

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="Miss"/>	<input type="text"/>
First Name	<input type="text" value="Rachel"/>	<input type="text"/>
Last Name	<input type="text" value="Hawkins"/>	<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"/>	<input type="text"/>
Line 2	<input type="text"/>	<input type="text"/>
Line 3	<input type="text"/>	<input type="text"/>
Line 4	<input type="text"/>	<input type="text"/>
Post Code	<input type="text"/>	<input type="text"/>
Telephone Number	<input type="text"/>	<input type="text"/>
E-mail Address	<input type="text"/>	<input type="text"/>

(where relevant)

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

Name or Organisation:

Rachel Hawkins

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

Local Plan
Paragraph

Local
Plan
Policy

S1

Policies Map

Site ID

4. Do you consider the Local Plan:

(1) is Legally compliant

Y
e
s

YES

(2) is Sound

Y
e
s

No

No

(3) complies with the
Duty to co-operate

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.

The Rugby urban area would be better served to accommodate the majority of the new housing, not the remote rural areas. The villages are less well served compared to the more Urbanised Towns such as Rugby.

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.

Policy S1 is considered to be unsound in that it is not justified by the supporting evidence

(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 it's limited services, facilities, employment and public transport.

It is a small remote village unable to accommodate the level of growth that is proposed. Year after year we have seen substantial growth and there needs to be pause.

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

Name or Organisation:

Rachel Hawkins

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

(3) complies with the
Duty to co-operate

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 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" – these areas are needed to safeguard the Countryside from encroachment.

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

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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 site you wish to comment on

Name or Organisation:

Rachel Hawkins

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

Local Plan Paragraph

Local Plan Policy

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

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 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.

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 the very limited public transport that is available. risk to increased flooding is clear from recent years.

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 /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.

Policy S6 should delete the proposed allocation of 150 homes at "land north of B4109, Wolvey. Alternative sites should be considered in strategically preferable locations (such as adjacent to the urban areas of Rugby and/or Coventry).

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

Name or Organisation:

Rachel Hawkins

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

Local Plan Paragraph

Local Plan Policy

Policies Map

Site ID

4. Do you consider the Local Plan:

(1) is Legally compliant

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 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.

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 /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 the B4109 should be removed from the plan completely.

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

Name or Organisation:

Rachel 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

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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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. The allocation at land north of B4109 would extend the village substantially towards the River Anker along the valley slopes. This would have a large impact on the character 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 potential landscape impacts mean that land north of B4109 should be removed from the plan as a proposed allocation.

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

Name or Organisation:

Rachel Hawkins

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

YES

No

(2) is Sound

Yes

No

MOSTLY

(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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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, rural setting and built form. We have had substantial growth in new housing over the past years, with housing still being built that were already previously agreed. There has been enough development in Wolvey and there should be review adequate time given to review the impacts before yet more housing estates are built.

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

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

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

Name or Organisation:

Rachel Hawkins

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

Local Plan Paragraph

Local Plan Policy

I1

Policies Map

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Site ID

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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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Wolvey is a small remote village with modest accessibility and is poorly served by Public Transport. The Access out of the village to Hinckley is both challenging and dangerous. The Wolvey access out onto the M69 roundabout is the only access not served with traffic lights, increased traffic will further compound this growing issue.

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, and yet there is insufficient parking around the village and more housing will likely compound this issue further.

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

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

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Large housing sites should be removed from the local plan because Wolvey does not have good access to higher level 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 first.

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

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

Name or Organisation:

Rachel 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

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.

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. Its not possible to get appointments now so the impact on peoples Healthcare who live in the village will only suffer more.

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 /expand box if necessary)

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

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

Name or Organisation:
Rachel Hawkins

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

Local Plan Paragraph	<input type="text"/>	Local Plan Policy	<input type="text"/>	Policies Map	PP138
Site ID	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.

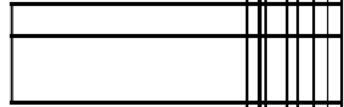
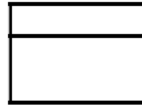
Land north of B4109, Wolvey should not be allocated for housing for reasons set out below :-
 150 new homes are of a disproportionate scale with the current village size.
 The proposed allocation is within Green Belt – Contrary to Government policy.
 Previous landscape studies have indicated that the land has “High sensitivity to housing development”. It is therefore not suitable.
 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 travel to a Secondary School, 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 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 309 should be deleted as a proposed allocation of 150 homes at "land north of B4109, Wolvey.

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)

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

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

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

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

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

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

(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

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:

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>