

Charlotte Marston

From: Vikas Gupta [REDACTED]
Sent: 13 March 2026 16:46
To: Local Plan
Subject: Proposed Submission Consultation - Individual Response - Rugby Local Plan (Sites 59 & 64)

Categories: [REDACTED] dealing with

Name: Vikas Gupta

Address: [REDACTED]

Dear Sir/Madam,

I am writing to submit an individual representation regarding the proposed allocations for **Newton Manor Lane (Site Ref 59 – Housing)** and **Coton Park East (Site Ref 64 – Employment/Warehousing)** within the Rugby Local Plan.

I would like to state that I **support the joint resident responses submitted in opposition to both of these allocations**, which set out detailed concerns and supporting evidence.

I recognise that Rugby must continue to grow and that both housing and employment sites are needed to support the town's future. My concern is not with development itself, but with whether these particular sites represent appropriate and sustainable locations given the cumulative impacts already being experienced by residents in north Rugby.

Over the past 15–20 years, north Rugby has experienced significant development. While each individual development may have appeared acceptable when considered in isolation, the cumulative effect is now becoming increasingly visible in the daily lives of residents. Through discussions with people living near Newton Manor Lane and surrounding areas, I have become aware of a number of issues that suggest the local infrastructure and environment are already under considerable strain.

Residents report that traffic noise along Newton Manor Lane has reached levels where conversations outdoors can be difficult, and in some cases houses experience noticeable vibration from passing vehicles. Others have described very low water pressure following reductions made to prevent repeated pipe bursts along the road. There are also concerns about more frequent surface water accumulation and rising water levels in nearby fields and gardens after periods of heavy rainfall.

However, **my greatest concern relates to flood risk.**

Both sites are located on land that drains toward existing residential areas and roads downstream. National planning policy is clear that development should **not increase flood risk elsewhere**. Given the topography of the area and the experiences residents have reported in recent years, there is effectively **no room for error**.

While modelling and drainage strategies may suggest that flood risk can be managed, the reality is that this relies on **three things working correctly for the entire lifetime of the development:**

- appropriate **design** of the drainage systems
- correct **construction** of those systems in accordance with the design

- and **effective maintenance for the lifetime of the development**

If any of these fail, the consequences could be significant, including **flooding of homes, impassable roads, and increased flood risk elsewhere**, which would be contrary to national policy.

For these reasons, I respectfully ask that the Local Plan Inspector carefully review the suitability of these allocations during the examination process, particularly whether they remain **justified, effective and consistent with national policy**, taking into account the cumulative impacts of development already experienced in north Rugby.

Thank you for taking the time to consider this representation.

Yours faithfully,
Vikas Gupta

Tel. [REDACTED]