

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	<input type="text" value="Dr"/>	<input type="text"/>
First Name	<input type="text" value="Angela"/>	<input type="text"/>
Last Name	<input type="text" value="Thompson"/>	<input type="text"/>
Job Title	<input type="text" value="Member of Steering Group of Save Rounds Gardens lead by The New Bilton Community Association. Also, Ward Councillor for New Bilton"/>	<input type="text"/>
(where relevant)		
Organisation	<input type="text" value="New Bilton Community Association and Save Rounds Gardens"/>	<input type="text"/>
(where relevant)		
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" value="██████████"/>	<input type="text"/>

Post Code

Telephone Number

E-mail Address
(where relevant)

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	<input type="text" value="Mr"/>	<input type="text"/>
First Name	<input type="text" value="Christopher"/>	<input type="text"/>
Last Name	<input type="text" value="Jackson"/>	<input type="text"/>
Job Title	<input type="text" value="Member of Steering Group of Save Rounds Gardens lead by The New Bilton Community Association."/>	<input type="text"/>
(where relevant)		
Organisation	<input type="text" value="New Bilton Community Association and Save Rounds Gardens"/>	<input type="text"/>
(where relevant)		
Address Line 1	<input type="text" value="██████████"/>	<input type="text"/>
Line 2	<input type="text" value="██████"/>	<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 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	<input type="text" value="Mrs"/>	<input type="text"/>
First Name	<input type="text" value="Sheela"/>	<input type="text"/>
Last Name	<input type="text" value="Hammond"/>	<input type="text"/>
Job Title	<input type="text" value="Member of Steering Group of Save Rounds Gardens lead by The New Bilton Community Association. Chair of The New Bilton Community Association"/>	<input type="text"/>
(where relevant)		
Organisation	<input type="text" value="New Bilton Community Association and Save Rounds Gardens"/>	<input type="text"/>
(where relevant)		
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	<input type="text" value="██████████████████"/>	<input type="text"/>
(where relevant)		

Part A

1. Personal Details*

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2. Agent's Details (if applicable)

Title	<input type="text" value="Mrs"/>	<input type="text"/>
First Name	<input type="text" value="Barbara"/>	<input type="text"/>
Last Name	<input type="text" value="Brown"/>	<input type="text"/>
Job Title	<input type="text" value="Member of Steering Group of Save Rounds Gardens lead by The New Bilton Community Association. Also, Ward Councillor for New Bilton"/>	<input type="text"/>
(where relevant)		
Organisation	<input type="text" value="New Bilton Community Association and Save Rounds Gardens"/>	<input type="text"/>
(where relevant)		
Address Line 1	<input type="text" value="██████████"/>	<input type="text"/>
Line 2	<input type="text" value="██████"/>	<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 A

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**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	<input type="text" value="Mr"/>	<input type="text"/>
First Name	<input type="text" value="Ish"/>	<input type="text"/>
Last Name	<input type="text" value="Mistry"/>	<input type="text"/>
Job Title (where relevant)	<input type="text" value="Ward Councillor for New Bilton"/>	<input type="text"/>
Organisation (where relevant)	<input type="text"/>	<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"/>	<input type="text"/>
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Post Code	<input type="text" value="████████"/>	<input type="text"/>
Telephone Number	<input type="text"/>	<input type="text"/>
E-mail Address (where relevant)	<input type="text" value="████████████████████"/>	<input type="text"/>

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

Name or Organisation: New Bilton Community Association and Save Rounds Gardens

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

Local Plan Paragraph	6.26, 6.28, 6.29	Local Plan Policy	H8	Policies Map	
Site ID					

4. Do you consider the Local Plan:

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

Regarding related to the High Access Zone p76, 80-81,

The community wish to support the HMO policy as a whole but would question from the evidence supplied in our submission, as well as drawing on the evidence in 6.28; the nature of residents in HMOs in Rugby (mostly working people). The residents feel strongly that .5 of a car allocation for the highest density area for HMO's is not appropriate and suggested that flexibility in policy renders this requirement mute.

Please see submission document for further support.

(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.

That the car parking space for both high and low access areas for HMO's be the same at one space per bedroom

(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)

Members from the steering group

Yes, I wish to participate in hearing session(s)

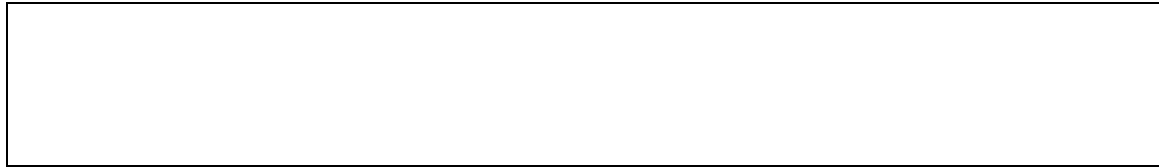
Please note that while this will provide an initial indication of your wish to participate in hearing session(s), you may be asked at a later point to confirm your request to participate.

8. If you wish to participate in the hearing session(s), please outline why you consider this to be necessary:

The issue of HMO's and the cumulative impact on greenspace and quality of environment are a significant source of distress to the local community of New Bilton and Benn Wards, and they would like to ensure that the issue of parking allocation for HMO's is reconsidered for any further developments, as the evidence from the community indicated this allocation is too low for their specific context.

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

Name or Organisation: New Bilton Community Association and Save Rounds Gardens

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"/>
Site ID	350				

4. Do you consider the Local Plan:

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

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The community wish to support this allocation, prefer it to be reduced and resist any increase in allocation. They are making the case in the attached documentation why securing green space in an area with green space deficit is important. They have concerns that others may seek to raise the allocation and consequently decrease access to green space, negatively impact on the character and street scene of the local setting and increase loading on an area with significant features of multiple forms of deprivation. Their experience is of areas of green park space being approved for building on such as Oakfield Park in 2020 and increased density of population through the proliferation of HMOs

Please see attached submission from the Save Rounds Gardens steering group/New Bilton Community Association

(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)

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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)

Members of steering group

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:

We wish to support the local plan allocation, if possible, to make the case for a reduction in favour of green space, and resist applications to increase this allocation, which we understand may be made. It is important community voice is heard as the allocation only happened after the regulation 18 consultation, as the suggestion on increasing it after all representations had been made to the council and at the point of council approval for the regulation 19 consultation.

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.

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

Name or Organisation: New Bilton Community Association and Save Rounds Gardens

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

Local Plan Paragraph		Local Plan Policy	EN6	Policies Map	
Site ID	350				

4. Do you consider the Local Plan:

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

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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 community wish to support policy EN6 particularly as it related to site 350. There are some lovely old trees on this site, which are valued due to the green space deficit in the ward. The community want to ensure that they are protected, that building allocations take this into account and further climate change effects are mitigated with additional planting. Please see the supporting combined documentation from the Save Rounds Gardens Steering group and New Bilton Community Association.

