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	Mrs	
First Name	Annette	
Last Name	West	
Job Title (where relevant)	[redacted]	
Organisation (where relevant)		
Address Line 1	[redacted]	
Line 2	[redacted]	
Line 3	[redacted]	
Line 4		
Post Code	[redacted]	
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(where relevant)

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	Policies Map	
Site ID	309 & 358				

4. Do you consider the Local Plan:

(1) is Legally compliant	Yes	Yes	No	
(2) is Sound	Yes		No	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.

Introduction

I wish to formally object to the proposed development in Wolvey on the grounds of highway safety, infrastructure capacity, flood risk, sustainability, and harm to the rural character of the village. The scale and location of the development would place significant additional pressure on local services, roads, and utilities, which are already operating at or near capacity.

Traffic and Highway Safety

- The surrounding roads are narrow and constrained, with junctions of limited visibility. Vehicles exiting the site would be required to join roads where traffic travels at speeds of up to 30 mph.
- The development would significantly increase traffic movements, creating a serious highway safety risk.
- Parking congestion is already a significant problem, particularly around Wolvey Primary School during term time. Vehicles often block footpaths, forcing pedestrians into the road. Additional traffic would exacerbate this.
- The proposal fails to comply with the National Planning Policy Framework requirement that development should only proceed where safe and suitable access exists and cumulative impacts on the transport network are not severe.

Parking Capacity

- On-site parking provision is insufficient, likely leading to increased on-street parking and further obstruction of footpaths.
- The local primary school and surrounding roads are already under pressure from current parking levels.

Drainage and Flood Risk

- Wolvey has experienced flooding around the Temple Hill and Church Hill junction following recent developments.
- The addition of further properties, particularly on greenfield land, will increase surface water runoff, worsening existing flood risks.
- There is insufficient evidence that the drainage system can cope with the proposed increase in housing.

Public Services and Utilities

- Wolvey Primary School is currently full; the development would increase pupil numbers without clear plans for provision.
- Healthcare is limited; the GP surgery operates only on certain days, and there is no local dental service.
- Essential services, such as hospital access and banking, require travel to nearby towns.
- The electricity network and utilities do not have capacity to support the additional demand. Modern three-phase housing increases network requirements further.

Emergency Access

- The proposals provide insufficient consideration for emergency vehicle access.
- Increased congestion and constrained roads could delay response times for ambulances, fire engines, and other services.

Sustainable Transport

- Public transport is extremely limited, with only four buses per day.
- Travelling to Hinckley requires multiple bus changes, and there are no services to nearby villages.
- Residents would be heavily reliant on private vehicles, conflicting with NPPF sustainability principles.

Rural Character and Village Identity

- Wolvey is a small rural village with a distinctive historic character.
- Development of this scale threatens to erode the village's identity and the transition between built-up areas and the countryside.
- The proposal does not respect the intrinsic character and beauty of the surrounding countryside, contrary to the National Planning Policy Framework.

Ribbon Development and Village Sprawl

- The development risks incremental ribbon expansion along existing roads, leading to urbanisation of rural areas.
- This form of sprawl undermines the village's historic settlement pattern and increases pressure for further development in the future.

Pressure on Temple Hill / Church Hill Junction

- The junction already experiences congestion and flooding during heavy rainfall.
- Additional traffic and surface water runoff from the proposed development would exacerbate these issues.
- No credible evidence has been provided that these problems will be mitigated.

Disproportionate Growth Relative to Village Size

- The scale of the proposed development is disproportionate to Wolvey's current population.
- Infrastructure, schools, healthcare, roads, and utilities are not capable of absorbing growth of this magnitude without harm.
- The proposal therefore fails to meet the NPPF requirement that new development should be proportionate and sustainable.

Cumulative Impact

- When considered alongside recent developments, the proposal would significantly increase traffic, flooding, and pressure on local services.
- The cumulative impact on the village is unsustainable and raises serious concerns about quality of life for existing residents.

