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*		2. Agent's Details (if applicable)
Title	Mrs	
First Name	Nicola	
Last Name	Ferguson	
Job Title (where relevant)		
Organisation (where relevant)		
Address Line 1	[redacted]	
Line 2	[redacted]	
Line 3	[redacted]	
Line 4		
Post Code	[redacted]	
Telephone Number	[redacted]	
E-mail Address	[redacted]	

**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.*

(where relevant)

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

Name or Organisation: Mrs Ferguson

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

Local Plan Paragraph	11 Transport	Local Plan Policy		Policies Map	
Site ID	Site 309, Wolvey 11 Transport				

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.
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.

You need to have a car if you live in Wolvey, as there are very limited services – all of the main shops and services require a car journey to other towns and cities.

Wolvey is a very small remote village with modest accessibility and poor public transport links.

Wolvey is a small village – with very few public transport links. There are very few buses that travel through the village each day. There are very few buses that travel from Wolvey to Nuneaton and Coventry and none at all to the nearby town of Hinckley.

(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.

Please consider other more appropriate options in urban areas that are nearer to public transport links. Rugby and Coventry have all of these links and the services that people will need to access. Please also consider empty homes and bring these back into use.

You can't live in Wolvey without having a car as you need to drive everywhere – there are very few buses that come through the village each day. The roads have been built for a small village settlement, and the village has no employment opportunities other than working in the pub, Drs surgery and village shop.

All of the roads in Wolvey are inadequate for extra development, they are narrow windy country lanes, which would get congested and create dangerous road conditions. The road out of Wolvey (going towards Bulkington) has a series of dangerous blind bends and has many accidents per year caused by speeding drivers who are not used to these roads. Farming machinery and tractors are often travelling on these roads at slow speeds going to and from the farms in the area.

Wolvey is a small remote village unable to accommodate the level of growth proposed.

Wolvey has very limited services, and a car journey is needed to access higher quality services in other towns and cities. Therefore, large scale housing developments in the village should be removed as it would put more cars onto roads that are not suitable and cause dangerous conditions.

Children would have to be bused at cost to WCC to secondary schools out of the area. Nicholas Chamberlaine School will need to accommodate all of the extra places from all of the development that is taking place in nearby Bulkington.

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

N/A

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First Name	Nicola	
Last Name	Ferguson	
Job Title (where relevant)		
Organisation (where relevant)		
Address Line 1	[redacted]	
Line 2	[redacted]	
Line 3	[redacted]	
Line 4		
Post Code	[redacted]	
Telephone Number	[redacted]	
E-mail Address	[redacted]	

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(where relevant)

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

Name or Organisation: Mrs Ferguson

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

Local Plan Paragraph	14 Infrastructure and Planning obligations Site 309 – Land north of B4109, Wolvey	Local Plan Policy		Policies Map	
Site ID	Site 309 Land north of B4109, Wolvey				

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.
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 tiny remote village with limited facilities and limited public transport. It is not capable of supporting the scale of the development proposed.

The primary school is near capacity and would not be able to cope with another 70 children. The development that is taking place in Bulkington will put additional pressure on Wolvey School and Nicholas Chmberlaine will have to take additional children from the developments that are taking place in Bulkington.

Wolvey has a Drs Surgery but this is only open on certain days for certain hours and requires car journeys to be made

Wolvey shop is a small village store which has the basics, but you would not be able to do your weekly shop in there – again you need to use a car to travel to nearby larger supermarkets.

Wolvey has no dentist, chemist, or hospital – car journeys would need to be made to access these services

The roads are windy, with dangerous bends and can be dangerous and often causes accidents for unsuspecting drivers who are not used to driving on these roads – they also tend to flood badly at certain times of the year with run off from the fields. The roads already get congested at school drop and pick up times.

(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.

Please explore whether the areas above the town shops could be developed for accommodation and look at empty homes which can be brought back into use.

Wolvey should be removed from the draft plan as the infrastructure can't cope with what is being proposed. There is no evidence to show that it will be able to cope.

There are better options – in other areas such as Coventry and Rugby which are nearer to public transport links. These areas have better services and facilities and are more easily accessible.

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

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

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First Name	Nicola	
Last Name	Ferguson	
Job Title (where relevant)		
Organisation (where relevant)		
Address Line 1	[redacted]	
Line 2	[redacted]	
Line 3	[redacted]	
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Post Code	[redacted]	
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(where relevant)

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

Name or Organisation: Mrs Ferguson

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

Local Plan Paragraph	Site 309, Wolvey	Local Plan Policy		Policies Map	
Site ID	Site 309, Wolvey CL1 Net Zero Building				

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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The climate change section of the Local Plan is not consistent or sound with the National Planning Policy Framework

Any development in the remote rural area of Wolvey would mean more cars being driven, congestion and increased carbon emissions and

New homes should be built near to railway and bus stations to increase usage of public transport and maximise walking and cycling and a decrease in car usage. This is to protect the environment and reduce carbon emissions.

