

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 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	<input type="text" value="Mr"/>	<input type="text"/>
First Name	<input type="text" value="Dominic"/>	<input type="text"/>
Last Name	<input type="text" value="Cortizo"/>	<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"/>	<input type="text"/>
Line 3	<input type="text"/>	<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"/>

Part B – Please use a separate sheet for each representation

Name or Organisation:

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

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

4. Do you consider the Local Plan:

(1) is Legally compliant

Yes

(2) is Sound

No

(3) complies with the Duty to co-operate

Yes

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 allocation of Site 309 (Land north of the B4109, Wolvey) is considered unsound as it fails the tests of soundness in that it is not justified, not effective and not consistent with national planning policy.

The Local Plan should direct development towards the most sustainable locations within the borough, particularly those with good access to employment, services, facilities and public transport. In this case the allocation of a large housing site within Wolvey has not been adequately justified when compared with reasonable alternatives located closer to the urban areas of Rugby and Coventry, where access to services, employment and sustainable transport options is significantly greater.

Wolvey is a small rural village with limited services and facilities and very modest public

transport provision. The village has only a limited bus service to Nuneaton and Coventry and no direct service to the nearby town of Hinckley. Residents therefore rely heavily on private vehicles to access employment, education, healthcare and retail services. The allocation of a development of approximately 150 dwellings in this location would therefore increase unsustainable travel patterns and would conflict with national policy objectives which seek to promote sustainable patterns of development and reduce reliance on private car travel.

The scale of development proposed is disproportionate to the size, role and character of Wolvey. A development of this scale would represent a substantial expansion of the settlement and would fundamentally alter the character of the village. It would also place significant additional pressure on existing infrastructure, including the primary school which is already close to capacity, the limited GP provision within the village and the constrained road network

The cumulative impact of allocating multiple development sites within Wolvey, including Site 309 and other proposed allocations (eg Site 358), would significantly increase the scale of growth in a settlement which the Council's own evidence identifies as having limited sustainability credentials. The Council's Sustainability Appraisal identifies Wolvey as a notably small main rural settlement with a relatively low settlement score, indicating that it is not an appropriate location for significant housing growth when compared with more sustainable locations elsewhere in the borough.

The site is also located within the Green Belt, where national planning policy seeks to protect openness and prevent the encroachment of development into the countryside. Development of this scale would represent a significant encroachment into open countryside and would harm the rural setting and character of Wolvey.

Evidence prepared as part of the plan-making process also raises concerns regarding the suitability of the site. Previous landscape studies have identified the land as having high sensitivity to housing development, indicating that it is poorly suited to large-scale residential development. Furthermore, part of the site adjoins a Local Wildlife Site, raising additional concerns regarding the ecological impacts of development in this location.

In summary, the allocation of Site 309 represents disproportionate and unsustainable growth in a small rural settlement, is not justified when considered against reasonable alternatives and therefore fails the tests of soundness.

The scale of development would fundamentally alter the character and role of Wolvey as a rural village.

(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 modification is the removal of the site from the list of proposed housing allocations in the Local Plan. Housing growth should instead be directed towards more sustainable locations within or adjacent to the urban areas of Rugby and Coventry, where there is better access to employment, services, infrastructure and public transport.

(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)

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-notices>

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applicable)

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First Name	Dominic	
Last Name	Cortizo	
Job Title (where relevant)		
Organisation (where relevant)		
Address Line 1		
Line 2		
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Line 4		
Post Code		
Telephone Number		
E-mail Address (where relevant)		

Part B – Please use a separate sheet for each representation

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The allocation of Site 358 (Land at Coventry Road, Wolvey) is considered unsound because it is not justified and is not consistent with national planning policy or the principles of sustainable development.

Wolvey is a small rural settlement with limited services, facilities and public transport provision. Residents are heavily dependent on private vehicles to access employment, secondary education, healthcare and retail services in nearby towns. As such, the village performs relatively poorly in sustainability terms when compared with settlements that benefit from stronger transport connections and a wider range of services.

The Council's own Sustainability Appraisal identifies Wolvey as a notably small main rural settlement with a relatively low settlement score, indicating that it is not an appropriate

location for significant housing growth when compared with more sustainable locations elsewhere in the borough.

The proposed site lies within the Green Belt, where national planning policy seeks to prevent urban sprawl, safeguard the countryside from encroachment and maintain the openness of rural areas. Development of this site would extend the settlement boundary into open countryside and would harm the rural setting and character of Wolvey.

In addition, when considered alongside other proposed housing allocations within the village, including Site 309, the cumulative impact of development would result in a disproportionate level of growth for a settlement of this size and character. This would place additional pressure on existing infrastructure including the primary school, local healthcare provision and the constrained rural road network.

In these circumstances the allocation of Site 358 does not represent the most appropriate strategy for development and therefore fails the tests of soundness.

(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 modification is the removal of the site from the list of proposed housing allocations in the Local Plan. Housing growth should instead be directed towards more sustainable locations within or adjacent to the urban areas of Rugby and Coventry, where there is better access to employment, services, infrastructure and public transport.

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

