

Policy No.	Soundness test	Reasons for Objecting	Proposed Change
S1 Settlement hierarchy	Not justified	<ul style="list-style-type: none"> <li>Policy S1 is considered to be unsound in that it is not 'justified' by the supporting evidence.</li> <li>The Rugby Urban Area should accommodate the majority of new growth not the less well-served and remote rural areas.</li> <li>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.</li> </ul>	<ul style="list-style-type: none"> <li>Wolvey should be in a lower category in the hierarchy because of its limited services, facilities, employment and public transport.</li> <li>It is a small remote village unable to accommodate the level of growth proposed.</li> </ul>
S2 Strategy for homes	Not justified	<ul style="list-style-type: none"> <li>Policy S2 is not sound because it provides the basis for an unsustainable pattern of development that is not 'justified' by the evidence.</li> <li>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 Local Plans and already with permission) in the rural areas.</li> </ul>	<ul style="list-style-type: none"> <li>More growth should be directed to the Urban Areas around Rugby and Coventry with a reduction in Wolvey and other remote rural areas.</li> <li>There are potential alternatives that are superior in terms of their strategic locations and sustainability.</li> </ul>
S5 Countryside protection	Not justified or consistent with National Policy	<ul style="list-style-type: none"> <li>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.</li> <li>There are development options outside of the Green Belt that should be explored.</li> <li>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</li> </ul>	<ul style="list-style-type: none"> <li>Allocations and designations should follow the National Planning Policy Framework and only allow changes to the Green Belt in exceptional cases.</li> </ul>
S6 Residential allocations	Not justified or consistent with National Policy	<ul style="list-style-type: none"> <li>Land north of B4109, Wolvey should not be allocated for housing for reasons set out below:</li> <li>150 new homes are of a disproportionate scale with the current village.</li> <li>The proposed allocation is within the Green Belt – contrary to Government Policy.</li> <li>Previous landscape studies have indicated that the land has 'High sensitivity to housing development'. It is therefore not suitable.</li> <li>Part of the site abuts a Local Wildlife Site. There has not been a sufficient assessment of the ecological impacts.</li> <li>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.</li> <li>The Council's own Sustainability Appraisal indicates that "Wolvey is a notably small main rural settlement with a low settlement score".</li> </ul>	<ul style="list-style-type: none"> <li>Policy S6 should delete the proposed allocation of 150 homes at 'land north of B4109, Wolvey'.</li> <li>Alternative sites should be considered in strategically preferable locations (such as adjacent to the urban areas of Rugby and/or Coventry)</li> </ul>

CL1 Net zero buildings	Not justified or consistent with National Policy	<ul style="list-style-type: none"> <li>The Climate change section of the emerging Local Plan is not sound because it is not consistent with the National Planning Policy Framework.</li> <li>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 good access to public transport in accordance with the National Planning Policy Framework.</li> </ul>	<ul style="list-style-type: none"> <li>There should be an additional Climate Change policy that sets out the Council's aspirations for locating growth in sustainable locations</li> </ul>
CL2 Renewable energy and low carbon technology	Mostly sound	<ul style="list-style-type: none"> <li>Renewable energy and low carbon energy development are inappropriate development in the Green Belt.</li> </ul>	<ul style="list-style-type: none"> <li>Policy CL2 should be amended to specifically refer to locations for renewable energy outside of the Green Belt being preferred.</li> </ul>
EN1 Biodiversity and Geodiversity protection	Not justified or consistent with National Policy	<ul style="list-style-type: none"> <li>The proposed allocation (Land north of B4109, Wolvey) is adjacent to an existing Local Wildlife site.</li> <li>A proportionate ecological assessment should have been undertaken.</li> </ul>	<ul style="list-style-type: none"> <li>The potential ecological impacts mean that Land north of B4109 should be removed from the plan as a proposed allocation.</li> </ul>
EN2 Landscape protection	Not justified or consistent with National Policy	<ul style="list-style-type: none"> <li>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 B4109. Previous evidence indicated that the site had 'High sensitivity to housing development' in landscape terms.</li> <li>The allocation at Land north of B4109 would extend the village substantially towards the River Anker along</li> </ul>	<ul style="list-style-type: none"> <li>The potential landscape impacts mean that Land north of B4109 should be removed from the plan as a proposed allocation.</li> </ul>

		the valley slopes. This would have a large impact on the character of the village.	
D1 to D5 Design policies	Mostly sound	<ul style="list-style-type: none"> <li>Design policies D1 to D5 that seek to improve design quality are welcome.</li> <li>The scale of development proposed for Wolvey (a 60% increase in village size) would harm local character, rural setting and built form.</li> </ul>	<ul style="list-style-type: none"> <li>The potential impacts of large-scale growth on the character of Wolvey needed to have been fully considered before sites were proposed as allocations.</li> </ul>

