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*		2. Agent's Details (if applicable)
Title	mrs	
First Name	joy	
Last Name	abbis	
Job Title (where relevant)		
Organisation (where relevant)		
Address Line 1	[redacted]	
Line 2		
Line 3		
Line 4		
Post Code	[redacted]	
Telephone Number	[redacted]	
E-mail Address (where relevant)		

**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.*

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		Local Plan Policy		Policies Map	
Site ID	334/40				

4. Do you consider the Local Plan:

(1) is Legally compliant	Yes	Yes	No	
(2) is Sound	Yes	Yes	No	
(3) complies with the Duty to co-operate	Yes	yes	No	

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.

Dear Sir/Madam,

I am writing in support of the council's Local Plan which excludes the Barby Lane (334) and Kilsby Lane (40) sites

The Rainsbrook Valley.

The views across the Rainsbrook Valley are exceptional and the land has been recognized by Warwickshire County Council who commissioned a study, "The Rainsbrook Valley Landscape Sensitivity Study 2017". The Housing Sensitivity map 14a makes clear that this area on the high fringe is very sensitive to housing development e.g. "Sensitivity Definition High" and "Landscapes and/or visual Characteristics of the zone are ver vulnerable".

With little development the area has become a wildlife corridor and migration route. There have been no recent ecological studies but the following have been documented:

Otters and water voles on the Oxford canal near the A428 bridge.
Roe and Muntjac deer
Hares
Badgers
Swifts, house martins and swallows
Skylarks
Kites and buzzards
Sparrow hawks and kestrels
Tawny owls
Short eared owls
Woodpeckers, both great spotted/lesser spotted/green
Pheasants and partridge
A bat survey was undertaken as part of plannin application R25/0113 and identified 3 different species of bats in Crick Road.

Can all these species be safeguarded? The Rainsbrook Valley has been identified as a possible protected area/country park for Rugby in council meetings and by wildlife organizations. It has been awarded EN3 statu but is it enough?

There are places of interest that have yet to be explored - the Oxford Canal Loop to the rear of Crick Rd., rare pear trees and an Iron Age settlement near the Diamond Jubilee Wood. With imagination this land could be used not only as a Country Park and Wildlife corridor but also to store water. The Rainsbrook flows into the Rive Leam and is used by Severn Trent to top up Draycote Water. Ponds could be created, in the valley, to safeguard the water levels in the River Leam. A country park with walks not only through the valley but footpaths leading into Rugby town, Dunchurch and to Barby/Onley Villages? Could further rights of way be put in place to link the Oxford canal at Crick Rd. with i) the wildlife fields to the rear of the football club ii) the Diamond Jubilee wood and iii) the Great Central Way which are already managed by Rugby Wildlife Trust.

We already live with increasing pollution and noise! We are lucky that our councilors have also agreed that additional traffic in Hillmorton would be unacceptable.

The A428 is the main route for emergency vehicles heading for the A14 /M1. It must be maintained as a viable route. The two low railway bridges at the bottom of Crick Rd. are on the route to DIRFT. Some high sided vehicles have to reverse into Lennon Cl. or the Waterside pub, but some do try to turn between the railway bridges. The A428 is at capacity during shift changes at DIRFT and at the beginning and end of the working day. Kilsby Lane has become an alternative route for shift workers at DIRFT and high sided vehicles. Residents of Houlton already use their cars to access many amenities in Hillmorton. The projected 4,000 new homes on Houlton and Rugby Parkway Station will further add to the volume of traffic. The majority will use the A428. Hillmorton village is a very busy place, especially between 7.30am and 9.00am when everyone is on the move. I has two junior and one secondary school within a kilometre radius. There are cars, buses and coaches transporting children to Houlton and to schools in Rugby Town. There are five pedestrian crossings between Kilsby Lane and Ashlawn School. The traffic lights on the corner of High Street and Ashlawn Rd. have alleviated the buildup of traffic to Ashlawn secondary school, but have not eliminated it completely. Ashlawn school has over 1,600 pupils and is oversubscribed.

To build houses on Kilsby Lane or Barby Lane, would have a devastating effect on the Rainsbrook Valley and cause traffic chaos on the A428, especially Hillmorton village. Please support the Local Plan.

Thank you for your consideration.

Joy Abbis

(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	**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-notices