

Clifton upon Dunsmore Consultation Statement

Getting Started

The Parish Council resolved at its December 2021 meeting to proceed with the preparation of a Neighbourhood Plan. (Appendix 1) This meeting also resolved to apply to Rugby Borough Council (RBC) for the Designation of the Plan area to be the whole civil parish of Clifton upon Dunsmore. This area designation was confirmed by RBC on 7th February 2022.

Clifton upon Dunsmore Neighbourhood Plan Area designated on 7th February 2022



Proposal

At the 4th October 2021 Parish Council meeting the proposal was put forward to create a neighbourhood plan that would cover the same period as Rugby Local Plan and provide a vision for the parish that would cover housing, economy, conservation, community facilities and environment. This was agreed by all.

On the 6th December 2021 a letter was submitted to RBC setting out the proposal for the Neighbourhood Plan as well as the designated area covering the parish which included Clifton upon Dunsmore, Houlton and Hillmorton Locks.

Initial Engagement

At the 7th February 2022 meeting of the Parish Council, it was resolved to agree to appoint YourLocale to act as consultants for the preparation of the Plan as well as raising awareness within the community to create events where the community could have their say. RBC that evening agreed to the designated map for the parish.

The decision to proceed with the Plan was communicated to the Village in March 2022 via posters and announcements on the website and Facebook and leaflets delivered to every house. The poster is reproduced in **Appendix 2**.

An event was launched at a meeting on 13th April 2022. This is shown in **Appendix 2** and **appendix 3** together with the relevant Parish Council meeting minutes. At the event, attended by 25 residents and Councillors, a presentation was given describing the process of preparing the Neighbourhood Plan. Eight residents indicated that they were interested in helping with the preparation of the Plan in addition to four Councillors.

Setting Up the Steering Committee and Initial Consultation

The May 2022 Parish Council Meeting resolved to establish a Neighbourhood Plan Steering Committee as a sub-committee of the Parish Council. **Appendix 4**. The introductory meeting was held on 12th May 2022 and the Steering Committee was formed with seven residents and four councillors and Terms of Reference agreed. (**Appendix 22**) It was agreed that the Chair and Vice Chair should be parish councillors and that each parish councillor should chair a Theme Group.

The Committee met 10 times up to Plan Submission. The dates of these meetings are shown in **appendix 5**. The agendas and minutes of all the meetings can be found on the Village Website. (<https://www.cliftonupondunsmore.org.uk/parish-council/neighbourhood-plan-minutes-and-agendas>)

The initial key objectives of the Committee were determined as:

- Communication with the Village
- Preparation of a Vision Statement
- Design of a Village Questionnaire
- Preparation of a Housing Needs Assessment
- Create a list of stakeholders and landowners
- Preparation of Design guide

The initial objectives and the September Open Event were reported at the 4th July 2022 Parish Council meeting for information. **Appendix 6**. The communication objective was met with a poster and invitation to the open event "Introduction to Neighbourhood Planning?" **Appendix 7**

This meeting aimed to:

- explain the purpose and benefits of a Neighbourhood Plan
- describe the process

- answer key questions
- seek additional volunteers.

Vision Statement

The initial draft of the Vision for the Village was prepared based on feedback from the April community event. This draft Vision was presented at the September 2022 Open Event **appendix 7**. Respondents were asked if they would support the use of this vision in the Neighbourhood Plan and were invited to comment/suggest changes. All (100) respondents indicated support. However, there were a number of comments made which were analysed in detail leading to some proposed amendments to the Vision which was to include Houlton and Hillmorton Locks. The Advisory Committee recognised that this would produce different visions for each area especially Houlton, which comes under the Urban and Civic Masterplan. It was felt however, that specific areas within Houlton such as open fields and green space should be protected from development.

Housing Needs Assessment (HNA)

The HNA was completed February 2023 by AECOM. The assessment included Clifton upon Dunsmore and Hillmorton Locks based on the 2021 census. It did not however include the Houlton development which had its own Urban & Civic Masterplan. The HNA recognised the need for housing that covered affordable housing and bungalows therefore addressing the life of its residents. A recommendation from the HNA was that the Advisory Committee should monitor the on-going demographic or other trends over the Neighbourhood Plan period.

September 2022 Open Event

A flyer was distributed to each household, and advertised on the parish council Facebook, community Facebook, Houlton Residents Association Facebook, the Parish magazine and posters located at Clifton and Hillmorton Locks. Copies of the draft vision, maps, and key points of the vision were available to Parishioners. The parish Councillors and representation from YourLocale were available at the event to explain the benefits of the Neighbourhood Plan and answer questions.

In total 100 Parishioners attended the consultation event which was held at Townsend Memorial Hall on the 10th September between 10am and 12.30. Several of the Parishioners indicated a willingness to consider participating in future Theme Groups and left their contact details. A questionnaire (paper copies and on-line) was available to feedback comments. The flyer and report of the event (which includes a summary of all the responses) are on the Village Website.

Theme Groups

All those who had expressed an interest at the Open Day were invited to attend a Theme Group meeting with the Parish Councillors and YourLocale at the Townsend Memorial Hall on the 6th October 2022. The agenda set out the focus of the Neighbourhood Plan and the Theme Groups. Minutes of the meeting. **Appendix 8**

Three Theme Groups were established:

- Housing
- Environment
- Community Sustainability

Residents were asked to confirm which group they preferred to be on. Each group was tasked with taking all the information obtained from the Open Event and developing policies for the Plan which addressed the identified needs, ambitions and preferences. Meetings were set up for October.

