


## Representation Form for Local Plans

	<b>Local Plan</b> Publication Stage Representation Form	<b>Ref:</b>  (For official use only)
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**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 13<sup>th</sup> March 2026**  
**By email to:** [localplan@rugby.gov.uk](mailto: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)
<i>*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.</i>							
Title	Mrs						
First Name	Angela						
Last Name	Hawkins						
Job Title	██████████						
(where relevant)							
Organisation							
(where relevant)							
Address Line 1	██████████						
Line 2	██████████						
Line 3	██████████						
Line 4							
Post Code	██████████						



Wolvey should be in a lower category in the hierarchy because of it's limited services, facilities, employ public transport.

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

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

Name or Organisation:  
AngelaHawkins

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

Local Plan Paragraph		Local Plan Policy	S5	Policies Map	
Site ID					

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	No
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5. Please give details of why you consider the Local Plan is not legally compliant or is unsound or fails 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 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 Green Belt.  
There are development options outside of the Green Belt that should be explore first.  
The Council's evidence is contrived and seeks to identify large areas of Green Belt as "Grey Belt" – the land needed to safeguard the Countryside from encroachment.

(Continue on a separate sheet /expand)

6. Please set out the modification(s) you consider necessary to make the Local Plan legally compliant in respect of any legal compliance or soundness matters you have identified at 5 above. (Please note that compliance with the duty to co-operate is incapable of modification at examination). You will need to state what modification will make the Local Plan legally compliant or sound. It will be helpful if you are able to provide suggested revised wording of any policy or text. Please be as precise as possible.

Allocation and designations should follow the National planning Policy Framework and only allow changes to the Green Belt in exceptional cases.

**Part B – Please use a separate sheet for each policy or text to comment on**

Name or Organisation:  
Angela Hawkins

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

Local Plan Paragraph		Local Plan Policy	S6	Policies Map	
Site ID					

4. Do you consider the Local Plan:

(1) is Legally compliant	Yes	<input checked="" type="checkbox"/>	UN	No
(2) is Sound	Yes	<input type="checkbox"/>		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 its 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 north of B4109, Wolvey should not be allocated for housing for reasons set out below:-  
150 new homes are of a disproportionate scale with the current village.  
The proposed allocation is within the Green Belt – contrary to Government Policy.  
Previous landscape studies have indicated that the land has “High sensitivity to housing development”. It is therefore not suitable for housing.  
Part of the site abuts a Local Wildlife Site. There has not been a sufficient assessment of the ecological impacts.  
150 homes (possibly up to 210) is too much for Wolvey’s infrastructure in terms of pressure on: the Primary School, GP Practice and public transport that is available.  
The Council’s own Sustainability Appraisal indicates that “Wolvey is a notably small rural settlement with a low settlement score”.  
(Continue on a separate sheet)

6. Please set out the modification(s) you consider necessary to make the Local Plan legally compliant or sound in respect of any legal compliance or soundness matters you have identified at 5 above. (Please note that 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 wording of any policy or text. Please be as precise as possible.

Policy S6 should delete the proposed allocation of 150 homes at "land north of B4109, Wolvey. Wolvey has had more than enough of enforced development in recent years which has resulted in do and many manyhouses are available to purchase and are not selling. I chose to live in a village envi and whilst many peioiple require conveniences of town or city living that is not for all people. We sh choice of environment which that is peace, quiet and safety of a village lilfe or alternatively infrastru towns or larger. History of our english countryside should not be bulldozed into submission.

**Part B – Please use a separate sheet for each policy or to comment on**

Name or Organisation:  
AngelaHawkins

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

Local Plan Paragraph		Local Plan Policy	EN1	Policies Map	
Site ID					

4. Do you consider the Local Plan:

(1) is Legally compliant	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
(2) is Sound	Yes	<input type="checkbox"/>	No	<input type="checkbox"/>

(3) complies with the Duty to co-operate	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
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5. Please give details of why you consider the Local Plan is not legally compliant or is unsound or fa 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 th please also use this box to set out your comments.

The proposed allocation (land north of B4109, Wolvey) is adjacent to an existing Local Wildlife site. A proportionate ecological assessment should have been undertaken.

