

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	Ms	
First Name	Gail	
Last Name	Hall	
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 representation

Name or Organisation:

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

Local Plan Paragraph		Local Plan Policy	Housing H1 Housing mix	Policies Map	Yes
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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.

I wish to object to the proposed allocation of 150 dwellings at Land north of the B4109, Wolvey and the allocation of 60 dwelling to the south of Wolvey. In my view, the site/s are not suitable for residential development and should be removed from the emerging Local Plan. My reasons are set out below.

1. Policy S6 – Allocation Should Be Deleted

Policy S6 should delete the proposed allocation of 150 homes at 'Land north of B4109, Wolvey' and to the allocation of 60 homes to the south of Wolvey.

The sites do not represent a sustainable or appropriate location for strategic growth.

Alternative sites should be considered in strategically preferable areas, including those with stronger settlement hierarchies, better access to services, and lower environmental constraints.

2. Disproportionate Scale of Development

The proposed allocation of 150 dwellings (potentially rising to 210) is of a scale that is wholly disproportionate to the size and character of Wolvey.

As a notably small Main Rural Settlement, Wolvey cannot reasonably accommodate development of this magnitude without significant adverse impacts on its form, function, and rural identity.

3. Conflict with Green Belt Policy

The site lies within the West Midlands Green Belt.

National planning policy requires that Green Belt boundaries should only be altered in exceptional circumstances, supported by clear and robust evidence.

No such evidence has been provided. The allocation therefore conflicts with national policy and undermines the strategic purpose of the Green Belt in this location.

4. High Landscape Sensitivity

Previous landscape studies have identified the land as having High sensitivity to housing development.

Development would result in:

- Loss of openness
- Encroachment into the countryside
- Erosion of the rural setting of Wolvey

This level of harm is inconsistent with the principles of good spatial planning and landscape protection.

5. Ecological Constraints and Insufficient Assessment

Part of the site directly abuts a Local Wildlife Site (LWS).

There is no evidence of a sufficiently detailed ecological assessment to understand the potential impacts on:

- Priority habitats
- Protected species
- Ecological connectivity

Given the proximity to designated biodiversity assets, the precautionary principle should apply.

6. Insufficient Infrastructure Capacity

Wolvey does not have the infrastructure capacity to support a development of this scale. The proposal would place significant pressure on:

- Wolvey Primary School, which is already close to capacity
- Secondary school access, requiring travel to larger settlements
- Local GP services, which are limited
- Public transport, which is extremely limited and does not support sustainable travel patterns

The scale of the allocation is incompatible with the infrastructure available in a rural settlement of this size.

7. Findings of the Council's Own Sustainability Appraisal

Rugby Borough Council's Sustainability Appraisal states that "Wolvey is a notably small main rural settlement with a low settlement score."

This confirms that Wolvey performs poorly in sustainability terms and is not an appropriate location for housing growth.

Conclusion

For the reasons outlined above; conflict with Green Belt policy, high landscape sensitivity, ecological constraints, infrastructure limitations, and the settlement's low sustainability score, the proposed allocation of Land north of the B4109, and south of Wolvey is not justified.

Policy S6 should therefore remove this allocation, and alternative sites in more sustainable,

strategically appropriate locations should be considered.

(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.

(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>