

## 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 13<sup>th</sup> March 2026  
By email to: [localplan@rugby.gov.uk](mailto: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	Mrs	
First Name	Joanne	
Last Name	Smith	
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	5.4	Local Plan Policy	Environment EN2 Landscape protection	Policies Map	No
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Site ID

4. Do you consider the Local Plan:

(1) is Legally compliant

No
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(2) is Sound

No
----

(3) complies with the Duty to co-operate

No
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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.

A 70% increase in housing in our historic village of Brinklow can not possibly comply with the proposed plan. It does not comply with the statement:  
 EN 2 Landscape protection  
 A. Development shall avoid significant adverse impacts on landscape character and significant adverse visual impacts.  
 B. Development proposals must be located and designed to respect scenic quality and maintain a distinctive sense of place.  
 C. Development proposals must avoid detrimental impacts on landscape features which make a significant contribution to the character of the area or to the setting

of a heritage asset or settlement.

Placing a massive new housing estate in the village would not allow us to maintain that sense of village community, as it will no longer be a village with that amount of housing. Site 315 would have a detrimental effect on landscape features as it will block out extended open views across the countryside from the public footpath and the houses on Heath Lane. It is proposed to be built on Farm land that is inconsistent with the NPPF paragraph 187 which states development should not take place on our “best and most versatile farmland” this land meets this criteria as crops are rotated on this land including maize and potatoes. I have chosen to live in Brinklow because of the wide open countryside views, to be surrounded by wildlife. This site is visited at this time of year by numerous species of geese including Canadian Geese and the White Fronted Goose from Greenland. Many birds of prey use these fields as feeding grounds and the fields are visited by Roe Deer.

(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.

Site 315 should be removed from the plan as RBC could meet their housing quota by adding an allowance for windfalls on larger sites.

(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)?

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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.

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:

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Title	Mrs	
First Name	Joanne	
Last Name	Smith	
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	9.1	Local Plan Policy	Infrastructure I4 Infrastructure and planning obligations	Policies Map	No
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Site ID

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I believe the proposed housing on site 315 is unsound as it does not comply with the requirements in paragraph 9:10 of the plan where it states: It is essential that adequate infrastructure capacity exists to accommodate new development. The village does not have the infrastructure to support this development as there is no primary school in the village, all primary aged children will need to be transported to the school in Monks Kirby. The surgery can not support not only the extra housing proposed for Brinklow but other villages in the area where more housing is also planned. The second entrance to the proposed site 315 is down a single tracked country lane, how is that supposed to support the amount of cars that 250 or more houses would create. From the plan all I can see that RBC have proposed in terms of infrastructure to support the proposed development is one zebra crossing. When these concerns have been raised with the planners and councillors at the public

meetings at the village hall the response has been that policies regarding the surgery and education are a separate issue to the planning policy. I do not understand how this can be the case when in the NPPF it states in section:

14 Infrastructure and planning obligations A. New development that exceeds the capacity of existing infrastructure or causes unacceptable impacts will only be permitted where it can be demonstrated that there is a reliable mechanism in place to deliver the requisite infrastructure upgrades when required and to mitigate the impacts.

There is no clear plan in this case of how to mitigate these impacts on the village.

(Continue on a separate sheet /expand box if necessary)

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