

## 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 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\*

*\*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="Mrs"/>       | <input type="text"/> |
| First Name                         | <input type="text" value="Diane"/>     | <input type="text"/> |
| Last Name                          | <input type="text" value="Kimberley"/> | <input type="text"/> |
| Job Title<br>(where relevant)      | <input type="text" value=""/>          | <input type="text"/> |
| Organisation<br>(where relevant)   | <input type="text"/>                   | <input type="text"/> |
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| Post Code                          | <input type="text" value=""/>          | <input type="text"/> |
| Telephone Number                   | <input type="text" value=""/>          | <input type="text"/> |
| E-mail Address<br>(where relevant) | <input type="text" value=""/>          | <input type="text"/> |

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

Name or Organisation:

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

|           |              |        |     |              |  |
|-----------|--------------|--------|-----|--------------|--|
| Paragraph |              | Policy | CL1 | Policies Map |  |
| Site ID   | 309 &<br>358 |        |     |              |  |

4. Do you consider the Local Plan:

|   |     |     |    |
|---|-----|-----|----|
| (1) is Legally compliant                    | Yes | Yes | No |
| (2) is Sound                                | Yes |     | No |
| (3) complies with the<br>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 Climate change section of the emerging Local Plan is not correct because it is different to the National Planning Policy Framework. Policy CL1 needs to consider the 'location' of development to check that new housing maximises both walking and cycling (the two most sustainable ways to travel) together with good access to public transport in accordance with the National Planning Policy Framework.

(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.

There should be an extra Climate Change policy to indicate the Council's plans for locating growth in sustainable locations. The environmental impact of residential housing estates with no immediate local schooling for instance generates increased amounts of commuter traffic at the busiest time of day. Local school capacity should be in line with additional housing developments.

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

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

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Part B – Your representation(s). Please fill in a separate sheet for each representation you wish to make.

### Part A

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

Name or Organisation:

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

|           |              |        |     |              |  |
|-----------|--------------|--------|-----|--------------|--|
| Paragraph |              | Policy | CL2 | Policies Map |  |
| Site ID   | 309 &<br>358 |        |     |              |  |

4. Do you consider the Local Plan:

|   |     |     |    |
|---|-----|-----|----|
| (1) is Legally compliant                    | Yes | Yes | No |
| (2) is Sound                                | Yes |     | No |
| (3) complies with the<br>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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Although they may appear to be sound, Renewable energy and low carbon energy development are inappropriate development in the Green Belt. Preference should be given to the development of brown field sites.

(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 CL2 should be changed to set a specific preference for the development instead on BROWN field sites.

(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:

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

|           |              |        |          |              |  |
|-----------|--------------|--------|----------|--------------|--|
| Paragraph |              | Policy | D1 to D5 | Policies Map |  |
| Site ID   | 309 &<br>358 |        |          |              |  |

4. Do you consider the Local Plan:

|   |     |     |    |
|---|-----|-----|----|
| (1) is Legally compliant                    | Yes | Yes | No |
| (2) is Sound                                | Yes |     | No |
| (3) complies with the<br>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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It is very obvious that the scale of development proposed for Wolvey (a 60% increase in village size) would vastly change and harm it's exquisite local character. We have only recently moved into the village and chose this place as it suited the quiet, rural life we sought. This development means the nature of the village will change radically. Instead of arriving at our home through quiet field lined roads surrounded by nature and all its beauty, we will approach our home through a mass of brick houses as if still living in a city. We are horrified that our dream location is due to be ruined by over development.

(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 needs to have been fully considered before sites were proposed as allocations. We find it difficult to believe that there are no suitable development sites already containing houses or brown fields that could be used instead of ruining a village. England is a land that has always had a mixture of housing types: town, city, village, hamlet. This is what makes us England. Trying to make villages bigger, turns them into small towns and removes choice and variety for our future generations. The disappearance of the village is a change we must guard against.

(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:

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

|           |              |        |     |              |  |
|-----------|--------------|--------|-----|--------------|--|
| Paragraph |              | Policy | EN2 | Policies Map |  |
| Site ID   | 309 &<br>358 |        |     |              |  |

4. Do you consider the Local Plan:

|   |     |     |    |
|---|-----|-----|----|
| (1) is Legally compliant                    | Yes | Yes | No |
| (2) is Sound                                | 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 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. We must guard against the disappearance of villages – they are places where many prefer to live rather than in towns and cities. What happens if all the villages disappear? Careful stewardship today will ensure that villages continue to thrive and remain places where future generations may choose to live.

*(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.

