Representation Form for Local Plans

RUGBY BOROUGH COUNCIL	**Local Plan** Publication Stage Representation Form	**Ref:** 643 **(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)
Title	MR	
First Name	PETER	
Last Name	LOVETT	
Job Title (where relevant)		
Organisation (where relevant)		
Address Line 1	[redacted]	
Line 2	[redacted]	
Line 3	[redacted]	
Line 4	[redacted]	
Post Code	[redacted]	
Telephone Number	[redacted]	
E-mail Address (where relevant)	[redacted]	

**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.*

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	S6	Policies Map	
Site ID	358				

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 & AGAINST 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.
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.

- PROPOSED HOUSING OF 150 NEW HOMES IS DISPROPORTIONATE TO VILLAGE SIZE.
- NO INFRASTRUCTURE ie/ SCHOOL PLACES / SHOPS BUS SERVICES IN PLACE TO ACCOMODATE THIS INFLUX.

(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.

GREEN BELT SHOULD BE PROTECTED.
RESITE NEW HOMES IN MORE ~~RURAL~~ URBAN AREAS THAT HAVE INFRASTRUCTURE IN PLACE & ABLE TO COPE STRAIGHT AWAY.
USE EXISTING DERELICT SITES IN TOWNS.

REMOVE THIS SITE FROM THE 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:

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.

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Local Plan
Publication Stage Representation Form

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Job Title (where relevant)		
Organisation (where relevant)		
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E-mail Address (where relevant)	[redacted]	

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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?

Local Plan Paragraph		Local Plan Policy	S6	Policies Map	
Site ID	309				

4. Do you consider the Local Plan:

(1) is Legally compliant	Yes		No	
(2) is Sound	Yes		No	✓ UNSOUND
(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.

SITING 150 HOUSES HERE IS UNSOUND. DRAINAGE IS UNSUITABLE THE BUILDING WOULD CREATE STRAIN ON ALREADY OVERSTRETCHED SEWER SYSTEM + CREATE WIDESPREAD FLOODING IN VILLAGE. PREVIOUS LANDSCAPE STUDIES SHOWED SITE 309 TO HAVE HIGH SENSITIVITY TO HOUSING DEVELOPMENT & IS UNSUITABLE (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.

THIS DEVELOPMENT SHOULD BE REMOVED FROM THE LOCAL 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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N/A

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Line 4	[redacted]	
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Telephone Number	[redacted]	
E-mail Address (where relevant)		

**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.*

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	S5	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	

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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POLICY S5 USES LAND IN THE EXISTING GREENBELT
- CHANGING GREEN BELT TO GREY BELT TO
ACCOMODATE THIS SITE IS VASTLY UNSOUND AND
GOES AGAINST PROTECTING THE GREEN BELT + WILDLIFE
IN OUR BOROUGH

(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.

USE OTHER EXISTING GREY BELT SITES THAT EXIST IN
COVENTRY / RUGBY WHICH DONT TAKE VALUABLE
GREEN BELT -
REMOVE SITE 309 FROM THE LOCAL 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)

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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Last Name	LOVETT	
Job Title (where relevant)		
Organisation (where relevant)		
Address Line 1	[redacted]	
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Line 3	[redacted]	
Line 4	[redacted]	
Post Code	[redacted]	
Telephone Number	[redacted]	
E-mail Address (where relevant)	[redacted]	

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	I 1	Policies Map	
Site ID	309				

4. Do you consider the Local Plan:

(1) is Legally compliant	Yes		No		
(2) is Sound	Yes		No	✓	OUT OF LINE WITH NATIONAL POLICY.
(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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LACK OF SERVICES IN VILLAGE
NO DENTIST / CHEMIST / HOSPITAL / ONLY PART TIME GP.
FORCING TRAVEL TO OTHER AREAS.
COSTS TO COUNCIL & ENVIROMENTAL ISSUES ie/POLLUTION

(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.

- PLACE LARGE SCALE HOUSING IN URBAN AREA THAT HAS FACILITIES ALREADY IN PLACE

- REMOVE SITE 309 (AND 358) FROM LOCAL PLAN.

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

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Line 3	[redacted]	
Line 4	[redacted]	
Post Code	[redacted]	
Telephone Number	[redacted]	
E-mail Address (where relevant)	[redacted]	

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	I 4	Policies Map	
Site ID	358				

4. Do you consider the Local Plan:

(1) is Legally compliant	Yes		No		NOT CONSISTANT WITH NATIONAL POLICY.
(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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NO MEDICAL FACILITES IN WOLVEY EXCEPT PART TIME GP, AND JOURNEYS TO ALTERATIVE PRACTICES IN BURBAGE/HINCKLEY OR BRINKLOW REQUIRE TRANSPORT AS THESE ARE AT LEAST 3-5 MILES AWAY.

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

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BETTER OPTIONS FOR ISO HOMES BY SITING THEM IN AREAS THAT HAVE FULL TIME MEDICAL FACILITIES AND CAN BE ACCESSED BY PUBLIC TRANSPORT OR BY WALKING! THIS SITE SHOULD BE REMOVED FROM THE PLAN!

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

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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	I4	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	

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- LACK OF SECONDARY EDUCATION + FURTHER ED PLACES IN WOLVEY
- PRIMARY SCHOOL PLACES OVERSUBSCRIBED WITH WAIT LISTS.
- PLACES EXTRA DEMANDS ON COUNCIL TO PROVIDE EXPENSIVE TRANSPORT TO/FROM OTHER AREAS TO ACCOMMODATE NEW POPULATION – COSTLY + UNSUSTAINABLE

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

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* DELETE SITE 309 (& 358) FROM LOCAL PLAN + SITE NEW DEVELOPMENTS AT LOCATIONS THAT ALREADY HAVE SCHOOLS / COLLEGES IN VICINITY WITHOUT NEED TO PROVIDE TRANSORT = CHEAPER + SUSTAINABLE

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

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