(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.

Councils need to encourage people to walk and cycle more, rather than using cars to help protect the environment and reduce emissions.

New Homes should be built and located near to railway stations and bus stations so that people can use more public transport and reduce carbon emissions.
Wolvey relies on people using cars to get everywhere as it is in a remote location.

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

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First Name	Nicola	
Last Name	Ferguson	
Job Title (where relevant)		
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Address Line 1	[redacted]	
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Post Code	[redacted]	
Telephone Number	[redacted]	
E-mail Address	[redacted]	

(where relevant)

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

Name or Organisation: Mrs Ferguson

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

Local Plan Paragraph	Site 309, Wolvey	Local Plan Policy		Policies Map	
Site ID	Site 309, Wolvey D1-D5 Design Policies				

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 development that is proposed (a 60% increase in size) would harm the character of Wolvey village. It is only a small village with thatched cottages, heritage buildings and a feeling of openness with the beautiful landscape around the village.
The development would put a strain on infrastructure and services and harm the character and appearance of the 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 scale of this development is completely out of proportion of the village that has a small population and is in a remote part of Warwickshire, with few services and in a location that would force many more people onto small country roads.

The impact of the development would ruin the character and feel of the village.

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

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(where relevant)

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

Name or Organisation: Mrs Ferguson

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

Local Plan Paragraph	EN1 Biodiversity and Geodiversity protection	Local Plan Policy		Policies Map	
Site ID	**Site 309, Wolvey** EN1 Biodiversity and Geodiversity protection				

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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The development which is proposed (Land north of B4109, Wolvey) is adjacent to a Local Wildlife site. An ecological assessment should have been undertaken before proposing this area. This would have helped to protect habitats and wildlife that live in this area and prevent irreversible damage to the ecosystem.

Many birds of prey, fish, otters, bats, badgers, rabbits, water voles are regularly seen in these areas and need to be protected.

The fishing lakes in Wolvey are used by many fishermen to enjoy the wildlife as well as fish.

The River Anker floods onto these fields and these fields act as a flood plain

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

Biodiversity preservation should be an absolute priority and the wildlife should be protected.

(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: Mrs Ferguson

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

Local Plan Paragraph	Site 309	Local Plan Policy		Policies Map	
Site ID	Site 309, Wolvey EN2 – Landscape Protection				

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 areas for proposed development do not consider the evidence of the harm that would be caused in terms of the impact on the landscape.

Many people enjoy coming to the village to walk in the surrounding countryside and enjoy the beauty of their surroundings and the wildlife which they see. Many ramblers groups come to the area – this should not be spoilt and should be preserved for future generations.

(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 harm that development would cause to the landscape and character of Wolvey village and to the wildlife needs to be considered very carefully. Other locations outside of the greenbelt and in urban areas should be considered first. Again empty houses need to be looked at before development in the greenbelt is proposed.

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

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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

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**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	Mrs	
First Name	Nicola	
Last Name	Ferguson	
Job Title (where relevant)		
Organisation (where relevant)		
Address Line 1	[redacted]	
Line 2	[redacted]	
Line 3	[redacted]	
Line 4		
Post Code	[redacted]	
Telephone Number	[redacted]	

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: Mrs Ferguson

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

Local Plan Paragraph	S1 Settlement Hierarchy	Local Plan Policy		Policies Map	
Site ID	**Site 309,** Wolvey S1 Settlement Hierarchy				

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.
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 not sound and this can be supported by huge amounts of evidence.

The majority of new growth should be in the Rugby Urban Area and not in remote rural areas that have minimal services.

The main rural settlements definition is not sound – Wolvey is the smallest and least well served of all the rural villages yet has the third highest housing allocation which is totally unfair.

(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, employment and public transport.

Wolvey has very limited services - with only a small shop with post office, pub and Doctors surgery. Extra development will put extra pressure on these already limited services.

You can't live in Wolvey without having a car as you need to drive everywhere – there are very few buses that travel through the village each day.

The roads have been built for a small village settlement, and are inadequate for extra development, they are many narrow windy country lanes, which would get congested and create dangerous road conditions. The road around Wolvey Primary School already gets very congested at pick up and drop off times creating dangerous conditions and poor visibility for drivers.

The road out of Wolvey (going towards Bulkington) has a series of dangerous blind bends and has many accidents per year caused by speeding drivers who are not used to these country roads. Farming machinery and tractors are often travelling on the roads through Wolvey at slow speeds going to and from the farms in the area. This could create dangerous conditions if more cars are on the road.

The village has no employment opportunities for people other than working in the pub, Drs surgery and village shop.

