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*		2. Agent's Details (if applicable)
Title	Mr	
First Name	Adrian	
Last Name	Warwick	
Job Title (where relevant)	[redacted]	
Organisation (where relevant)	[redacted]	
Address Line 1	[redacted]	
Line 2	[redacted]	
Line 3		
Line 4		
Post Code	[redacted]	
Telephone Number		

**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.*

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?

Paragraph	Objectives	Policy		Policies Map	
Site ID					

4. Do you consider the Local Plan:

(1) is Legally compliant	Yes	x	No	
(2) is Sound	Yes		No	x
(3) complies with the Duty to co-operate	Yes	x	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.

Whilst Legally the plan meets its need to cooperate, it is disappointing engagement was not sought earlier as in the 2016 plan, where the PC was involved in identifying land to develop. This plan is more "Done to" rather than "Done with"
Objective 1 seeks to develop in sustainable locations. Wolvey has the lowest sustainability score, but the third largest allocation. This seems counter intuitive to the set objective, with high reliance on car transport.
Objective 3 seeks to minimise carbon emissions. This again places a question over remote rural allocations, with total dependence on car transport for employment and recreation. With only an extremely limited bus service rural allocations contradict this objective.
Objective 5 seeks to place Infrastructure led development in place. Allocations in Wolvey simply stretch existing resource as no new infrastructure is proposed, again contradicting the policy.

(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.

Development should be directed to sustainable urban extensions that can demonstrate the ability to deliver early initial housing to feed into the 5 year housing supply. A dispersal strategy simply builds costs and issues for the future and ultimately is damaging for economy and climate.

(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)	x	**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:

Chairman of the Parish Council. I wish to represent my villagers.

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.*

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
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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?

Paragraph	Annex: (pp138)	Policy	Annex: Allocation site 309	Policies Map	Inset map (Wolvey)
Site ID	309				

4. Do you consider the Local Plan:

(1) is Legally compliant	Yes	x	No	
(2) is Sound	Yes		No	x
(3) complies with the Duty to co-operate	Yes	x	No	

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Whilst Legally the plan meets its need to cooperate, it is disappointing engagement was not sought earlier as in the 2016 plan, where the PC was involved in identifying land to develop. This plan is more "Done to" rather than "Done with"

1) The proposed 150 new homes are of a disproportionate scale with the current village. The Council's evidence, contained within the 'Rural Sustainability Study,' identifies Wolvey as the smallest and 'lowest ranked' of the Main Rural Settlements – yet is proposing the third highest level of growth after Long Lawford and Brinklow. The study acknowledges that, as of 2024, there were only some 357 dwellings in Wolvey Village. 210 additional dwellings (in total) would increase the size of the village by some 60%. This is a totally disproportionate level of growth, particularly given the remote, unsustainable location and substantial loss of Green Belt land required.

Growth for the Borough of Rugby is expected to be some 20% over the 15-year plan period. It is therefore illogical that disproportionate growth of some 60% is planned for Wolvey (a small remote settlement with limited services, facilities, employment and transport choice located within the Green Belt) and other rural settlements. A proportionate level of growth for Wolvey would be c.70 units (c.20% growth in the village) which would largely be met by the remaining proposed allocation at 'Land at Coventry Road, Wolvey' (site 358).

The site is in the Green Belt, and this land should be sought only when other options are exhausted.

All of this land was identified in the 2016 landscape report as high sensitivity. It has now been downgraded. Landscape does not change, only local authorities development aspirations change. This land is valued, Green Belt, and warrants protection.

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

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A sustainable Urban extension should be considered as this would be compliant with plan objectives.

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

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