To allow further encroachment into the green belt risks sacrificing a shared inheritance for short term gain, and once lost, this landscape cannot ever be restored. People will look back on the decisions made today and be critical of those that made them and especially how these decisions have ruined "our green and pleasant land" {William Blake}

(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:

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

|           |                      |        |    |              |                      |
|-----------|----------------------|--------|----|--------------|----------------------|
| Paragraph | <input type="text"/> | Policy | I4 | Policies Map | <input type="text"/> |
| Site ID   | 309 &<br>358         |        |    |              |                      |

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<br>Duty to co-operate | Yes | <input type="text" value="Yes"/> | No | <input type="text"/>            |

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The scale of development proposed 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 near capacity and cannot accommodate another 70 pupils.
- There are no secondary or special education needs school in Wolvey requiring long journeys.
- The GP practice is only open on limited days (and only for part of the day) requiring long journeys
- The shop is small and not suitable for a weekly shop – requiring long journeys
- Public transport is poor
- There is no dentist, chemist or hospital – requiring long journeys
- Improvements would be unlikely as a result of new development.

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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.

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

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**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\*

*\*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="Mrs"/>       | <input type="text"/> |
| First Name                         | <input type="text" value="Diane"/>     | <input type="text"/> |
| Last Name                          | <input type="text" value="Kimberley"/> | <input type="text"/> |
| Job Title<br>(where relevant)      | <input type="text" value=""/>          | <input type="text"/> |
| Organisation<br>(where relevant)   | <input type="text"/>                   | <input type="text"/> |
| Address Line 1                     | <input type="text" value=""/>          | <input type="text"/> |
| Line 2                             | <input type="text" value=""/>          | <input type="text"/> |
| Line 3                             | <input type="text" value=""/>          | <input type="text"/> |
| Line 4                             | <input type="text"/>                   | <input type="text"/> |
| Post Code                          | <input type="text" value=""/>          | <input type="text"/> |
| Telephone Number                   | <input type="text" value=""/>          | <input type="text"/> |
| E-mail Address<br>(where relevant) | <input type="text" value=""/>          | <input type="text"/> |

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

Name or Organisation:

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

|           |  |        |                                 |              |                      |
|-----------|--|--------|---------------------------------|--------------|----------------------|
| Paragraph | <input type="text"/>                       | Policy | <input type="text" value="S1"/> | Policies Map | <input type="text"/> |
| Site ID   | <input type="text" value="309 &amp; 358"/> |        |                                 |              |                      |

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.

I consider Policy S1 to be unsound in that it is not 'justified' by the supporting evidence. The Rugby Urban Area should accommodate the majority of new growth not the less well-served and remote rural areas. 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. This will lead to increased Traffic and is not sustainable.

This will lead to high car dependency as Wolvey has little public Transport. We believe that instead of obliterating villages from the face of the earth and making all villages into small towns by their grotesque expansion, development instead should be on the outskirts of existing CITIES who do have the facilities and services (shops, transport, schools etc) already.

(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.

I believe Wolvey should be in a lower category in the hierarchy because of its limited services, facilities, employment and public transport. It is a small remote village unable to accommodate the level of growth proposed. We chose Wolvey to live in last year because it was a village. We do not want bigger, expansive, massive, swollen – we want to live in a small place with little transport, cute facilities, and remote location. We chose our house last year because we want to drive home through open fields not via blocks of teeming concrete. Wolvey is a village whose identity should be preserved. To over develop it will remove choice from future generations of homebuyers who wish to live "small". Wolvey has no industry locally and so extra housing is not needed, Houses remain unsold on the nearby Kingmaker Estate proving no one wants modern housing here.

(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)?

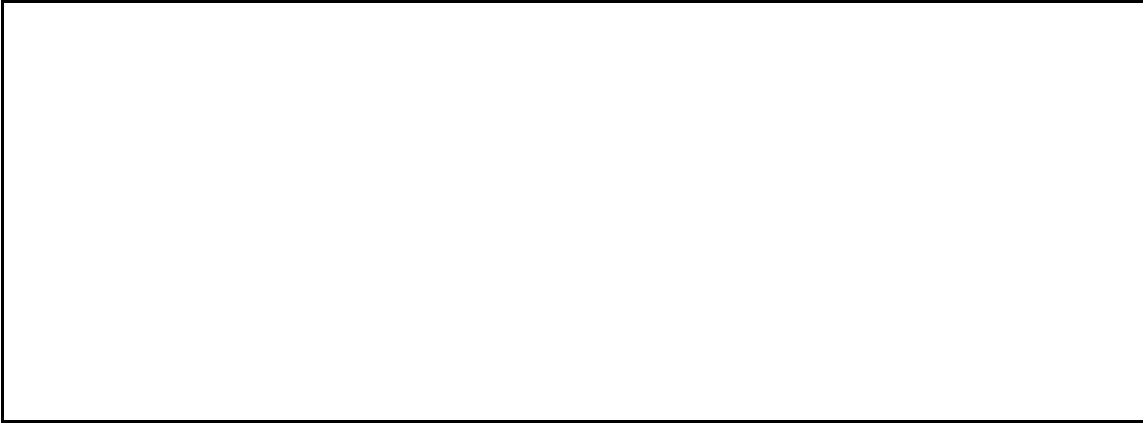
No **No**, I do not wish to participate in hearing session(s)

**Yes**, I wish to participate in hearing session(s)

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.

