

Representation Form for Local Plans

	Local Plan Publication Stage Representation Form	Ref: (For official use only)
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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)

**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

Mrs

First Name

Marilyn

Last Name

Handslip

Job Title

(where relevant)

Organisation

(where relevant)

Address Line 1

Line 2

Line 3

Line 4

Post Code

Telephone Number

E-mail Address

(where relevant)

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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	<input type="text"/>	Local Plan Policy	<input type="text"/>	Policies Map	<input type="text"/>
Site ID	315& 337				

4. Do you consider the Local Plan:

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

There seems to be no real body of evidence/data to support such a significant (70%) development and no apparent quest to look at previous investigations into smaller scale developments at infill sites which would be sustainable and in keeping with the historic setting and conservation setting of the village. Para 8c and Para 11a

Current plans would destroy and overwhelm the nature and character of the village and its historic setting and cultural significance. The development proposed is hugely disproportionate and unsustainable in the long term and would require major changes in infrastructure the scale and cost of which make the proposal unworkable in both the short and long term.

A 70% increase in housing neither meets the needs of improving the environment or promoting and enhancing sustainable development. It would result in irreversible harm.

Transport.

There is limited provision of public transport and so most residents rely on car travel even within the village setting. Access to the local surgery is difficult for the elderly and young children as well as for wheelchair and pram and pushchair users. It is single lane access with no footpaths, limited parking and challenging manoeuvrability. Healthcare is already at capacity with no obvious solutions to expansion, improvements in access or parking issues. A 70% increase would be overwhelming in terms of new and increased demands on the system.

Likewise travel for school provision at both Primary and Secondary levels is predominantly by bus. Numbers of new pupils projected, travelling between 5 to 10 kilometres will have a big cost impact as well as increasing local road congestion at busy times. There are significant problems with car drop off at schools too. Brinklow just has one reception class but drop off and collection times are fairly chaotic with no designated parking, no pedestrian crossings and a narrow road with access for major HGV transport agricultural vehicles, commuters and cyclists.

NPPF Para 77.

Sites 315 and 337 both access onto Coventry Rd where a significant supporting infrastructure would be vital. Traffic approaching Brinklow is constricted at Bretford bridge (single lane controlled by traffic lights) and at Green lane and Heath lane. The junction at Broad St with Coventry Rd part of Fosse Way is a hazardous junction and how this could be made safe would require serious infrastructure changes.

Especially so as it is highly congested and one of the major access routes as well as a through route for motorways access M69, M6 and Magna Park and close proximity to Anstey junction development. The proposal is projected to bring an increase from current approximation of 560 residents cars to approximately 900. There has been no relevant traffic assessment apart from Brinklow Parish Council in May 2025. Secondary traffic from proposed sites 315 and 337 access planned is onto already congested roads and without new infrastructure in terms of roads, drainage, street lighting, footpaths, pedestrian crossings etc. the proposal is not sustainable.

Green Belt.

Para 187.

Development of Sites 315 and 337 run the risk of destroying local landscapes, environment and impact bio diversity.

The scheduled ancient monument, its adjacent landscapes including ridge and furrow fields are at risk as developments impact all of these. Increased traffic along Elle lane also potentially will impact biodiversity and lines of sight to ancient [monument](#). It could potentially become a rat run to Easenhall Rd despite being little more than a single lane with no realistic solution of widening. There is no real justification for building 325 new dwellings in Green belt land. It is stipulated for protection and preservation unless very exceptional conditions exist. A 70% increase seems unjustifiable when some areas face as little as a 2% increase.

Brinklow is relatively small with a rich history and 36 listed buildings. Yet it has been selected for this disproportionate and destructive increase in development with little justification and evidence that such a big development is necessary or will enhance yet alone preserve the nature and character of the village.

Recreation and retail as well as health care and schooling fall short of what might be needed in a big development incurring significant costs in infrastructure improvement, educational provision, etc. Also its situation on the edge of a flood plain brings more risk as witnessed in recent years and is likely to become more problematic in the light of climate change.

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.

proposal is unsound in respect of environment,conservation and existing heritage policy.Brinklow is situated in green belt which should be protected especially from such a large and disproportionate development.A single access road on Heath lane makes the site unsuitable and unsustainable for development.Small scale infill development as suggested by BRINKLOW parish council would be more in keeping with village heritage and more sustainable.

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.

No I have not used AI

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>