

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="David"/>	<input type="text"/>
Last Name	<input type="text" value="West"/>	<input type="text"/>
Job Title (where relevant)	<input type="text" value=""/>	<input type="text"/>
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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	S14	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.

- 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.
- 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 at capacity and any increase will only exacerbate this issue.
- 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.
- Public Services and Utilities:**
 There will be a greater strain on local infrastructure such as school capacities Wolvey School is already operating at full capacity, what are the plans for the school to accommodate an influx of pupils? where will older children have to go to school? How will they get there?
 Wolvey GP surgery is only open on certain days and will not be able to offer a good service to any increase in patient numbers.

There is no dentist surgery or cash machine, hospital visits require ever increasing long journeys, any increase in the local population will put an ever-increasing demand on existing already inadequate provision.

What consideration has been given to the electricity network, the houses proposed will require possibly three new substations, the local electricity network does not have the capacity to be able to manage the extra loading.

All new build properties now must have a three-phase supply, this makes the network more complex and runs at a higher capacity.

- **Emergency Access:**
There does not seem to be any consideration for access to emergency services, such as ambulances or fire engines.
- **Sustainable Transport:**
The village does not enjoy good public transport and has a poor provision to public transport, this will create increasing reliance on private vehicles, leading to further congestion, parking issues and increased risk.
There are only four buses per day, if you wish to visit Hinckley which is our closest town, you have to take for bus journey's Wolvey – Nuneaton then Nuneaton – Hinckley, this is for a visit to a town only 5 miles away, this being the local town
- **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.

(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.

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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	Policies Map	
Site ID	309 & 358				

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- Countryside Protection:**

The proposed development conflicts with previously identified Green Belt land, Areas of Outstanding Natural Beauty, or Local Landscape Policy Areas.

These developments are out of character with the surrounding rural areas, overdevelopment negatively impacts the visual natural beauty of the local area, and will have an impact on the local environment

These developments will cause great harm to local wildlife, with the destruction of hedgerows, meadowland and local habitats.

There will losses to public rights of way, and public footpaths compromised, and will limit public access to these areas.

It will create significant damage to the existing wildlife and some species will be forced to seek new habitats, as this plan will deny them of the existing meadowland.

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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.

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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	<input type="text"/>	Local Plan Policy	S6	Policies Map	<input type="text"/>
Site ID	309 & 358				

4. Do you consider the Local Plan:

(1) is Legally compliant	Yes	<input type="text" value="Yes"/>	No	<input type="text"/>
(2) is Sound	Yes	<input type="text"/>	No	<input type="text" value="No"/>
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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 site is unsuitable for building, so what has changed because the land has not.
 The number of houses proposes is not only in inappropriate for the area, but it will also change the whole dynamic of the village.
 The council's own sustainability appraisal indicates that Wolvey is a small rural settlement, with a low settlement score, again what has changed?
- 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.
- 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 at capacity and any increase will only exacerbate this issue.

- **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.

- **Public Services and Utilities:**

There will be a greater strain on local infrastructure such as school capacities Wolvey School is already operating at full capacity, what are the plans for the school to accommodate an influx of pupils? where will older children have to go to school? How will they get there? Wolvey GP surgery is only open on certain days and will not be able to offer a good service to any increase in patient numbers.

There is no dentist surgery or cash machine, hospital visits require ever increasing long journeys, any increase in the local population will put an ever-increasing demand on existing already inadequate provision.

What consideration has been given to the electricity network, the houses proposed will require possibly three new substations, the local electricity network does not have the capacity to be able to manage the extra loading.

All new build properties now must have a three-phase supply, this makes the network more complex and runs at a higher capacity.

- **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 the existing infrastructure.

- **Wildlife :**

Parts of this land is in proximity to a local wildlife sit, there has been little to no assessments that the impact of these builds will have to the local wildlife and flora and fauna.

(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 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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- Transport Traffic and Highway Safety:**
 Wolvey is a small village, with very modest accessibility, it is very poorly served by public transport.
 If you are a public transport user and wish to visit Hinckley (Which is less than 5 miles away) you must travel to Nuneaton then catch another bus to Hinckley, a return trip takes four bus journeys
 it would be very difficult if not impossible to live in the village without being a vehicle owner
 These developments will be significant increase traffic congestion, couple this with this 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 main road at speed.
 The existing roads are inadequate for the proposed increase in vehicle traffic, using narrow, or dangerous road layouts.
- 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, cars parked illegally half on and half off the footpaths leads to blocking footpaths and making it near impossible for pedestrians to use the footpaths safely and having to walk into the roads to go about their daily business.
 The village school is already at capacity and any increase will only exacerbate this issue.
- Emergency Access:**
 There does not seem to be any consideration for access to emergency services, such as ambulances or fire engines.

- **Sustainable Transport:**

The village does not enjoy good public transport and has poor access to public transport, this will create increasing reliance on private vehicles, leading to further congestion. Wolvey does have a bus service but this is a poor provision and does not meet the needs of the residents.

It is also very limited with few options, you can travel to Nuneaton or Coventry, but there is little scope for other destinations without changing at either Coventry or Nuneaton.

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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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