

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	Mrs	
First Name	Hannah	
Last Name	Stephen	
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"/>
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Site ID

4. Do you consider the Local Plan:

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

I wish to object to the proposed allocation of Site 64 – Coton Park East for employment and warehousing use in the Rugby Borough Local Plan.

I am a local resident of the Coton Park area as well a parent of a child attending Rugby Free Primary School, and I am concerned that the proposed development is not appropriate given its proximity to Rugby Free Primary School and surrounding residential communities.

My concerns are as follows:

1. Road safety and increased HGV traffic
The allocation of this site for warehousing and employment uses will inevitably generate significant levels of heavy goods vehicle (HGV) traffic. With the site located immediately

adjacent to a primary school, the increase in large vehicle movements raises serious safety concerns for children, parents and school staff travelling to and from the school each day. The presence of HGVs on roads used during school drop-off and pick-up times presents a clear safeguarding risk.

2. Traffic congestion and access issues

The development is likely to substantially increase traffic along Central Park Drive and surrounding roads. These roads already experience congestion during peak school times. Additional commercial traffic could create further bottlenecks and make it more difficult for parents and staff to access the school safely.

3. Air quality, noise and construction impacts

Both the construction phase and the ongoing operation of large warehouse units are likely to increase levels of dust, noise and air pollution in the area. Given the close proximity of the school, this raises concerns regarding the health and wellbeing of children who will be exposed to these impacts during the school day.

4. Environmental and landscape impact

Large-scale warehouse development would reduce open space and introduce significant built mass into an area currently adjacent to community and school facilities. This change in land use may have long-term environmental and visual impacts on the local community.

For these reasons, I believe the allocation of Site 64 for employment and warehousing development is inappropriate in its current form. I respectfully ask that the council reconsider the suitability of this location and explore alternative sites that would present fewer risks to road safety, air quality, and the wellbeing of the local community.

(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)?

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:

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