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From: [REDACTED]
Sent: 16 May 2025 12:02
To: Local Plan
Subject: Proposed development and creation of 700+ Homes at Wolvey

Dear Sirs,

At a village meeting (AGM) held in the neighbouring village of Burton Hastings on the 15th of May 2025, the assembled parishioners voted unanimously to oppose the development and building of the proposed 700+ houses in and around Wolvey based upon (but not solely) the factors submitted by Wolvey PC *(detailed below).

Additionally, the feared impact upon Burton Hastings residents due to increased traffic levels, noise and reduced available infrastructure at Wolvey in the manner of school places and Doctor surgery appointments is a cause for real concern amongst our parishioners, many of whom count Wolvey as their local 'go to' for local food shop, healthcare and education as a large number of our residents do not have access to personal transport and hence local infrastructure capacity is critical.

There is also considerable concern in regard to development creep towards our village from the local plan in addition to which is currently the case with the expanding housing construction 'Bramcote Fields' estate (Nuneaton Council) to the west of our village.

*

.The plan has been prepared without any meaningful

dialogue with Wolvey (and other) Parish Councils,

Neighbourhood Planning Groups, and other

important relevant bodies.

- The plan promotes a strategy of 'dispersal' to remote rural villages. This is both unsustainable and unjustified. The Borough has traditionally been able to deliver the required homes in sustainable locations close to the urban area of Rugby. This is a far more sound and sustainable approach which is more consistent with national policy contained in the NPPF.

.The emerging Local Plan has not adequately

appraised all reasonable alternatives, particularly those strategic locations close to Rugby which are in far more sustainable locations. Other options include greater exploration of brownfield and underused sites in the urban area. Rugby Council has previously delivered some 35% of growth on such sites.

- The plan would result in the loss of a substantial area of Green Belt land. This is contrary to policy contained in the NPPF and there is not meaningful demonstration that alternatives have been adequately explored. This risks the plan being found unsound because it is contrary to national policy.
- 710 additional dwellings would increase the size of Wolvey village by some 200%. This is a totally disproportionate level of growth and not supported by the Council's own evidence.
- The updated landscape evidence which underpins the site allocations inexplicably contradicts previous independent landscape sensitivity evidence. This is not credible as the surrounding landscape has not altered from the previous assessments carried out in 2016 (other than modest changes resulting from the recent development at Kingmaker's View).
- Wolvey does not have the infrastructure to support

the proposed levels of growth. Some infrastructure (such as a secondary school, major retailing, pharmacy, dentist etc.) are unlikely to be delivered locally in any eventuality. There is no compelling evidence that other 'low key' infrastructure is viable, and therefore deliverable.

- There is real concern that the Sustainability Appraisal accompanying the plan has failed to address 'Reasonable Alternatives' including continuing with a strategy of 'Urban Concentration.'

It almost appears that the SA has been prepared after the Draft Local Plan and written to fit a political narrative of dispersal. It is rare to see Sustainability Appraisals support this approach

Thank you for considering our above comments in your deliberations.

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