

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 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)

**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.*

Title	<input type="text"/>	<input type="text"/>
First Name	<input type="text" value="Yvette"/>	<input type="text"/>
Last Name	<input type="text" value="Giles"/>	<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 representation

Name or Organisation:

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

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

4. Do you consider the Local Plan:

(1) is Legally compliant

No

(2) is Sound

No

(3) complies with the Duty to co-operate

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.

Brinklow is a historic village that has been carefully developed in harmony with its natural environment, avoiding floodplains and protecting its surrounding habitat.

However, in recent years heavier rainfall linked to climate change has increased flooding, particularly at the lower end of Broad Street. Many homes, including mine, rely on long-established, resident-managed drainage systems that carry water from fields and properties into the Tump, the former canal leg, and behind Home Farm. These systems are fragile. Homes on South Broad Street also sit above underground brooks, making them especially vulnerable to disruption.

The proposed developments at sites 337 and 315 risk overwhelming this drainage network. Disturbing natural water flows and building on water-holding land will likely increase flooding for homes bordering the fields and worsen conditions in the lower village. Repeated flooding

can render properties uninsurable, with serious financial consequences for residents.

Road infrastructure is already under strain. Traffic has increased significantly over the last 5 years. Most junctions onto the Coventry or Rugby Road are very busy. The worse is Broad Street onto the Coventry and Rugby Road can be harrowing as there are a number of blind sites.

This is more difficult when traffic is heavy during weekday peak hours due to commuter flow, satnav rerouting, and heavy goods vehicles travelling to and from Magna Park and the quarry. The village roads cannot safely accommodate a significant increase in vehicles.

Brinklow is also home to the historic Roman fort, an irreplaceable heritage asset. Increased traffic and development could damage the character and integrity of this important site and the wider historic setting of the village. Preservation must remain a priority.

Local services are already overstretched. In education, some village children must attend school in Lutterworth because Warwickshire schools are full. Without major investment, additional housing will intensify this problem and increase travel burdens on families.

Healthcare faces similar pressure. The GP practice serving Brinklow and the Revel area provides excellent care but is already operating at capacity. Further population growth will increase patient numbers at a time of national GP shortages, risking longer waits and reduced quality of care.

I am not opposed to new housing in principle. However, development should prioritise genuinely affordable and social housing for local people in need, rather than large numbers of properties that many cannot afford or that become rental investments. An 80% population increase represents a drastic change that existing infrastructure cannot support.

There are alternative options, including brownfield sites in the Rugby area such as the Speedway site, which could accommodate growth without placing disproportionate pressure on a rural village like Brinklow.

In conclusion, the scale of development proposed would have significant long-term consequences for Brinklow's drainage, roads, services, heritage, and community character. Any decision must prioritise flood safety, infrastructure capacity, environmental protection, and the genuine needs of local residents

(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.

I am not opposed to new housing in principle. However, development should prioritise genuinely affordable and social housing for local people in need, rather than large numbers of properties that many cannot afford or that become rental investments. An 80% population increase represents a drastic change that existing infrastructure cannot support.

Housing should not be built on flood plans or areas that have delicate underground streams that are and have been carefully maintained for years to prevent the flooding of the houses affected eg site 337

Fewer houses to be built to support the road infrastructure not put even more pressure on the roads and the community

There are alternative options, including brownfield sites in the Rugby area such as the Speedway site, which could accommodate growth without placing disproportionate pressure on a rural village like Brinklow.

(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)?

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:

To ensure that all I have covered on the form is covered and considered

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.

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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>