

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	Miss	
First Name	Ellen	
Last Name	Mellors	
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)		

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

(2) is Sound

(3) complies
Duty to co-

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.

The proposal is to increase housing by more than 60% for Brinklow. This is a huge increase which is not justified in any way. The land is Greenbelt, good quality farmland and is vital for the environment and quality of life. NPPF suggests that Greenbelt should only be used for housing in exceptional circumstances. It is hard to find any exceptional circumstances which would justify this development.

One of the proposed accesses to the housing estate is onto Heath Lane, a very narrow road which only just has space for two cars to pass. Green Lane is a single track road and the top of Heath Lane is a footpath. Has anyone actually assessed the suitability of this to take a huge volume of cars?

Another huge concern is the schooling situation. There is no primary school in Brinklow, although Rugby Borough Council have suggested there is one in the planning documents. All children in Brinklow have to be bussed to Monks Kirby from Year 1 onwards. The housing

estate would be more than 3 miles from the nearest school which can only be accessed along narrow, fast roads - definitely not safe to walk on. Warwickshire County Council are already saying they want to reduce the home to school travel budget - this plan would only add to the demands on that budget. Although there would be space for the school to expand, Monks Kirby is a very small village with single track roads. There is limited space for parking and the school buses have to turn round in a narrow road. The village certainly cannot cope with more buses or an increase in traffic at drop off and pick up times. The planning policy states that housing should be built in areas which can be made sustainable through access to choices of active modes of travel. This is the opposite - walking to school is impossible from Year 1 onwards and living in the village is reliant on car ownership. The bus service is very limited and the roads out of the village are not very safe for cycling.

Many of the roads out of the village also have no pavements and are unlit so walking options are limited.

I am also concerned about access to the GP surgery. The building has no space for expansion and is accessed by a very narrow lane (Barr Lane) with a tiny car park. The lane is already very busy with cars and walking down it is really dangerous. I nearly got run over down there due to a car driver assuming a pedestrian and a car can pass on the lane when it is actually not wide enough. This danger is all the more significant as Barr Lane also leads to the children's play area. The surgery itself already operates at capacity - they could not accommodate all these additional houses.

Obviously with so many additional houses and very limited public transport, car use in the village would increase hugely with many more journeys per day. Broad Street and Coventry Road are already far too busy. This development would only add to the congestion and reduced air quality and safety for all in the village.

The sewage system in the village is already regularly blocked and the pipes are not really coping with the village currently. This would have to be improved in order for any housing to be built. There have also been floods in the village due to drainage becoming overwhelmed. The village is just not equipped for an influx of this magnitude of housing and the plan does not give any indication of a plan to improve these services.

(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, I do not 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.

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>

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Site 337 has been altered from general housing due to the significant issues with schooling and is now earmarked for bungalows for the elderly. This seems like a poor location for life as an elderly person. The village is very reliant on car travel. The bus service is very limited and roads leading out of the village are unsafe to walk on with no or limited pavements and no lighting. An elderly person living in this location would struggle to manage without a car and the ability to drive.

Although there is a GP surgery, it is accessed down a very narrow lane with no safe walking route. Car parking at the surgery is very limited. The village shop is very small and only sells a limited range of goods, with no fresh fruit or vegetables. Access to all amenities would involve crossing busy roads which already have a lot of heavy vehicle movements during the day - this will only increase with all this excessive development. If this plan was to go ahead, Broad Street would definitely require a pedestrian crossing and traffic calming measures.

Surely most elderly people would prefer to live somewhere where they can easily access a range of shops and other amenities, as well as being on a good bus route. Clearly, this plan needs a complete rethink.

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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.

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