

# Representation Form for Local Plans

Rugby Borough Council  
Business Support Services  
12 MAR 2026  
RECEIVED  
Dept: \_\_\_\_\_  
Ref: \_\_\_\_\_



## Local Plan Publication Stage Representation Form

(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) 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="MRS."/>	<input type="text"/>
First Name	<input type="text" value="JACQUELINE"/>	<input type="text"/>
Last Name	<input type="text" value="WEBB"/>	<input type="text"/>
Job Title (where relevant)	<input type="text" value="REDACTED"/>	<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" value="REDACTED"/>	<input type="text"/>
Line 3	<input type="text" value="REDACTED"/>	<input type="text"/>
Line 4	<input type="text" value="REDACTED"/>	<input type="text"/>
Post Code	<input type="text" value="REDACTED"/>	<input type="text"/>
Telephone Number	<input type="text" value="REDACTED"/>	<input type="text"/>
E-mail Address (where relevant)	<input type="text"/>	<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	51	Policies Map	
Site ID	SITE 309 + SITE 358				

4. Do you consider the Local Plan:

(1) is Legally compliant	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
(2) is Sound	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
(3) complies with the Duty to co-operate	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>

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.

OBJECTIONS:  
 Policy POLICY 51 IS UNSOUND BECAUSE THERE IS NO ACTUAL EVIDENCE SUPPORTING IT. THE NEW DEVELOPMENT SHOULD BE BUILT IN THE RUGBY URBAN AREA AND NOT VILLAGES LIKE WOLVEY WITH VERY FEW AMENITIES AND IN REMOTE LOCATIONS.  
(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.

MODIFICATIONS THAT WOULD MAKE PLAN SOUND  
 WOLVEY SHOULD BE PLACED IN A LOWER CATEGORY IN THE HIERARCHY DUE TO ITS LIMITED SERVICES AND FACILITIES (SUCH AS SHOPS, SCHOOLING AND MEDICAL CARE), ACCESS TO EMPLOYMENT AND VERY LIMITED PUBLIC TRANSPORT.



## 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	52	Policies Map	
Site ID	SITES 30258				

4. Do you consider the Local Plan:

(1) is Legally compliant	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
(2) is Sound	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
(3) complies with the Duty to co-operate	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>

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.

OBJECTIONS: POLICY 52 IS UNSOUND BECAUSE IT PUTS FORWARD AN UNSUSTAINABLE FORM OF DEVELOPMENT NOT SUPPORTED BY ANY EVIDENCE AND IT CONCENTRATES ON BUILDING IN UNSUITABLE RURAL AREAS INSTEAD OF VIABLE URBAN ONES.

(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.

MODIFICATIONS THAT WOULD MAKE PLAN SOUND. OR ADAPTED

MORE HOUSING SHOULD BE BUILT IN URBAN PARTS OF RUGBY AND COVENTRY THUS REDUCING UNSUITABLE SITING IN WOLVEY AND OTHER REMOTE COUNTRY AREAS. THERE ARE FAR MORE SUITABLE LOCATIONS DUE TO SUSTAINABLE STRATEGIC LOCATIONS.



### 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	55	Policies Map	
Site ID	SITES 309 + 358				

4. Do you consider the Local Plan:

(1) is Legally compliant	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
(2) is Sound	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
(3) complies with the Duty to co-operate	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>

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.

OBJECTIONS: THE DRAFT LOCAL PLAN WOULD ACTUALLY DESTROY THE "GREEN BELT" AREAS WHEN OTHERS AREAS SHOULD BE EXPLORED FOR THESE PURPOSES. CONTRIBUTED EVIDENCE IS IDENTIFYING PROTECTED AREAS AS "GREY BELT".

(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.

MODIFICATIONS THAT WOULD MAKE PLAN SOUND.

THE "GREEN BELT" SHOULD ONLY BE DEVELOPED IN VERY EXCEPTIONAL CASES (WHICH THE PROPOSED DEVELOPMENT IS NOT).



## 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	56	Policies Map	
Site ID	SITES 309 + 358				

4. Do you consider the Local Plan:

(1) is Legally compliant	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
(2) is Sound	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
(3) complies with the Duty to co-operate	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>

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.

