

## 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	<input type="text" value="Mr"/>	<input type="text"/>
First Name	<input type="text" value="Ramandeep"/>	<input type="text"/>
Last Name	<input type="text" value="Singh"/>	<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"/>	<input type="text"/>
Line 2	<input type="text"/>	<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 representation

Name or Organisation:

3. To which part of the Local Plan does this representation relate?

Paragraph  Policy  Policies Map

Site ID

4. Do you consider the Local Plan:

(1) is Legally compliant

Yes

(2) is Sound

No

(3) complies with the  
Duty to co-operate

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.

We wish to formally object to the continued or renewed allocation of the Brandon Speedway site for motorsport or speedway use.

While we recognise the historic presence of the stadium, the character of the surrounding area has changed substantially. It is now a predominantly residential, family-oriented neighbourhood where quiet enjoyment of homes, safety, and access to green space are key expectations. A high-noise, high-traffic motorsport venue is fundamentally incompatible with this setting.

In our view, the proposed use would result in significant and unacceptable harm that cannot be adequately mitigated.

(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.

#### Key Concerns Residential Amenity and Noise

Speedway events generate prolonged and intrusive noise levels that would materially affect residents' ability to enjoy their homes and gardens, particularly during evenings and weekends. Such disturbance would undermine the peaceful environment that the area now provides and which residents reasonably expect.

#### Air Quality and Dust

Emissions, dust and particulates associated with racing activity would negatively affect local air quality. This is of particular concern for children, older residents and those with respiratory conditions. The site's close proximity to housing means these impacts would be directly experienced by neighbouring properties.

#### Traffic, Parking and Road Safety

Past operations demonstrated that event traffic overwhelmed local streets. Visitors parked along residential roads, across driveways and in unsafe locations, leading to blocked access, congestion, litter and risks to pedestrians. These problems occurred regularly and were disruptive to daily life. The surrounding roads are not designed to accommodate large volumes of event traffic, and there is no clear evidence that these impacts could be prevented in future.

#### Housing Market and Community Stability

The reintroduction of an intensive motorsport use would likely reduce the desirability of nearby homes and deter prospective buyers and families. Perceptions of noise, congestion and disturbance can materially affect property values and long-term investment confidence. Planning policy should support stable, thriving residential communities, not uses that undermine them.

#### Existing and More Appropriate Use

The site already functions informally as open space, with residents using it daily for walking, dog exercise and recreation. This low-impact use aligns far better with the surrounding residential character and contributes positively to health, wellbeing and biodiversity.

#### Requested Modification

We respectfully request that the Local Plan be amended to:

- Remove or reject any allocation supporting motorsport or other high-impact uses
- Redesignate the site as public open space, green infrastructure, or other low-impact community use
- Prioritise recreation, walking routes and environmental enhancement
- Protect the amenity, safety and wellbeing of existing residents

Allocating this site for motorsport use would introduce avoidable harm to an established residential community and would not represent sustainable development. A recreational or green space designation would better reflect current needs, protect local quality of life, and provide lasting benefits for both present and future residents.

For these reasons, we consider the current allocation unsound and request the modifications outlined above.

(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)?

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 voice our concerns regarding the restoration of the Brandon Stadium

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>