Call for Sites - Site Sustainability Assessment.

Based on one of the recommendations within the Housing Needs Assessment the Housing Group determined that a small development of up to 5 dwellings would be needed to address starter homes and bungalows. A Call for Sites was agreed on 4th September 2023 (**Appendix 9**) by the Parish Council and a letter was sent to all landowners on the 15th September 2023 with a response deadline before 31st October 2023 (**Appendix 10**) Councillors Edwards and Moore met with Neil Holly, Development Strategy Manager from RBC to make them aware of our intent to submit a call for sites. We were informed by RBC that they would be submitting a Call for Sites later in the year.

The Parish Council only received one response to the call for sites which was assessed by RBC. On the 3rd January 2024 an email was received from Hayley Smith, Principal Planning Officer (Development Strategy) (**Appendix 11**) stating that following their site sustainability assessment the site was deemed inappropriate for the type of development proposed.

May and June 2024 Open Events

Once the Focus Groups had completed their work and produced a set of proposed policies, these were presented to the Village for feedback at an Open Event in May 2024. A flyer advertising this event was delivered to all households and 50 people attended. **Appendix 12**

A secondary event was held in Houlton on the 11th June between 4pm and 6pm and 19 people attended. The event was posted on the Houlton Residents Association Facebook and noticeboard. **Appendix 13**

All the policies proposed for the plan were presented at the event with a feedback form allowing participants to indicate whether they agreed or disagreed with each of them. There was overwhelming support for the policies presented. The session was lively and interactive and several constructive comments were received which have been incorporated in the plan.

A flyer and full report of the event are available on the Village Website.

Contact with RBC

General contact has been maintained with RBC throughout the process.

The meetings held at key stages in the preparation of the Plan are described below:

- Contacted RBC regarding call for sites 6/3/23.
- Cllrs Edwards and Moore met with Martin Needham, Senior Planning Officer and Neil Holly, Development Strategy Manager on the 23/3/2023. Key points discussed: timescale for referendum cannot be achieved for May 2024 elections and more achievable date would be June/July 2024; RBC will do a call for sites later in 2023. RBC confirmed that the settlement boundary should not be widened to include Rugby Road and the back gardens outside the settlement boundary on North Road as this gives greater protection against developers aiming to do back land and tandem development; Local Green Spaces need to be demonstrated in the NP that are special for communities e.g., public access across public and private land; RBC has no plans in the near future to make Houlton either a Parish or a Ward; RBC suggested having wider aspirations as an objective with the NP for s106 funding e.g., Transport Planning; RBC were pleased that Aecom had been commissioned to develop the Design Statement for the NP; and will provide an open door for the NP in terms of maps and advice.
- Contacted Neil Holly of RBC with details of proposed site and sought their view about the possible inclusion of a site at this location. Email sent 20th December 2023
- Cllrs attended Neighbour Plan training session held by RBC on 20th February 2024
- First version of plan submitted to RBC (Neil Holly) on August 23rd 2024
- Response received from Neil Holly regarding Regulation 14 Consultation on 28th August 2024. **Appendix 18**
- Submitted the SEA and RBC agreed 27/9/24. **Appendix 19**
- Service level agreement signed between RBC and the Parish Council October 2024 **appendix 20**
- RBC Local Plan Options and Issues Consultation related to the Neighbourhood Plan – 31st March 2025 **Appendix 21**

Regulation 14 Consultation

The Regulation 14 Consultation ran for 6 weeks from the 24th February 2025 to 6th April 2025. The Pre-Submission version of the Plan was completed in August 2025 and approved at the Parish Council meeting on 1st September.

All villagers were made aware of this process through posters on Village notice boards (**appendix 14**) and flyers delivered to all households in the parish: (Copy on Village Website). The Flyer described the various sections of the Plan and explained how residents could access a copy either online or by requesting a hard copy to be delivered to their homes. It was also available in the church, the Bull Public House and the Lounge Café for those residents that preferred a paper copy of the supporting documents.

It also detailed how to comment on the Plan and asked particularly for residents' thoughts on **(appendix 15)**:

- anything you feel we have omitted
- any sections which are not clear
- aspects which you think may be wrong
- what you like about the Plan. Other stakeholders were informed by letter (copy available on Village Website). **Appendix 16**

We received comments from 36 people. **Appendix 17** These are recorded in full in the Pre-Submission Consultation Responses document together with our responses and any required amendments to the Plan.

Conclusion

We believe that the focus on broad consultation has resulted in a Plan which has identified and addressed the key needs and preferences of the Parish and other stakeholders during the Plan period. The Neighbourhood Plan Advisory Committee would like to thank all those residents who helped with the preparation of this Plan through participation in meetings and open events, commenting on the pre-submission draft and general informal discussion.

Comments from respondents to the Regulation 14 Consultation have helped to shape the draft Neighbourhood Plan prior to submission to Rugby Borough Council.