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## Representation Form for Local Plans



### Local Plan Publication Stage Representation Form

Ref:

(For  
official  
use only)

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| Line 4                             | <input type="text"/>                   | <input type="text"/> |
| Post Code                          | <input type="text" value=""/>          | <input type="text"/> |
| Telephone Number                   | <input type="text" value=""/>          | <input type="text"/> |
| E-mail Address<br>(where relevant) | <input type="text" value=""/>          | <input type="text"/> |

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

Name or Organisation:

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

|           |              |        |    |              |  |
|-----------|--------------|--------|----|--------------|--|
| Paragraph |              | Policy | S2 | Policies Map |  |
| Site ID   | 309 &<br>358 |        |    |              |  |

4. Do you consider the Local Plan:

|   |     |     |    |
|---|-----|-----|----|
| (1) is Legally compliant                    | Yes | Yes | No |
| (2) is Sound                                | Yes |     | No |
| (3) complies with the<br>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.

I consider Policy S2 is not sound because it provides the basis for an unsustainable pattern of development that is not 'justified' by the evidence. 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.  
Use brown field sites NOT green belt.

(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 should be directed to the Urban Areas around Rugby and Coventry with a reduction in Wolvey and other remote rural areas. There are potential alternatives that are superior in terms of their strategic locations and sustainability. The preservation of villages and green belt should be the aim of local government. Massive swathes of our green belt are already being surrendered to the building of warehouses. Here mega bucks' industry uses its influence over county councils at the expense of the little person who is ill prepared to withstand such a violent onslaught of the land surrounding them. It has come to our notice that Coventry university student numbers have rapidly declined. This has left large scale residential developments unused and vacant. It should be proposed, before any mention of village overdevelopment, that these unused accommodation blocks be repurposed for domestic living.

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

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

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## Representation Form for Local Plans



### Local Plan Publication Stage Representation Form

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|------------------------------------|--|----------------------|
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| First Name                         | <input type="text" value="Diane"/>     | <input type="text"/> |
| Last Name                          | <input type="text" value="Kimberley"/> | <input type="text"/> |
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| Telephone Number                   | <input type="text" value=""/>          | <input type="text"/> |
| E-mail Address<br>(where relevant) | <input type="text" value=""/>          | <input type="text"/> |

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

Name or Organisation:

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

|           |              |        |    |              |  |
|-----------|--------------|--------|----|--------------|--|
| Paragraph |              | Policy | S5 | Policies Map |  |
| Site ID   | 309 &<br>358 |        |    |              |  |

4. Do you consider the Local Plan:

|   |     |     |    |
|---|-----|-----|----|
| (1) is Legally compliant                    | Yes | Yes | No |
| (2) is Sound                                | Yes |     | No |
| (3) complies with the<br>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 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.

There are development options outside of the Green Belt that should be explored. 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. Once lost, green belt can never be recovered. A shared inheritance for a short-term gain.

(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.

Allocations and designations should follow the National Planning Policy Framework and only allow changes to the Green Belt in exceptional cases. Whereas developments such as those planned for Wolvey are becoming more widespread and the NORM and not the exception.

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

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## Representation Form for Local Plans



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|                                  |  |                      |
|----------------------------------|--|----------------------|
| Title                            | <input type="text" value="Mrs"/>       | <input type="text"/> |
| First Name                       | <input type="text" value="Diane"/>     | <input type="text"/> |
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| Post Code                        | <input type="text" value=""/>          | <input type="text"/> |
| Telephone Number                 | <input type="text" value=""/>          | <input type="text"/> |
| E-mail Address                   | <input type="text" value=""/>          | <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:

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

|           |              |        |    |              |  |
|-----------|--------------|--------|----|--------------|--|
| Paragraph |              | Policy | S6 | Policies Map |  |
| Site ID   | 309 &<br>358 |        |    |              |  |

4. Do you consider the Local Plan:

|   |     |     |    |
|---|-----|-----|----|
| (1) is Legally compliant                    | Yes | Yes | No |
| (2) is Sound                                | Yes |     | No |
| (3) complies with the<br>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.

I believe the 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 (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.
- 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)

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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 this proposal.

