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

**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.*

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?
Land north of B4109, Wolvey

Local Plan Paragraph		Local Plan Policy	**S6**	Policies Map	
Site ID	**309**				

4. Do you consider the Local Plan:

(1) is Legally compliant	Yes	✓	No	
(2) is Sound	Yes		No	✓
(3) complies with the Duty to co-operate	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.

150 new homes are disproportionate scale compared to the current village. Previous landscape studies have shown that the land has high sensitivity to housing development so not suitable.

(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.

Policy S6 should delete the proposed allocation of 150 homes at land north of the B4109, Wolvey. Alternative sites should be considered in Urban areas of Rugby and Coventry.

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

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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)

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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.

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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?
Land north of B4109, Wolvey

Local Plan Paragraph		Local Plan Policy	**CL1**	Policies Map	
Site ID	**309**				

4. Do you consider the Local Plan:

(1) is Legally compliant	Yes	✓	No	
(2) is Sound	Yes		No	✓
(3) complies with the Duty to co-operate	Yes	✓	No	

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Net Zero Buildings – This is not justified or consistent with national policy, as it should address the location of development to ensure that new housing seeks to maximise walking and cycling, alongside access to good public transport.

This is because, Wolvey is a rural community with extremely limited public transport, very few rural footways outside of the tight village boundaries and most residents rely on having a car to be able travel to work and neighbouring towns and villages.

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

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Policy CL1 should delete the proposed allocation of 150 homes at land north of the B4109, Wolvey. Alternative sites should be considered in Urban areas of Rugby and Coventry.

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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?
Land north of B4109, Wolvey

Local Plan Paragraph		Local Plan Policy	**EN1**	Policies Map	
Site ID	**309**				

4. Do you consider the Local Plan:

(1) is Legally compliant	Yes	✓	No	
(2) is Sound	Yes		No	✓
(3) complies with the Duty to co-operate	Yes	✓	No	

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Biodiversity and Geodiversity protection – The proposal is not justified or consistent with national policy as the proposed land is adjacent to an existing local wildlife site, no proportionate ecological assessment has taken place and the land is in a flood plain.

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

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Proposed allocation of 150 homes at land north of the B4109, Wolvey, should hence be deleted. Alternative sites should be considered in Urban areas of Rugby and Coventry.

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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?
Land at Coventry Road, Wolvey

Local Plan Paragraph		Local Plan Policy	**S1**	Policies Map	
Site ID	**358**				

4. Do you consider the Local Plan:

(1) is Legally compliant	Yes	✓	No	
(2) is Sound	Yes		No	✓
(3) complies with the Duty to co-operate	Yes	✓	No	

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Settlement Hierarchy – the proposals are not justified in this case, because it is not justified by the supporting evidence, for example, Wolvey is a remote rural area and not well served.

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

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Proposed allocation of homes at land Coventry Road, Wolvey, should hence be deleted. Alternative sites should be considered in Urban areas of Rugby and Coventry.

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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?
Land at Coventry Road, Wolvey

Local Plan Paragraph		Local Plan Policy	**Pp137**	Policies Map	
Site ID	**358**				

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Land at Coventry Road, wolvey is not justified or consistent with national policy as it is within the green belt, Wolvey is a notably small main rural settlement with a low settlement score. This area of land is also the most attractive greenspace approach to a village, which would be decimated by building 60 houses.

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