(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)

✓
Members
of
steering
group

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:

The importance of canopy cover, supporting wildlife and ecological diversity is important to the community when there is a green space deficit. The suggestion of additional allocation would threaten this.

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.

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<https://www.gov.uk/government/publications/planning-inspectorate-privacy-notice>



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“Green Space is not just for people in posh houses”

A submission in response to the proposed local plan for Rugby Borough Council

Submitted on behalf of the community by

New Bilton Community Association Chair
Save Rounds Gardens Campaign lead
Ward Councillor, New Bilton
Ward Councillor, New Bilton
Ward Councillor, New Bilton

Sheela Hammond
Christopher Jackson
Dr Angela Thompson
Barbara Brown
Ish Mistry

13th March 2026

“Green Space is not just for people in posh houses”

participant at community meeting March 4th 2026 Benn Hall

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Context

Historically there was green space until the 1960s at Rounds Gardens. The reality now is that we have high density housing across the ward, with insufficient green space. The community has lost a significant portion of the open space it once had (see loss of space to building at Oakfield Park 2020), and there is no easy access for the elderly or families with young children to facilities in Caldecott Park. Unmanaged development in the past has squeezed the green lungs out of New Bilton. Increasing the housing allocation on the New Bilton site, so that rural areas can take fewer new houses themselves, is totally inappropriate

Houses of Multiple Occupancy (HMOs)

It is necessary to put controls on HMOs and insist on regulation of their development to limit over-concentration and sandwiching of family homes (Local plan policy H8). The issues of HMOs needs to be considered in conjunction with the lack of green space and the squeeze on community leisure areas.

Green Space and Rounds Gardens

The National Planning Policy Framework (NPPF) highlights the value of quality green space in urban areas for health, wildlife, and resident well-being. Maintaining a balance between development and green areas is essential to ensure adequate green space for communities. This is very important to the people of New Bilton and Benn wards.

Green space deficit

The local plan identifies that the New Bilton and Benn wards have a green space deficit across all areas. Consequently, it is important not to lose more green space. Please see the Local Plan (Appendix 3 Open Space Standards).

Healthy, inclusive and safe places

The NPPF actively supports development that generates healthy, inclusive and safe places. This is particularly important for New Bilton and Benn wards which have some of the highest deprivation indicators across the borough.

Importance of tree canopy

The NPPF highlights the importance of trees and the planting of new trees to help with limiting the impact of climate change. There are some lovely old trees on Rounds Gardens that need protection. A high level of development will result in some or all of their loss (Local plan policy EN6)

Good design and local character

The housing allocation allows for accommodation consistent with the character of the local street scene. The housing department has already consulted on a provisional design which balances good quality space and gardens and low-rise development with green space. Low-rise development is more cost efficient and adaptable over the long term and facilitates the development of community without intruding on local community privacy. This is consistent with NPPF 129d and 129e.

Detailed case

This context is offered to establish the need for green space in this urban ward. It presents evidence to refute the proposals from those outside the community to increase housing density on the Rounds Gardens site.

The Locality

New Bilton is a diverse community. The older part of the ward, which has the Rounds Gardens site on its boundary, comprises narrow Victorian terraced housing, built for families of workers on the railway and in the engineering sheds. As times changed, the population became increasingly diverse, and many houses that were once family

homes became Houses of Multiple Occupation (HMO). The New Bilton Community Association who works across the ward perceives strongly that community relations are fragile and this is also consistent with the ward's councillors experience. Some of those whose families have lived in the area recall how Rounds Gardens prior to the construction of the high-rise flats in the late 1960's, was once open green space, part of the land and facilities owned by GE which gave an open feel to an area with dense housing surrounding it. This supported a well-balanced community in access to green space fit for families and for those without children. Later when the three blocks of flats were built, the sports and recreation facility was lost, however, the green space surrounding the flats was still open to the community.

In more recent years, a rapid and uncontrolled expansion of HMO's occurred as children grew up, moved on, and old houses became available for conversion. The presence and concentration bring issues of maintenance for the home, degradation of the community engagement, and significant problems with parking. The pressures of high-density living carry significant mental and physical health problems. Access to recreational space becomes even more precious in this context.

A significant issue is that the type and nature of accommodation/ housing and proximity means that there is insufficient parking space for modern cars, and this has been significantly exacerbated by the presence of HMOs (numbers are currently only partially defined). The problem with cars is that many who are living in cheap accommodation are not working within easy reach public transport networks or walking distance, and cars are required to get to and from employment. The Local Plan documentation highlights how HMOs in Rugby are unusual in that they are for employed people not students. HMOs are dominated by transient populations, and this has also been a challenge as occupants in some cases are not perceived by the longstanding community or neighbours to have any investment in the locality and its social and physical well-being and engage with it.

The reality now is that we have high density housing across the Ward, with insufficient green space. The community has lost a significant portion of the open space it once had, and there is no easy access for the elderly or families with young children to facilities in Caldecott Park. Access to it is across many busy roads, a key roundabout junction and up relatively steep inclines, which for those with young children or older/elderly or mobility issues is a significant barrier.

This submission is built upon community voice which was collected at an open meeting. The results were analysed by Dr Thompson and the Save Rounds Gardens campaign committee, by doing a thematic analysis and using the NPPF to code the commentary. The code allocation is attached as an Excel spreadsheet. The community voice was augmented by engaging with local residents in the community and responding to councillor feedback.

At the heart of the community response was concern about fairness and how over time their area has suffered while other areas have been able to maintain their community and facilities and access to green space.

Unmanaged development in the past has squeezed the green lungs out of New Bilton. Increasing the housing allocation on the New Bilton site, so that rural areas can take fewer new houses themselves, is totally inappropriate.

Method of collecting community data and preparing report.

A public meeting was held at relatively short notice 2 weeks, once it became apparent that other communities wished to shift their allocations (see appendix). Flyers were attached to street structures and leaflets posted. 25 people and 4 councillors attended the meeting. Addresses and contacts were taken for those attending.

The meeting consisted of a presentation, the importance of the Local Plan and the consultation, and actively in capturing participants views of the importance of green space and a question-and-answer session. A sign up for interest in follow up was also provided.

The data was anonymised by a member of the steering committee, and the clean data was then worked upon by Dr Thompson to extract themes and relevance to the NPPF and the Local Plan. The data was then written up for his document and then reviewed by the steering committee and ward councillors to check for accuracy and representation. In writing up, selected extracts from community responses have been included in boxes. The full coding is in Appendix E.

HMO's

The local plan as presented supports the New Bilton and Benn ward communities by constraining the immediate location density issues and the concurrent problem of no parking allocation. Given this is an identified source of distress for this offers a measured response to prevent further significant exacerbation and community tensions and challenges.