The draft Neighbourhood Plan is now ready to be submitted under Regulation 15 of the Neighbourhood Plan Regulations prior to validation by the Local Planning Authority And Regulation 16 consultation, where there will be a further six weeks of consultation before the draft Plan, with accompanying documents and all representations made during the publicity period, will be sent to an Independent Examiner who will review it and check that it meets the 'Basic Conditions'. If the Plan successfully passes this stage, with any modifications, it will be put forward for referendum.

The referendum question will be a straight "yes" or "no" on the entire Plan, as set out by Neighbourhood Planning Regulations. People will not be able to vote for or against individual policies. If 50% or more of those voting vote for the Plan, it will be brought into force ('Made') and become part of Borough-wide planning policy.

This Consultation Statement and the supporting Appendices are provided to comply with Section 15(2) of part 5 of the 2012 Neighbourhood Planning Regulations.

Appendix 1

17/348 To receive any applicable progress reports from Parish Councillors

- Neighbourhood development area letter: Approved by all letter to be sent to RBC.
Resolved
- To approve formation of neighbourhood plan advisory committee: To discuss in January
- To approve terms of reference neighbourhood planning committee: Approved by all
Resolved

Appendix 2

Clifton upon Dunsmore Parish
Council
Neighbourhood Plan

If you are interested in joining the
Neighbourhood Planning Advisory
Committee/ Focus Groups or
are interested in the process
please come to the meeting
on:

Wednesday 13th April
7pm
Townsend Memorial Hall



Appendix 3

Text from the Parish Council website and Clifton upon Dunsmore community Facebook
February 2022

CLIFTON UPON DUNSMORE NEIGHBOURHOOD PLAN

Posted on

February 8, 2022

Do you want a say in the type of houses that are built within the Parish and to know that the planners at Rugby Borough Council (RBC) have to listen to you?

Do you want a say in the sustainability of our community?

Do you want a say in the type of houses and built environment if Houlton Development moves closer to the village?

Do you want a say in how we maintain the character of the village?

If your answer is yes to the above then get involved in the development of the Neighbourhood Plan (NP)!

The Parish Council has submitted its application to RBC for the Parish of Clifton upon Dunsmore to be designated a Neighbourhood area for the purposes of the plan.

Once the Neighbourhood Plan is written and approved by an inspector any developer seeking planning approval will have to conform to the NP, if it doesn't, RBC planners cannot approve it! This will be an investment of your time, knowledge and skills but, it ensures that we have policies and a planning framework for the future.

The Parish Council has engaged consultancy firm Your Locale to help us develop the NP – at no cost.

We will be organising a meeting early March and introducing Gary Kirk from Your Locale. If you are interested in being part of this forward-thinking plan for our community then please contact Lesley Edwards on Cllr.Edwards@cliftonupondunsmore.org.uk.

Posted on Parish Council website 19 April 2022

Clifton Upon Dunsmore Neighbourhood Planning Meeting

Posted on

April 19, 2022

Clifton upon Dunsmore held our Introduction to the Clifton upon Dunsmore Neighbourhood Plan meeting on 13th April at the Townsend Memorial Hall. Please find below the slides used at this event and for further information about the process.

If you have any questions or want more information please contact the clerk via clerk@cliftonupondunsmore.org.uk

Slides were available as an attachment

Appendix 4

17/469 To receive any applicable progress reports from Parish Councillors

- Neighbourhood Plan: Meeting on 12th May, focus group meeting on 19th May. The meeting on 1st April had a good turnout. A consultant is in place and grant application has been approved. The process will take up to 2 years and will be agreed by referendum.
- To approve neighbourhood plan terms of reference: Agreed by all Resolved

Appendix 5

List of **Advisory Committee** Meetings-

26 May 2022

30 June 2022

27 July 2022

6 October 2022

19 January 2023

02 March 2023

20 April 2023

27 July 2023

23 November 2023

25 January 2024

Appendix 6

17/496 To receive any applicable progress reports from Parish Councillors

Neighbourhood Plan: Committee meets monthly, there are 5 current actions; draft a vision statement, draft a questionnaire for the village, complete history of parish, create a list of stakeholders, create a list of landowners. Census data not available yet. Open event planned for 10th September 10-12.30pm. This will help to develop evidence and policies for the plan. The next meeting will be held on 27th July.

CLIFTON UPON DUNSMORE PARISH NEIGHBOURHOOD PLAN



Clifton upon Dunsmore Parish Council

INVITE YOU TO AN OPEN DROP-IN EVENT ON

Saturday 10 September 2022

Townsend Memorial Hall 10:00 am–12:30 pm

Please come and share with us your hopes and your vision for the future of Clifton upon Dunsmore Parish.

- What do you think about any new housing or business development? What type of housing should be built? Where should it be located? What should it look like?
- How to integrate the Houlton development?
- What open spaces should be protected from development?
- What heritage assets should be safeguarded?
- What other facilities are needed?

REFRESHMENTS PROVIDED

Neighbourhood Plan for the Parish of Clifton upon Dunsmore

The Localism Act of 2011 has given Parish Councils the power to shape what their neighbourhood will look like in the future.

Clifton upon Dunsmore Parish Council has made the decision to take on these new powers and to prepare what is known as a 'Neighbourhood Plan'. Once finalised, it will help ensure that any new housing or business development is controlled and meets local needs in terms of type, location and appearance; that important local green spaces are protected from development and that heritage assets are safeguarded. The Neighbourhood Plan, once approved, will be an important document that must be taken into account by Rugby Borough Council when determining planning applications.