Children would have to be bused at cost to Warwickshire County Council to secondary schools out of the area. Nicholas Chamberlaine School will also need to accommodate extra places from all of the development that is taking place in the nearby village of Bulkington. So that is a big concern.

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

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First Name	Nicola	
Last Name	Ferguson	
Job Title (where relevant)		
Organisation (where relevant)		
Address Line 1	[redacted]	
Line 2	[redacted]	
Line 3	[redacted]	
Line 4		
Post Code	[redacted]	
Telephone Number	[redacted]	
E-mail Address	[redacted]	

(where relevant)

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

Name or Organisation: Mrs Ferguson

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

Local Plan Paragraph		Local Plan Policy		Policies Map	
Site ID	Site 309, Wolvey Policy S2 – Strategy for Homes				

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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Policy S2 is not sound because it is providing the basis for a development which is not sustainable in a small remote village and the evidence shows that it is not justified or fair.

The Policy does not reflect the overall preferred strategy of Urban Concentration and has proposed 58% of new allocations (over other and previous Local Plans) in 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.

More growth and development should be directed to the urban areas around Rugby and Coventry with a reduction in Wolvey and other small rural areas that do not have the infrastructure or facilities.

There are other areas that are more favourable in terms of their sustainability and strategic location.

(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: Mrs Ferguson

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

Local Plan Paragraph		Local Plan Policy		Policies Map	
Site ID	**Site 309, Wolvey** S5 Countryside Protection				

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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Rugby Council's Draft Local Plan wishes to allocate 1,500 new homes on land that would need to be released from the established Green Belt. How does this protect this valuable green belt land for future generations?

The Council has identified large areas of Green Belt and reclassified it as Grey Belt – these areas must be protected to safeguard the countryside from encroachment

It is crucial that other development options outside of the Green Belt should be explored. Developers are taking the easy option by developing on the greenbelt, it is too easy for developers to concrete over greenbelt fields as opposed to other areas – the green belt is easier to prepare as a blank canvas which means more profit for the developers.

There are hundreds of empty homes in Warwickshire and across the UK and emphasis should be put on bringing these homes back into use again rather than building new ones.

(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.

Any development should follow the National Planning Policy Framework and only allow changes to the green belt only in **exceptional** cases.

The development that is planned in Wolvey is not exceptional in any way and would ruin the character of the village and destroy wildlife habitats.

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

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First Name	Nicola	
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(where relevant)

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

Name or Organisation: Mrs Ferguson

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

Local Plan Paragraph		Local Plan Policy		Policies Map	
Site ID	Site 309, Wolvey Policy S6 Residential Allocations				

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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Rugby Council's own Sustainability Policy Appraisal indicates that 'Wolvey is a notably small main rural settlement with a low settlement score. This score indicates that Wolvey offers fewer services, facilities and transport links compared to other higher ranked settlements.

The proposed development is in the Greenbelt which should only be developed in exceptional cases. This development is not for exceptional reasons and is contrary to Government policy.

Previous landscape studies have stated that the land is highly sensitive to housing development.

Development would put huge amounts of pressure on the village school, GP surgery and very limited public transport and children would need to be bused at cost to secondary schools out of the area.

(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.

Alternative sites should be looked at in other areas in urban areas of Rugby and Coventry, and the issue of empty homes should be investigated further to bring many more of these homes back into use. This needs to be looked at before building on greenbelt land.

(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: Mrs Ferguson

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

Local Plan Paragraph		Local Plan Policy		Policies Map	
Site ID	**Site 309, Wolvey**				

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 should not be developed –

The development is within the greenbelt which is contrary to Government policy

150 homes are completely disproportionate to the size of the small village of Wolvey

Previous landscapes have indicated that the land is high sensitivity to development

150 new homes and possibly up to 210 is too much for the infrastructure and few services in the village

Rugby Council have scored Wolvey as having a low settlement score in their Sustainability Appraisal

The land is near to the River Anker which floods, the land acts like a flood plain and floods, it is also extremely important to wildlife

That area is extremely congested as it is by the school entrance – there are some very dangerous bends in the road on the approach to Bulkington – which cause many accidents each year

(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 309 should be deleted from the local plan and other sites explored.

Other sites should be considered in strategically preferable locations (such as adjacent to the urban areas of Rugby and/or Coventry) which have better services and better transport networks.

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

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(where relevant)

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

Name or Organisation: Nicola Ferguson

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

Local Plan Paragraph		Local Plan Policy		Policies Map	
Site ID	**Site 358** (pp137) Land at Coventry Road, Wolvey				

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.
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 should not be allocated for housing as the proposed allocation is within the Green Belt – contrary to Government Policy

The Council's own Sustainability Policy 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 from the Local Plan

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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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	**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:

N/A

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.

N/A

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:
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