

## 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	Miss	
First Name	Sandra	
Last Name	Sandra	
Job Title (where relevant)		
Organisation (where relevant)		
Address Line 1		
Line 2		
Line 3		
Line 4		
Post Code		
Telephone Number		
E-mail Address (where relevant)		

## 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	<input type="text"/>	Local Plan Policy	<input type="text"/>	Policies Map	<input type="text"/>	No
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Site ID

4. Do you consider the Local Plan:

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

I am writing to formally lodge my strongest possible objection to the proposed warehouse development adjacent to Rugby Free Primary School. As a local resident who moved to this area specifically for its quiet, nature-focused environment, I believe this project represents a severe threat to the safety, health, and well-being of our community, specifically our children and school staff.

I object to this proposal based on the following critical points:

### 1. Traffic Congestion and Child Safety

The road infrastructure is already at capacity. During school drop-off and pick-up hours, traffic is currently a "nightmare" and frequently dangerous. Adding heavy goods vehicles (HGVs) and construction traffic into a high-density zone for children (ages 5–11) is a recipe for disaster. The increase in vehicle movements will significantly elevate the risk of

accidents.

## 2. Environmental and Health Impact

For the duration of the build and the subsequent operation of the warehouse, our children and staff will be subjected to:

**Toxic Air Quality:** Increased HGV emissions are directly linked to respiratory issues in developing children.

**Noise Pollution:** Constant industrial noise is detrimental to a productive learning environment.

**Dust and Particulates:** Construction dust will plague the school playground and classrooms for years, posing a direct health risk.

## 3. Loss of Promised Educational Infrastructure

The school was originally promised additional land as part of previous discussions. To see this land stripped away in the latest plans is, quite frankly, outrageous. At a time when the school is already struggling with on-site building works and limited parking, the removal of this promised space is a betrayal of the school's future.

## 4. Misleading Economic Justification

The developer's claim of "job creation" is highly misleading. Rugby already has a significant number of empty industrial units. There is no proven need for further "big box" warehousing in the heart of a residential and educational zone when existing facilities remain vacant.

## 5. Destruction of Local Ecology

We chose this area for its proximity to nature. Rugby is rapidly losing its green spaces, and this development would eradicate one of the few remaining natural buffers we have left. Replacing trees and habitats with concrete warehouses is a step backward for the town's environmental goals.

### Conclusion

This development is inappropriately located. A warehouse has no place in the center of a family residential area, towering over a school. I urge the council to prioritize the health of its citizens and the safety of its children over industrial expansion. We must save what little nature remains and protect the learning environment of our local school.

Stop this plan now.

Sincerely,

Sandra

(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.

To make the Local Plan actually work, the council needs to stop this warehouse and give the land back to the school like they originally promised. Right now, the plan isn't "sound" because it completely ignores the reality of our daily lives. You can't claim a plan is "justified" when you're ignoring NPPF Paragraph 95, which says the needs of a school should come first. As a mom, I can tell you that the school run is already a dangerous nightmare; adding heavy trucks to that mix is an accident waiting to happen and goes against the safety rules in NPPF Paragraph 111. It also

fails the Environment Act 2021 because our kids shouldn't have to breathe in toxic fumes and construction dust for years just because the council wants to build more warehouses when we already have empty ones all over Rugby. It's not "positively prepared" to tear down the last of our green space and take away promised school land just to put an industrial hub in the middle of a family neighborhood. The only way to make this plan legally right and fair is to protect our children's health and safety by keeping this land for the school and the nature that's left, ensuring our kids have a quiet, safe place to actually learn.

(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)?

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:

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As a parent and local resident, I need to participate because the current written plans do not reflect the lived reality of our daily "nightmare" at the school gates. I have unique, first-hand evidence of the existing traffic dangers and "near misses" that occur during drop-off and pick-up, risks that will become life-threatening if HGV traffic is added to the mix. Furthermore, I need to speak on the "soundness" of the plan regarding the promised school land. The paperwork doesn't capture the impact that losing this space will have on our children's education and health. I am also best placed to challenge the developer's claims about "job creation," as I can provide local evidence of the numerous empty industrial units already sitting vacant across Rugby. A written statement cannot adequately convey the cumulative stress this development puts on our staff and families, nor can it properly address the loss of the specific natural buffers our children rely on. I want to ensure the Inspector hears a human perspective on how these legal failings, specifically regarding air quality, child safety, and the broken promises of land allocation, will permanently damage our community's future.

*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>