The Parish Council, with professional support, will drive this process forward over the next 12-18 months, but it needs YOUR involvement NOW to make sure that the Neighbourhood Plan truly reflects the needs and aspirations of local people. In the coming months there will be a number of opportunities for you to contribute to the Neighbourhood Plan as it develops and to find out how it is progressing.

We invite you to a launch event which will take place in the Townsend Memorial Hall on Saturday 10 September 2022 between 11:00 am and 1:30 pm.

We want to hear from you about what is positive and what is not about living and working in our community. What do we need to retain and what do we need to change? How can Houlton be integrated into the Parish whilst retaining the separate identity of Clifton village?

This is your chance to really make a difference to the future of Clifton upon Dunsmore

Please become involved and help Clifton upon Dunsmore Parish Council deliver a Neighbourhood Plan that accurately reflects local need.

We need your involvement!

- Come to the drop-in event on 10 September between 11:00am – 1:30pm
- Join a theme group (more information available at the event)
- Follow progress through newsletters
- Find out more by contacting the Parish Clerk on clerk@cliftonupondunsmore.org.uk

17/769 To receive any applicable progress reports from Parish Councillors

- **Neighbourhood Plan:** Call for sites letter to be sent. To be added to Facebook and noticeboard and website. Post letter on 15th with deadline of 27th Oct. Final design statement to be sent to Cllr Daly. Environment group requires further works, housing chapters are with G Kirk, sustainability group is up to date.

Appendix 8

Theme Group Meeting

Minutes – 6th October 2022

Venue: Townsend Memorial Hall

25/22-23. Present: Cllr Lesley Edwards (Chair), Gary Kirk (YourLocale), Cllr Andy Moore, Cllr Pete Dignan, Steve Woodford, John Martin (YourLocale), Tony McIntyre, Warwick Brocter, Matt White, Jo Hollingworth, David Pritchard, Jim Pang, Gary Thompson, Tony Steele

Apologies: Cllr Alan Harris, Lindsay Foster, Angie Fifield-Smith, Tim Banks, Aileen Thompson, Mike Yates, Marcus Hollingworth, Mike Preston (YourLocale)

26/22-23. Declaration of Interest: None

27/22-23 Minutes of previous meeting: N/A

28/22-23. Feedback from Open Event: Improved connectivity from Houlton to Clifton via walkways and cycle ways, left turn onto the relief road from the Kent remains a concern plus the filter lane at the bottom of Vicarage Hill.

29/22-23. Theme Groups discussion: Gary set out the process for preparing the Neighbourhood Plan (NP): seeking residents and stakeholders comments, policy development through the Theme Groups, formal submission to Rugby Borough Council (RBC) includes 6 week consultation with residents and stakeholders, Independent Examiner plus Referendum. Following this RBC will 'Make' the NP part of the planning process.

Three Theme Groups will be set up for:

- Housing and the built environment
- The Natural and historic environment
- Community Sustainability – employment, Transport and community facilities

YourLocale will provide a facilitator for each group:

Housing – Gary Kirk

Key points: potential future housing mix, affordable housing, design code, windfall developments (speculative developments), settlement boundary. Identifying and allocating a site for future development secures the NP if the RBC Local Plan falls out of date. Research will be mainly desk top.

The Parish Council has received an additional grant to commission a Housing Needs Assessment. A Design Statement will also be developed in line with the character of the village/parish.

Environment – John Martin

Key points: Growth and environment two key points within the National Planning Policy Framework. NP has to be evidence based to create policies e.g. green space, perpetuity, open space (Houlton public open spaces), natural environment, social environment (views), flood risks, renewable infrastructure. Research will be mainly exploring the parish and using maps.

Sustainability – Mike Preston

Key points: policies protect existing community facilities, new community facilities sought though for example (S106); play areas, community halls, education and health care. Transport e.g. congestion and speeding, employment policies e.g. working from home, improved Wi-Fi etc.

It was recognised that Houlton residents need to be involved. **Action LE to contact Houlton Residents Steering Group, articles on both the website and newsletter.**

Matt asked about changes to the boundary if Houlton became for example; a parish in its own right. Gary explained that the NP wouldn't be amended until it went through the review period prior to 2032.

Lesley confirmed with residents the themes they wanted to be in and that the Parish Councillors would be responsible for arranging the meetings.

Name	Housing	Environment	Sustainability
Steve Woodford	X		
Cllr Andy Moore			X
Cllr Pete Dignan		X	
Tony McIntyre	X		
Matt White	X		
Cllr Alan Harris	X		
Jim Pang	X		
Warwick xx			X
Jo Hollingworth		X	
Marcus Hollingworth		X	
Tony xx		X	
David Pritchard			X
Aileen Thompson		X	X
Gary Thompson	X		
Cllr Lesley Edwards			X
Tim Banks			
Angie Fifield-Smith		X	X
Mike Yates			
	6	5	5

30/22-23. Date of next meeting:

24th October – Housing – Lead Cllr Alan Harris

26th October – Environment – Cllr Pete Dignan

27th October – Sustainability – Cllr Andy Moore

31/22-23. Any Other Business - None

Appendix 9

17/769 To receive any applicable progress reports from Parish Councillors

- **Neighbourhood Plan:** Call for sites letter to be sent. To be added to Facebook and noticeboard and website. Post letter on 15th with deadline of 27th Oct. Final design statement to be sent to Cllr Daly. Environment group requires further works, housing chapters are with G Kirk, sustainability group is up to date.