OBJECTIONS: 210 NEW HOMES TOO MUCH FOR THE EXISTING FABRIC OF WOLVEY VILLAGE IN TERMS OF SCHOOLING, MEDICAL, TRANSPORT AND SOCIETAL AND ECONOMIC PRESSURES DUE TO FRAGILE RURAL AREA. THEY WOULD ALSO IMPACT SEVERELY ON A FRAGILE AND NOT THOROUGHLY EXAMINED RURAL ECO-SYSTEM AND THE ABOVE IS A GREEN-BELT SITE ANYWAY. (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.

MODIFICATIONS THAT WOULD MAKE PLAN SOUND.  
POLICY 56 SHOULD DELETE THE PROPOSED ALLOCATION OF 150 HOUSES AT "LAND NORTH OF B4109, WOLVEY" AND ALTERNATIVE SUSTAINABLE SITES SHOULD BE EXPLORED IN COVENTRY AND OR RUGBY.

**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	CL1	Policies Map	
Site ID	SITES 309 + 352				

4. Do you consider the Local Plan:

(1) is Legally compliant	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
(2) is Sound	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
(3) complies with the Duty to co-operate	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>

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.

OBJECTIONS: THE PROPOSED DEVELOPMENT WOULD NOT BE SUITED TO THE IDEA THAT WALKING AND CYCLING WOULD PROVIDE VIABLE TRANSPORT AS IT IS IN A REMOTE RURAL AREA! WALKING FOR PLEASURE WOULD BE RUINED BY THIS DEVELOPMENT. (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.

MODIFICATIONS THAT WOULD MAKE PLAN SOUND.  
THERE AREN'T ANY. WOLVEY IS NOT WITHIN REAL WALKING DISTANCE OF AMENITIES AND WE DON'T WANT OUR VILLAGE DESTROYED FOR A CYCLE TRACK THAT WOULDN'T BE USED ANYWAY.

## 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	Policies Map	
Site ID	5725 309 AND 358.				

4. Do you consider the Local Plan:

(1) is Legally compliant	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
(2) is Sound	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
(3) complies with the Duty to co-operate	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>

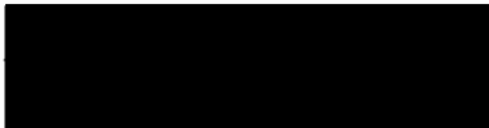
5. Please give details of why you consider the Local Plan is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible.

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.

OBJECTIONS: THE PROPOSAL THAT 210 HOUSEHOLDS (MOST OF THEM SO POOR THAT THEY WILL LIVE IN SOCIAL HOUSING) COULD AFFORD AND DRIVE ELECTRIC VEHICLES IS RIDICULOUSLY UNSOUND. THE IMPACT ON TRAFFIC AND ACCESS WOULD BE HORRIFYING. (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.

MODIFICATIONS THAT WOULD MAKE PLAN SOUND.  
THERE ARE NO MODIFICATIONS THAT WOULD MAKE THE ABOVE PROPOSAL SOUND DUE TO THE RURAL LOCATION, ECOLOGY AND INFRASTRUCTURE. THIS POLICY ALSO CONTRADICTS POLICY CL1.



**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	EN1	Policies Map	
Site ID	SITES 309+358.				

4. Do you consider the Local Plan:

(1) is Legally compliant	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
(2) is Sound	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
(3) complies with the Duty to co-operate	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>

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.

OBJECTIONS: THE PROPOSED ALLOCATION (LAND NORTH OF B4109, WOLVEY) IS ADJACENT TO AN EXISTING LOCAL WILDLIFE SITE WHICH HAS NOT BEEN EXAMINED FOR AN ECOLOGICAL ASSESSMENT.

(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.

MODIFICATIONS THAT WOULD MAKE PLAN SOUND. THERE AREN'T ANY.

THE ALMOST INEVITABLE ECOLOGICAL DAMAGE THAT WOULD BE RENDERED BY THE PROPOSED DEVELOPMENT MEAN THAT "LAND NORTH OF B4109, WOLVEY" SHOULD BE DELETED FROM PLAN.



# 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

Policies Map

Site ID

4. Do you consider the Local Plan:

(1) is Legally compliant

Yes

No

(2) is Sound

Yes

No

(3) complies with the Duty to co-operate

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.