Lack of Evidence

- The application does not provide sufficient evidence that highways, drainage, utilities, or community infrastructure can support this level of development.
- Without this evidence, the proposal cannot be considered deliverable or sustainable.

Conclusion and Request for Refusal

For the reasons set out above—including highway safety risks, infrastructure and utility capacity, flood risk, unsustainable location, disproportionate growth, loss of greenfield land, ribbon development, and harm to rural character—it is respectfully requested that the Local Planning Authority refuse planning permission for this development.

The proposal conflicts with the principles of sustainable development set out in the National Planning Policy Framework, particularly regarding transport safety, infrastructure capacity, sustainability, and protection of the countryside.

(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:**

These proposals need to be rejected from the existing draft plans, because it cannot be justified or proven that the existing infrastructure can support or is suitable for a development such as proposed.

There are clearly better options closer to urban areas of both Coventry and Rugby, that offer better options regarding facilities and are much more acceptable.

The village cannot support the proposed developments, and there is nothing in these proposals that suggest that there would be anything that changes if this development goes ahead, this will only have a negative impact on both existing and new members of the community.

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

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7. If your representation is seeking a modification to the plan, do you consider it necessary to participate in examination hearing session(s)?

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

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(where relevant)

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	Policies Map	
Site ID	309 & 358				

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Countryside Protection:

I am writing to formally object to the proposed development in Wolvey. The proposal raises serious concerns in relation to Green Belt protection, highway safety, infrastructure and public services, drainage and flood risk, wildlife and ecology, rural character, and the scale of development.

Green Belt and Draft Local Plan Concerns

- The proposed site lies within designated Green Belt land, contrary to national policy protecting these areas from inappropriate development.
- The draft Local Plan proposes the allocation of 1,500 new homes on land that would require release from the Green Belt. Alternative sites outside the Green Belt exist and should be fully explored.
- The council's evidence for reclassifying parts of the Green Belt as "grey belt" appears contrived and lacks justification. These areas have been protected to safeguard the countryside from encroachment, and their release would undermine this purpose.
- Previous studies consistently identified this site as unsuitable for development. There is no evidence that the circumstances of the land have changed.

- The number of homes proposed is disproportionate to the size of Wolvey and would significantly alter the village's dynamics.

Wildlife and Ecology

- Parts of the site are near a local wildlife area, and limited ecological assessments have been provided.
- The development would destroy hedgerows, meadowland, and habitats, harming local biodiversity.
- Species, including the recently resurgent Red Kite population, would lose critical habitat.
- Public rights of way and footpaths would likely be compromised or lost, reducing public access.

Rural Character and Village Identity

- The scale and character of the development are inconsistent with Wolvey's rural setting.
- Large-scale edge-of-village development would erode the transition between built-up areas and the countryside, resulting in ribbon development and gradual urbanisation.
- Greenfield agricultural land would be permanently lost, undermining the village's rural identity and character.

Cumulative Impact

- Considering recent and planned developments, the cumulative impact on traffic, flooding, public services, and the environment is unsustainable.
- Wolvey does not have the capacity to absorb this level of growth without serious harm to the community and environment.

10. Conclusion and Request for Refusal

For the reasons outlined above—including Green Belt protection, highway safety, infrastructure and utility capacity, flood risk, wildlife and ecological impacts, rural character, and disproportionate scale—it is respectfully requested that the Local Planning Authority refuse planning permission for this development.

The proposal conflicts with the principles of sustainable development set out in the National Planning Policy Framework, particularly regarding transport safety, infrastructure capacity, sustainability, and protection of the countryside.

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

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Modifications:

Applications and any designations should always follow the National Planning Policy Framework and allow for any changes in Green Belt in extremely exceptional circumstances, these are not exceptional cases and should be reconsidered to prevent destruction of this important area.

