

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 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*

**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="Mr"/> | <input type="text"/> |
| First Name | <input type="text" value="Colin"/> | <input type="text"/> |
| Last Name | <input type="text" value="Squire"/> | <input type="text"/> |
| Job Title (where relevant) | <input type="text" value=""/> | <input type="text"/> |
| Organisation (where relevant) | <input type="text" value=""/> | <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" value=""/> | <input type="text"/> |
| Post Code | <input type="text" value=""/> | <input type="text"/> |
| Telephone Number | <input type="text" value=""/> | <input type="text"/> |
| E-mail Address (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?

| | | | | | |
|----------------------|-----|-------------------|-------------------------|--------------|--|
| Local Plan Paragraph | | Local Plan Policy | S1 Settlement hierarchy | Policies Map | |
| Site ID | 309 | | | | |

4. Do you consider the Local Plan:

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

Policy S1 is considered to be unsound in that it is not justified by supporting evidence.
 The Rugby Urban area should accommodate the majority of the growth and not the 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 highest housing allocation

(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 the 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

(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

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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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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 | D1-D5 Design Policies | Policies Map | |
| Site ID | 309 | | | | |

4. Do you consider the Local Plan:

| | | | |
|--|-----|-----|----|
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| (2) is Sound | Yes | | No |
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Design Policies D1-D5 that seek to improve design quality are welcome. The scale of development proposed for Wolvey (a 60% increase in village size) would harm local character, rural setting and built form.

(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 needed to have been fully considered before sites were proposed as allocations

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

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

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|----------------------|-----|-------------------|------------------------|--------------|--|
| Local Plan Paragraph | | Local Plan Policy | CL1 Net Zero Buildings | Policies Map | |
| Site ID | 309 | | | | |

4. Do you consider the Local Plan:

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The Climate Change section of the emerging local plan is not sound because it is not consistent with the National Planning Policy Framework
 Policy CL1 should also address the 'location' of development to ensure that new housing seeks to maximise walking and cycling (the most sustainable modes of transport) alongside good access to public transport in accordance with the National Planning Policy Framework

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There should be an additional Climate Change policy that sets out the Council's aspirations for locating growth in sustainable locations

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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 | CL2 Renewable energy and low carbon technology | Policies Map | |
| Site ID | 309 | | | | |

4. Do you consider the Local Plan:

| | | | |
|--|-----|-----|----|
| (1) is Legally compliant | Yes | Yes | No |
| (2) is Sound | Yes | | No |
| (3) complies with the 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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Renewable energy and low carbon energy development are inappropriate developments in the Green Belt

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

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Policy CL2 should be amended to specifically refer to locations for renewable energy outside of the Green Belt being preferred

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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 | EN1Bio-diversity and Geodiversity protection | Policies Map | |
| Site ID | 309 | | | | |

4. Do you consider the Local Plan:

| | | | |
|--|-----|-----|----|
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| (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.

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 proposed allocation (Land north of B4109 Wolvey) is adjacent to an existing Local Wildlife site
A proportionate ecological assessment should have been undertaken.

(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.

The potential ecological impacts mean that Land north of B4109 should be removed from the plan as a proposed allocation

(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?

| | | | | | |
|----------------------|-----|-------------------|-----------------------------|--------------|--|
| Local Plan Paragraph | | Local Plan Policy | EN2 Landscape Protection | Policies Map | |
| Site ID | 309 | | | | |

4. Do you consider the Local Plan:

| | | | |
|--|-----|-----|----|
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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.

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

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The potential ecological impacts mean that Land north of B4109 should be removed from the plan as a proposed allocation

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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 | I1 Transport | Policies Map | |
| Site ID | 309 | | | | |

4. Do you consider the Local Plan:

| | | | |
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Wolvey is a small remote village with modest accessibility and poorly served by public transport. The proposed new homes are remote from urban areas with shops, jobs, leisure and medical facilities. Wolvey has very limited services and facilities meaning car travel is essential. There is a very limited bus service that connects Wolvey to Nuneaton and Coventry, and none to the nearest town of Hinckley..

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

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Large housing sites should be removed from the Local Plan because Wolvey does not have good access to higher level services and facilities, and has poor public transport. There are better options close to the Urban Areas of Rugby and Coventry that should be considered first. Rugby has better services, facilities and employment opportunities and public transport.

(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?

| | | | | | |
|----------------------|-----|-------------------|---|--------------|--|
| Local Plan Paragraph | | Local Plan Policy | I4 Infrastructure and planning obligations | Policies Map | |
| Site ID | 309 | | | | |

4. Do you consider the Local Plan:

| | | | |
|--|-----|-----|----|
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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 is near capacity and cannot accommodate another 70 pupils
 There are no secondary or special needs schools in Wolvey require therefore, 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 site 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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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 | S2 Strategy for homes | Policies Map | |
| Site ID | 309 | | | | |

4. Do you consider the Local Plan:

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

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 already with permission) in rural areas

(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.

(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.

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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 | S5 Countryside Protection | Policies Map | |
| Site ID | 309 | | | | |

4. Do you consider the Local Plan:

| | | | |
|--|-----|-----|----|
| (1) is Legally compliant | Yes | Yes | No |
| (2) is Sound | Yes | | No |
| (3) complies with the 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 1500 new homes on land that would need to be released from the established green belt. This does not "protect" the green belt.
There are development options outside the green belt that should be explored. The councils 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.

(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.

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

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No

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

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

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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 Residential allocations | Policies Map | |
| Site ID | 309 | | | | |

4. Do you consider the Local Plan:

| | | | |
|--|-----|-----|----|
| (1) is Legally compliant | Yes | Yes | No |
| (2) is Sound | Yes | | No |
| (3) complies with the 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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Land north of the B4109 should not be allocated for housing for the 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 Councils 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)

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 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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No

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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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 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*

**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="Mr"/> | <input type="text"/> |
| First Name | <input type="text" value="Colin"/> | <input type="text"/> |
| Last Name | <input type="text" value="Squire"/> | <input type="text"/> |
| Job Title (where relevant) | <input type="text" value=""/> | <input type="text"/> |
| Organisation (where relevant) | <input type="text" value=""/> | <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" value=""/> | <input type="text"/> |
| Post Code | <input type="text" value=""/> | <input type="text"/> |
| Telephone Number | <input type="text" value=""/> | <input type="text"/> |
| E-mail Address (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 | S1 | 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 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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Policy S1 is considered to be unsound in that it is not justified by supporting evidence.
 The Rugby Urban area should accommodate the majority of the growth and not the 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 highest housing allocation

(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 the 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.