(Continue on a separate sheet)

6. Please set out the modification(s) you consider necessary to make the Local Plan legally complia respect of any legal compliance or soundness matters you have identified at 5 above. (Please note with the duty to co-operate is incapable of modification at examination). You will need to say why e make the Local Plan legally compliant or sound. It will be helpful if you are able to put forward your wording of any policy or text. Please be as precise as possible.

The potential ecological impacts mean that the land north of the B4109 should be removed from the

**Part B – Please use a separate sheet for each policy or text to comment on**

Name or Organisation:

Angela Hawkins

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

Local Plan Paragraph		Local Plan Policy	EN2	Policies Map	
Site ID					

4. Do you consider the Local Plan:

(1) is Legally compliant	Yes	YES		No
(2) is Sound	Yes			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 its 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.

Allocations proposed in the emerging Local Plan do not reflect the available evidence in terms of impacts on the site at land north of B4109. Previous evidence indicated that the site had "High sensitivity to housing development in terms of impacts on the character of the village". The allocation at land north of B4109 would extend the village substantially towards the River Anker along the B4109 and would have a large impact on the character of the village.

(Continue on a separate sheet)

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 the duty to co-operate is incapable of modification at examination). You will need to say why you consider the Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested wording of any policy or text. Please be as precise as possible.

The potential landscape impacts mean that land north of B4109 should be removed from the plan

**Part B – Please use a separate sheet for each policy or text to comment on**

Name or Organisation:  
AngelaHawkins

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

Local Plan Paragraph		Local Plan Policy	D1 - D5	Policies Map	
Site ID					

4. Do you consider the Local Plan:

(1) is Legally compliant	Yes		No
(2) is Sound	Yes	YES	No

(3) complies with the Duty to co-operate	Yes	YES	No
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5. Please give details of why you consider the Local Plan is not legally compliant or is unsound or 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 please also use this box to set out your comments.

Design policies D1 to D5 that seek to improve design quality are more than welcome.  
The scale of development proposed for Wolvey (a 60% increase in village size) would harm local character and built form.

(Continue on a separate sheet)

6. Please set out the modification(s) you consider necessary to make the Local Plan legally compliant in respect of any legal compliance or soundness matters you have identified at 5 above. (Please note that the duty to co-operate is incapable of modification at examination). You will need to say what you will do to make the Local Plan legally compliant or sound. It will be helpful if you are able to put forward your preferred wording of any policy or text. Please be as precise as possible.

The potential impacts of large scale growth on the character of Wolvey needed to have been fully considered and the potential impacts were proposed as allocations.

**Part B – Please use a separate sheet for each policy or allocation to comment on**

Name or Organisation:  
Angela Hawkins

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

Local Plan Paragraph		Local Plan Policy	I1	Policies Map	
Site ID					

4. Do you consider the Local Plan:

(1) is Legally compliant	Yes	YES	No
(2) is Sound	Yes		No

(3) complies with the Duty to co-operate

Yes	YES	No
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5. Please give details of why you consider the Local Plan is not legally compliant or is unsound or does not meet 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 small remote village with modest accessibility and is poorly served by Public Transport.

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.

There is very limited bus services that connect Wolvey to Nuneaton and Coventry and none to the nearest

(Continue on a separate sheet)

6. Please set out the modification(s) you consider necessary to make the Local Plan legally compliant in respect of any legal compliance or soundness matters you have identified at 5 above. (Please note that the duty to co-operate is incapable of modification at examination). You will need to say what you consider will make the Local Plan legally compliant or sound. It will be helpful if you are able to put forward your preferred wording of any policy or text. Please be as precise as possible.

Large housing sites should be removed from the local plan because Wolvey does not have good services and facilities and has poor public transport.

There are better options close to the urban areas of Rugby and Coventry that should be considered.

Rugby has better services, facilities and employment opportunities and Public Transport.