Green Space and Rounds Gardens and NPPF

There are a number of NPPF policies detailed below, that would support the submission of the local plan and against increasing allocation. The community in an ideal world would very much value the space been designated as official green space. Many of the points made by rural communities about the importance of green belt, are a challenge to New Bilton residents, who would have dearly liked some green belt to give up in the first place. Particular having lost green space over the recent history, see Oakfield Park 2020. There is however recognition of the balance needed with social housing provision.

The following identify the National Planning Policy Framework points that support the local plan and extracts from the community view (in boxes) on the importance of green space. For details please attached Excel spread sheet.

96. Planning policies and decisions should aim to achieve healthy, inclusive and safe places which:

a) promote social interaction, including opportunities for meetings between people who might not otherwise come into contact with each other –

This was a dominant theme with 30 of 72 records (each post it note or email was 1 record). It covered the importance of intergenerational meeting, capacity to build community, children being able to play outside (there is very limited play space in the area and busy roads). It is known that there is deficit of green space access for the ward across all domains. Further loss and imbalance is contrary to the NPPF.

Ref	Ward	Population 2021	Provision (ha per 1000)	Allotments	Amenity Greenspace	Natural and semi-natural space	Parks and Recreation Grounds	Provision for Children & Young People
10	New Bilton	8166	Current	0.34	0.35	0.91	1.12	0.06
			Surplus/Deficit	-0.31	-0.92	-1.59	-0.13	-0.14
2	Benn	9343	Current	0.01	0.13	0.07	0.54	0.04
			Surplus/Deficit	-0.64	-1.14	-2.43	-0.71	-0.16

Table 1: Green Space Deficit for New Bilton and Benn wards extracted from Appendix 3 of the local plan

Shared green space encourages intergenerational community
Green Space is good for the young and old

Green space = community investment, get outside and see your neighbours
Need to encourage children to play outdoors.
Need space for people who socialise
Space for family activities nearby in space places

Space for kids to play and interact with one another, close to home.
Car free area for community use
no green space for Benn ward, part could share Rounds Gardens

b) enable and support healthy lives, through both promoting good health and preventing ill-health, especially where this would address identified local health and well-being needs and reduce health inequalities between the most and least deprived communities – for example through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling.

This was another significant point captured, in an area not specifically included the town centre boundaries, so not covered by some of the mitigations of that location. The main park is Caldecott as described above. The other major green space is Rounds Gardens North, unfortunately this has been barred to the public and not accessible as we understand for around two decades as a potential building area. This has been subject to a recent Planning Inspector inquiry. The need for nature, the ability to get out and move in calming environments and improving the links to well-

being were clearly represented in the responses. So too was commentary in relation to pollution. The Cemex factory is in the ward and traffic is noticeable. The air quality index has shown some improvement, but it is an issue of concern. The verbal commentary has been consistent with these factors importance too health. This is notable as the health indicators for the ward are much lower than for many of the wards in the borough (6th lowest for deprivation index).

Nature! Bird song walking in green space. Mental Wellbeing. Shouldn't be a concrete jungle.
 Green space is a barrier to air pollution
 Pollution in the area. Newbold Road.
 Exercise - access to running routes
 Environmentally, acts as a 'breathing space' & contributes to a healthy environment
 Green space contributes to mental health and wellbeing
 Housing stock locally have no front gardens, small yards and need green space to exercise
 Green areas to aid and nurture mental health and wellbeing
 Reduce pollution not increase it
 Somewhere else to walk to help with my mental health
 good for mental health + wellbeing
 good for people who suffer from depression and anxiety
 Green space is vital for mental health & physical activity
 Place to feel calm and relax
 Green space enhances a feeling of wellness and pleasure
 Decent levels of green space are needed as breathing space, being in tangled busy urban roads and low lying - so prone to car pollution and diesel particles

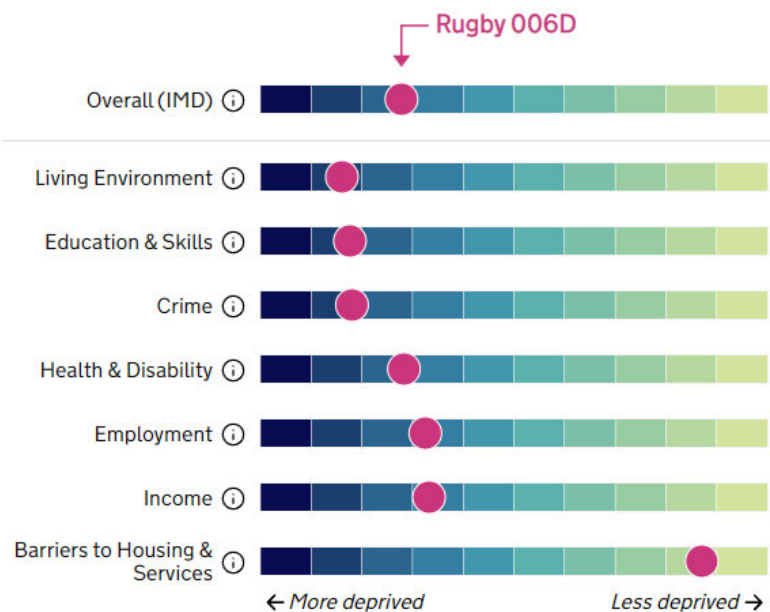


Figure 1: Snapshot of Deprivation Indicators for New Bilton Ward which is the 6th lowest for deprivation in the borough (<https://deprivation.communities.gov.uk/about-your-neighbourhood/E01031169?postcode=CV212BL>)

There are different types of deprivation in Rugby 003C

The neighbourhood you selected is most deprived in relation to crime. 86% of neighbourhoods in England are less deprived.

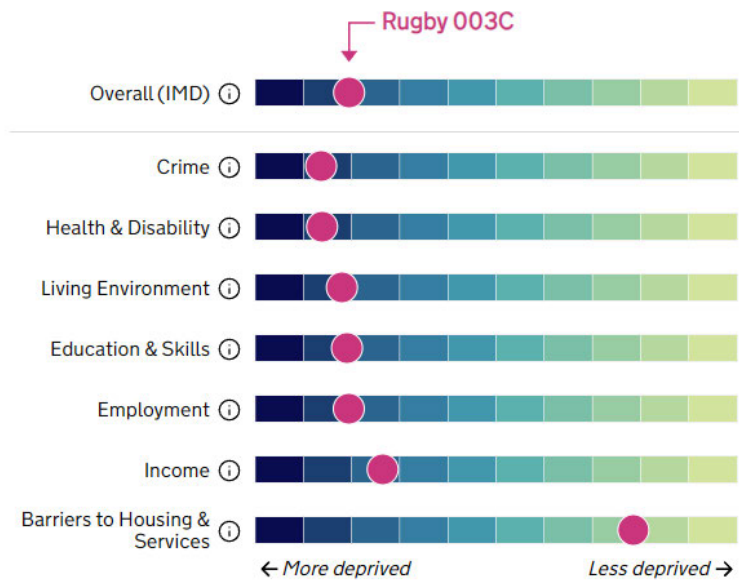


Figure 2: Snapshot of Deprivation Indicators for Benn Ward (<https://deprivation.communities.gov.uk/about-your-neighbourhood/E01031173?postcode=CV212LP>)