Appendix 10

Dear Landowner

Clifton upon Dunsmore Parish Neighbourhood Plan

We are writing to you as a landowner in the Parish of Clifton upon Dunsmore.

Clifton upon Dunsmore Parish Council is in the process of developing a Neighbourhood Plan which will set a vision for the Parish of Clifton upon Dunsmore for the future.

The Neighbourhood Plan was introduced as part of the Localism Act 2011 and enables communities to play a much stronger role in shaping the area in which they live and work and in supporting new developments through agreed policies.

The Neighbourhood Plan sits alongside the Rugby Borough Councils Local Plan, so decisions on planning applications will be made using both the Local Plan and the Neighbourhood Plan, and any other material considerations.

As part of the Neighbourhood Plan process, we are considering taking advantage of these powers to ensure that the policies in the Neighbourhood Plan remain active and will continue to be used by Rugby Borough Council to determine planning applications in the Parish, even in circumstances where the Local Plan cannot offer any protection.

To utilise these powers, the Parish Council is considering allocating land for small-scale and locally appropriate residential development within the Parish. This may, for example, be for bungalows to meet the needs of older residents, or small family homes for young couples.

There is currently no housing requirement for the Parish as 6,200 new homes will be developed in Houlton but, the provision of a small number of additional homes in an appropriate location will help to meet a local need and sustain local services.

We are interested to know if you have any aspirations to develop all or part of your land for residential development.

We are only looking at a small number of dwellings – around 4 or 5 – and are particularly interested in a development which prioritises Affordable Housing (as defined in the annex to the National Planning Policy Framework) with smaller

dwellings (2/3 bed) for young families and bungalows for older residents wishing to downsize but remain within a community.

If you wish for your plot of land to be considered, please complete the attached questionnaire to let us know where your land is and what your aspirations are. Please attach a clear site boundary and an indication of the size of the plot.

All responses will be treated in confidence, and, at this stage of the process, detailed information will only be made available to members of the Parish Council and our appointed consultants. Responses will not be available to the public at this stage, although inclusion of any proposed location in a list of assessed sites will be required as part of the public consultation and prior to the referendum for the Neighbourhood Plan.

On completion, the enclosed form should be returned by post or emailed to the Clerk@cliftonupondunsmore.org.uk before the deadline of 31 October 2023

Your help in this regard is greatly appreciated.

Yours Sincerely

Clifton upon Dunsmore Parish Council

Clifton upon Dunsmore Call for Sites Form

Site Address:

.....

.....

.....

Please attach a location map and a drawn boundary in red for the Site

Please indicate the size of the site in hectares Ha

Is the land in single ownership? (If not, please indicate the number of interested parties)

.....

Contact details

Name

Email

Address

Telephone number

Any additional information

.....

.....

.....

Appendix 11

Email from head of planning RBC Hayley Smith 3rd January 2024

Good afternoon Lindsay

I am writing further to the enquiry below in respect of the site at Saxon Fields. I have now had the opportunity to look at the site in further detail, and offer the following observations which may inform consideration of the site for the emerging neighbourhood plan.

The local planning authority considers this site to be in the open countryside. As such, we reference paragraphs 82-84 of the [National Planning Policy Framework](#) (NPPF). These paragraphs seek to balance local housing needs, the vitality of rural settlements and avoiding isolation.

My principal observation is the distance of the site from the village of Clifton, and therefore arguably its relative isolation. Although there does appear to be a number of properties in the vicinity, distance and accessibility to the local community and associated facilities is a primary concern, particularly where intended residents are older people and young families. Residential development in this location would likely result in high dependency on journeys by private vehicles, as both distance and lack of existing safe and convenient pedestrian and cycle routes (including to the nearest bus stop) are both factors.

I note that a recent planning application on land adjacent to this proposal was refused planning permission for residential development. I attach the decision notice for your information (N.B. the NPPF was updated by government last month, so paragraph numbers have altered slightly since this decision – paragraph 80 is now paragraph 84), which details the reasons for this refusal. Further information on the application is available via the Council's website (planning reference R23/0625).

I trust the above will be helpful in your consideration, but if I can be of further assistance please get in touch. As you are aware, the Council is currently running a Call for Sites across the borough alongside the local plan 'Issues and Options' consultation. We will endeavour to share any resulting information which may assist you, subject to consent from any landowners.

