

1. How much employment land should we be planning for? No more than is projected and this should be reviewed according to demand. Which is not always in an upward direction. Changes to working patterns, home working etc.
2. What type of employment land should we be planning for? The national trend is favouring small scale independents. These are overlooked by RBC, which does nothing to build up the local economy. There should be a category for live/work studios.
3. Please provide any comments you have on the suitability of any of the broad locations listed above (or another location we have missed). The Town Centre should be a primary location for small units. The demand is not all in the technology sector. There is the creative sector. Possibility of overspill from Leamington creatives.
4. How can we provide more space to allow existing businesses to expand?. More medium size units and enabling relocations.
5. We are minded to allocate sites specifically for industrial (B2) and light industrial (E(g)(iii)) uses. Do you support this and if so, where? Yes, but only clustered around existing hubs

6. Are there exceptional circumstances that mean we should amend Green Belt boundaries to meet the need for employment land? Yes the GB be reviewed to exclude the large existing sites, with room for expansion.

7. Do you agree with our proposals to remove the primary shopping area and primary and secondary frontage designations in Rugby town centre? Absolutely not.

8. Which town centre sites should have site allocation policies and what should they say? Policies around heritage, recreation, entertainment, venues. RBC seems blind to the potential of Rugby and its history as a heritage centre. St Andrews is doing a great job as a music venue and sustainability events.

9. Should we introduce a policy that sets out the improvements to streets and spaces we want to see in the town centre? Yes, a better effort towards greening the streets and a lot more floral colour.

10. Should we define other local centres outside of the town centre? If yes, which centres should we include? Yes, Brownsover local shops could be expanded

11. Are there other things the local plan should do to support local centre and town centre regeneration? More events and festivals to bring people into the centre for a start. Pop ups, including art galleries, cooking shows, vegan demonstrations etc.

12. The council proposes to plan for Gypsy and Traveller pitches based on the ethnic need target of 79 pitches 2022-2037 identified in the GTAA 2022. Do you agree? Yes

13. How can we find sites to accommodate the need for Gypsy and Traveller pitches? Canvas landowners, there must be some sympathetic ones

(a) Allocate sites for Gypsy and Traveller pitches as part of new employment land or housing developments? Probably get a kick back from housing developments, employment land would be easier.

(b) Regularise existing unauthorised sites? Yes, but consult local residents. Maybe offer them something in return.

(c) Create a new borough or county council-owned site? Definitely a Council owned site would be best.

(d) Other (please explain).

14. When allocating sites for pitches, what size of site should we be seeking to allocate? Both. Small or large as long as it's appropriate.

15. Should we adopt a negotiated stopping policy which allows caravans to be

sited at a suitable location for an agreed and limited period? Great idea. Connect the Gypsy Council regarding traveller's routes and needs, for stopping of Appleby Fair and the like.

16. The council proposes to introduce a policy to limit concentrations of HMOs within a 100m radius to 10% of dwellings, avoid non-HMO dwellings being sandwiched between two HMOs and avoid three consecutive HMOs on a street. Do you agree with this policy? No, it should interfere but deal with each application on its own merits. Streets with large properties can accommodate more premises.
17. We also propose to introduce a criteria-based policy that sets clearer standards for parking, refuse storage, and the adequacy of external and internal space for HMOs. Do you support such a policy? Not necessarily parking should be discouraged everywhere. Should be a policy on supporting car pools, electric car charging points etc. A Policy with minimum standards required for flats required.

Should we show areas of the borough in which wind and/or solar energy will be supported? Is so, where? There should be a community energy trust looking into this. Sites for community owned turbines would identify its own sites.

19. If some new wind development schemes could be community owned by Rugby Borough residents, would that increase your support for this type of development? Not exclusively but good initial plan.

20. We are minded to introduce a policy that supports other zero carbon energy infrastructure including battery energy storage and hydrogen energy infrastructure. Do you agree? Yes.

21. Should we adopt a minimum tree canopy policy for new development? How about the old standard for the new National Forest of 15% of development sites.

22. Should we identify priority locations or allocate sites for biodiversity net gain for sites which are unable to provide all the net gain on site and, if so, where? To join up existing biodiversity sites with green corridors etc. and closer to the displacement site as possible.

23. Would you support the creation of additional country parks as part of delivering biodiversity net gain? Yes. There is a need for one to the west of Rugby. Centred on the industrial estate and Cemex, where there is land.

24. Should we require developers to prioritise the delivery of biodiversity gain within close proximity to the development? Yes, most definitely

30. Which areas should design codes cover?

- (a) Borough-wide
- (b) Borough-wide divided into character areas (for examples Rugby town centre, interwar suburb, Victorian terrace, village core). Areas of existing architectural, historical value and their surrounding areas. Conservation Area Enhancement plan to rectify inappropriate developments. Conservation Area Appraisal required for new CA's, e.g. Hillmorton Village
- (c) only for some neighbourhoods (please specify which),
- (d) only for large new development sites
- (e) other (please specify)

31. How many homes should we be planning for?
- (a) Minimum local housing need. This option. We should not be taking overspill from Birmingham and Coventry especially where this encourages car use. Public transport hubs is OK and including villages with a good bus service. Although I suspect these don't exist.
  - (b) The HEDNA 2022 need
  - (c) Other (please specify)
32. Would you support RBC both improving existing and developing new social and affordable housing (like the regeneration of Rounds Gardens and Biart. Place)? Yes, and including building council housing. Not at the expense of green space provision for everyone. Rounds Gardens is a very green space at the moment. This should not be lost, in order to cram in high density social housing to an already overcrowded Ward. An enforceable Policy is required for 30% social housing to all new developments.
33. Please provide any comments you have on the suitability of any of the broad locations listed above for new housing. Are there any locations that we have missed? Live/work units in the Town Centre. Not totally residential, as it will be empty during the day.
34. Do you support a requirement for all new dwellings to meet the additional Building Regulations standard for accessible and adaptable dwellings and for at least ten percent of dwellings to be suitable for wheelchair users? Yes and should be more.
35. Please provide any other comments you have on the type and size of new homes we need. They should all be built to Passivhaus standards, and zero carbon.
36. Are there any other issues or policies (not covered by the questions above) that we should cover in the new plan? Yes there should be a food policy to support local producers, commercial and social enterprise. How can planning policy, increase seasonal, locally sourced food, direct to residents, schools and hospitals? The Council should allocate council owned sites for new entrants to market gardening etc.
37. Do you support our intention to bolster our policies on sustainable travel? Yes, there should be faster routes to surrounding towns and cities to allow people to get to commute by bus, Leicester, Northampton etc. At the moment they connect up the villages and take a convoluted route.
38. Do you support a policy protecting stadia as community and sports facilities? If so, which stadia should we protect? New facilities are needed, in light of the population expansion. There should be playing fields provision to compensate for the loss of Oakfield Rec. There should be a locked growing space with shelter and compostable toilets and part time worker to offer courses for residents and vulnerable people