This is important as the following sections demonstrate that securing space and specifically green space, is valued by a community. Whom are under multiple forms of pressure. This is where the need for mitigations and support for health are needed most. There is also equitability/fairness issues highlighted by residents encapsulated by a comment from a participant “**Why should the town areas give up the small amount of green land because the villages don't want extra houses.**” The are strong sentiments in the community about wishing to have the whole of Rounds Gardens as green space, especially if the appeal for Rounds Gardens North is upheld (not known at time of submission). There is also recognition of the need for some limited social housing development for wider social good, as this is council owned land. At the time of this plan making the issue of Rugby Central and potential compulsory purchase and opportunity for social housing has not been resolved and therefore cannot be included into the Local Plan. The challenge then is a balance, as was recognised by a resident when they wrote “**If the 70 houses are built, although they have some individual gardens, they need extra green space. It shouldn't be taken away**”.

The housing department have come up with initial designs and consulted with the community in January for the Rounds Gardens development for 70 dwellings. Ones that do provide both gardens to the houses and community green space for those in low rise flats, and for the local community. They accommodate the specific geological and

structural limitations of the setting. The following points in the NPPF are relevant to the community and came up from the community discussion.

98. To provide the social, recreational and cultural facilities and services the community needs, planning policies and decisions should:

a) plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments.

We need the green space for play areas and recreational ground
Children's play area & recreation pleasant views for residents

b) take into account and support the delivery of local strategies to improve health, social and cultural well-being for all sections of the community;

c) guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs;

Once green space is gone it is difficult to get back!
Weve seen green space disappear with developments from GEC onwards & round the cement works. What little we have we need to protect

d) ensure that established shops, facilities and services are able to develop and modernise, and are retained for the benefit of the community; and

e) ensure an integrated approach to considering the location of housing, economic uses and community facilities and services.

No green space for Benn ward, part could share Rounds Gardens
No green space for Bridget Street and surrounding area

With respect to Rounds Gardens, the land which once was green space has been left open space but not managed or landscaped since the removal of the high-rise flats. Several older trees remain. The initial draft designs seek to meet objective 99 in the NPPF and the 70 proposed dwellings do take up most of the space leaving only limited green space for SUDS and small open patches. There is not room to add extra accommodation without compromising high standard regeneration.

99. Planning policies and decisions should consider the social, economic and environmental benefits of estate regeneration. **Local planning authorities should use their planning powers to help deliver estate regeneration to a high standard.**

We need quality, not quantity
Weve seen green space disappear with developments from GEC onwards & round the cement works. What little we have we need to protect
A green & beautiful development shows Rugby council values its social housing and tenants

As has been observed earlier health indicators are poor for the area and NPPF 103 makes specific reference to the need for open space, which is valued by the community **“Environmentally, acts as a 'breathing space' & contributes to a healthy environment”** as well as the specifics of the locality setting **“Decent levels of green space are needed as breathing space, being in tangled busy urban roads and low lying - so prone to car pollution and diesel particles”** The deficit in open space has been noted above but for ease is restated here. NPPF 104 also argues that existing green space should not be built up, sadly Rounds Gardens lost space when the high-rise flats were built. The green space was not replaced, and there is as noted no surplus green space, indeed there is deficit. In this case efforts are being made to improve the setting through thoughtful design that balances housing and green space needs.

Ref	Ward	Population 2021	Provision (ha per 1000)	Allotments	Amenity Greenspace	Natural and semi-natural space	Parks and Recreation Grounds	Provision for Children & Young People
10	New Bilton	8166	Current	0.34	0.35	0.91	1.12	0.06
			Surplus/Deficit	-0.31	-0.92	-1.59	-0.13	-0.14
2	Benn	9343	Current	0.01	0.13	0.07	0.54	0.04
			Surplus/Deficit	-0.64	-1.14	-2.43	-0.71	-0.16

Table 1: Green Space Deficit for New Bilton and Benn wards extracted from Appendix 3 of the local plan

The space also can act as a point of connectivity as per NPPF 105 which deals with enhancing public rights of way and access. Both NPPF 106 and 107 address locally designated green space, and the features of tranquillity, which is in close proximity to the community. Again, suggesting the importance of locality access to green space. This has been constrained with former development and proposed development (see Rounds Gardens North) and the little space that remains needs to be protected.

Although an increase in parking is not a critical issue within the NPPF, in that increases in parking alone is insufficient to turn a allocation down, there are practical implications for the community from the former and sustained unregulated development and the ongoing development of HMO's. This is why HMO's and green space need to be considered in tandem. The council currently cannot stop HMO development, and its impact on parking is noted in the residents extract below. The obvious point being if the housing is increased, so too would the amount of parking, and so too would be the reduction in accessible green space. Alternatives such as building underground car parks have been explored and ruled out due to geophysical barriers and specific site limitations. The feedback on parking and the need to promote walking is part of NPPF 109 particularly section **“f) identifying, assessing and taking into account the environmental impacts of traffic and transport infrastructure – including appropriate opportunities for avoiding and mitigating any adverse effects, and for net environmental gains..”** which residents had views on. The desire to have locality climate friendly transport is only possible for a limited number of residents for this

locality, with the interface of the income demographics, and the location of employment, and type of employment some distance away. This was captured by a resident in their commentary and how the long term residents locally have been impacted. Which also links to NPPF 112 and policy on car ownership.

Parking must be taken into consideration

My Wife & I live in a house in Bridget Street which is now awash with HMOs.

To add an extra 50 houses to Rounds Gardens would in my opinion create an even bigger, already frustrating parking problem in the surrounding area..

Whilst I understand the need for more housing I also think the effect on local residents should be taken into consideration.

Bearing in mind most jobs in and around Rugby are now in warehousing and shifts are worked in most, the parking problem does not ease off over a 24 hour period.

As long time residents and OAPs we avoid going out in the car after 5pm, as we know we will have problems finding somewhere to park on our return.

This area is flooded with people and cars. An extra 50 houses on top of the proposed 70 is just a step to far

Perhaps the clearest overarching link within the NPPF are the sections on 124 and 125 and the importance of locality based environmental gains and for NPPF 124 **should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions** , and it is worth highlighting that strategic use of brownfield sites also require addressing the necessity in NPPF 125 for environmental gains. Residents observed that they wanted to be able to support locality wildlife. As one resident noted **“As this is a council development, on council owned land, it is important to develop high quality, well designed housing in a well-designed site, incorporating mature trees and landscape that is better than communal space”** this also addresses NPPF109c which deals with despoiled land.

Too many people in too small an area

Once green space is gone it is difficult to get back!

