

~~Scanned~~

Representation Form for Local Plans



Local Plan Publication Stage Representation Form

Ref:
640
(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*		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	<input type="text" value="MRS"/>	<input type="text"/>
First Name	<input type="text" value="LORNA"/>	<input type="text"/>
Last Name	<input type="text" value="LOVELL"/>	<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" value="[REDACTED]"/>	<input type="text"/>
Line 2	<input type="text" value="[REDACTED]"/>	<input type="text"/>
Line 3	<input type="text" value="[REDACTED]"/>	<input type="text"/>
Line 4	<input type="text" value="[REDACTED]"/>	<input type="text"/>
Post Code	<input type="text" value="[REDACTED]"/>	<input type="text"/>
Telephone Number	<input type="text" value="[REDACTED]"/>	<input type="text"/>
E-mail Address (where relevant)	<input type="text"/>	<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?

Local Plan Paragraph		Local Plan Policy	DI - DS	Policies Map	
Site ID	309				

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		No	

NOT JUSTIFIED

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.

SITE 309 - 150 NEW HOMES
 & SITE 358 - 60 " " REPRESENTS
 A 60% INCREASE IN VILLAGE SIZE. IT IS
 TO THE INFRASTRUCTURE HERE & WOULD CHANGE
 WOLVEYS RURAL VILLAGE IRREVERSIBLY

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

DISPROPORTIONATE

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.

- DISPROPORTIONATE INCREASE, NEEDS TO BE REDUCED CONSIDERABLY ..
 - REMOVE SITE 309 FROM LOCAL PLAN

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

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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)

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.

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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	<input type="text" value="Mrs"/>	<input type="text"/>
First Name	<input type="text" value="LORNA"/>	<input type="text"/>
Last Name	<input type="text" value="LOVETT"/>	<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" value="[Redacted]"/>	<input type="text"/>
Line 2	<input type="text" value="[Redacted]"/>	<input type="text"/>
Line 3	<input type="text" value="[Redacted]"/>	<input type="text"/>
Line 4	<input type="text" value="[Redacted]"/>	<input type="text"/>
Post Code	<input type="text" value="[Redacted]"/>	<input type="text"/>
Telephone Number	<input type="text" value="[Redacted]"/>	<input type="text"/>
E-mail Address (where relevant)	<input type="text" value="[Redacted]"/>	<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?

Local Plan Paragraph		Local Plan Policy	56	Policies Map	
Site ID	309				

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 checked="" 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 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.

PREVIOUS LANDSCAPE STUDIES HAVE SHOWN THIS SITE AS HAVING "HIGH SENSITIVITY TO HOUSING" - IT IS A WILDLIFE HOTSPOT - PRONE TO FLOODING & CREATE FLOOD PROBLEMS FOR THE VILLAGE WITH INADEQUATE SEWERS ETC + IS THEREFORE UNSUITABLE FOR 150 HOMES

(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.

REMOVE THIS DEVELOPMENT FROM THE LOCAL PLAN.

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

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<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	<input type="text" value="MRS"/>	<input type="text"/>
First Name	<input type="text" value="KORNA"/>	<input type="text"/>
Last Name	<input type="text" value="LOVETT"/>	<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" value="[REDACTED]"/>	<input type="text"/>
Line 2	<input type="text" value="[REDACTED]"/>	<input type="text"/>
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E-mail Address (where relevant)	<input type="text" value="[REDACTED]"/>	<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?

Local Plan Paragraph		Local Plan Policy	55	Policies Map	
Site ID	309				

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 checked="" type="checkbox"/>
(3) complies with the Duty to co-operate	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>

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POLICY S5 UNSOUND. IT REQUIRES GREEN BELT LAND + EXISTS ON CONTRIVED EVIDENCE TO RECLASSIFY GREEN BELT AS GREY BELT. THIS IS VASTLY UNSOUND!

(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.

PROTECT GREENBELT + USE EXISTING GREY BELT (AREAS THAT HAVE PROPERTIES DEMOLISHED) OR IN DERELICT STATE INSTEAD.) THESE AREAS ALREADY HAVE SERVICES & ROADS TO USE INSTEAD OF CONVERTING GREEN FIELDS & NATURAL HABITATS INTO BUILDING SITES. REMOVE THIS SITE FROM THE PLAN.

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

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

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

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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="WYNIA"/>	<input type="text"/>
Last Name	<input type="text" value="LOVETT"/>	<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" value="REDACTED"/>	<input type="text"/>
Line 2	<input type="text" value="REDACTED"/>	<input type="text"/>
Line 3	<input type="text" value="REDACTED"/>	<input type="text"/>
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Telephone Number	<input type="text" value="REDACTED"/>	<input type="text"/>
E-mail Address (where relevant)	<input type="text" value="REDACTED"/>	<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?

Local Plan Paragraph		Local Plan Policy	S1	Policies Map	
Site ID	309				

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		No	

NOT JUSTIFIED

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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RUGBY URBAN AREA SHOULD TAKE MAJORITY OF NEW HOUSING, AS IT IS BETTER SERVED BY ALL SERVICES (MEDICAL/EDUCATION/JOBS/TRANSPORT).

