

[REDACTED]

From: Chaitanya Varma [REDACTED]
Sent: 12 March 2026 18:00
To: Local Plan
Subject: Proposed Submission Consultation

Dear Sir/Madam,

I am writing as a resident of Chervil Way to respond to the Local Plan consultation regarding the proposed allocation of Newton Manor Lane for housing and Coton Park East for commercial warehousing.

While I recognise the need for new housing and sustainable economic development to support Rugby's growth, I believe that selecting the correct sites is crucial to ensure development meets local needs without creating significant negative impacts for existing residents.

I am concerned that the allocation of the Newton Manor Lane site for housing and Coton Park East for warehousing is not justified, not effective, and is inconsistent with sustainable planning principles. These issues raise concerns about the overall soundness of the Local Plan.

My key concerns are outlined below.

Newton Manor Lane – Proposed Housing

1. **Site Selection:** The Newton Manor Lane site appears to present significant issues compared with alternative locations such as Lodge Farm.

2. **Flood Risk and Drainage:** The site sits uphill from existing homes. Residents are already experiencing increased flooding and waterlogging, and drainage systems from previous nearby developments have not worked as expected.

3. **Traffic, Safety, Noise and Vibration:** Additional traffic from new housing would worsen congestion and safety issues at the St Thomas Cross junction and increase noise and vibration for nearby residents.

4. **Infrastructure Capacity:** North Rugby has grown significantly over the past 15–20 years, with an estimated 6,000 new homes added. This has already placed pressure on local infrastructure, including busier roads, the absence of a local secondary school, limited dental services, and concerns about water supply capacity.

5. **Wildlife and Ecology:** The area supports protected wildlife including badgers and red kites.

Coton Park East – Proposed Commercial Warehousing

1. Potential Over-Allocation of Employment Land: The proposed level of warehousing appears to reflect the highest growth projections despite evidence that some existing units remain vacant and there may be insufficient local workforce demand.

2. Traffic and HGV Impact: Increased HGV traffic would add pressure to the M6 junction and surrounding roads, accelerate road wear requiring more frequent resurfacing, and raise safety concerns near the local primary school.

3. Flood Risk and Drainage: Additional development may worsen existing drainage and flooding issues.

4. Visual and Landscape Impact: As one of the highest points in Rugby, large warehouse buildings would be highly visible across surrounding areas and would result in the loss of wildlife habitat.

Given these concerns, I respectfully ask the Council to reconsider these allocations and review alternative options that better align with sustainable planning principles and the capacity of local infrastructure.

Yours faithfully,
Chaitanya



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