

Get data for your location

Add or edit a location boundary

Show

Datasets

Flood zones 2 and 3

Hide

Flood zones 2 and 3

Surface water

None

Climate change

Present day

Hide

Present day

2070 to 2125

Map features

None selected

Show

Layer opacity

75

Search

Key

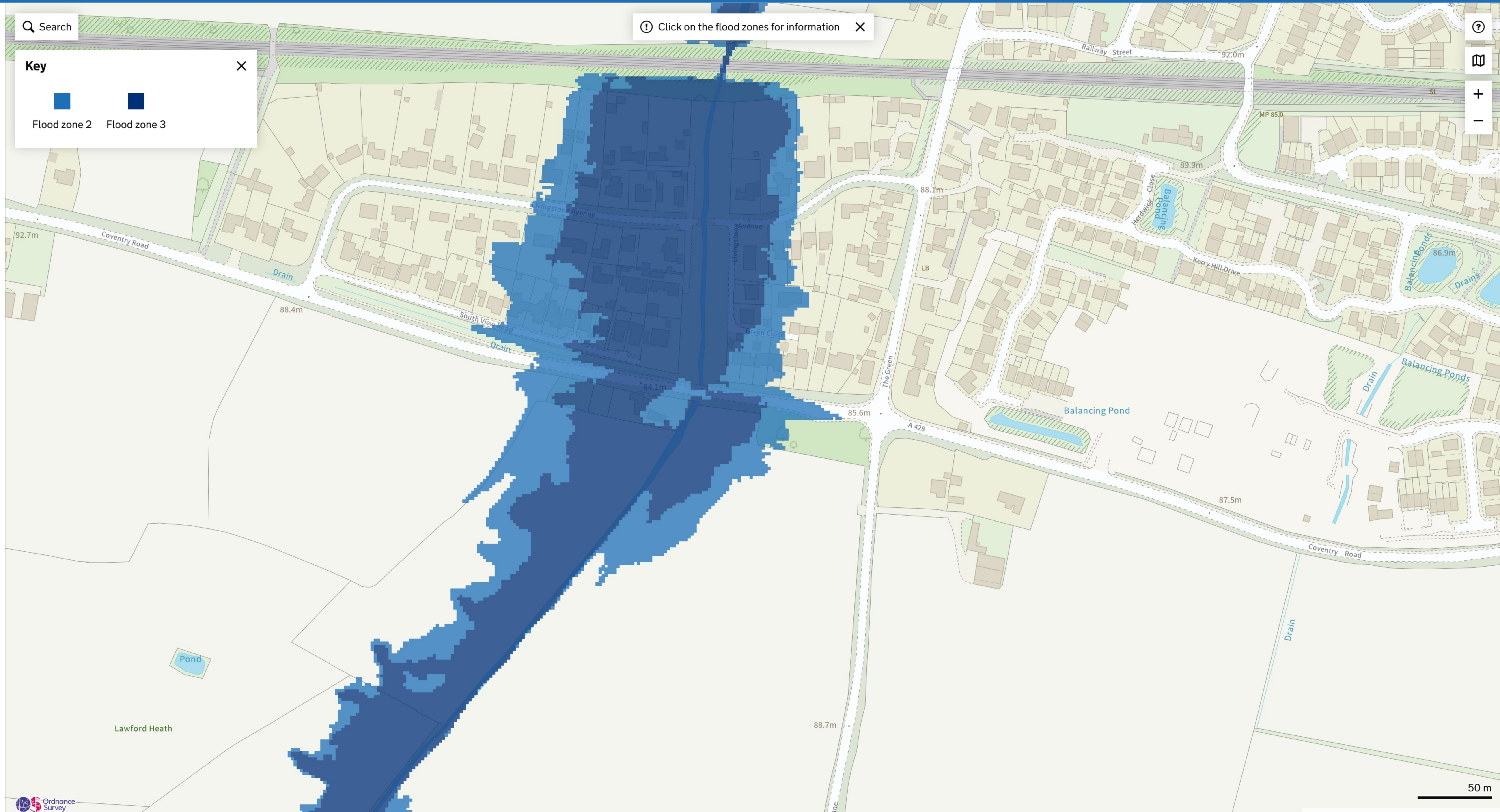


Flood zone 2



Flood zone 3

Click on the flood zones for information



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="Trevor"/>	<input type="text"/>
Last Name	<input type="text" value="Summers"/>	<input type="text"/>
Job Title (where relevant)	<input type="text" value=""/>	<input type="text"/>
Organisation (where relevant)	<input type="text" value=""/>	<input type="text"/>
Address Line 1	<input type="text" value=""/>	<input type="text"/>
Line 2	<input type="text" value=""/>	<input type="text"/>
Line 3	<input type="text" value=""/>	<input type="text"/>
Line 4	<input type="text" value=""/>	<input type="text"/>
Post Code	<input type="text" value=""/>	<input type="text"/>
Telephone Number	<input type="text" value=""/>	<input type="text"/>
E-mail Address	<input type="text" value=""/>	<input type="text"/>

