

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="Mr"/>	<input type="text"/>
First Name	<input type="text" value="Thomas"/>	<input type="text"/>
Last Name	<input type="text" value="Waterworth"/>	<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, 81 & 3				

4. Do you consider the Local Plan:

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

I feel the current plans for these developments are simply not suitable for a village of this size and also its location. This village is in the middle of a 55 house development and already the road infrastructure is starting to strain – just with the construction traffics and workers vehicles. This is particularly the case through the village centre. Situated next to a dual carriageway, the village is in the unique position of needing various points of exit to leave – depending on whether heading North, South, East or West. The majority of these will increase traffic flow through an already bottle necked village centre.

We also have two very poorly maintained single tracked roads (Fineacre and Freeboard) that are already incredibly dangerous due to increased traffic leaving the village (and this will get worse then the 55 currently developing dwellings are fully sold). The verges are sinking at Freeboard is already struggling due to the increased HGV use from the farm there. There are very few passing places as it is and we are also seeing Freeboard being used as a shortcut from the A45 to the Oxford Rd, meaning we already have an awful lot of non-village traffic using the infrastructure.

Existing public transport is poor or non-existent and unreliable, so a car is essential. With only a very small amount of parking within the village centre this is going to increase congestion and danger as well. We are already seeing increased people using their cars to get to the amenities – shop, doctors, church etc.

As a rural village with a wide selection of wildlife an ecology study needs to take place as the north of the village is known to be a habitat for Great crested newts. Previous developments have called for a Green Buffer to the north of the new Squires Cross development – particularly as it was understood this was to facilitate the displacement of the GCN as result of the new building works.

It is my view therefore that the proposals for Stretton on Dunsmore are not sound and will not be until and unless proper infrastructure is in place.

(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.

Adding small sites piecemeal to villages does not negate the need for proper infrastructure which should be in place before new sites are proposed.

Retrospective improvements to roads and drainage take years to come to fruition, if they ever do, and it is easy to fob residents off instead of supporting them when problems arise.

1. Stretton on Dunsmore has severe problems with sewage disposal. Severn Trent are slow to engage and even slower to act. Recently they have communicated with RBC [REDACTED] details of a proposed schedule of works, but it is unclear
 - a. When they will be completed
 - b. Whether they will be sufficient to support the existing development let alone the extra included in this plan.

Furthermore, this plan is only designed to address existing needs not future needs so the village will continually be in a state of a shortfall in sewage disposal and, ergo, the release of sewage into the brook and overflowing sewers onto the roads.

2. The road network in and out of the village is single track lanes with few passing places. Those lanes do not have proper foundations and are increasingly in a poor state particularly as HGVs and buses are using them.

The only 2 lane road is School Lane but that joins the A45 dual carriageway and can only be entered from the Rugby direction and exited towards Coventry. As a result, most of the traffic has to traverse the village centre where there are no pavements.

Before any more development is considered the road network needs to be reviewed and

- a. The School Lane/A45 junction reviewed
 - b. Restrictions on the use of the single track lanes by HGVs and buses (many of which are for school children) put in place
3. Public transport reviewed and the bus companies required to deliver what they are contracted to provide.

4. An ecological survey of the sites to determine the presence and whereabouts of Great Crested Newts.

(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>