

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	Mr	
First Name	Michael	
Last Name	Collins	
Job Title (where relevant)		
Organisation (where relevant)		
Address Line 1	REDACTED	
Line 2	REDACTED	
Line 3	REDACTED	
Line 4		
Post Code	REDACTED	
Telephone Number		
E-mail Address (where relevant)	REDACTED	

Part B – Please use a separate sheet for each policy or site you wish to comment on

Name or Organisation: Michael Collins

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

Local Plan
Paragraph

Local
Plan
Policy

Policies Map

Site ID

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.

- Policy S1 is unsound in that it is not 'justified' by the supporting evidence
- The Rugby Urban Area should accommodate the majority of new growth not the less well-served and remote rural areas
- The 'Main Rural Settlements' definition is not sound: Wolvey is the smallest and least well-served of all the Rural Villages yet has the highest housing allocation.

(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.

- Wolvey should be in a lower category in the hierarchy because of it's limited services, facilities, employment and public transport.
- It is a small remote village unable to accommodate the level of growth proposed.

(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.

NA

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>

Part B – Please use a separate sheet for each policy or site you wish to comment on

Name or Organisation: Michael Collins

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

Local Plan Paragraph		Local Plan Policy	S2	Policies Map	
Site ID	309				

4. Do you consider the Local Plan:

(1) is Legally compliant	Yes		No	
(2) is Sound	Yes		No	X
(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.

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- Policy S2 is not sound because it provides the basis for an unjustifiable pattern of development that is not 'justified' by the evidence.
- The policy does not reflect the overall preferred strategy of Urban Concentration – it proposes nearly 58% of new allocations (over and above those in previous Plans and already with permission) in the rural areas.

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

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- Wolvey More growth should be directed to the Urban Areas around Rugby and Coventry with a reduction in Wolvey and other remote areas.
- There are potential alternatives that are superior in terms of their strategic locations and sustainability

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

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Part B – Please use a separate sheet for each policy or site you wish to comment on

Name or Organisation: Michael Collins

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

Local Plan Paragraph		Local Plan Policy	S5	Policies Map	
Site ID	309				

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(1) is Legally compliant	Yes		No	
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- The Draft Local Plan seeks to allocate some 1,500 new homes on land that would need to be released from the established Green Belt. This does not 'protect' Green Belt.
- There are development options outside of the Green Belt that should be explored.
- The Council's evidence is contrived and seeks to identify large areas of Green Belt as 'Grey Belt' – these areas are needed to safeguard the countryside from encroachment.

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

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- Allocations and designations should follow the National Planning Policy Framework and only allow changes to the Green Belt in exceptional cases.

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

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Part B – Please use a separate sheet for each policy or site you wish to comment on

Name or Organisation: Michael Collins

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

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	X
(3) complies with the Duty to co-operate	Yes		No	

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- Land north of B4109, Wolvey, should not be allocated for housing for the reasons set out below:
- 150 new homes are of a disproportionate scale with the current village.
- The proposed allocation is within the Green Belt – contrary to Government Policy.
- Previous landscape studies have indicated that the land has 'High sensitivity to housing development'. It is therefore not suitable.
- Part of the site abuts a Local Wildlife Site. There has not been a sufficient assessment of the ecological impacts.
- 150 homes (and up to 210 homes) is too much for Wolvey's infrastructure in terms of pressure on: the primary school, travel to secondary school, GP practice, and the very limited public transport availability.
- The Council's own Sustainability Appraisal indicates that 'Wolvey is a notably small main rural settlement with a low settlement score'.

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

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- Policy S6 should delete the proposed allocation of 150 homes at 'land north of B4109, Wolvey.'
- Alternative sites should be considered in strategically preferable locations (such as adjacent to the urban areas of Rugby and/or Coventry).

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

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Part B – Please use a separate sheet for each policy or site you wish to comment on

Name or Organisation: Michael Collins

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

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	X
(3) complies with the Duty to co-operate	Yes		No	

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- The Climate Change section of the emerging Local Plan is not sound because it is not consistent with the National Planning Policy Framework.
- Policy CL1 should also address the 'location' of development to ensure that new housing seeks to maximise walking and cycling (the most sustainable modes of travel) alongside access to good public transport in accordance with the National Planning Policy Framework.

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

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- There should be an additional Climate Change policy that sets out the Council's aspirations for locating growth in sustainable locations.