Need greater tree canopy cover in the urban wards

Wildlife - homes for birds, insects etc.

Areas to help make sure biodiversity is nurtured

Good for wildlife + educational needs

Living with nature, birds, hedgehogs, frogs etc is important for children & adults alike

The green space should provide a green corridor with Caldecott Park E0W, to 'Riding Siding' to NS to Southfields Pocket Park

However, we need to address NPPF109e and use 129d and 129e to address this. The suggestion in the policy guidance of NPPF109 is to increase height and therefore

increase density of building. This is not consistent with the prevailing neighbourhood character or the overall street scene. The memories of the high rise building in the local community are negative and a source of distress. The community needs to build social networks after being under strain, as noted in the introduction. Accommodation that is low level/street level, accessible and in line with the local community and consistent with the street scene will facilitate this new neighbourhood to integrate.

d) the desirability of maintaining an area's prevailing character and setting (including residential gardens), or of promoting regeneration and change.

No high-rise structures to destroy horizon
Better outlook than flats
Better to agree to low level housing than flats

and e) the importance of securing well-designed, attractive and healthy places

60 houses up to 115 houses is nearly twice as many in the same space! How is that possible without making it a terrible place for the residents? (Rounds gardens North)

If the 70 houses are built, although they have some individual gardens, they need extra green space. It shouldn't be taken away. (Rounds Gardens)

A green & beautiful development shows Rugby council values its social housing and tenants

Accommodation that in high rise or tower design is a barrier to community integration. The provisional designs developed by housing are focused upon quality of environment and capacity to build community. Rounds Gardens has a number of beautiful old trees and again these need to be preserved and that is also consistent with the Local Plan's desire to increase canopy cover. NPPF 136 also addresses the importance of trees and their role in mitigating climate change impact. Residents noted "**Need greater tree canopy cover in the urban wards**" while NPPF 164 has "**including through incorporating green infrastructure and sustainable drainage systems;**" and indeed the initial plans for the area do have sustainable drainage systems which again take up space, but also provide mitigations for climate change in an urban area.

In conclusion the NPPF policies 187 and 192 address the importance of enhancing the natural environment, protecting biodiversity (which is not just limited to rural wards) and require improving the environment. Finally, while NPPF 198, **Planning policies and decisions should also ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment**, require a balance and make clear case for the balance achieved by the current local plan, and that balance has been the subject of community response and engagement. To this end we support the current local plan for Rounds Gardens. The need for controls on HMO's and the importance of canopy cover and the design of sustainability to address climate change.

List of Appendices

- A - Permission form – Save Rounds Gardens – Community response to Rugby Local Plan (Regulation 19)
- B - Statement of Truth
- C - Spreadsheet of responses - unredacted (not for publication)
- D - Spreadsheet of responses – redacted
- E - Community responses and coding
- F - Photos of open community meeting
- G - Links to Oakfield planning approval 2020

Save Rounds Gardens - Community Response to the Rugby Local Plan (Regulation 19)

Over the last few weeks, we've been gathering feedback from residents throughout New Bilton and Benn Ward on what they want to see in the Redevelopment of Rounds Gardens.

Historically there was green space until the 1960s at Rounds Gardens. The reality now is that we have high density housing across the ward, with insufficient green space. The community has lost a significant portion of the open space it once had, and there is no easy access for the elderly or families with young children to facilities in Caldecott Park. Unmanaged development in the past has squeezed the green lungs out of New Bilton, and increasing the housing allocation on the New Bilton site so that rural houses can take fewer new homes is inappropriate.

Please take a few minutes to **read and sign this letter** to share your views on the Rugby Local Plan, more specifically the Rounds Gardens allocation and **give your permission us to write a Regulation 19 response on your behalf** so that we can protect the allocation and green-space for our Town.

* Required

1. **The Rounds Gardens Campaign Team** have looked closely at the latest update of the Rugby Local Plan (Regulation 19), which will guide where housing, employment, roads and green spaces will go for the next 15-20 years. Please confirm you agree with these principles:

Housing allocation a lower allocation is supported - we do not consent to more houses.

The current allocation is 70. This must **not** increase - it would pose a risk to space. We would welcome a decrease or a change of land use to address deprivation (IMD) and open-space standards deficit in the area.

Houses of Multiple Occupancy (HMOs) - It is necessary to put controls on HMOs and insist on regulation of their development to limit over-concentration and sandwiching of family homes.

Green Space in Rounds Gardens it is necessary to protect green and open space. The National Planning Policy Framework (NPPF) highlights the value of quality green space in urban areas for health, wildlife, and resident well-being. Maintaining a balance between development and green areas is essential to ensure adequate green space for communities. This is very important to the people of New Bilton and Benn wards.

Green space deficit it is vital we don't lose more. The local plan identifies that the New Bilton and Benn wards have a green space deficit across all areas. It is important not to lose more green space.

Healthy, inclusive and safe places it is necessary to create healthy, inclusive and safe places. The NPPF actively supports development that generates healthy, inclusive and safe places. This is particularly important for New Bilton and Benn wards which have some of the highest deprivation indicators across the borough.

Importance of tree canopy it is necessary trees are protected. The NPPF highlights the importance of trees and the planting of new trees to help with limiting the impact of climate change. There are some lovely old trees on Rounds Gardens that need protecting. A high level of development will result in some or all of their loss.

Good design and local character it is important that Rounds Gardens is well designed. The housing allocation allows for accommodation consistent with the character of the local street scene. The housing department has already consulted on a provisional design which balances good quality space and gardens and low-rise development with green space. Low-rise development is more cost efficient and adaptable over the long term and facilitates the development of community without intruding on local community privacy.

*

I agree

2. **Full name of members in your household** (of the same address) who wish to be included - this is required to prove that you are real in the inspectors review and for your view to count. *

Please enter at least 5 characters

3. **Home Address** *

as above - this is to prove you are real. It will not be shared publicly. When including address please format as **e.g. 71 Benn Street CV97 04N**

4. **Consent Agreement** *

By adding your name and address, you are giving permission for the Save Rounds Gardens campaign team to prepare and submit a detailed Regulation 19 response on your behalf, to be sent to RBC and onto the Inspector to support the emerging plan.

I agree

I do not agree

5. Please share any final thoughts or concerns you have about the local plan (**optional**)

6. If you want to stay in the loop about the future of Rounds Gardens, please leave your email address below and we will be in touch (**optional**)

This content is neither created nor endorsed by Microsoft. The data you submit will be sent to the form owner.

Appendix B – Statement of Truth

14:26



Permission Text Inbox



Save Rounds Gard... 14:11 😊 ↩️ ⋮
to me ▾

Community Permission Form – Save Rounds Gardens Community Response to the Rugby Local Plan (Regulation 19)

I, as the designated data controller for the Save Rounds Gardens Campaign Team, hereby affirm that each individual whose name appears within this evidence has provided explicit, informed consent authorising the campaign team to prepare, sign, and submit a Regulation 19 representation to Rugby Borough Council and the Planning Inspector on their behalf.