I1 Transport	Not justified or consistent with National Policy	<ul style="list-style-type: none"> <li>Wolvey is a small remote village with modest accessibility and poorly served by public transport.</li> <li>The proposed new homes are remote from urban areas with shops, jobs, leisure and medical facilities. Wolvey has very limited services and facilities meaning car travel is essential.</li> <li>There is a very limited bus service that connect Wolvey to Nuneaton and Coventry and none to the nearest town of Hinckley.</li> </ul>	<ul style="list-style-type: none"> <li>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.</li> <li>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.</li> </ul>
I4 Infrastructure and planning obligations	Not justified or consistent with National Policy	<ul style="list-style-type: none"> <li>The scale of development proposed for the village of Wolvey is not capable of being supported by the available infrastructure.</li> <li>Important areas of infrastructure that are lacking include: <ul style="list-style-type: none"> <li>The primary school which near capacity and cannot accommodate another 70 pupils.</li> <li>There are no secondary or special education needs school in Wolvey requiring long journeys.</li> <li>The GP practice is only open on limited days (and only for part of the day) requiring long journeys</li> <li>The shop is small and not suitable for a weekly shop – requiring long journeys</li> <li>Public transport is poor</li> <li>There is no dentist, chemist or hospital – requiring long journeys</li> </ul> </li> <li>Improvements would be unlikely as a result of new development.</li> </ul>	<ul style="list-style-type: none"> <li>The proposed housing sites should be removed from the draft plan because it has not been justified that the available infrastructure can accommodate them.</li> <li>There are better options close to the Urban Areas of Rugby and Coventry that have better services and facilities which are more easily accessible.</li> </ul>

Site 309 (pp 138) Land north of B4109, Wolvey	Not justified or consistent with National Policy	<ul style="list-style-type: none"> <li>Land north of B4109, Wolvey should not be allocated for housing for reasons set out below:</li> <li>150 new homes are of a disproportionate scale with the current village.</li> <li>The proposed allocation is within the Green Belt – contrary to Government Policy.</li> <li>Previous landscape studies have indicated that the land has 'High sensitivity to housing development'. It is therefore not suitable.</li> <li>Part of the site abuts a Local Wildlife Site. There has not been a sufficient assessment of the ecological impacts.</li> <li>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.</li> <li>The Council's own Sustainability Appraisal indicates that "Wolvey is a notably small main rural settlement with a low settlement score".</li> </ul>	<ul style="list-style-type: none"> <li>Site 309 should be deleted as a proposed allocation of 150 homes at 'land north of B4109, Wolvey'.</li> <li>Alternative sites should be considered in strategically preferable locations (such as adjacent to the urban areas of Rugby and/ or Coventry)</li> </ul>
Site 358 (pp137) Land at Coventry Road, Wolvey	Not justified or consistent with National Policy	<ul style="list-style-type: none"> <li>Land at Coventry Road, Wolvey, should not be allocated for housing for reasons set out below:</li> <li>The proposed allocation is within the Green Belt – contrary to Government Policy.</li> <li>The Council's own Sustainability Appraisal indicates that "Wolvey is a notably small main rural settlement with a low settlement score".</li> </ul>	<ul style="list-style-type: none"> <li>Site 358 should be deleted as a proposed allocation of 60 homes at 'Land at Coventry Road, Wolvey'.</li> <li>Alternative sites should be considered in strategically preferable locations (such as adjacent to the urban areas of Rugby and/or Coventry)</li> </ul>

- **Title line – Proposed Submission Consultation**
- **Site 309 or Site 358**
- **Policy number or numbers you are objecting to plus reasons why, as shown on this page**
- **Name, email address or postal address**