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

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Organisation (where relevant)		
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Name or Organisation:

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Local Plan Paragraph		Local Plan Policy	I1	Policies Map	
Site ID	309 & 358				

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I am writing to formally object to the proposed development in Wolvey on the grounds of **transport, traffic, highway safety, parking, emergency access, and sustainable transport provision**.

Wolvey is a small rural village with **very limited accessibility**, poor public transport, and narrow local roads. The scale and location of the proposed development would place significant additional pressure on the existing road network, parking, and public transport, and would create serious safety risks for residents and visitors.

1. Transport, Traffic, and Highway Safety

- Wolvey is heavily reliant on private vehicles due to its **limited public transport provision**.
- Public transport to nearby towns is inadequate:
- A journey to Hinckley (less than five miles away) requires travelling via Nuneaton, resulting in **four bus journeys for a round trip**.
- Travel to Coventry or Nuneaton takes on average **49 minutes**.
- There is no direct bus service to Hinckley, and limited connections to other towns.
- The proposed development would result in a **significant increase in traffic**, including vehicles entering the main road where traffic travels at speeds up to 30 mph.
- Poor visibility at junctions and narrow road layouts increase the likelihood of accidents. The existing roads are inadequate to safely accommodate additional traffic from the development.

2. Parking Capacity

- On-site parking is insufficient, which will likely result in **increased on-street parking** at the proposed sites and around Wolvey Primary School.
- Parking is already a major issue, particularly during term time, with vehicles frequently blocking footpaths and forcing pedestrians into the road.
- The primary school is operating at full capacity; additional traffic and pupils would exacerbate congestion and create unsafe conditions.

3. Emergency Access

- There appears to be **no consideration for emergency service access**.
- Increased traffic and inadequate on-street parking would impede access for ambulances, fire engines, and other emergency vehicles, potentially putting lives at risk.

4. Sustainable Transport

- The village has **poor public transport provision**, with infrequent services and limited destinations.
- Residents rely heavily on private vehicles for commuting, shopping, medical appointments, and education.
- The local bus service only provides routes to Nuneaton or Coventry. Travel to Hinckley requires multiple changes, making public transport impractical for everyday needs.
- The development would increase reliance on private vehicles, causing further congestion, environmental impacts, and pressure on the road network.

Summary of Key Points

- Wolvey is a small, remote village with limited accessibility and poor public transport.
- The proposed development is remote from essential services, making car travel essential.
- Public transport does not meet the needs of residents.
- Increased traffic on narrow, poorly visible roads would create serious highway safety risks.
- Insufficient on-site parking would worsen congestion and unsafe conditions.
- Emergency access is not adequately considered.
- The development would increase reliance on private vehicles and contribute to congestion.

Conclusion and Request for Refusal

For the reasons outlined above, I respectfully request that the Local Planning Authority **refuse planning permission** for this development on the grounds of **transport, traffic, highway safety, parking, emergency access, and inadequate sustainable transport provision**.

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

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- **Modifications:**

  These proposals need to be rejected from the existing draft plans, because it cannot be justified or proven that the existing infrastructure can support a development such as proposed, or indeed a development would be detrimental to the existing area, and cannot provide the facilities that this influx would require

  Wolvey does not have good access to higher level services coupled with inadequate public transport links

  There are clearly better options closer to urban areas of both Coventry and Rugby, that offer better options regarding facilities and are much more acceptable, these areas should be considered first, the needs of any new residents should be considered when choosing sites for new developments

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- **Green Belt:**

  This proposal/allocation is within the green belt policy, this is contrary to the current Government policy.

  Previous studies have always indicated that this proposed site is unsuitable for building, so what has changed because the land has not.

  The number of houses proposed is not only inappropriate for the area, but it will also change the whole dynamic of the village, the village cannot cope with this level of development.

  The council's own sustainability appraisal indicates that Wolvey is a small rural settlement, with a low settlement score, again what has changed?

  The proposed allocation includes land previously designated as Green Belt, which would undermine national and local policy designed to protect the countryside from encroachment.