Signed by:

Christopher Jackson



Save Rounds Gardens Campaign Team

TOTAL SIGNATURES		134	Last updated: 88 URN	CORE SUBMISSION DATA
FORM URN	FIRST NAME	MIDDLE / LAST NAME	ADDRESS	
1	Angela	Thompson	[REDACTED]	
2	Christopher	Jackson	[REDACTED]	
3	Virginia	Hyam	[REDACTED]	
4	Richard	Bowen	[REDACTED]	
	Carol	Bowen	[REDACTED]	
5	Scott	Bettinson	[REDACTED]	
6	Sarah	Clusker	[REDACTED]	
	Shaun	Clusker	[REDACTED]	
7	Margaret	watson	[REDACTED]	
	James	Rainey	[REDACTED]	
8	Bharat	Mistry	[REDACTED]	
	Raksha	Mistry	[REDACTED]	
9	Vida	Glanville	[REDACTED]	
	William	Glanville	[REDACTED]	
10	Linda	Lockhart	[REDACTED]	
11	Pam	London	[REDACTED]	
	Sid	London	[REDACTED]	
12	Edward	Palusinski	[REDACTED]	
13	Kerridwen	Niner	[REDACTED]	
14	Suzannah	Hamilry	[REDACTED]	
	Reece	Hamilry	[REDACTED]	
15	Kieren	Brown	[REDACTED]	
	Sean	Finlay Brown	[REDACTED]	
	Barbara	Brown	[REDACTED]	
16	Paul		[REDACTED]	
	Avril		[REDACTED]	
17	Steven	Morson	[REDACTED]	
18	Kieren	Brown	[REDACTED]	
19	Miloslav	Olejar	[REDACTED]	
20	Ewa	Wylezalek	[REDACTED]	
21	Andrew	Gawrysiak	[REDACTED]	

22	Felisbela	Marques	[REDACTED]
	Michael	Amador	[REDACTED]
23	Maria	Gabrian	[REDACTED]
24	Mr Martin	Bugg	[REDACTED]
25	Robert	Kucharczyk	[REDACTED]
	Katarzyna	Kucharczyk	[REDACTED]
26	Matt	leam	[REDACTED]
27	Jane	Morris	[REDACTED]
	Roger	Kochanek	[REDACTED]
28	Helen	James	[REDACTED]
	Robert	James	[REDACTED]
29	Lynsey	watts	[REDACTED]
30	Sheela	Hammond	[REDACTED]
31	Edward	Hammond	[REDACTED]
32	Ashley	Brayson	[REDACTED]
	Kim	Brayson	[REDACTED]
33	Maralyn	Pickup	[REDACTED]
34	Patrycja	Permoda	[REDACTED]
35	Piotr	Klimczak	[REDACTED]
35	Shane	Benton	[REDACTED]
36	Richard	Harrington	[REDACTED]
37	Philip	Duncan Simpson	[REDACTED]
38	Ceri	line	[REDACTED]
	Merlyn	Line	[REDACTED]
	Morgan	Line	[REDACTED]
	Charles	Line	[REDACTED]
39	Y	Walker	[REDACTED]
	D	Stilgoe	[REDACTED]
40	Maciej	Puzio	[REDACTED]
41	Rachael	Tuckley	[REDACTED]
	Ian	Tuckley	[REDACTED]
42	Nil	besides	[REDACTED]
43	Peter	Reaney	[REDACTED]

44	james	ho	[REDACTED]
45	Pauline	Kimber	[REDACTED]
46	Margaret	ORourke	[REDACTED]
47	Eric	Wood	[REDACTED]
	Ruth	Wood	[REDACTED]
48	Alison	Livesey	[REDACTED]
49	Michael	Moran	[REDACTED]
50	Madhukanta	Mistry	[REDACTED]
51	Margaret	Blundell	[REDACTED]
52	Terry	Waller	[REDACTED]
	Jane	Waller	[REDACTED]
53	Mauying	Wong	[REDACTED]
54	R	M HENRY	[REDACTED]
55	Steven	Burgess	[REDACTED]
56	Harry	brain	[REDACTED]
	Grace	O’Gorman	[REDACTED]
57	Simon	Burne	[REDACTED]
	Ros	Burne	[REDACTED]
58	Dimitri	Burciu	[REDACTED]
59	Charlotte	Haley	[REDACTED]
	Marcus	Pathan	[REDACTED]
60	Bethany	Reeder	[REDACTED]
	Daniel	Burchmore	[REDACTED]
61	David	Merrey-Twigg	[REDACTED]
62	Joyce	Woodings	[REDACTED]
63	Wendy	Kaye	[REDACTED]
64	Manju	Bala Srivastava	[REDACTED]
65	Annabel	Mulvany	[REDACTED]
	Patrick	Mulvany	[REDACTED]
66	Ian	Thompson	[REDACTED]
	Edwin	Thompson	[REDACTED]
67	Tony	Freeman	[REDACTED]
68	Ara	Anbarasu	[REDACTED]

	Kalaiselvi	Arjunan	[REDACTED]
	Ramasamy	Anbarasu	[REDACTED]
69	Angela	Powney	[REDACTED]
	James	Powney	[REDACTED]
	Samuel	Powney	[REDACTED]
70	Bishop Dr. Rowland	Sunday-Ijoma	[REDACTED]
71	Trina		[REDACTED]
	Mark		[REDACTED]
72	Victoria	Louise Jones	[REDACTED]
73	Clarine	Currie	[REDACTED]
74	Sharon	Gasson	[REDACTED]
75	Beatrice	Manu	[REDACTED]
76	A	DARBY	[REDACTED]
77	Sarah	Feeney	[REDACTED]
	Stephen	Feeney	[REDACTED]
78	Theo	Speed	[REDACTED]
79	Ashley	Griffiths	[REDACTED]
	Jason	Griffiths	[REDACTED]
80	Doret	Obie	[REDACTED]
81	Jadeen	Abbit	[REDACTED]
	Peter	Abbit	[REDACTED]
	Ceri	Abbit	[REDACTED]
	Dylan	Abbit	[REDACTED]
	Elin	Abbit	[REDACTED]
82	Devona	Tokara	[REDACTED]
83	Richard	Bowen	[REDACTED]
	Carol Ann Bowen	Bowen	[REDACTED]
84	Shelley	bevan	[REDACTED]
85	Maralyn	Pickup	[REDACTED]
86	Alyson	Smith	[REDACTED]
87	Elissa	Wiltshire	[REDACTED]
	Peter	Sheppard	[REDACTED]
88	Zacaria	Burnell	[REDACTED]