(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 LOWER CATEGORY IN THE HIERARCHY BECAUSE OF ITS LIMITED INFRASTRUCTURE WOLVEY IS UNABLE TO SUPPORT NEW GROWTH OF POPULATION

- REMOVE 150 PROPOSED HOUSES SITE 309 (AND 358)
- PLACE NEW HOUSING DEVELOPMENTS IN AREAS WHICH ALREADY HAS INFRASTRUCTURE IN PLACE FOR IMMEDIATE USE.

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

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2. Agent's Details (if applicable)

Title	<input type="text" value="MRS"/>	<input type="text"/>
First Name	<input type="text" value="LORNA"/>	<input type="text"/>
Last Name	<input type="text" value="LOVETT"/>	<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" value="REDACTED"/>	<input type="text"/>
Line 2	<input type="text" value="REDACTED"/>	<input type="text"/>
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Post Code	<input type="text" value="REDACTED"/>	<input type="text"/>
Telephone Number	<input type="text" value="REDACTED"/>	<input type="text"/>
E-mail Address (where relevant)	<input type="text"/>	<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?

Local Plan Paragraph	<input type="text"/>	Local Plan Policy	I4	Policies Map	<input type="text"/>
Site ID	309				

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

No

NOT CONSISTANT WITH NATIONAL POLICY

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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- NO / VERY LIMITED ACCESS TO MEDICAL FACILITIES
 ONLY PART TIME GP - NO DENTIST - CHEMIST OR HOSPITAL
 INFRASTRUCTURE NOT IN PLACE TO SUPPORT 150 NEW HOMES
 + THE 60 ON SITE 358, MEANING TRAVEL TO ACCESS THESE
 CAUSING ENVIRONMENTAL IMPACT + COSTS TO COUNCILS

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

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BETTER OPTIONS AVAIL IN URBAN LOCATIONS
 IE/ RUGBY + COVENTRY THAT HAVE FULL TIME GP SURGERIES
 CHEMISTS OR HOSPITALS. RUGBY/COVENTRY LOCATIONS
 SERVED BY BETTER PUBLIC TRANSPORT OR ENABLE
 WALKING TO ACCESS THESE.
 - REMOVE SITE 309 FROM LOCAL PLAN.

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N/A

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Job Title (where relevant)	<input type="text"/>	<input type="text"/>
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Name or Organisation:

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

Local Plan Paragraph		Local Plan Policy		Policies Map	
Site ID	309				

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(2) is Sound	Yes		No	
(3) complies with the Duty to co-operate	Yes		No	

NOT JUSTIFIED

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.

WOLVEY IS SERVED BY SMALL ROADS NOT CAPABLE OF RECEIVING ADDITIONAL TRAFFIC CAUSED BY 150+60 NEW HOMES ON SITES 309/358. TRAFFIC UNSUSTAINABLE AROUND VILLAGE CENTRE + TINY ROUNDABOUT - A5 LOW BRIDGE AT SKETCHLEY AND FARM BULKINGTON AREA. COUNCIL HAS NOT CONSIDERED

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

HINCLEY IMPACT ON ROADS, TRAFFIC + EXISTING PINCH POINTS ACCIDENT BLACKSPOTS

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 PROTECT ROADS + SAFETY OF VILLAGERS REMOVE SITE 309 + 358 TO ALLEVIATE TRAFFIC + DEMANDS ON ALREADY OVERSTRETCHED ROADS - RELOCATE 150+60 HOMES TO WITH EXISTING SUITABLE ROADS!

EXTRA AREA

(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)

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:

N/A

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-notice>



Local Plan

Publication Stage Representation Form

Ref: **640**
(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*	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	<input style="width: 100%;" type="text" value="MRS"/>
First Name	<input style="width: 100%;" type="text" value="HORNA"/>
Last Name	<input style="width: 100%;" type="text" value="LOVETT"/>
Job Title (where relevant)	<input style="width: 100%;" type="text"/>
Organisation (where relevant)	<input style="width: 100%;" type="text"/>
Address Line 1	<input style="width: 100%;" type="text"/>
Line 2	<input style="width: 100%;" type="text"/>
Line 3	<input style="width: 100%;" type="text"/>
Line 4	<input style="width: 100%;" type="text"/>
Post Code	<input style="width: 100%;" type="text"/>
Telephone Number	<input style="width: 100%;" type="text"/>
E-mail Address (where relevant)	<input style="width: 100%;" type="text"/>

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?

Local Plan Paragraph		Local Plan Policy	I1	Policies Map	
Site ID	309				

4. Do you consider the Local Plan:

(1) is Legally compliant	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	NOT IN LINE WITH NATIONAL POLICY
(2) is Sound	Yes	<input type="checkbox"/>	No	<input checked="" 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 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.

lack of services within Wolvey - no doctors with vacant space on their books or dentists meaning we forced to travel out of area to get these. This creates environmental issues as well as costs to the council.

additional people

the council.

(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.

- Housing should be allocated in towns with facilities that can be accessed by walking or bus service
 i.e. PUT HOUSING IN MORE URBAN PLACES LIKE RUGBY ITSELF.

- REMOVE SITE 309 AND 358 FROM LOCAL PLAN FOR THIS AREA.

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

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