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From: Terry McDonagh [Redacted]
Sent: 05 March 2026 16:40
To: Local Plan
Subject: Proposed Submission Consultation

Terry McDonagh
[Redacted]

Date: 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 lodge my strong objection to the proposed housing allocations in Wolvey, specifically regarding Site 309 and Site 358, and the underlying policies S1, S2, S3, S4, S5, and S6 within the draft Local Plan.

My objection is based on the following critical grounds:

- **Unsustainability and Isolation:** The proposed sites are remote from urban areas, local jobs, leisure, and medical facilities. Wolvey has very limited services, meaning car travel is essential for almost all daily activities. The Council's own Sustainability Appraisal confirms Wolvey is a notably small main rural settlement with a low settlement score.
- **Failure of Public Transport:** Public transport is extremely poor. There is a very limited bus service connecting Wolvey to Nuneaton and Coventry, and no service at all to Hinckley, one of our nearest towns. Improvements to these services are highly unlikely to result from this development, leaving residents stranded without a private vehicle.
- **Severe Pressure on Education:** The local primary school is near capacity and cannot accommodate the estimated 70 additional pupils this development would generate. Furthermore, there are no secondary or Special Educational Needs (SEN) schools in Wolvey, requiring students to undertake long daily journeys.
- **Inadequate Healthcare and Essential Services:** Wolvey lacks basic health infrastructure. The GP practice is only open on limited days and for only part of the day. There is no dentist, no chemist, and no hospital within the village. The local shop is small and unsuitable for a weekly shop. Consequently, every resident would be forced to make long journeys for medical care and essential supplies.
- **Green Belt and Landscape Sensitivity:** I object to the allocation of Site 309 and Site 358 (Land North of the B4109). These are within the Green Belt, and previous landscape studies have indicated high sensitivity to housing development. Part of the site also abuts a local wildlife site with insufficient ecological assessment.

- Unsound Policy Framework: Policies S1–S6 are unsound and not justified by evidence. To release approximately 1,500 homes from the established Green Belt while ignoring more sustainable non-Green Belt options is a failure of the Council’s duty to protect the countryside from encroachment.

In conclusion, there is no benefit to this development for the community. It places a disproportionate burden of 150 to 210 homes on a village that lacks the infrastructure to support them. I urge the Planning Authority to remove these allocations and refuse these applications to prevent unsustainable car-dependent growth.

Please acknowledge receipt of this representation and notify me of any future committee meetings or decisions.

Yours faithfully,
Terry McDonagh