	Robert	James Burnell	
	Kathrine	Maria Cugini	
	Marley	Cugini	
89	Stephen	Reading	

Community responses and coding

Id	Response Type	Response	Themes	NPPF
1	Post-it	Shared green space encourages intergenerational community	Green Space, Integration, Community	96a
2	Post-it	Too many people in too small an area	Over-development	124
3	Post-it	Green Space is good for the young and old	Green Space, Young People, Wellbeing	96a, 103
4	Post-it	Once green space is gone it is difficult to get back!	Green Space	98c, 124
5	Post-it	Where will the children play?	Open-Space, Recreational Space	
6	Post-it	Nature! Bird song walking in green space. Mental Wellbeing. Shouldn't be a concrete jungle.	Green Space, Mental health, Wellbeing, Overdevelopment	96c, 109e, 198b
7	Post-it	Green space is a barrier to air pollution	Green Space, Air Quality	96c, 187e, 198a
8	Post-it	Green space is important to give wilding a break from all the urbanisation	Green Space, Nature, Wildlife, Over-development	192b
9	Post-it	60 houses up to 115 houses is nearly twice as many in the same space! How is that possible without making it a terrible place for the residents?	Parking, Overdevelopment, Resident Impact	98a, 112, 129e
10	Post-it	Green space is important for the sake of people the people living in Rounds Gardens	Green Space, Wellbeing, Design, Inequalities	96a, 103
11	Post-it	If the 70 houses are built, although they have some individual gardens, they need extra green space. It shouldn't be taken away.	Green Space, Design, Inequalities.	98c, 103, 129e
12	Post-it	Pollution in the area. Newbold Road.	Air Quality	96c, 187e, 198a, 199
13	Post-it	Why should the town areas give up the small amount of green land because the villages don't want extra houses	Over-development, Inequality (Fairness)	98c, 103
14	Post-it	School for children on this site. Are they available?	Education, Young People	129c
15	Post-it	Exercise - access to running routes	Physical Health, Active Travel	96c, 105, 109e
16	Post-it	Space to look at the sky	Light-pollution, Nature	103, 198c
17	Post-it	Says to residents 'this is what we think you're worth'	Inequality (Fairness), Overdevelopment	
18	Post-it	Wildlife - homes for birds, insects etc.	Nature, Wildlife	125a, 192b
19	Post-it	No cars - safety for pedestrians.	Cars, Active Travel, Design	109e
20	Post-it	Environmentally, acts as a 'breathing space' & contributes to a healthy environment	Nature, Wildlife, Air Quality	96c, 103, 187e
21	Post-it	Green space = community investment, get outside and see your neighbours	Green Space, Community Space, Inequalities (Fairness), Integration	96a
22	Post-it	Green space contributes to mental health and wellbeing	Green Space, Mental Health, Wellbeing	96c
23	Post-it	Need a green "lung" in the town.	Green Space, Air Quality	103, 199
24	Post-it	Need to encourage children to play outdoors.	Young People, Green Space, Recreational Space	96a
25	Post-it	Green space is for everyone, not just people who live in posh houses.	Inequality (Fairness), Green Space	
26	Post-it	Need space for people who socialise	Integration, Community Space	96a
27	Post-it	Need greater tree canopy cover in the urban wards	Biodiversity, Nature	124b, 136

28	Post-it	Housing stock locally have no front gardens, small yards and need green space to exercise	Green Space, Design, Physical Health	96c
29	Post-it	Space for family activities nearby in space places	Recreational Space, Play Space, Young People	96a, 103
30	Post-it	Place for kids to play	Young People, Play Space, Recreational Space	96a
31	Post-it	Green space is for everyone, not just people who live in posh houses.	Air Quality, Over Development	103
32	Post-it	Areas for communal growing	Biodiversity, Nature	
33	Post-it	Make up some of the deficit green space in the open space standards	Green Space, Open-Space	103, 125a, 125c
34	Post-it	Space for kids to play and interact with one another, close to home.	Young People, Families, Open-Space, Recreational Space	96a, 103
35	Post-it	Car free area for community use	Cars, Active Travel, Design, Community	96a, 109e
36	Post-it	Community meeting space	Community, Integration	96a
37	Post-it	Green areas to aid and nurture mental health and wellbeing	Mental Health, Wellbeing, Green Space, Open Space	96c
38	Post-it	We need green space in rounds gardens & and for walking the dogs	Green Space, Active Travel, Pets	103
39	Post-it	We need the green space for play areas and recreational ground	Open-Space, Play Space, Recreational Space	98a, 103
40	Post-it	Parking must be taken into consideration	Parking, Overdevelopment, Resident Impact	109b, 112
41	Post-it	No high rise structures to destroy horizon	Design, High-rise, Overdevelopment, Local Impact	129d
42	Post-it	No green space for Benn ward, part could share Rounds Gardens	Green Space	96a, 98e, 103
43	Post-it	We need quality, not quantity	Housing allocation, Overdevelopment, Design	99
44	Post-it	Loss of green space between Bilton Road and Northcote Street area	Green Space	98c, 103, 125c
45	Post-it	No green space for Bridget Street and surrounding area	Green Space	98e, 103
46	Post-it	Better outlook than flats	Overdevelopment, Design	129d
47	Post-it	Reduce pollution not increase it	Air Quality	96c, 187e, 198a, 199
48	Post-it	Encourages wildlife	Nature, Wildlife,	125a, 192b
49	Post-it	An area that's not locked up at night like the local park so it is available at all time for all	Access, Recreational Space	96a
50	Post-it	Better to agree to low level housing than flats	Design, Overdevelopment, High-Rise impact	129d
51	Post-it	Somewhere else to walk to help with my mental health	Mental Health, Wellbeing, Green Space, Open Space	96c
52	Post-it	Reduce the amount of time spent building from 70 to 120 so less disruption to our lives with the daily traffic, lorries, noise pollution, dust pollution, ropad works and road closures to accomodate the consutrction of these houses	Air Quality, Noise Pollution, Road Closures, Impact on Residents	
53	Post-it	Areas to help make sure biodiversity in nurtured	Biodiversity, Nature	125a
54	Post-it	Good for wildlife + educational needs	Wildlife, Education	125a