  One of the sites abuts a Local Wildlife Site, yet insufficient ecological assessment has been undertaken to assess the impact of development on habitats, flora, and fauna.

  Previous housing studies identified one of the proposed sites as highly sensitive to development and therefore unsuitable.

  The release of Green Belt would result in the loss of countryside, open space, and rural character, eroding the identity of Wolvey.

Traffic and Highway Safety:

There will be significant increases in traffic congestion, unsafe road access, traffic will be entering oncoming traffic which will be moving at 30 mph.

Poor visibility will also contribute to the risks, it will only be a matter of time before there is a serious incident as traffic will be forced to enter the road at speed.

The existing roads are inadequate for the proposed increase in vehicle traffic, using narrow, or dangerous road layouts

The village has narrow roads and constrained junctions, already experiencing congestion, particularly around the primary school.

The proposed development would generate a significant increase in vehicle movements, increasing the risk of accidents where traffic can travel at 30 mph and visibility is poor.

Parking provision for the development is inadequate. Existing on-street parking already causes footpath obstruction and forces pedestrians into the road, creating unsafe conditions.

There appears to be no provision for emergency vehicle access, which could be compromised by additional traffic and insufficient parking

- **Parking Capacity:**

Insufficient on-site parking leading to increase on-street parking, both at the proposed sites and the village school.

This is already a major issue, during term time, car parked illegally, blocking footpaths and making it near impossible for pedestrians to use the footpaths and having to walk into the roads to go about their daily business.

The village school is already working at full capacity and any increase will only exacerbate this issue.

The village has narrow roads and constrained junctions, already experiencing congestion, particularly around the primary school.

The proposed development would generate a significant increase in vehicle movements, increasing the risk of accidents where traffic can travel at 30 mph and visibility is poor.

Parking provision for the development is inadequate. Existing on-street parking already causes footpath obstruction and forces pedestrians into the road, creating unsafe conditions.

- **Drainage and Flood Risk:**
-

Inadequate surface water drainage, sewage system capacity, or increased risk of flooding, especially on greenfield sites, it does not make sense economically or otherwise to connect new services to and already existent older system.

Wolvey village now suffers from flooding during periods of heavy rain at the bottom of the Temple Hill/Church Hill junction during periods of heavy rain, since the new development on the old Galliford's site, adding further properties can only make this situation worse.
Prior to the new development, flooding never occurred on this location.

Major investment in the current infrastructure would be required, to ensure the existing services could cope with the expected increase on sewage /waste.

- **Scale of Development:**

  The village cannot support the proposed developments, and there is nothing in these proposals that suggest that there would be anything that changes if this development goes ahead, this will only have a negative impact on both existing and new members of the community.

  Wolvey cannot absorb this number of new properties without having a detrimental effect on all the existing infrastructure.

  The proposed sites are greenfield and would increase surface water runoff, further exacerbating flood risk.

Conclusion and Request for Refusal

The proposed allocation of 210 homes in Wolvey is unsustainable, inappropriate, and harmful. Approval would:

- Place unsustainable pressure on local infrastructure, particularly schools, roads, and utilities.
- Lead to increased traffic congestion, unsafe road conditions, and insufficient parking.
- Result in the loss of Green Belt, harm to local wildlife, and environmental degradation.
- Exceed the capacity of the village, which is small, rural, and already facing difficulties integrating recent housing developments.
- Increase reliance on private vehicles due to poor public transport.

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- **Modifications:**

  These proposals need to be rejected from the existing draft plans, because it cannot be justified or proven that the existing infrastructure can support or is suitable for a development such as proposed.

  There are clearly better options closer to urban areas of both Coventry and Rugby, that offer better options regarding facilities and are much more acceptable.

  The village cannot support the proposed developments, and there is nothing in these proposals that suggest that there would be anything that changes if this development goes ahead, this will only have a negative impact on both existing and new members of the community.

  Policy S6 should remove and delete this proposed allocation of 150 houses at land north of the B4109 Wolvey

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

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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-notices