Appendix 12

Posted on website May 7 2024

Clifton upon Dunsmore Open Event

Posted on

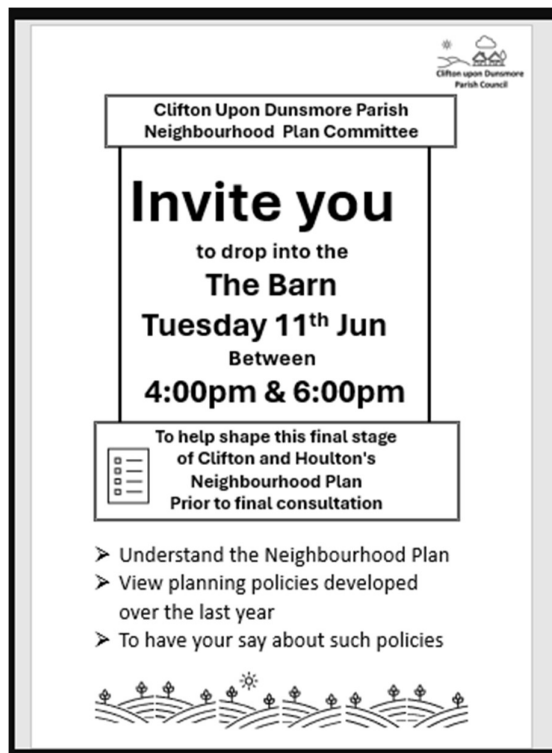
May 7, 2024

Clifton upon Dunsmore Parish Council are holding an open event in the TMH on Thursday 9th May from 4pm till 6.30pm.

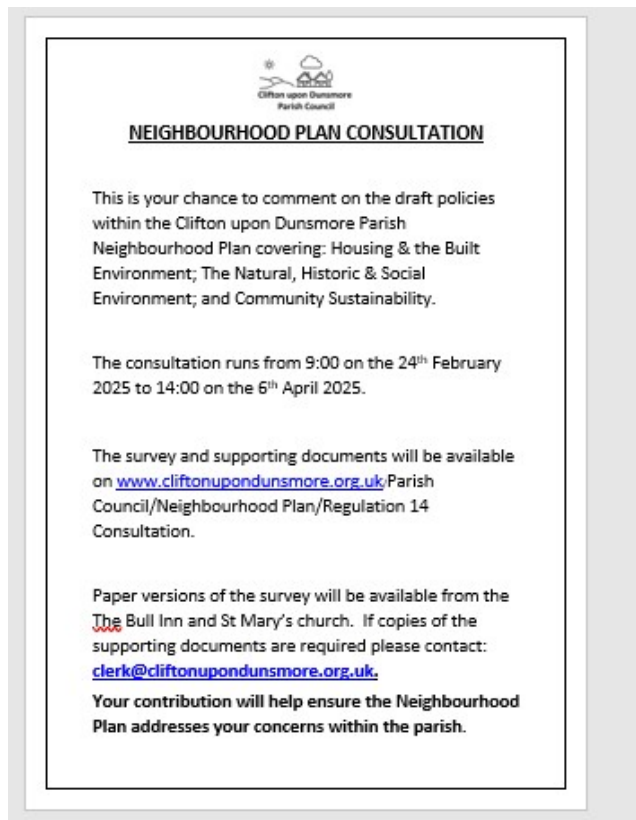
You will have the opportunity to view all the policies in the Neighbourhood Plan and will be able to give your opinion and any comments you may have prior to formal consultation.

We would love to see as many residents as possible.

Appendix 13



Appendix 14



Appendix 15

Clifton Upon Dunsmore Neighbourhood Plan Regulation 14 Consultation

Clifton upon Dunsmore Neighbourhood Plan Regulation 14

Consultation 2024 Feedback Form

You are invited to comment on the draft Clifton upon Dunsmore Neighbourhood Plan. This is a formal consultation being run by Clifton upon Dunsmore Parish Council in accordance with Regulation 14 of The Neighbourhood Planning (General) Regulations 2012. The consultation period runs from 09:00 on 24th February 2025 to 14:00 on 6th April 2025.

Only comments received by the deadline will be accepted. We cannot accept anonymous comments.

1. Name

2. Organisation (if you are responding on its behalf)

3. Contact Details

4. Are you a resident of Clifton upon Dunsmore?

Yes No

5. Are you a worker in Clifton upon Dunsmore?

Yes No

6. Are you a landowner or agent responding on behalf of a landowner?

Yes No

7. Other (Please specify)

The draft Neighbourhood Plan includes a series of proposed policies which will help to shape the future development and growth of Clifton upon Dunsmore. These are highlighted in boxes throughout the draft Plan and prefixed with 'Policy _____'.

Please provide comments regarding each neighbourhood planning policy.

8. Settlement Boundary Policy G1

9. Building Design Policy G2

10. Housing Mix Policy H1

11. Windfall Sites Policy H2

12. Affordable Housing Policy H3

13. Local Green Spaces Policy Env 1

14. Important Open Spaces Policy Env 2
15. Sites and Features of Environmental Significance Policy Env 3
16. Biodiversity Policy Env 4
17. Sites of Historical Significance Env 5
18. Ridge and Furrow Policy Env 6
19. Important Views Policy Env 7
20. Footpaths, Bridleways and cycleways Policy Env 8
21. Flood Risk Resilience and Climate Change Policy Env 9
22. Renewable Energy Generation Infrastructure Policy Env 10
23. Retention of Community Facilities and Amenities Policy CF 1
24. New or Improved Community Facilities Policy CF2
25. Canal Policy CF 3
26. Schools Policy E1
27. Traffic Management Policy T1
28. Electric Vehicles Policy T2
29. Support for Existing businesses and employment Policy BE1
30. Support for new Businesses and Employment Policy BE2
31. Shop Fronts and Signage Policy BE3
32. Homeworking Policy BE4
33. Tourism Policy BE5
34. Farm Diversification Policy BE6
35. Communications Infrastructure Policy C1
36. Do you have any other comments about the draft Neighbourhood Plan or its supporting documents