55	Post-it	good for mental health + wellbeing	Mental Health, Wellbeing, Green Space, Open Space	96c
56	Post-it	good for people who suffer from depression and anxiety	Mental Health, Wellbeing, Green Space, Open Space	96c
57	Post-it	Excellent for dog walking	Dog Walking, Open Space, Active Travel	98c
58	Post-it	Children's play area & recreation pleasant views for residents	Young People, Play Space, Recreational Space, Design	98a
59	Post-it	Green space is vital for mental health & physical activity	Mental Health, Wellbeing, Green Space, Open Space, Active Travel, Physical Activity	96c
60	Post-it	Living with nature, birds, hedgehogs, frogs etc is important for children & adults alike	Nature, Wildlife, Young People, Families	125a
61	Post-it	Weve seen green space disappear with developments from GEC onwards & round the cement works. What little we have we need to protect	Green Space	99, 98c, 103, 125c
62	Post-it	Shared green space encourages intergenerational community & pride in community	Green Space, Intergration, Community	96a
63	Post-it	Place to feel calm and relax	Mental Health, Wellbeing	96c, 198b
64	Post-it	Green space enhances a feeling of wellness and pleasure	Green Space, Mental Health, Wellbeing	96c
65	Post-it	As this is a council development, on council owned land, it is important to develop high quality, well designed housing in a well designed site, incorporating mature trees and landscape that is better than communal space	Design, Biodiversity	99, 125a, 125c, 129d, 129e, 136
66	Post-it	A green & beautiful development shows Rugby council values its social housing and tenants	Green Space, Design, Social Housing Value, Inequalities (Fairness)	99, 129e
67	Post-it	Decent levels of green space are needed as breathing space, being in tangled busy urban roads and low lying - so prone to car pollution and diesel particles	Green Space, Air Quality, Overdevelopment	96c, 103
68	Post-it	Current design blocks the green corridor / vista on the opposite side of the road, up to homebase over the crossing.	Green Space, Nature, Design	
69	Post-it	The green space should provide a green corridor with Caldecott Park E0W, to 'Riding Siding' to NS to Southfields Pocket Park	Green Space, Nature	105, 109e, 125a, 192a
70	Post-it	I walk my dog three times a day and I have to go to Jubilee Gardens and Oakfield rec which is a small space and this is closer to my house	Green Space, Accessibility	103, 109e

71	Email	<p>My Wife & I live in a house in Bridget street which is now awash with HMOs.</p> <p>In Bridget st York st George st Rowland st Avenue rd Steven st & Victoria st there are approximately 22 HMOs with an inclusive residency of 158 people, mostly with a car each.</p> <p>To add an extra 50 houses to Rounds Gardens would in my opinion creat an even bigger, already frustrating parking problem in the surrounding area.</p> <p>The provision of cycle sheds at each property has not elevated the problem.</p> <p>Whilst I understand the need for more housing I also think the effect on local residents should be taken into consideration.</p> <p>Bearing in mind most jobs in and around Rugby are now in warehousing and shifts are worked in most, the parking problem does not ease off over a 24 hour period.</p> <p>As long time residents and OAPs we avoid going out in the car after 5pm, as we know we will have problems finding somewhere to park on our return.</p> <p>This area is flooded with people and cars. An extra 50 houses on top of the proposed 70 is just a step to far and shows just how little the council actually care about current residents. `</p>	HMO, Traffic, Cars	109b, 112, 129e
72	Email	I received a flyer about the public meeting being held on Wednesday to discuss the redevelopment plans for Rounds Gardens. Unfortunately, I'm not able to attend but I'd like to be kept in the loop about how the meeting goes and any future events. Please let me know about other ways to get involved in future or if there's anything I can do in the meantime.		
73				
Additional comments from online form				
74	Online form	1. I agree with the above unless it increases the chance of building on (yet more) class one green belt.		
75	Online form	Within 1 mile of Rounds Gardens there are at least. 22 HMOs with 158 residents, most of which have cars. That's on top of family homes with cars. The area is is at choking point when it comes to parking. This is also affecting air quality in the area. We need the maximum green space in order to allow local residents to have somewhere to go to in order to help health and mental wellbeing. 70 new houses will affect the local infrastructure but is just about manageable. The 3 blocks of flats had large areas of greens pace around them, I believe 70 houses will reduce that original area but any more than that will obliterate that space.		
76	Online form	Doubling the housing halves the space for the residents making it much worse for those people living there which in turn makes life worse in the area.		
77	Online form	Road traffic		

78	Online form	We support the proposal for 70 housing units, as long as they are of good design, that demonstrates that social housing, provided by the local council can be of equal or better standard than commercial developments It is always been a social housing site and is an ideal place for it, being close to the town centre. With more units we would lose vital green space and send the message that social housing can be crammed in to house.as many people regardless of the quality of environment, that social tenants don't deserve good houses.		
79	Online form	I noticed on RBC proposed local plan presentation slide for Rounds Garden (70 homes) one of the bullet points was to Allow for potential vehicular link to Rounds Gardens North. If this is a possibility why then do the North of Rounds gardens builders propose to make our little roads of Dale Street, St John Street, Princes Street, Duke Street and King Street a one way system. We would all have another option other than just Newbold Road to turn left or right onto. I did read your note that parking is sadly not factored into the national framework - but we know it's important to you, by reducing the allocation, overall traffic and congestion could be reduced.. Another road from Rounds Gardens was not mentioned, the builders of North of Rounds Gardens certainly hadn't allocated for one!		
80	Online form	Building more houses in rounds gardens and surrounding area will increase the number of children going to local schools that are already full. This will put even more traffic on local roads that are already full during school run times. School parking in Merttens Drive, Bloxam Gardens and Oakfield Road is a nightmare for residents which is a real issue as our access to our homes is affected with blocked entrances, drives and garages..		
81	Online form	We already struggle with parking. We don't need extra houses.		
82	Online form	We would like Land North of Rounds Garden to be taken into consideration too. The result of that planning an application appeal will be on 18th March..		
83	Online form	Maximise Green Space provision in Wards there is under provision		
84	Online form	I would rather have housing on Rounds Rarden over the land North currently under review by the inspector. Rounds Gardens is a brownfield site. Moderate housing and some green space here would be ideal.		
85	Online form	I want to see more housing, but not at the cost of all our green space. The original plans seem very sound to me		
86	Online form	More green spaces please		
87	Online form	Carparking please allow spaces for those with no parking living at the top of Oliver Street		
88	Online form	Exceeding 70 dwellings will significantly impact traffic levels, congestion, parking problems and general wellbeing.		
89	Online form	The infrastructure isn't capable		

90	Online form	This would effect Oliver St and parking will be more of a issue. We don't need more people round here.		
91	Online form	We are especially pleased to see that the proposed development will protect trees and green spaces as well as a lower allocation of housing, and limiting HMOs, which will provide improved well-being for residents.		
	Online form			

Appendix F – Photos of open community meeting

25th February 7pm Benn Hall (25 participants + 4 councillors, names and contact details taken)



Appendix G – Links to Oakfield planning approval 2020

Oakfield is very well documented. Even RBC tried to buy the land to protect it. [Borough Council: "Let us buy Oakfield Rec" - Rugby Borough Council](#)

(<https://www.rugby.gov.uk/w/borough-council-let-us-buy-oakfield-rec->)

[Oakfield Park development approved - half of field to reopen to public after four years behind fence - The Rugby Observer](#)

(<https://rugbyobserver.co.uk/news/oakfield-park-development-approved-but-half-of-field-to-reopen-to-public-after-four-years-behind-fence/>)

[Facebook](#) - this facebook group is incredibly resourceful - it was their resource page.

(<https://www.facebook.com/SaveOakfield>)