

WOLSTON PARISH COUNCIL 2 Main Street, Wolston, CV8 3HJ

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Notes from the public meeting of Wolston Parish Council, held on 20th January 2026 at 18:00 at Wolston Leisure and Community Centre, Old School Fields, Manor Estate

Wolston Councillors (Cllr) present Cllr Willis, Cllr Rainey, Cllr Milne, Cllr Wright, Cllr Ramsay, Cllr Osmond, Cllr Taylor and Cllr Fernandez

Attendees: Rugby Borough Cllr Ward, Clare Malyon-Clerk, Tracie Ball- RFO and 41 residents,

The Chair opened the meeting at 18.10, welcoming all those present

Cllr Willis gave a presentation – Wolston and the Emerging Local Plan –

APPENDIX 1 Cllr Willis invited members of the Parish, inc. Councillors and Press to raise any issues or matters of concern with Wolston Parish Council ahead of Rugby Borough Council meeting on Tuesday 27th January 2026.

Key issues raised

Is there any further clarification of the proposed 80 houses?

There are currently no updates to provide until an application is formally submitted.

Concerns regarding the capacity at the Doctors surgery

The implications of an ageing population should be considered in all proposals. It will be necessary to update core infrastructure accordingly. Providing GP practices in other local housing developments has been challenging because of staff shortages.

Supporting a local Plan

The consequences of not having a local plan are significantly more detrimental than having one in place. Without a plan, the area becomes vulnerable to unrestricted development attempts, and the Borough Council will be unable to offer any protective measures. Establishing a plan provides clear knowledge of potential challenges and allows for more effective management of future developments.

Flooding can only get worse

The existing drainage system in Wolston has been confirmed by Severn Trent Water (STW) on multiple occasions to be inadequate. Considering this, is it possible for Rugby

Borough Council (RBC) to consider pausing any further development in the village until an effective solution is identified?

Access points for the Proposed Warwick Road site

Until an application is formally submitted, nothing is clear. Consideration should be given to incorporating a sports facility for the village as part of the development. Section 106 contributions would need to be sought from any prospective developer.

Scope of the Local Plan

The Local Plan applies to the area within the boundaries of Rugby Borough Council. How are the site assessed for viability.

Acceptability – is it a suitable development.

Accessibility – how easily local services can be accessed by end users.

Achievability – assessing whether the development will attract an appropriate market segment to ensure its viability.

Affordability

Availability – land being put forward by owners.

Who have put the sites forward for development

Landowners to will have put sites forward to RBC via call for sites requests.

Who has decided what the 'Preferred options' are?

The Rugby Borough Council Cabinet serves as the executive body responsible for most day-to-day decisions, the development of strategic policy, and the implementation of the council's budget. Frequently referred to as the "political leadership" or "government" of the council, the Cabinet is tasked with advancing council initiatives and overseeing the delivery of services.

How will wildlife be considered in this plan?

It is essential to implement a green agenda that ensures a clear net gain in biodiversity. This will be addressed when a full application is received.

Could the Warwick Road site be taken out of the Grey Belt

Realistically not due to current legislation, questions can be asked.

Meeting Closed 19:35

Key Dates Date Event Details

06/01/26 RBC CABINET RUGBY BOROUGH LOCAL PLAN 2025-2042 REGULATION 19 CONSULTATION AND SUBMISSION 2026-01-06-Cabinet - Rugby Borough Council.

27/01/26 RBC COUNCIL Rugby Borough Local Plan 2025-2042 Regulation 19 Consultation and Submission – Growth, Investment, Digital and Communications Portfolio 2026-01-27-Council - Rugby Borough Council.

30/1/26 to 13/3/26 27th January 2026 to undertake public consultation.

As a result, consultation on the local plan will commence on Friday 30th January and run until Friday 13th March 04/02/26 RBC presentation The purpose of the briefing will be to introduce the Proposed Submission plan and the consultation process. It will be hosted by Nicola Smith, Chief Officer for Growth and Investment, and Neil Holly, Development Strategy Manager, and will consist of a short introduction, followed by a Question-and Answer session. Councillor Louise Robinson, Portfolio Holder for Growth and Investment, will also be in attendance.

05/02/26 WPC Parish Council meeting Ordinary meeting 19.15 Wolston & Brandon Village Hall Main Street, Wolston.

17/02/26 WPC Public meeting – Follow up meeting to be hosted with residents.

25/02/26 RBC Local Consultation of the plan at Wolston Leisure & Community Centre

Tickets can be booked via [Wolston & Stretton Residents - Local Plan Consultation Information Session Tickets, Wed, 25 Feb 2026 at 18:00 | Eventbrite](#)