

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	<input type="text" value="Mr"/>	<input type="text"/>
First Name	<input type="text" value="Mark"/>	<input type="text"/>
Last Name	<input type="text" value="Smith"/>	<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="[REDACTED]"/>	<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="[REDACTED]"/>	<input type="text"/>
Telephone Number	<input type="text" value="[REDACTED]"/>	<input type="text"/>
E-mail Address (where relevant)	<input type="text" value="[REDACTED]"/>	<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?

Local Plan
Paragraph

Local
Plan
Policy

Policies
Map

Site ID

315

4. Do you consider the Local Plan:

(1) is Legally compliant

(2) is Sound

(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.

Thank you for reading my objection to site 315.

I had lived in Coventry for all of my life, but wanted to move somewhere less busy. I found a small plot of land for sale on Smeaton Lane, just outside Brinklow. It was just big enough to build a 3 bedroom detached house and have a nice sized garden. The land either side were of a similar size, and both had houses on, that were probably built 50 years ago. I contacted the planning department at Rugby Borough Council to ask if it would be possible to apply for planning permission to build a house on this land, and was told there was no chance as this was part of the green belt. I gave up on the idea of buying that land.

About a year later I saw a house for sale on Heath Lane, Brinklow. We made an appointment to view the house and were blown away by the view from the rear bedroom over open fields, you could literally see for miles. Even though the house was looking dated, I knew straight away this is where I wanted to spend the rest of my life.

That was 9 years ago, during which time we have renovated the house, and can now enjoy living there. We will still be paying the mortgage until retirement age, but that view out of the window still makes me appreciate just how lucky I am, every morning when I look out of the window.

We have also transformed the garden and built a raised deck at the bottom, where we can sit and enjoy the view over the fields, it now feels like they are part of our garden.

In the time we have been here the view has changed with the different crops that are grown each year, from watching the bare soil suddenly turn green as the first shoots appear in spring, to the wheat gently swaying in the breeze, to the sweet corn that can reach 8 foot tall. There is always something different to look at. The other field usually has sheep or cattle in, which provides a different experience, especially watching the little lambs playing in the sunshine.

Then there is the wild life, we have seen deer, foxes, rabbits, and at the moment a flock a goose, I think they could be White-fronted goose from Greenland, are regular visitors to the field. There are lots of different types of birds and flying around and often a Buzzard will be soaring high above.

This view has been so good for my mental health, just looking out helps me feel calm and relaxed.

However this changed when Rugby Borough Council designated it as site 315, after the owners said they would like to sell the land!

We are in the middle of the green belt, between Coventry and Rugby. 10 years ago I couldn't get permission to build a single house, located between 2 other houses. Now the council wants to build 340 houses across 2 open fields. There are plenty of other of fields in the borough that aren't in the middle of the green belt, and one of the council documents said there was no strategic reason for expanding Brinklow, and yet there latest plan would increase the size of the village by 70%.

I do not believe that building on site 315 is justified.

Thanks again, for reading my views.

(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.

Remove site 315 from the plan.

(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.

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>