(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	Policy H2 – Long Lawford Strategic Allocation	Local Plan Policy	Policy H2 – Long Lawford Strategic Allocation	Policies Map	Long Lawford Strategic Allocation
Site ID	Long Lawford Strategic Allocation (approx. 650 dwellings)				

4. Do you consider the Local Plan:

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

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.

This representation relates to the proposed housing allocation at Long Lawford within the Rugby Borough Local Plan 2025–2042.

The Environment Agency flood map indicates that parts of the proposed allocation fall within Flood Zone 3, which represents land with a high probability of river flooding. The area surrounding Livingstone Avenue, South View Road and the adjacent road network already experiences flooding during periods of heavy rainfall, sometimes resulting in road closures and flooding affecting nearby properties and gardens. A copy of the relevant Environment Agency flood mapping for this area is attached as supporting evidence.

Residents are therefore concerned that development within, or immediately adjacent to, an existing Flood Zone 3 area could place additional pressure on local drainage systems and potentially worsen flood risk for surrounding residential areas, including Livingstone Avenue and South View Road, increasing the risk of property damage.

National planning policy requires that development must be safe for its lifetime without increasing flood risk elsewhere (National Planning Policy Framework paragraph 173 and Planning Practice Guidance: Flood Risk and Coastal Change). It is therefore important that the Local Plan clearly demonstrates that this allocation can be delivered safely and consistently with national flood risk policy.

Given the existing flooding issues affecting Livingstone Avenue, South View Road, nearby properties and the adjacent access routes, there is concern that the Local Plan does not clearly demonstrate that this allocation satisfies national flood risk policy requirements or that all flood risk constraints have been fully addressed. For these reasons the proposed allocation may not be consistent with national planning policy and may therefore fail the soundness test.

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

Please note: *In your representation you should provide succinctly all the evidence and supporting information necessary to support your representation and your suggested modification(s). You should not assume that you will have a further opportunity to make submissions.*

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 wish to participate in hearing sessions to provide local evidence regarding flooding affecting Livingstone Avenue, South View Road and the surrounding road network, and to assist the Inspector in understanding the potential flood risk implications of the proposed allocation.

The Local Plan should be modified to ensure that the proposed Long Lawford housing allocation is supported by clear and robust flood risk evidence demonstrating that development can be delivered safely without increasing flood risk elsewhere, in accordance with national planning policy.

The plan should require a detailed Flood Risk Assessment that fully considers the implications of development within, or adjacent to, Flood Zone 3 and assesses the potential impact on surrounding residential areas and infrastructure, including Livingstone Avenue, South View Road and the adjacent road network where flooding already occurs.

This assessment should clearly demonstrate that the development will be safe for its lifetime, including future climate change impacts, and that it will not increase flood risk to neighbouring properties or worsen existing flooding conditions that have previously resulted in road closures and flooding affecting nearby homes and gardens.

National planning policy requires that development in areas at risk of flooding must satisfy the relevant flood risk policy tests, including demonstrating that development will be safe for its lifetime without increasing flood risk elsewhere. Where these requirements cannot be clearly demonstrated, the development should not be permitted. If it cannot be demonstrated that the allocation satisfies these requirements, the Long Lawford allocation should be reconsidered or removed from the Local Plan to ensure consistency with national flood risk policy.

In addition, given the existing flood risk affecting nearby residential areas, any flood risk assessments, modelling or supporting technical evidence relating to the proposed allocation should be made available to affected residents, including those on Livingstone Avenue and South View Road. Access to this information would assist residents in understanding the potential impacts of the proposed development and ensure appropriate records are available should future flooding concerns need to be reviewed.

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.

Draft wording for this representation was prepared with the assistance of an ChatGPT tool. The content has been reviewed, edited and verified by the author to ensure it accurately reflects local conditions, personal observations of flooding affecting Livingstone Avenue and South View Road, and relevant national planning policy.

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-notice>