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Part B – Please use a separate sheet for each policy or site you wish to comment on

Name or Organisation: Michael Collins

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

Local Plan Paragraph		Local Plan Policy	CL2	Policies Map	
Site ID	309				

4. Do you consider the Local Plan:

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

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- Renewable energy and low carbon energy development are inappropriate development in the Green Belt.

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

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- Policy CL2 should be amended to specifically refer to locations for renewable energy outside of the Green Belt being preferred.

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

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Name or Organisation: Michael Collins

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

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

4. Do you consider the Local Plan:

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- The proposed allocation (land north of B4109, Wolvey) is adjacent to an existing Local Wildlife site.
- A proportionate ecological assessment should have been undertaken.

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

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- The potential ecological impacts mean that land north of B4109 should be removed from the plan as proposed allocation.

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

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Part B – Please use a separate sheet for each policy or site you wish to comment on

Name or Organisation: Michael Collins

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

Local Plan Paragraph		Local Plan Policy	EN2	Policies Map	
Site ID	309				

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- Allocations proposed in the emerging Local Plan do not reflect the available evidence in terms of impacts on the landscape. In particular the site at Land north of the B4109. Previous evidence indicated that the site had 'High sensitivity to housing development' in landscape terms.
- The allocation at Land north of B4109 would extend the village substantially towards the River Anker along the valley slopes. This would have a large impact on the character of the village.

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

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- The potential landscape impacts mean that Land north of B4109 should be removed from the plan as a proposed allocation.

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Name or Organisation: Michael Collins

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Local Plan Paragraph		Local Plan Policy	D1 to D5	Policies Map	
Site ID	309				

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- Design policies D1 to D5 that seek to improve design quality are welcome.
- The scale of development proposed for Wolvey (a 60% increase in village size) would harm the local character, rural setting and built form.

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- The potential impacts of large-scale growth on the character of Wolvey needed to have been fully considered before sites were proposed as allocations.

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Local Plan Paragraph		Local Plan Policy	I1	Policies Map	
Site ID	309				

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- Wolvey is a small, remote village with modest accessibility and poorly served by public transport.
- The proposed new homes are remote from urban areas with shops, jobs, leisure and medical facilities. Wolvey has very limited facilities meaning car travel is essential.
- There is a very limited bus service that connects Wolvey to Nuneaton and Coventry and none to the nearest town of Hinckley.

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

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- Large housing sites should be removed from the Local Plan because Wolvey does not have good access to higher level services and facilities and poor public transport.
- There are better options close to the Urban Areas of Rugby and Coventry that should be considered first. Rugby has better services, facilities and employment opportunities and public transport.

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

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☒ X

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☐

Yes, I wish to participate in hearing session(s)

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8. If you wish to participate in the hearing session(s), please outline why you consider this to be necessary:

NA

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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.

NA

Part B – Please use a separate sheet for each policy or site you wish to comment on

Name or Organisation: Michael Collins

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

Local Plan Paragraph		Local Plan Policy	I4	Policies Map	
Site ID	309				

4. Do you consider the Local Plan:

(1) is Legally compliant	Yes		No	
(2) is Sound	Yes		No	X
(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.

- The scale of development proposed for the village of Wolvey is not capable of being supported by the available infrastructure.
- Important areas of infrastructure that are lacking include:
- The primary school which is near capacity and cannot accommodate another 70 pupils.
- There are no secondary or special educational needs school in Wolvey, thus causing a requirement of long journeys.
- The GP practice is only open on limited days (and only for part of the day), requiring long journeys.
- The shop is small and not suitable for a weekly shop – requiring long journeys.
- Public transport is poor.
- There is no dentist, chemist or hospital – requiring long journeys.
- Improvements would be unlikely as a result of development.

(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.

- The proposed housing sites should be removed from the draft plan because it has not be justified that the available infrastructure can accommodate them.
- There are better options close to the Urban Areas of Rugby and Coventry that have better services and facilities which are more easily accessible.

(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.

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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)

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NA

Part B – Please use a separate sheet for each policy or site you wish to comment on

Name or Organisation: Michael Collins

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

Local Plan Paragraph	138	Local Plan Policy		Policies Map	
Site ID	309				

4. Do you consider the Local Plan:

(1) is Legally compliant	Yes		No	
(2) is Sound	Yes		No	X
(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.

