infrastructure

Ryton-on-Dunsmore has limited facilities and services, many of which are already struggling to cope with demand by both residents and people who work in the parish. There is presently insufficient capacity in key services such as pubs, banks and medical facilities and infrastructure such as buses and roads.

As part of the Rural Sustainability Study, it places Ryton-on-Dunsmore at third bottom of the nine identified Main Rural Settlements in terms of provision of key services and facilities, below places such as Brinkley and Stretton-on-Dunsmore, which have a much lower population.

As such, the proposed development would have an unacceptable impact and cause harm on the physical and social local infrastructure, especially due to insufficient capacity in shops, health, roads, public transport and other key facilities and infrastructure.

We would like to reiterate that we are pleased that site 328 has been removed from the plan and would not like it to be reinstated. We support the amendment to the policy to remove site 328.

(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.

(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:

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>

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Local Plan Paragraph	<input type="text"/>	Local Plan Policy	<input type="text"/>	Policies Map	<input type="text"/>
Site ID	100				

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The Parish Council would like to re-iterate the importance of the Ryton on Dunsmore Neighbourhood Plan and the requirement for site 100 to follow all policies within our neighbourhood plan. We would like all conditions to be followed including retention of the public right of way and contribution towards the cycle and walking infrastructure plan. We would like to reiterate the importance of parking allocation and number of spaces on this site. As part of our neighbourhood plan evidence gathering and the comments received at planning appeal for this site parking is very important in this area due to the existing problems.

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