**Part B – Please use a separate sheet for each policy wish to comment on**

Name or Organisation:

Angela Hawkins

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

Local Plan Paragraph		Local Plan Policy	I4	Policies Map	
Site ID					

4. Do you consider the Local Plan:

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

5. Please give details of why you consider the Local Plan is not legally compliant or is unsound 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 scale of development for the village of Wolvey is not capable of being supported by the available infrastructure. Important areas of infrastructure that are lacking, include :-  
 The Primary School, which is near capacity and cannot accommodate another 70 pupils.  
 There are no secondary or special education needs school in Wolvey, therefore would require long journeys.  
 The GP Practice is only open on limited days (and only for part of those days) therefore would require long journeys.  
 The shop is small and not suitable for a weekly shop, therefore would require long journeys.  
 There is no Dentist, Chemist or Hospital, therefore would require long journeys.  
 Public Transport is poor.  
 Any improvements would be unlikely as a result of new development.

(Continue on a separate sheet /

6. Please set out the modification(s) you consider necessary to make the Local Plan legally compliant in respect of any legal compliance or soundness matters you have identified at 5 above. (Please note that compliance with the duty to co-operate is incapable of modification at examination). You will need to state how each modification will make the Local Plan legally compliant or sound. It will be helpful if you also state the benefits of each modification.

forward your suggested revised wording of any policy or text. Please be as precise as possible.

The proposed housing sites should be removed from the draft plan because it has not been justified as the available infrastructure can accommodate them.  
 There are better options close to the Urban Areas of Rugby and Coventry that have better services which are more easily accessible.

**Part B – Please use a separate sheet for each policy to comment on**

Name or Organisation:

Angela Hawkins

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

Local Plan Paragraph		Local Plan Policy		Policies Map	PP138
Site ID	309				

4. Do you consider the Local Plan:

(1) is Legally compliant	Yes	<input checked="" type="checkbox"/>	
(2) is Sound	Yes	<input type="checkbox"/>	
(3) complies with the Duty to co-operate	Yes	<input checked="" type="checkbox"/>	<input type="checkbox"/>

5. Please give details of why you consider the Local Plan is not legally compliant or is unsound or does not have a 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 north of B4109, Wolvey should not be allocated for housing for reasons set out below :-  
 150 new homes are of a disproportionate scale with the current village size.  
 The proposed allocation is within Green Belt – Contrary to Government policy.  
 Previous landscape studies have indicated that the land has "High sensitivity to housing development". It is therefore not suitable for housing.  
 Part of the site abuts a Local Wildlife Site. There has not been a sufficient assessment of the ecological impacts.  
 150 homes (possibly up to 210) is too much for Wolvey's infrastructure in terms of extra pressure on: the Primary School, the GP Practice, and the very limited public transport availability.  
 The Council's own Sustainability Appraisal indicates that "Wolvey is a notably small main rural settlement with a low sustainability appraisal score".  
 (Continue on a separate sheet)

6. Please set out the modification(s) you consider necessary to make the Local Plan legally compliant in respect of any legal compliance or soundness matters you have identified at 5 above. (Please note that the duty to co-operate is incapable of modification at examination). You will need to say

make the Local Plan legally compliant or sound. It will be helpful if you are able to put forward wording of any policy or text. Please be as precise as possible.

Site 309 should be deleted as a proposed allocation of 150 homes at "land north of B4109, W  
 Alternative sites should be considered in strategically preferable locations – such as adjacent t  
 and/or Coventry.

**Part B – Please use a separate sheet for each policy to comment on**

Name or Organisation:  
 AngelaHawkins

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

Local Plan Paragraph		Local Plan Policy		Policies Map	PP137
Site ID	358				

4. Do you consider the Local Plan:

(1) is Legally compliant	Yes	YES		No
(2) is Sound	Yes			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 meet 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, Wolvey, should not be allocated for housing for reasons set out below: -  
 The proposed allocation is within the Green Belt – contrary to Government Policy.  
 The Council's own Sustainability Appraisal indicates that "Wolvey is a notably small mail rural settlement with a low

(Continue on a separate sheet)

6. Please set out the modification(s) you consider necessary to make the Local Plan legally compliant in respect of any legal compliance or soundness matters you have identified at 5 above. (Please note that the Local Plan with the duty to co-operate is incapable of modification at examination). You will need to say



(Continue on a separate sheet)

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(Continue on a separate sheet)

(Continue on a separate sheet)

(Continue on a separate sheet)

(Continue on a separate sheet)

(Continue on a separate sheet /expand)

**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 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 an 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 sessions, 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 a 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 was 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>