- Land north of B4109, Wolvey should not be allocated for housing for reasons set out below:
- 150 new homes are of a disproportionate new scale with the current village.
- The proposed allocation is within Green Belt – contrary to Government Policy.
- Previous landscape studies have indicated that the land has 'High sensitivity to housing development'. It is therefore not suitable.
- Part of the site abuts a Local Wildlife Site. There has not been a sufficient assessment of the ecological impacts.
- 150 homes (and up to 210 homes) is too much for Wolvey's infrastructure in terms of pressure on: the primary school, travel to secondary school, GP practice, and the very limited public transport availability.
- The Council's own Sustainability Appraisal indicates that 'Wolvey is a notably small main rural settlement with a low settlement score.'

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

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- Site 309 should be deleted as a proposed allocation of 150 homes at 'Land north of B4109, Wolvey.'
- Alternative sites should be considered in strategically preferable locations (such as adjacent to the urban areas of Rugby and Coventry).

(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.

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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)?

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No, I do not wish to participate in hearing session(s)

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NA

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	Mr	
First Name	Michael	
Last Name	Collins	
Job Title (where relevant)		
Organisation (where relevant)		
Address Line 1	REDACTED	
Line 2	REDACTED	
Line 3	REDACTED	
Line 4		
Post Code	REDACTED	
Telephone Number		
E-mail Address (where relevant)	REDACTED	

Part B – Please use a separate sheet for each policy or site you wish to comment on

Name or Organisation: Michael Collins

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

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	X
(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.

- Policy S1 is unsound in that it is not 'justified' by the supporting evidence
- The Rugby Urban Area should accommodate the majority of new growth not the less well-served and remote rural areas
- The 'Main Rural Settlements' definition is not sound: Wolvey is the smallest and least well-served of all the Rural Villages yet has the highest housing allocation.

(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.

- Wolvey should be in a lower category in the hierarchy because of it's limited services, facilities, employment and public transport.
- It is a small remote village unable to accommodate the level of growth proposed.

(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.

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NA

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>

Part B – Please use a separate sheet for each policy or site you wish to comment on

Name or Organisation: Michael Collins

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

Local Plan Paragraph		Local Plan Policy	S2	Policies Map	
Site ID	358				

4. Do you consider the Local Plan:

(1) is Legally compliant	Yes		No	
(2) is Sound	Yes		No	X
(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.

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- Policy S2 is not sound because it provides the basis for an unjustifiable pattern of development that is not 'justified' by the evidence.
- The policy does not reflect the overall preferred strategy of Urban Concentration – it proposes nearly 58% of new allocations (over and above those in previous Plans and already with permission) in the rural areas.

(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.

- Wolvey More growth should be directed to the Urban Areas around Rugby and Coventry with a reduction in Wolvey and other remote areas.
- There are potential alternatives that are superior in terms of their strategic locations and sustainability

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

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Part B – Please use a separate sheet for each policy or site you wish to comment on

Name or Organisation: Michael Collins

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

Local Plan Paragraph		Local Plan Policy	S5	Policies Map	
Site ID	358				

4. Do you consider the Local Plan:

(1) is Legally compliant	Yes		No	
(2) is Sound	Yes		No	X
(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.

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- The Draft Local Plan seeks to allocate some 1,500 new homes on land that would need to be released from the established Green Belt. This does not 'protect' Green Belt.
- There are development options outside of the Green Belt that should be explored.
- The Council's evidence is contrived and seeks to identify large areas of Green Belt as 'Grey Belt' – these areas are needed to safeguard the countryside from encroachment.

(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.

- Allocations and designations should follow the National Planning Policy Framework and only allow changes to the Green Belt in exceptional cases.

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

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NA

Part B – Please use a separate sheet for each policy or site you wish to comment on

Name or Organisation: Michael Collins

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

Local Plan Paragraph		Local Plan Policy	CL1	Policies Map	
Site ID	358				

4. Do you consider the Local Plan:

(1) is Legally compliant	Yes		No	
(2) is Sound	Yes		No	X
(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.

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- The Climate Change section of the emerging Local Plan is not sound because it is not consistent with the National Planning Policy Framework.
- Policy CL1 should also address the 'location' of development to ensure that new housing seeks to maximise walking and cycling (the most sustainable modes of travel) alongside access to good public transport in accordance with the National Planning Policy Framework.

