

**From:** Ananth Polamarasetty [REDACTED]  
**Sent:** 05 March 2026 10:33  
**To:** Local Plan  
**Subject:** Formal Representation: Proposed Submission Local Plan – Clifton-upon-Dunsmore (Dunsmore Home Farm Area)  
**Attachments:** Representation Form (January 2026 - v3).docx

Dear Development Strategy Team,

Please find attached my completed Representation Form regarding the Proposed Submission Local Plan. I am writing to formally object to the identification of Land at Clifton-upon-Dunsmore (including Dunsmore Home Farm) as a suitable area for wind energy development.

I believe the plan in its current form is not sound and not justified for the following reasons:

#### 1. Lack of Justification and Inadequate Evidence Base

The identification of this site as "suitable" for industrial-scale wind turbines fails the test of being justified. The evidence base, including the Renewable Energy Analysis, does not sufficiently account for the unique topography of the Clifton area. There has been no clear demonstration that this site is the most sustainable option compared to alternative brownfield or industrial locations within the borough.

#### 2. Significant Impact on Heritage Assets and Conservation

Clifton-upon-Dunsmore is home to significant heritage assets, including the Grade II listed St Mary's Church\*. The introduction of wind turbines in this area would cause "less than substantial harm" to the setting of these historic assets—a harm that is not outweighed by the public benefits of the scheme. This is a direct violation of Policy D4 (Historic Environment) and the NPPF.

#### 3. Unacceptable Impact on Residential Amenity

The proposed "suitable area" is too close to the residential core of Clifton-upon-Dunsmore. The plan fails to set a mandatory minimum separation distance to protect residents from noise, vibration, and "shadow flicker." Without these safeguards, the plan is not "positively prepared" to protect the health and wellbeing of the community.

#### 4. Conflict with the Emerging Neighbourhood Plan

Clifton-upon-Dunsmore is in the process of developing its own Neighbourhood Plan. This Local Plan allocation undermines the local community's vision for preserving the rural character and "green gap" between Clifton and Rugby, failing to meet the requirement for "Effective" cross-boundary planning.

#### Conclusion

I request that the "Renewable Energy Analysis Map" and associated policies be amended to remove the suitability status for wind development at this site. I wish to be notified of the progress of the Local Plan and would like to be heard at the Examination in Public (EiP).

Yours faithfully,

[Ananth Polamarasetty ]

[REDACTED]

[REDACTED]

## 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) 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\*

*\*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.*

#### 2. Agent's Details (if applicable)

Title	<input type="text" value="Mr"/>	<input type="text"/>
First Name	<input type="text" value="Ananth"/>	<input type="text"/>
Last Name	<input type="text" value="Polamarasetty"/>	<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="█"/>	<input type="text"/>
Line 2	<input type="text" value="██████████"/>	<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="████"/>	<input type="text"/>
Telephone Number	<input type="text" value="██████████"/>	<input type="text"/>
E-mail Address (where relevant)	<input type="text" value="████████████████████"/>	<input type="text"/>

## 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	NE4	Policies Map	Renewable Energy Analysis Map
Site ID	Clifton-upon-Dunsmore/Dunsmore Home Farm Area				

4. Do you consider the Local Plan:

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

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 Plan is **not Sound** because it is **not Justified**. The identification of the Clifton-upon-Dunsmore/Dunsmore Home Farm area as 'suitable' for wind energy development lacks a robust evidence base. It fails to consider the significant 'substantial harm' to the setting of heritage assets, specifically the Grade II\* listed St Mary's Church. Furthermore, the plan is **not Positively Prepared** as it does not include mandatory minimum separation distances from residential dwellings to mitigate the adverse impacts of noise, vibration, and shadow flicker on human health. The allocation contradicts the NPPF's requirement that renewable energy impacts must be made acceptable to the local community."

(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.

"To make the plan sound, the **Renewable Energy Analysis Map** must be amended to remove the 'suitability' status for wind energy development at the Clifton-upon-Dunsmore/Dunsmore Home Farm site. Policy NE4 should be revised to include specific criteria-based protections for heritage settings and mandatory minimum buffers between industrial turbines and residential property boundaries."

(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)

**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:

"Given the significant impact on the local landscape and heritage, I wish to ensure my concerns regarding the evidence base and site suitability are fully explored by the Inspector."

**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-notice>