Please write them in the box below, stating clearly the section and/or policy of the draft Plan or supporting document to which they refer

37. Clifton upon Dunsmore Parish Council takes your privacy seriously and process personal data in compliance with Data Protection Act 2018 and General Data Protection Regulations. All personal details supplied will be used solely for the purposes of correspondence relating to the Clifton upon Dunsmore Neighbourhood Plan. This includes sharing them with Your

Locale and Rugby Borough Council so that, if necessary, it can contact you at Regulation 16 consultation and examination stages of the Plan-making process. Personal details will be retained for one year following the date of the Plan's adoption. By submitting a consultation response at this stage, you authorise Clifton upon Dunsmore Parish Council as the qualifying body to legally collect and share your data in this manner. No anonymous feedback can be accepted. Responses will be published as part of Clifton upon Dunsmore's Neighbourhood Plan's supporting documents. However, names and any other personal data will be anonymised, other than where an individual is responding on behalf of an organisation. Do You Provide your Consent for your Personal Details being Used?

Appendix 16

Consultation body	Date sent	Response
b) A local planning authority, county council or parish council any part of whose area is in or adjoins the area of the local planning authority:		
County Council – Shire Hall, Warwick, CV34 RL		
Rugby Borough Council – nicola.smith@rugby.gov.uk		
Adjoining Parish Councils Newton Parish Council		
c) The coal authority		
Deb Roberts, Planning Liaison Officer, The Coal Authority, 200 Lichfield Lane, Mansfield, Nottinghamshire, NG18 4RG thecoalauthority@coal.gov.uk		
d) The Homes and Communities Agency		
Homes and Communities Agency, 5 St Philip's Place, Colmore Row Birmingham , B3 2PW		
e) Natural England		
Miss C Jackson, Consultation Service, Natural England, Hornbeam House, Electra Way, Crewe, Cheshire, CW1 6GJ enquiries@naturalengland.org.uk		
f) The Environment Agency		

Geoff Platts. Specialist Sustainable Places, Environment Agency, Lower Trent Area, Trentside Offices, Scarrington Road, West Bridgeford, Nottingham, NG2 5FA Direct dial 0203 0253242 Direct e-mail geoff.platts@environment-agency.gov		
g) Historic England/English Heritage		
Historic England. eastmidlands@HistoricEngland.org.uk 2 nd floor, Windsor House, Cliftonville, Northampton, NN1 5BE		
Ann Plackett, English Heritage, East Midlands Region, 44 Derngate Northampton, NN1 1UH		
h) Network Rail Infrastructure Limited		
Network Rail Infrastructure Limited, Kings Place, 90 York Way London, N1 9AG		
i) The Highways Agency		
Ms Aoife O'Tool, Highways Agency, Level 9, The Cube 199 Wharfside Street, Birmingham B1 1RN		
k) Any person i. to whom the electronic communications code applies ii. who owns or controls electronic communications apparatus in the area		
British Telecommunications Plc, Customer Wideband Planning Group Post Point BSTE 0301, Bath Street, Nottingham NG1 1BZ		
li) Primary Care Trust		
NHS Coventry and Rugby Clinical Commissioning Group (CCG), Parkside House, Quinton Road, Coventry CV1 2NJ. contactus@coventryrugbyccg.nhs.uk		
lii) Licence holder under the Electricity Act 1989		
FAO Mr D Holdstock, National Grid, AMEC Environment & Infrastructure UK Limited, Gables House, Kenilworth Road, Leamington Spa, Warwickshire, CV32 6JX		

liii) Licence holder under the Gas Act 1986		
British Gas Properties, Aviary Court, Wade Road, Basingstoke Hampshire, RG24 8GZ		
liv) Sewage Undertaker/iv) Water undertaker		
Severn Trent PO Box 407 DARLINGTON DL1 9WD		
m) Voluntary bodies some or all of whose activities benefit all or part of the neighbourhood area		
Voluntary Action Rugby 19&20 North Street, Rugby, Warwickshire CV21 2AG. rugbyinfo@wcava.org.uk		
Age UK Warwickshire, 8 Clemens St, Leamington Spa CV31 2DLinfo@ageukwarks.org.uk		
Campaign to Protect Rural England, 5-11 Lavington Street, London, SE1 0NZ info@cpre.org.uk		
n) Bodies which represent the interests of different racial, ethnic or national groups in the neighbourhood area		
Equality and Inclusion Partnership, Room 127, Morgan Conference Suite, Warwickshire College, Technology Drive, Rugby, Warwickshire, CV21 1AR advice@equipequality.org.uk		
Federation of Gypsy Liaison Groups info@gypsytravellerfederation.org		
o) Bodies which represent the interests of different religious groups in the neighbourhood area		
Rugby Interfaith Forum http://interfaithinrugby.org.uk/		
Local Church?		
p) Bodies which represent the interests of persons carrying on business in the neighbourhood area		
Coventry and Warwickshire Chamber of Commerce, Chamber House, Innovation Village, Cheetah Road Coventry CV1 2TL info@cw-chamber.co.uk		
q) Bodies which represent the interests of disabled persons in the neighbourhood area		

