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From: Judith McDonagh [REDACTED]
Sent: 05 March 2026 16:36
To: Local Plan
Subject: Proposed Submission Consultation

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05/03/2026

To Rugby Borough Council Planning Department.
Town Hall Evreux Way
Rugby. CV21 2RR

RE: FORMAL OBJECTION to the Draft Local Plan and Planning Applications Objection to Policies: S1, S2, S3, S4, S5, and S6 Objection to Development Sites: No. 309 and Site 358 (Land North of B4109, Wolvey)

Dear Planning Officer.

I am writing to formally submit my objection to the proposed housing allocations for Wolvey, specifically Site 309, Site 358, and the associated Policies S1 through S6. The scale of this development—estimated at 150 to 210 homes—is entirely disproportionate to a village of this size and lacks the necessary infrastructure to be sustainable.

My objections are centered on the following points:

- **Infrastructure Deficit (Healthcare & Education):** Wolvey is currently unable to support its existing population, let alone a significant influx of new residents. The local GP surgery operates on a part-time basis with no dental or pharmacy services available. Furthermore, the local primary school is at capacity; the addition of approximately 70 pupils would create an unmanageable burden, particularly as there is no local provision for secondary or SEN education.
- **Transport and Isolation:** The Council's own Sustainability Appraisal identifies Wolvey as a small settlement with low service scores. Because the village lacks a supermarket and essential leisure facilities, car travel is a necessity. Public transport is negligible, with no links to Hinckley and very limited services to Nuneaton and Coventry. This development would inevitably lead to an increase in car-dependent carbon emissions.
- **Environmental Impact and Green Belt Protection:** I strongly oppose the use of Sites 309 and 358. Both are located within the Green Belt and have been previously flagged for their high landscape sensitivity. Developing these sites ignores the Council's duty to protect the countryside and poses a risk to the wildlife site adjacent to the B4109.
- **Unsound Policy Framework:** Policies S1–S6 are not justified by the evidence. Releasing Green Belt land for 1,500 homes while more sustainable, non-Green Belt alternatives remain available is a failure of sound planning policy.

In summary, this proposal offers no benefit to the community and will only result in unsustainable, isolated growth. I urge the Planning Authority to remove these allocations from the Local Plan and protect the character and viability of Wolvey.

I look forward to receiving acknowledgement of this representation and being kept informed of any future committee meetings.

Yours faithfully,
Mrs Judith McDonagh