OBJECTIONS: THIS PARTICULAR HOUSING ALLOCATION ("LAND NORTH OF B4109, WOLVET") IS IGNORING THE VERY REAL IMPACT ON A FRAGILE RURAL LANDSCAPE ALREADY SHOWN TO HAVE "HIGH SENSITIVITY TO HOUSING DEVELOPMENT" AND AT RISK OF FLOODING FROM UNSUITABLE DEVELOPMENT.

(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.

MODIFICATIONS THAT WOULD MAKE PLAN SOUND:  
THERE AREN'T ANY AND SITE 309 - "LAND NORTH OF B4109, WOLVET" SHOULD BE REMOVED FROM THE PLAN.



**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 TO - D5	Policies Map	
Site ID	5175 309 358				

4. Do you consider the Local Plan:

(1) is Legally compliant	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
(2) is Sound	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
(3) complies with the Duty to co-operate	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>

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.

OBJECTIONS: THE PROPOSAL TO INCREASE THE VILLAGE OF WOLVEY BY 60% WOULD RADICALLY ALTER A SMALL RURAL VILLAGE TO ITS UTTER DETRIMENT WITH REGARD TO LOCAL CHARACTER, RURAL SETTING AND BUILT FORM. (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.

MODIFICATIONS THAT WOULD MAKE PLAN SOUND:  
THERE AREN'T ANY. THE POTENTIAL IMPACT OF THE PROPOSAL SHOULD HAVE BEEN THOROUGHLY RESEARCHED BEFORE THE PLAN WAS MOOTED AT ALL.

**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	11	Policies Map	
Site ID	SITES 309 + 358.				

4. Do you consider the Local Plan:

(1) is Legally compliant	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
(2) is Sound	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
(3) complies with the Duty to co-operate	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>

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.

OBJECTIONS: AS A SMALL REMOTE VILLAGE WOLVEY HAS ALMOST NO AMENITIES NEEDED FOR EXISTENCE. AND A VERY LIMITED BUS SERVICE. CAR TRANSPORT IS ESSENTIAL AND COULD NOT BE AFFORDED BY MOST IN SOCIAL HOUSING. (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.

MODIFICATIONS THAT WOULD MAKE PLAN WORK: SITES 309 + 358 SHOULD BE REMOVED FROM THE LOCAL PLAN BECAUSE WOLVEY NEITH HAS NEITHER SERVICES, FACILITIES OR ~~GOOD~~ PUBLIC TRANSPORT. URBAN SITES IN COUNTRY ~~NOT~~ RUGBY MORE SUITABLE.



### 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	14	Policies Map	
Site ID	SITES 309 + 358.				

4. Do you consider the Local Plan:

(1) is Legally compliant	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
(2) is Sound	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
(3) complies with the Duty to co-operate	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>

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.

OBJECTIONS! THERE IS NO INFRASTRUCTURE IN THE VILLAGE TO SUPPORT THE PROPOSED PLAN. WOLVEY HAS LITTLE SCHOOLING AVAILABLE. THERE IS NO SECONDARY OR SPECIAL EDUCATION, REAL SHOPPING, DENTISTRY, CHEMIST FULL-TIME DOCTOR, PROPER TRANSPORT + IMPROVEMENTS UNLIKELY.

(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.

MODIFICATIONS THAT WOULD MAKE PLAN WORK. SITES 309 + 358 WOLVEY SHOULD BE REMOVED FROM THE DRAFT PLAN BECAUSE THERE IS NO EVIDENCE THAT THE AVAILABLE INFRASTRUCTURE CAN ACCOMMODATE THEM. THE URBAN AREAS OF COVENTRY SHOULD BE EXAMINED.



**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	SITE 309	Policies Map	
Site ID	SITE 309				

4. Do you consider the Local Plan:

(1) is Legally compliant	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
(2) is Sound	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
(3) complies with the Duty to co-operate	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>

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.

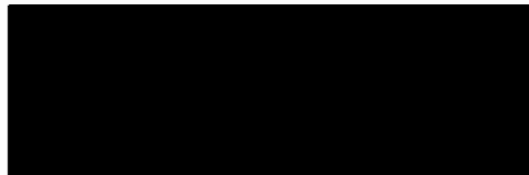
If you wish to support the legal compliance or soundness of the Local Plan or its compliance with the duty to co-operate, please also use this box to set out your comments.

