

## 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) 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="Wayne"/>            | <input type="text"/> |
| Last Name                        | <input type="text" value="Woolford"/>         | <input type="text"/> |
| Job Title<br>(where relevant)    | <input type="text"/>                          | <input type="text"/> |
| Organisation<br>(where relevant) | <input type="text"/>                          | <input type="text"/> |
| Address Line 1                   | <input type="text" value="████████"/>         | <input type="text"/> |
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| Post Code                        | <input type="text" value="████████"/>         | <input type="text"/> |
| Telephone Number                 | <input type="text" value="████████████████"/> | <input type="text"/> |

E-mail Address

(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 | <input type="text"/> | Local Plan Policy | <input type="text"/> | Policies Map | <input type="text"/> |
| Site ID              | 309                  |                   |                      |              |                      |

4. Do you consider the Local Plan:

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

Land North of B4109, Wolvey should not be allocated for housing for the reasons below.

The number of homes is not fitting for the size of the village and is disproportionate in its scale.

The location is on prime productive farmland.

The allocation is within the green belt which goes against the government policy.

Landscape studies indicate that the land has "high sensitivity to housing development" it is therefore not suitable.

The site partially abuts an existing wildlife site, there has not been sufficient assessment to the ecological impacts.

150 homes (and up to 210 homes) is too much for Wolvey's infrastructure in terms of excessive pressure on: the primary school, travel to secondary school, GP practice, very limited public transport availability, road infrastructure within the village.

(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.

Site 309 should be deleted as a proposed allocation of 150 homes at the land north of B4109, Wolvey  
Alternative sites should be considered in strategically preferable locations ( such as adjacent to the urban areas of Rugby and / or Coventry)

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

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**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 that this process should be inclusive and local perspectives are often missed when decisions are made without considering other factors that are only understood when they are being experienced, such as water, sewage, flooding to name a few, that are regularly experienced in the area.

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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.

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## Part A

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### 2. Agent's Details (if applicable)

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E-mail Address

(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 | <input type="text"/> | Local Plan Policy | <input type="text"/> | Policies Map | <input type="text"/> |
| Site ID              | 358                  |                   |                      |              |                      |

4. Do you consider the Local Plan:

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

Land at Coventry road Wolvey should not be allocated for housing for the reasons below.  
 The location is on prime productive farmland.  
 The allocation is within the green belt which goes against the government policy.  
 The Councils own Sustainability Appraisal indicates that "Wolvey is a notably small main rural settlement with a low settlement score.

(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.

Site 358 should be deleted as a proposed allocation of 60 homes at "land at Coventry Road, Wolvey".  
Alternative sites should be considered in strategically preferable locations ( such as adjacent to the urban areas of Rugby and / or Coventry)

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

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E-mail Address

(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

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.

Land North of B4109, Wolvey should not be allocated for housing for the reasons below.

The number of homes is not fitting for the size of the village and is disproportionate in its scale.

The location is on prime productive farmland.

The allocation is within the green belt which goes against the government policy.

Landscape studies indicate that the land has "high sensitivity to housing development" it is therefore not suitable.

The site partially abuts an existing wildlife site, there has not been sufficient assessment to the ecological impacts.

150 homes (and up to 210 homes) is too much for Wolvey's infrastructure in terms of excessive pressure on: the primary school, travel to secondary school, GP practice, very limited public transport availability, road infrastructure within the village.

Low to no employment opportunities locally, and poor public transport links means people travelling to work will have to use personal transportation having significant negative impact on Wolvey's carbon footprint / local Net Zero Targets and road congestion.

(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.

Policy S6 should be deleted as a proposed allocation of 210 homes at the land north of B4109, Wolvey and "land Coventry road" Wolvey.  
Alternative sites should be considered in strategically preferable locations ( such as adjacent to the urban areas of Rugby and / or Coventry)

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

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E-mail Address

(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 | <input type="text"/> | Local Plan Policy | CL1 | Policies Map | <input type="text"/> |
| Site ID              | <input type="text"/> |                   |     |              |                      |

4. Do you consider the Local Plan:

|  |     |                      |    |                                     |
|--|-----|----------------------|----|-------------------------------------|
| (1) is Legally compliant                 | Yes | <input type="text"/> | No | <input checked="" type="checkbox"/> |
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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 Climate change section of the emerging local plan is not sound because it is not consistent with the National Planning Policy Framework.  
 Policy CL1 should also address the "location" of development to ensure that new housing seeks to maximise walking and cycling (the most sustainable modes of travel) alongside good access to public transport in accordance with the National Policy Framework.  
 Low to no employment opportunities locally, and poor public transport links means people travelling to work will have to use personal transportation having significant negative impacting on any Net Zero Targets.

(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.

There should be an additional Climate Change policy that sets out the Council's aspirations for locating growth in sustainable locations.

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