

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="Roger"/>	<input type="text"/>
Last Name	<input type="text" value="Cox"/>	<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="██████████"/>	<input type="text"/>
Line 2	<input type="text" value="████████████████████"/>	<input type="text"/>
Line 3	<input type="text" value="██████████"/>	<input type="text"/>
Line 4	<input type="text" value="██████████"/>	<input type="text"/>
Post Code	<input type="text" value="██████████"/>	<input type="text"/>
Telephone Number	<input type="text" value="██████████████████"/>	<input type="text"/>
E-mail Address (where relevant)	<input type="text" value="████████████████████"/>	<input type="text"/>

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" value="S1"/>	Policies Map	<input type="text"/>
Site ID	<input type="text" value="309"/>				

4. Do you consider the Local Plan:

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

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.

This is not justified due to the fact that Wolvey is the smallest and least well served of all the rural villages and 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 its limited services, facilities and public transport.
It is a small remote village unable to accommodate the proposed growth.

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		Policy	S2	Policies Map	
Site ID	309				

4. Do you consider the Local Plan:

(1) is Legally compliant	Yes	yes	No	
(2) is Sound	Yes		No	no
(3) complies with the Duty to co-operate	Yes	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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Reasons for not being sound:

The policy does not reflect the overall preferred strategy of urban concentration- it proposes nearly 58% of new allocations, this is over and above those in previous local plans and already with permission, in the rural areas.

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

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More growth should be directed to urban areas

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" value="S6"/>	Policies Map	<input type="text"/>
Site ID	<input type="text" value="309"/>				

4. Do you consider the Local Plan:

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

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Land north of B4109 should not be allocated for housing for the following reasons:

1. 150 new homes are of a disproportionate scale with the current village.
2. Allocation is within the green belt-contrary to government policy.
3. Previous landscape studies have shown that the land is high sensitivity to housing development-therefore NOT SUITABLE.
4. Part of site abuts a local wildlife site.NOT SUFFICIENT ASSESSMENT done of ecological impacts.
5. Pressure on local primary school, GP practice, very little almost no public transport,- 150-210 homes are too much for Wolvey's infrastructure to cope with.
6. 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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Modifications;

Alternative sites should be considered in strategically preferable locations- adjacent to urban areas of Rugby and Coventry.

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		Policy	EN2	Policies Map	
Site ID	309				

4. Do you consider the Local Plan:

(1) is Legally compliant	Yes	YES	No	
(2) is Sound	Yes		No	NO
(3) complies with the Duty to co-operate	Yes	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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Land north of B4109 would extend the village towards River Anker along the valley slopes. This would have a large impact on the character of the village. We should be valuing our villages not ruining them!

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

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Again use Urban areas

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		Policy	I1	Policies Map	
Site ID	309				

4. Do you consider the Local Plan:

(1) is Legally compliant	Yes	YES	No	
(2) is Sound	Yes		No	NO
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Wolvey is very poorly served by public transport and a remote village. Primary school cannot take 70m or more pupils. GP practice is already totally inadequate for the existing people living in Wolvey-it is only open on some days and only for a few hours, therefore difficult to get an appointment without 150-200 homes being built in the village.

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

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Better options closer to urban areas.

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		Policy	S5	Policies Map	
Site ID	358				

4. Do you consider the Local Plan:

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

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The draft local plan seeks to allocate some 1500 new homes on land that would need to be released from the established green belt. This does not protect our green belt.
The Council's evidence is contrived and seeks to contrive large areas of green belt as Grey Belt (THIS IS UNACCEPTABLE)- these areas are needed to safeguard the countryside from encroachment.

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

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The applications and designations should follow the National Planning Policy Framework and only allow changes to the green belt in exceptional cases.

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

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:

To be able to voice my reasons as to why I think you should not build more houses in Wolvey. Also to ensure that my views are listened to.

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>