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

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- There should be an additional Climate Change policy that sets out the Council's aspirations for locating growth in sustainable locations.

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

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NA

Part B – Please use a separate sheet for each policy or site you wish to comment on

Name or Organisation: Michael Collins

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

Local Plan Paragraph		Local Plan Policy	CL2	Policies Map	
Site ID	358				

4. Do you consider the Local Plan:

(1) is Legally compliant	Yes		No	
(2) is Sound	Yes		No	X
(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.

- Renewable energy and low carbon energy development are inappropriate development in the Green Belt.

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

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- Policy CL2 should be amended to specifically refer to locations for renewable energy outside of the Green Belt being preferred.

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

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Part B – Please use a separate sheet for each policy or site you wish to comment on

Name or Organisation: Michael Collins

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

Local Plan Paragraph		Local Plan Policy	D1 to D5	Policies Map	
Site ID	358				

4. Do you consider the Local Plan:

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

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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.

- Design policies D1 to D5 that seek to improve design quality are welcome.
- The scale of development proposed for Wolvey (a 60% increase in village size) would harm the local character, rural setting and built form.

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

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- The potential impacts of large-scale growth on the character of Wolvey needed to have been fully considered before sites were proposed as allocations.

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

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☒ X

No, I do not wish to participate in hearing session(s)

☐

Yes, I wish to participate in hearing session(s)

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Part B – Please use a separate sheet for each policy or site you wish to comment on

Name or Organisation: Michael Collins

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

Local Plan Paragraph		Local Plan Policy	I1	Policies Map	
Site ID	358				

4. Do you consider the Local Plan:

(1) is Legally compliant	Yes		No	
(2) is Sound	Yes		No	X
(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.

- Wolvey is a small, remote village with modest accessibility and poorly served by public transport.
- The proposed new homes are remote from urban areas with shops, jobs, leisure and medical facilities. Wolvey has very limited facilities meaning car travel is essential.
- There is a very limited bus service that connects Wolvey to Nuneaton and Coventry and none to the nearest town of Hinckley.

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

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- Large housing sites should be removed from the Local Plan because Wolvey does not have good access to higher level services and facilities and poor public transport.
- There are better options close to the Urban Areas of Rugby and Coventry that should be considered first. Rugby has better services, facilities and employment opportunities and public transport.

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

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☒ X

No, I do not wish to participate in hearing session(s)

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Part B – Please use a separate sheet for each policy or site you wish to comment on

Name or Organisation: Michael Collins

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

Local Plan Paragraph		Local Plan Policy	I4	Policies Map	
Site ID	358				

4. Do you consider the Local Plan:

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

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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.

- The scale of development proposed for the village of Wolvey is not capable of being supported by the available infrastructure.
- Important areas of infrastructure that are lacking include:
- The primary school which is near capacity and cannot accommodate another 70 pupils.
- There are no secondary or special educational needs school in Wolvey, thus causing a requirement of long journeys.
- The GP practice is only open on limited days (and only for part of the day), requiring long journeys.
- The shop is small and not suitable for a weekly shop – requiring long journeys.
- Public transport is poor.
- There is no dentist, chemist or hospital – requiring long journeys.
- Improvements would be unlikely as a result of development.

(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.

- The proposed housing sites should be removed from the draft plan because it has not be justified that the available infrastructure can accommodate them.
- There are better options close to the Urban Areas of Rugby and Coventry that have better services and facilities which are more easily accessible.

(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:

NA

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.

NA

Part B – Please use a separate sheet for each policy or site you wish to comment on

Name or Organisation: Michael Collins

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

Local Plan Paragraph	137	Local Plan Policy		Policies Map	
Site ID	358				

4. Do you consider the Local Plan:

(1) is Legally compliant	Yes		No	
(2) is Sound	Yes		No	X
(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.

- Land at Coventry Road, Wolvey, should not be allocated for housing for the reasons set out below:
- The proposed allocation is within the Green Belt – contrary to Government Policy.
- The Council's own Sustainability Appraisal indicates that 'Wolvey is a notably small main rural settlement with a low settlement score.'

(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.

- Site 358 should be deleted as a proposed allocation of 60 homes at 'Land at Coventry Road, Wolvey.'
- Alternative sites should be considered in strategically preferable locations (such as adjacent to the urban areas of Rugby and Coventry).

(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)

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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.

NA