

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="Ms"/>	<input type="text"/>
First Name	<input type="text" value="Tracey"/>	<input type="text"/>
Last Name	<input type="text" value="Tett"/>	<input type="text"/>
Job Title (where relevant)	<input type="text"/>	<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"/>	<input type="text"/>
Line 3	<input type="text" value="██████████████████"/>	<input type="text"/>
Line 4	<input type="text" value="██████"/>	<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 B – Please use a separate sheet for each policy or site you wish to comment on

Name or Organisation:

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

Paragraph	<input type="text"/>	Policy	<input type="text"/>	Policies Map	<input type="text"/>
Site ID	348				

4. Do you consider the Local Plan:

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

5. Please give details of why you consider the Local Plan is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.

If you wish to support the legal compliance or soundness of the Local Plan or its compliance with the duty to co-operate, please also use this box to set out your comments.

"The Croft" is a new site, which, as residents of Stretton-on-Dunsmore, we have not previously had the opportunity to review and consider and to properly offer our views and voice our concerns. The chance to do so now is welcome, but this should not have been our first opportunity.

I wrote to you previously to voice strong concerns in relation to the proposal to extend the current Taylor Wimpey construction and I welcome the fact that this proposal has now been removed. However, including this new site – for 70 additional dwellings - in your plan does not address the very real concerns relating to the construction of any further dwellings in Stretton.

These include the following points:

- 1) This development would result in the further increase in traffic through the village, along roads which are already congested and narrow. With a lack of regular buses servicing the village, it will mean that every house will need at least one car i.e. 70, and more likely two, so a potential for a further 140 cars using the village. This will compound the issues already faced along School Lane (where cars regularly park along the section of the road next to Hill Crescent) and in the village centre (the section of Brookside from the shop to the surgery is regularly congested with parked cars, making it difficult for buses to pass). It should be noted that turning into School Lane from the A45 dual carriageway is only practical if drivers are heading towards Coventry; drivers heading to Rugby and Leamington will invariably go through the village centre / use Plott Lane and the single-

track Freeboard Lane, which have already become extremely hazardous and full of pot holes, because of the daily traffic of heavy vehicles. Adding an additional 70 – 140 cars will add to the already poor state of the roads in our village (which – I have to add – have also been degraded significantly because of the Taylor Wimpey construction traffic). There is also a safety risk of having a housing development having an entry / exit road so close to the A45.

- 2) The village infrastructure is already inadequate for the needs of existing residents (let alone the new inhabitants of the Taylor Wimpey site). Severn Trent still have work to do on the sewers, but this is to deal with current issues, not to develop capacity for new houses. The village has suffered regularly with effluent being emptied by ST into the brook, with the consequent risk to human and animal health. Our drains are also not fit for purpose – Plott Lane regularly floods and, in the last winter, the construction on the new development resulted in vast quantities of water simply gushing down Squires Road. When these 55 houses are complete and the former field pretty much covered over with tarmac, the flood risk will increase. It remains to be seen whether the SUDS pond they are still constructing will mitigate this risk completely. The addition of a further 70 houses in the vicinity will further risk flooding in the lower parts of the village.
- 3) Other parts of the village infrastructure will also be strained by an additional 70 houses; the school is already over-subscribed; the doctors' surgery is also under strain (I am currently waiting 2 weeks to see my GP). Taylor Wimpey are making a cynical one-off payment to each institution. But a one-off payment won't pay the ongoing salary for a new doctor or a new teacher. Some thought has to be given to how the infrastructure is developed to cope with increased need – and who will pay. It should NOT be existing residents through the Council Tax.
- 4) Green belt / nature issues: the green belt around the village has already been eroded by the Taylor Wimpey development (ironically, part of their marketing for their houses emphasises being "in nature"). The village is a known habitat of great-crested newts and other wildlife. To further degrade their habitat in order to build a further 70 houses would be highly regrettable. Further survey work would need to be undertaken on this site.
- 5) The housing mix: it should be noted that sales of the Taylor Wimpey houses are sluggish; one of their houses has been on the market since 28 Sept last year, and they have reduced the selling price of another. This indicates what we all said previously – this is NOT the housing mix the village needs. We do not need more executive homes, which are priced over £1-200k more than comparable houses in the village, which have either more bedrooms or bigger gardens. We need more affordable housing for people who grew up in the village but can't afford to buy here, and for older people who want to downsize. If the Croft development proceeds with a similar housing mix as the Taylor Wimpey site, it will simply be creating new problems (as noted above) rather than solving existing ones.

For these reasons, I strongly object to this proposal.

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

6. Please set out the modification(s) you consider necessary to make the Local Plan legally compliant and sound, in respect of any legal compliance or soundness

matters you have identified at 5 above. (Please note that non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why each modification will make the Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

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

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

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

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

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

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

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

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

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

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>