

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*

**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.*

2. Agent's Details (if applicable)

Title	<input type="text" value="MR."/>	<input type="text"/>
First Name	<input type="text" value="ANDREW"/>	<input type="text"/>
Last Name	<input type="text" value="BEARNE"/>	<input type="text"/>
Job Title (where relevant)	<input type="text" value="REDACTED"/>	<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" value="REDACTED"/>	<input type="text"/>
Line 3	<input type="text" value="REDACTED"/>	<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"/>

Rugby Borough Council
Business Support Services

10 MAR 2026

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?

Paragraph	<input type="text"/>	Policy	<input type="text"/>	Policies Map	<input type="text"/>
Site ID	136				

4. Do you consider the Local Plan:

(1) is Legally compliant	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
(2) is Sound	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
(3) complies with the Duty to co-operate	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>

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.

REGARDING SITE 136, LAND NORTH OF WARWICK ROAD, I FEEL THIS SITE SHOULD BE DELETED AS ALTERNATIVE SITE WOULD SEEM MUCH MORE SUITABLY LOCATED IN THE MORE URBAN AREAS OF RUGBY TOWN (OR ADDITIONALLY COVENTRY). THE PROPOSED 80 HOMES SEEM TO ME TO BE COMPLETELY DISPROPORTIONATE IN SCALE, COMPARED TO THE EXISTING SIZE OF WOLSTON VILLAGE. ADDITIONALLY, THE SITE PROPOSED SITS IN GREEN BELT (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.

I FEEL THAT, FOR THE FOLLOWING REASONS, SITE 136, 80 DWELLINGS NORTH OF WARWICK ROAD, SHOULD BE REMOVED FROM THE PLAN FOR THE FOLLOWING REASONS:-

1) POLICY EN7 FLOOD RISK - IN JANUARY 2024 MANY DWELLINGS IN WOLSTON WERE FLOODED EITHER INTERNALLY, OR EXTERNALLY (STREAM BANK).

I BELIEVE NO SITE DEVELOPMENT SHOULD CONTINUE UNTIL A COMPLETE LEAD LOCAL FLOOD AUTHORITY REASSURANCE THAT

CONTINUED ON A SEPARATE SHEET

PART B, QUESTION BOX 5, CONTINUED.

CONTRARY TO GOVT. POLICY. I AM ALSO CONCERNED THAT PART OF THE SITE WOULD RUN ADJACENT TO A WILDLIFE SITE WHERE, I SUSPECT, A SUITABLY ROBUST ECOLOGICAL IMPACT ASSESSMENT HAS NOT BEEN CONDUCTED.

A BIODIVERSITY NET GAIN, ENS, IS NOT JUSTIFIED ON SITE 136 AS AN ECOLOGICAL APPRAISAL HAS NOT BEEN CARRIED OUT AS FAR AS I CAN ASCERTAIN. THIS, I BELIEVE IS TOTALLY INCONSISTENT WITH NATIONAL POLICY, IN THE INTEREST TO 'SAFEGUARD COMPONENTS OF LOCAL WILD-LIFE HABITATS'.

IT IS VERY CONCERNING THAT THE COUNCIL'S EVIDENCE INDICATES THAT THEY WISH TO IDENTIFY WHAT WAS ALWAYS GREEN BELT AS GREY BELT. AS IS WELL KNOWN, GREEN BELT HAS ALWAYS BEEN NEEDED TO SAFEGUARD THE COUNTRYSIDE FROM DEVELOPMENT. THE NPPF DESIGNATES THAT GROWTH ON ORIGINAL GREEN BELT SHOULD ONLY BE ALLOWED IN EXCEPTIONAL CIRCUMSTANCES.

PART B, QUESTION 107 & 108, CONTINUED.

SIMILAR FLOODING EVENT, AS PREVIOUSLY DESCRIBED IN 2024, BUT ALSO EXACTLY THE SAME IN 2025, CAN NEVER HAPPEN AGAIN. THERE MUST BE COMPLETE ASSURANCE EVENTS THAT LED TO THE EVENTS MENTIONED CANNOT EVER HAPPEN AGAIN. NO 'IFS', NO 'BUTS'!

- 2) SETTLEMENT HIERARCHY S1 :- I CLASS THIS POLICY IS UNSOUND AS THE RUGBY URBAN AREA IS MUCH MORE SUITABLE TO ACCOMMODATE MOST OF THE GROWTH PROPOSED. THE OVER 55'S ACCOMMODATION ARE UNLIKELY TO BE AFFORDABLE. THIS WOULD NOT BENEFIT OLDER RESIDENTS IN THE VILLAGE WHO MAY BE LOOKING FOR AFFORDABLE HOUSING.
- 3) WOLSTON HAS VERY LIMITED FACILITIES, PUBLIC TRANSPORT OR EMPLOYMENT OPPORTUNITIES TO ACCOMMODATE THE GROWTH LEVELS PROPOSED.
- 4) RESIDENTIAL ALLOCATIONS, S6 :- RBC'S OWN SUSTAINABILITY APPRAISAL INDICATES THAT "WOLSTON IS A NOTABLY SMALL MAIN RURAL SETTLEMENT WITH A HIGH SETTLEMENT SCORE". FOR THE REASONS MENTIONED ABOVE, THIS RURAL SETTLEMENT SHOULD REMAIN AS IT IS.
- 5) AS SITE 136 IS LOCATED AROUND 900 YARDS FROM THE ONLY SHOP IN THE VILLAGE, AND ROUGHLY 950 YARDS FROM THE G.P. SURGERY, IT IS NOT HARD TO IMAGINE THAT VEHICULAR TRAFFIC FROM THE PROPOSED SITE 136 WOULD SOON OUSLWHAM THE ALREADY VERY LIMITED PARKING SPOTS IN THE CENTRE OF THE VILLAGE. ADDITIONALLY, ANY FURTHER PRESSURE TO ACCOMMODATE POPULS IN THE SMALL JUNIOR SCHOOL WOULD PUSH THE SCHOOL BEYOND ACCEPTABLE LIMITS.
- 6) THE PROPOSED SITE 136 HOMES WOULD BE LOCATED FAR AWAY FROM LARGER URBAN AREAS WHERE LEISURE FACILITIES, EMPLOYMENT AND MEDICAL FACILITIES WOULD BE AVAILABLE. TRANSPORT FACILITIES, SUCH AS BUS TRANSPORT, HAS A LIMITED SERVICE, WHICH WOULD INEVITABLY LEAD TO A DRAMATIC INCREASE IN VEHICULAR MOVEMENTS WITHIN THE VILLAGE - WHICH ALREADY EXPERIENCES TRAFFIC DELAYS AND HOURS AT PEAK TIMES

(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, 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:

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.

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-notice>