OBJECTIONS: SITE 309 IS TOTALLY UNSUITABLE FOR PROPOSED DEVELOPMENT DUE TO: DISPROPORTIONATE SCALE OF NEW HOUSING, GREEN BELT LOCATION, SENSITIVITY OF LANDSCAPE, ECOLOGICAL IMPACTS, INFRASTRUCTURAL PRESSURE, AND THE COUNCIL'S OWN SUSTAINABILITY APPRAISAL.

(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.

MODIFICATIONS THAT WOULD MAKE PLAN WORK: SITE 309 SHOULD BE DELETED AS A PROPOSED ALLOCATION OF 750 HOUSES AT "LAND NORTH OF B4109, WOLVEY". ALTERNATIVE AND MORE SUITABLE SITES SHOULD BE CONSIDERED IN COVENTRY OR RUGBY.



**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	SITE 358	Policies Map	
Site ID	SITE 358				

4. Do you consider the Local Plan:

(1) is Legally compliant	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
(2) is Sound	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
(3) complies with the Duty to co-operate	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>

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.

OBJECTIONS: SITE 358 IS TOTALLY UNSUITABLE FOR PROPOSED DEVELOPMENT DUE TO: DISPROPORTIONATE SCALE OF NEW HOUSING, GREEN BELT LOCATION, SENSITIVITY OF LANDSCAPE, ECOLOGICAL IMPACTS, INFRASTRUCTURAL PRESSURE AND THE COUNCIL'S OWN SUSTAINABILITY APPRAISAL. (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.

MODIFICATIONS THAT WOULD MAKE PLAN WORK: SITE 358 SHOULD BE DELETED AS A PROPOSED ALLOCATION OF 60 HOUSES AT LAND AT COUNTRY ROAD, WOLVERHAMPTON AND ALTERNATIVE AND MORE SUITABLE SITES SHOULD BE CONSIDERED IN COULNSHAM OR RUGBY.

(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:

I CONSIDER IT TO BE NECESSARY FOR MYSELF + OTHERS TO PARTICIPATE IN HEARING SESSIONS TO HAVE REAL KNOWLEDGE OF PROCEDURE AND OUTCOMES.

**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.

I HAVE NOT USED AI IN THESE FORMS. THEY WERE WRITTEN BY HAND! MY HAND! J. Webb

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>

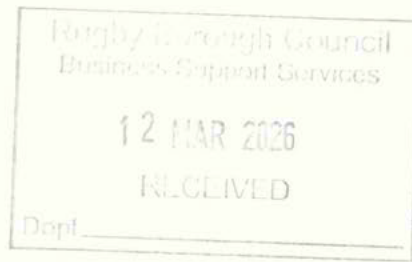
The Planning Inspectorate's privacy notice can be accessed here:

<https://www.gov.uk/government/publications/planning-inspectorate-privacy-notice>

Addendum Re Site

358 of Proposed Plan.

Jel:



12.3.2026

Dear Planners, Environmental Staff etc.,

If there is really such a concern for our environment and mental health why not turn our former allotment area into a lasting and beneficial facility for the villagers and visitors to enjoy? Namely a memorial garden commemorating our deaths and final relief (almost) from Covid 19. Villagers who need relief from trying to walk through hordes of snapping dogs (especially the elderly) could sit there and enjoy the garden (dogs should be kept out); the local primary-school children could learn to garden there (and about the environment); it would provide more habitat for our endangered species and would enhance the general appearance of the village.

Yet more unmitigable modern houses with the ills and problems entailed will only cause far more stress even to those existing in them. The above garden would be far more acceptable to those extremely unhappy about the proposed change of use which we were not given the P.T.O.

chance to object to! As the village was being deprived of an environmentally beneficial site we should all have been given the chance to object formally before commercial companies ~~started~~ began to exploit a traditional village site!

### Further Re Site 309 of Proposed Plan.

Apparently all the proposed houses will have electric car-chargers and heat-pumps.

Those already living in such housing have stated in the media that they pay at least £600 per month just for their electricity bills! The average electric car costs £30,000. How are people on Benefit (about £100 per week for a single person) or low incomes going to pay for this?

Please let me know as I cannot comprehend how they could do so. What happens when such people find themselves struggling to exist in "the middle of nowhere" especially with a harsh winter and children?

Yours with concern,  
J. Webb     S.B. Mills