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 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)
Title	Mr	
First Name	Peter	
Last Name	Realf	
Job Title (where relevant)		
Organisation (where relevant)		
Address Line 1	[redacted]	
Line 2	[redacted]	
Line 3	[redacted]	
Line 4	[redacted]	
Post Code	[redacted]	
Telephone Number	[redacted]	
E-mail Address	[redacted]	

**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.*

(where relevant)

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		Policies Map	
Site ID	ID59				

4. Do you consider the Local Plan:

(1) is Legally compliant	Yes	Yes	No	
(2) is Sound	Yes	No	No	
(3) complies with the Duty to co-operate	Yes	Yes	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 proposals for site ID 59 fails to protect the village of Newton as an independent village separate from Rugby.

In earlier public participation events I raised objections to the proposed new development of houses between Newton Manor Lane and Newton Village.

I did so as the proposals appear to contradict previous Rugby Borough Local Plans and Warwickshire Structure Plans where attention was drawn for the need to **"guard against development that would change the open character of the following "Areas of Restraint."**

<u>Rugby Borough.</u>

1) Generally between Rugby and Brownsover and Clifton-upon-Dunsmore.

2) Generally between Rugby and Brownsover and Newton.

Rugby Borough Council added,

Area 2: "**The area extends from the M6 motorway in the north to Newton Manor Lane in the south. The Area of Restraint in this locality maintains a physical separation between the village of Newton and the housing and employment allocations at Coton. The land rises gently to the west and forms a hill crest to the east of the allocations thus visually separating Newton from future development and maintaining the urban form of Rugby."**

In conclusion, Rugby Borough Council added:

"**It is not considered appropriate that development should take place within the defined areas due to their contribution to the urban form and structure of Rugby. Land has only been included within the Area of Restraint where there are clear and justifiable reasons for doing so; for example where there is a need to ensure the integrity of fringe villages, to safeguard the open approaches to the Town or to protect important "green wedges" within or on the edge of the urban area. The Borough Council is of the opinion that the boundaries as defined achieve this aim."**

The defining of Areas of Restraint between Coton, Boughton Vale, Brownsover and Newton were put in place to prevent urban sprawl from swallowing up villages like Newton and joining them to Rugby. There was clearly a justifiable reason for doing so when the document was written and that reason is just as relevant today.

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

6.Please set out the modification(s) you consider necessary to make the Local Plan compliant and sound, in respect of any legal compliance or soundness matters you have identified at5 above. (Please note that non-complience with the duty to co-operate is incapable of modification at examination). You will need to say why each modification will make the 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.

Remove site ID 59 from list of proposed housing development sites and protect the village of Newton from being consumed into a suburb of Rugby by protecting the green wedge of land between Newton and Newton Manor Lane.

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

(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	**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 my perspective on this issue is fully represented in an open and democratic manner. To answer any questions put to me as part of the process.

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.

Not applicable.

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