

## 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 13<sup>th</sup> March 2026  
By email to: [localplan@rugby.gov.uk](mailto:localplan@rugby.gov.uk) 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)

*\*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.*

Title	<input type="text"/>	<input type="text"/>
First Name	<input type="text" value="Ettillia-Shai"/>	<input type="text"/>
Last Name	<input type="text" value="Ward"/>	<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"/>	<input type="text"/>
Line 3	<input type="text"/>	<input type="text"/>
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Telephone Number	<input type="text" value="REDACTED"/>	<input type="text"/>
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## Part B – Please use a separate sheet for each representation

Name or Organisation:

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

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

4. Do you consider the Local Plan:

(1) is Legally compliant

(2) is Sound

(3) complies  
Duty to co-

<input type="text"/>
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 potential landscape impacts mean that Site 39 , Land on Dyers lane , Wolston as well as the Land north of Warwick Road in wolston (site 136) should be removed from the plan as proposed allocation for housing proposed in the emerging Local Plan do not reflect the available evidence in terms of impacts on the landscape Site 39- Land on Dyers Lane, Wolston.  
Previous evidence indicated that the site had high sensitivity to housing development in landscape terms.

(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 landscape impacts mean that Site 39 , Land on Dyers lane , Wolston as well as the Land north of Warwick Road in wolston (site 136) should be removed from the plan as proposed allocation for housing

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All Land at Dyers Lane, Wolston, should not be allocated for housing. Your proposal is within the Green Belt - contrary to Government Policy

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Building in already Urban Areas or next to the urban areas of Rugby and Coventry is more appropriate. Site 39, should be deleted as a proposed allocation for housing and alternative locations should be sort

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Policy EN7 aligns with national policy and seeks to reduce overall flood risk.

- The Storm Henk flood event in January 2024 saw 19 properties internally flooded and 11 properties externally flooded in the village. The subsequent S19 report acknowledged that a development site under construction at the time had not yet connected the surface water drainage system to the site wide attenuation basin therefore any flows originating on the site were not attenuated within the site boundary and therefore ran off site and down to the centre of the village.

No development should be progressed until the LLFAs have given reassurance that all flood risks following the flood events of 2024 and 2025 have been effectively mitigated in line with the national policy that requires any development to be made safe for its lifetime without increasing flood risk

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Transport - Wolston is a remote village with modest accessibility, when the weather good, it is also poorly served by public transport. Any new homes here are remote from urban areas with shops, jobs, leisure and medical facilities, secondary schools and primary school seen as the current lacks capacity for growth. Wolston has very limited services, for example the local shop is too small to do a weekly shop. The limited facilities in Wolston mean that car travel is essential. The roads in the village are already at capacity with the amount of vehicles of residents.

Given the limited bus service that connects Wolston to Rugby and Coventry and no connections to Leamington Spa.

For new houses to be developed good access to public transport in accordance with the National Planning Policy Framework should developed. Without that any homes are unlikely to be attractive to the 55+ age group

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

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There are better options close to the Urban Areas of Rugby and Coventry that should be considered first before building on green belt. Rugby and Coventry have better services, facilities, employment opportunities and public transport

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Countryside protection? Releasing land from the green belt to build on does not protect the green belt. Other locations outside of the green belt should be used. The green belt should only be used as a very last resort and in exceptional cases. Rugby borough councils plan seeks to identify large areas of Green Belt as 'Grey belt'. These areas are needed to safeguard the countryside from encroachment

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The proposal allocation of 80 new homes at site 136 Warwick Road, Wolston and 15 homes Dyers Lane, Wolston on site 39 should be deleted.

Alternative sites should be used and not just considered.

Allocations and designations should follow the National Planning Policy Framework and only allow changes to the Green Belt in exceptional cases. The development proposed in Wolston is not dissimilar to that proposed in planning application R19/0167, which was refused in line with the then current guidance as it was seen as inappropriate development within the green belt.

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Strategy for homes is not sound - it provides the basis for an unsustainable pattern of development . This development is not justified by the evidence. The Council's own Sustainability Appraisal indicates that  
"Wolston is a notably small main rural settlement with a high settlement score"

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More growth should be directed to already Urban Areas around Rugby and Coventry, like Rugby Town Centre. Urban Areas are a much better alternative and have more sustainability for growth. More growth should not be directed towards Wolston or other small rural areas.

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No, I do not 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.*

*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>