

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="Mrs"/>	<input type="text"/>
First Name	<input type="text" value="Livia"/>	<input type="text"/>
Last Name	<input type="text" value="Timms"/>	<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="[REDACTED]"/>	<input type="text"/>
Line 2	<input type="text"/>	<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="[REDACTED]"/>	<input type="text"/>
Telephone Number	<input type="text" value="[REDACTED]"/>	<input type="text"/>
E-mail Address (where relevant)	<input type="text" value="[REDACTED]"/>	<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?

Local Plan Paragraph	3	Local Plan Policy	Economy	Policies Map	
Site ID	E2 Employment Development				

4. Do you consider the Local Plan:

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

As residents of Coton Park, my husband and I bought our home here based on the Coton Park Master Plan – a plan that guaranteed green spaces, a community hub, and family-friendly infrastructure. This new plan feels like a last minute shift for profit, with commitments being discarded. This is not just a change of land use; it is a betrayal of trust and a fundamental shift in the character of our community. There are serious impacts we feel haven't been clearly addressed in the latest documents:

- **Health & Wellbeing:** Dust, air pollution, and constant noise from 24/7 operations will harm physical and mental health of residents. For me personally, I feel this added traffic will increase my daily commute to work and damage the access road even further. A road that is already full of potholes from the current traffic, particularly HGVs.
- **Property Damage & Devaluation:** I fear property values will plummet, particularly for our houses that were never designed for industrial neighbours. I seriously worry this will devalue my home, will the developer offer compensation to us residents?
- **Wildlife & Environment:** Shrubs have already been cleared without reassurance of a wildlife report and promised green spaces will be gone, will the developer ensure recreational spaces are created? I often walk my dog in the proposed space for developed, and whilst you might argue the space needs to be developed regardless it is one thing for it to be developed for residential use, protecting wildlife and ensuring community spaces; and a completely different thing for it to be developed for industrial use.
- **Safety & Infrastructure:** Increased HGV traffic near schools is a real danger. Claims that traffic would be similar to residential use are misleading— simply put HGVs are not cars. I have a young daughter who will be starting school in the next few years, and with this plan in mind Rugby Free School would be my last choice of school for her, I would even consider moving away for her to go to a school that's not surrounded by warehouses if it came to it. It has also recently come to my attention that the school have met with the landowners and were surprised to hear that in spite of them stating within the planning application that they will be giving RFPS land for sport/ forest school, they now want to school to purchase the land from them at a cost of over £3 million. I find this absolutely appalling, the school can obviously not afford this.

- Community Impact: People working from home will suffer from noise and pollution. Whilst I don't often work from home, my husband does and I feel the added noise and pollution in particular will affect him.
- The proposed allocation of approximately **1,053,761 m²** of employment floorspace appears to be based on an uncertain and wide-ranging evidence base. It is concerning that the highest estimate for strategic warehousing requirements has been adopted despite this uncertainty. In addition, the following issues suggest that such a substantial allocation may not be justified: limited availability of an appropriate local workforce, competition from established logistics clusters at **DIRFT** and **Magna Park**, existing local warehouse units experiencing periods of vacancy, low employment density typical of modern logistics operations
Together, these factors create a significant risk of **over-allocating logistics land** with limited economic benefit for Rugby Borough.
- The site occupies high ground that drains towards existing residential areas and the River Avon catchment. Residents have already reported increased drainage problems following previous warehouse developments, such as: surface water pooling in fields and roads, persistent garden waterlogging, floodwater reaching close to homes downstream
The concept plans currently show limited on-site attenuation. Evidence from nearby schemes suggests that SuDS features do not always function as designed, particularly when construction or long-term maintenance (via HEMPs) is inadequate.
Given increasing extreme rainfall events, there is a genuine concern that further development could **increase downstream flood risk**, contrary to national planning policy.
- North Rugby continues to lack a secondary school despite substantial housing growth over the last two decades. Safeguarding the site for a future secondary school would deliver clear community benefits, including: reduced car and bus traffic associated with school journeys, increased opportunities for walking and cycling, provision of much-needed sports and community facilities
This would represent a more sustainable and socially valuable long-term use of the site.

All in all I feel this plan ignores decades of promises and sacrifices community wellbeing for developer profit. For the reasons set out above, I have significant concerns about the rationale, impacts, and long-term sustainability of allocating further logistics land in north Rugby. I respectfully request that the Council reconsider the scale and location of the proposed allocation and give serious consideration to alternative community uses for the site.

(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.

If the plan proceeds, I would seek reassurance that:

- Any development is set back at least 500 metres from residential homes (not 50 metres as proposed).
- Appropriate infrastructure is delivered, including alternative access routes to prevent heavy traffic through existing roads. For example, the A426 roundabout road towards Aldi is already in poor condition and cannot handle additional HGV traffic without significant upgrades.
- Environmental protections are prioritised to safeguard air quality, green spaces, and biodiversity.

Our community deserves development that enhances, not diminishes, our quality of life. I hope you will take these concerns into account and advocate for meaningful changes to protect residents and the environment.

(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.

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>