

Representation Form for Local Plans

- 9 MAR 2026
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Dept

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)

**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

MR

First Name

MICHAEL

Last Name

CONNERN

Job Title

(where relevant)

Organisation

(where relevant)

Address Line 1

Line 2

Line 3

Line 4

Post Code

Telephone Number

E-mail Address

(where relevant)

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?

Local Plan Paragraph

S6 AND ANNEX
309

Local Plan Policy

S6 RESIDENTIAL ALLOCATIONS

Policies Map

SITE ALLOCATIONS LOCAL PLAN 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.

Land north of B4109, Wolvey should not be allocated for housing for reasons set out below

- a) 50 new homes are of a disproportionate scale with the current village.
- b) The proposed allocation is with the Green Belt contrary to Government policy.
- c) Previous landscape studies have indicated that the land has 'High scenic quality to housing development'. It is therefore not suitable.
- d) Part of the site abuts a local Wildlife Site. No sufficient ecological impact assessment has been done.
- e) 150 homes is too much for Wolvey's infrastructure here in terms of: schools GP practice, very limited public transport.

(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.

a) Site 309 should be deleted from the proposed allocation of 150 homes at 'land north of B4109, Wolvey'.

b) 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)

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.

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-notice>

Representation Form for Local Plans

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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="MICHAEL"/> | <input type="text"/> |
| Last Name | <input type="text" value="CONNERN"/> | <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" value="REDACTED"/> | <input type="text"/> |

Line 3

Line 4

Post Code

Telephone Number

E-mail Address

(where relevant)

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?

| | | | | | |
|----------------------|---------------|-------------------|----------------------------|--------------|--|
| Local Plan Paragraph | SG AND ANNEXE | Local Plan Policy | SG RESIDENTIAL ALLOCATIONS | Policies Map | SITE ALLOCATIONS LOCAL PLAN POLICIES MAP |
| Site ID | 358 | | | | |

4. Do you consider the Local Plan:

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Yes

No

(2) is Sound

Yes

No

(3) complies with the Duty to co-operate

Yes

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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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Land at Cosentry Road, Wolvey should not be allocated for housing for the reasons set out below:

- a) The proposed allocation is within the Green Belt - contrary to Government Policy;
- b) 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.

- a) Site 358 should be deleted as a proposed allocation of 60 homes at 'land at Cosentry Road, Wolvey'.
- b) 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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