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)

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

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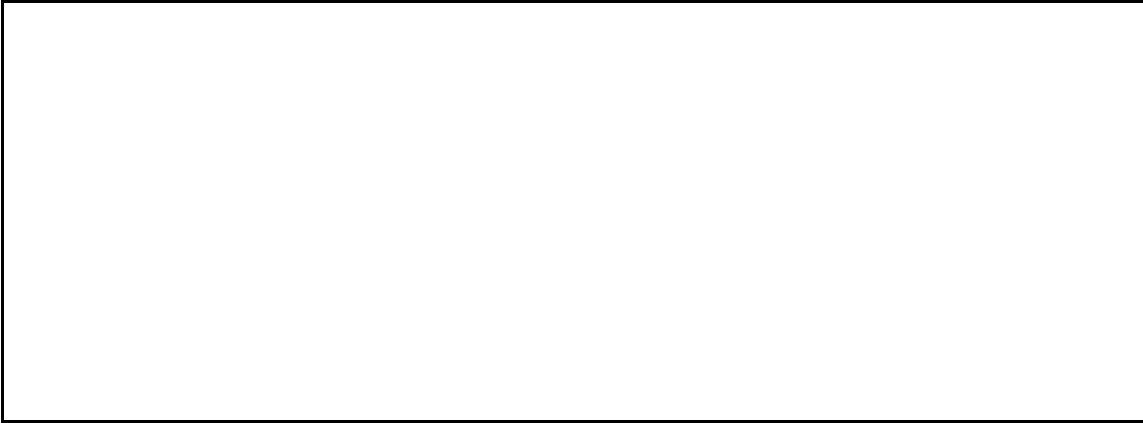
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| Line 4                           | <input type="text"/>                   | <input type="text"/> |
| Post Code                        | <input type="text" value=""/>          | <input type="text"/> |
| Telephone Number                 | <input type="text" value=""/>          | <input type="text"/> |
| E-mail Address                   | <input type="text" value=""/>          | <input type="text"/> |

(where relevant)

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

---

Name or Organisation:

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

|           |                                    |        |                      |              |                      |
|-----------|------------------------------------|--------|----------------------|--------------|----------------------|
| Paragraph | <input type="text" value="PP138"/> | Policy | <input type="text"/> | Policies Map | <input type="text"/> |
| Site ID   | <input type="text" value="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.

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- Previous landscape studies have indicated that the land has 'High sensitivity to housing development'. It is therefore not suitable.
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- 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.
- The Council's own Sustainability Appraisal indicates that "Wolvey is a notably small main rural settlement with a low settlement score".

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)

Having attended the meeting at Wolvey Village Hall recently, I was alarmed to hear a response by planning councillors to the question "Why was this site chosen as part of the Wolvey development? What were the reasons for rejecting the housing being all on one area (on the road between Wolvey and Coventry) and allocating half the houses on a field north of Wolvey where villages enjoy walking and exercised their dogs?"

The answer was shocking. Your representative said "Well there wasn't much in it". I wrote this down at the time as a direct quote. I am left wondering, if there was not much in it. WHY developers have decided on the version villages least want? At least leave us one field where we can still pretend, we live in a village, walk through green grass, pick flowers, and exercise our pets if it really does not matter to you where you build.

(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.

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>

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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

**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\*

*\*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="Mrs"/>       | <input type="text"/> |
| First Name                         | <input type="text" value="Diane"/>     | <input type="text"/> |
| Last Name                          | <input type="text" value="Kimberley"/> | <input type="text"/> |
| Job Title<br>(where relevant)      | <input type="text" value=""/>          | <input type="text"/> |
| Organisation<br>(where relevant)   | <input type="text"/>                   | <input type="text"/> |
| Address Line 1                     | <input type="text" value=""/>          | <input type="text"/> |
| Line 2                             | <input type="text" value=""/>          | <input type="text"/> |
| Line 3                             | <input type="text" value=""/>          | <input type="text"/> |
| Line 4                             | <input type="text"/>                   | <input type="text"/> |
| Post Code                          | <input type="text" value=""/>          | <input type="text"/> |
| Telephone Number                   | <input type="text" value=""/>          | <input type="text"/> |
| E-mail Address<br>(where relevant) | <input type="text" value=""/>          | <input type="text"/> |

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

Name or Organisation:

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

|           |       |        |  |              |  |
|-----------|-------|--------|--|--------------|--|
| Paragraph | PP137 | Policy |  | Policies Map |  |
| 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<br>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, 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 main rural settlement with a low settlement score”.

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 as a proposed allocation of 60 homes at ‘Land at Coventry Road, Wolvey’.

Alternative sites should be considered in strategically preferable locations (such as adjacent to the urban areas of Rugby and/or Coventry)

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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**, 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.

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