

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="Mr"/>	
First Name	<input type="text" value="Brett"/>	
Last Name	<input type="text" value="Scott"/>	
Job Title (where relevant)	<input type="text"/>	
Organisation (where relevant)	<input type="text"/>	
Address Line 1	<input type="text" value="[REDACTED]"/>	
Line 2	<input type="text"/>	
Line 3	<input type="text"/>	
Line 4	<input type="text"/>	
Post Code	<input type="text" value="[REDACTED]"/>	
Telephone Number	<input type="text" value="[REDACTED]"/>	
E-mail Address (where relevant)	<input type="text" value="[REDACTED]"/>	

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"/>
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Site ID

4. Do you consider the Local Plan:

(1) is Legally compliant

No

(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.

Site 253 was added to the local plan without an initial regulation 18 consultation, long lawford residents were unable to campaign for its removal, or lobby for an alternative site.

Site 253 straddles the boundary between New Bilton and Long Lawford, building on this site would effectively remove an existing separation and conjoin long lawford to Rugby Town.

Site 253 is Greenbelt land and also BMV land that has been used for crop growing for many decades, it is without doubt not an old carpark or previously developed land.

There are other sites available that are not greenbelt , building on greenbelt should only happen when all other options have been exhausted and this is not the case , there are for example two sites that were in the reg 18 plan, between thurlaston and Dunchurch in SW

rugby that could replace this site allocation without building on greenbelt.

Site 253 currently is an area of separation between Bilton village and Long lawford , the site boundary A4071 in this plan in places will only separate the two villages by an A road which will negatively effect the village by turning it from a villiage into a suberb of Rugby.

Site 253 allocation is not required to meet the housing targets , the plan has over allocated housing so this greenbelt site can be removed.

Site 253 is greenbelt preventing urban sprawl , building on this site could set a precedent for future allocations on green greenbelt which would also l negatively impact on the open feel of the local rural landscape character which at this point is unspoilt .

Site 253 currently acts as a wildlife corridor between the fields north of Long lawford and the greenbelt to the south west of Rugby, building on this site would negatively impact local wildlife.

Site 253 does not offer any further beneficial infastructue for long lawford villiage because the proposed cycle/ walk route to Bilton school is already provided for by the other proposed 400 house site adjacent to lawford heath lane.

(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.

Removal of site 253 from the plan in its entirety.

Removal of site 253 from the plan and realocate the housing back onto the other non greenbelt sites that were in the regulation 18 plan from 2025.

Removal of the housing allocation.

Create a significant natural wildlife buffer along the entire eastern and southern edge and then create a green leisure space with only cycle and walk routes and playing fields /football pitches with the remainder.

(Continue on a separate sheet /expand box if necessary)

Please note: In your representation you should provide succinctly all the evidence and supporting information necessary to support your representation and your suggested modification(s). You should not assume that you will have a further opportunity to make submissions.

After this stage, further submissions may only be made if invited by the Inspector, based on the matters and issues he or she identifies for examination.

7. If your representation is seeking a modification to the plan, do you consider it necessary to participate in examination hearing session(s)?

No, I do not wish to participate in hearing session(s)

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

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

Please note the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate in hearing session(s). You may be asked to confirm your wish to participate when the Inspector has identified the matters and issues for examination.

9. If you have used AI to produce or substantially alter your representation, please declare which tool you have used, how it was used, and what checks you have undertaken to ensure the AI-produced material is accurate.

All representations received will be submitted to the Planning Inspectorate alongside the Proposed Submission Local Plan and published on the council's website. Personal addresses and email addresses (as distinct from businesses addresses), but not names, will be redacted before representations are published.

The Rugby Borough Council Privacy Notice for Development Strategy is available here:

<https://www.rugby.gov.uk/w/privacy#development-strategy>

The Planning Inspectorate's privacy notice can be accessed here:

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First Name	Brett		
Last Name	Scott		
Job Title (where relevant)			
Organisation (where relevant)			
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Post Code			
Telephone Number			
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Site 253 was not publicly consulted to at reg 18 stage and was only included at reg 19 stage, this is procedurally unfair.
Adding site 253 at reg 19 stage denies the public the chance to comment and challenge at reg 18 stage.

Site 253 is BMV Greenbelt and although this site may have been tested against other alternative available sites on some factors such as schools, the fact that this is BMV greenbelt holds more weight than the other determining factors such as travel to a primary or secondary school is not possible on foot, or the closest school being at full capacity.

Site 253 BMV greenbelt land does not fall within any of the "very special circumstances " reasons for development.

The Evidence base does not justify development of site 253 , there are three other sites that were in the local plan at Reg 18 stage, the fact that site 253 is BMV greenbelt , that has for decades been used to grow arable crops ,must outweigh the reasons for removing the other three sites.

A further three greenfield sites were removed / reallocated following a last minute landscape sensitivity appraisal that rated the sites High sensitivity , however this is the lesser equal to the Greenbelt protection of site 253

Site 253 has only had an in house walk around landscape sensitivity appraisal , it is held in high regard by both locals and councillors, and the lack of an independent landscape sensitivity appraisal would indicate that the allocation evidence base is not robust.

Site 253 is BMV agricultural land and presents a national resource for food production, the land quality greatly exceeds the quality level of land that should be allocated for housing.

Site 253 is a separation zone at the far east edge of the village of Long lawford , there are no other fields to the east that can provide this separation zone from Rugby town within long lawford parish boundary.

(Continue on a separate sheet /expand box if necessary)

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Removal of site 253 from the local plan in its entirety and reallocate the houses back onto the the available sites outlined in the reg 18 local plan of 2025.

Or

Remove all housing allocation from site 253 and create a green space for leisure use only eg allotments and a substantial wildlife corridor / buffer, playing fields park and open space.

(Continue on a separate sheet / expand box if necessary)

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