Warwickshire Integrated Disability Service Saltisford Office Park Ansell Way Saltisford Warwick CV34 4UL feedback@warwickshire.gov.uk		
Other bodies		
contactus@warwickshire.police.uk		
Warwickshire Fire and Rescue		
Councillors/MP		
MP: mark.pawsey.mp@parliament.uk		
County Councillor: adrianwarwick@warwickshire.gov.uk		
Borough Councillor: eve.hassell@rugby.gov.uk		

Pre submission consultation responses Appendix 17

No.	Chapter/ Section	Policy Number	Comment	Response	Amendment
1		G1	<i>Unless new developments will be required to take advantage of opportunities to incorporate improvements to the transport infrastructure network into their proposals or may be required to contribute to such improvements through a planning obligation, where the legal requirements are met.</i>	<i>Noted</i>	<i>None</i>
		H2	<i>the dwelling need to be capped at 3 bedrooms which will be proportionate to the local housing needs of the community.</i>	Noted. It is not considered appropriate to exclude ALL new dwellings of 4 or more bedrooms.	None
		H3	<i>Self builds need should be restricted to 3 bedrooms</i>	We disagree that this is necessary.	None
		ENV1	<i>Linked to local needs</i>	The sites designated are considered most 'special' locally.	None
		ENV2	<i>How will local need be assessed to residents that live in Clifton and Holton or who live within xxx number of miles of the village boundary.</i>	The sites designated have been identified as appropriate through fieldwork undertaken by residents and an environmental consultant.	None
		CF2	<i>How will this be assessed, I couldn't</i>	It will be the responsibility	None

			<i>see any design criteria or link to another document.</i>	of the applicant to demonstrate that these conditions have been met.	
		<i>E1</i>	<i>Staff parking and suitable area for drop off for pupils</i>	This is covered in criterion a).	None
		<i>T1</i>	<i>Define parking for cars and vehicles over a certain size? will this include or exclude caravans/ motorhomes? Should any local accident statistics be taken into account.</i>	This is not possible for a neighbourhood plan to include in a policy.	None
		<i>BE1</i>	<i>I think that 12 months may be challenged, 18 months may be better, how will it be treated if the premises is vacant but on a long lease with the Landlord.</i>	Noted. We will increase this period to 24 months to align with the Local Plan.	Change to be made as indicated.
		<i>CF1</i>	<i>For all new developments over 5 dwellings, they will be required to contribute to increased police, ambulance, fire presence within rugby or local traffic calming, average speed cameras, social and recreational facilities such improvements through a planning obligation, where the legal requirements are met. Within section 4 Traffic and Parking add visual traffic calming measures.</i>	There is no statutory requirement to contribute to infrastructure for developments of under 10 dwellings.	None
2		<i>G1</i>	<i>Agree with this</i>	Noted	None
		<i>G2</i>	<i>Agree with this</i>	Noted	None
		<i>H1</i>	<i>Agree with this</i>	Noted	None
		<i>H2</i>	<i>Agree with this</i>	Noted	None
		<i>H3</i>	<i>Agree with this</i>	Noted	None
		<i>ENV 1</i>	<i>Agree with this</i>	Noted	None
		<i>ENV 2</i>	<i>Agree with this</i>	Noted	None
		<i>ENV 3</i>	<i>Agree with this</i>	Noted	None
		<i>ENV 4</i>	<i>Agree with this</i>	Noted	None
		<i>ENV 5</i>	<i>Agree with this</i>	Noted	None
		<i>ENV 6</i>	<i>Agree with this</i>	Noted	None
		<i>ENV 7</i>	<i>I agree with this, Clifton upon Dunsmore had</i>	Noted	None

			<i>some tremendous views which must be protected</i>		
		ENV 8	<i>I agree with this, more should be done to encourage people to walk or ride into rugby. Existing routes can be unpleasant.</i>	Noted	None
		ENV 9	<i>Agree with this</i>	Noted	None
		ENV 10	<i>Agree with this</i>	Noted	None
		CF1	<i>Agree with this</i>	Noted	None
		CF2	<i>Agree with this</i>	Noted	None
		CF3	<i>Agree with this</i>	Noted	None
		E1	<i>Agree with this</i>	Noted	None
		T1	<i>I agree with this. Traffic though the village at peak times, on south road, north road and rugby road is already severely congested. Development proposals must not make this worse.</i>	Noted	None
		T2	<i>Agree with this</i>	Noted	None
		BE1	<i>Agree with this</i>	Noted	None
		BE2	<i>Agree with this</i>	Noted	None
		BE3	<i>Agree with this</i>	Noted	None
		BE4	<i>Agree with this</i>	Noted	None
		BE5	<i>Agree with this</i>	Noted	None
		BE6	<i>I mostly agree with this but believe that building on farm land should be a last resort once all other options have been eliminated.</i>	The policy supports development which helps to sustain the farm enterprise, whilst providing safeguards for the Neighbourhood Area.	None
		C1	<i>Agree with this</i>	Noted	None
		general	<i>The neighbourhood plan is a tremendous piece of work!</i>	Thank you!	None
3		general	<i>I oppose any plans to build any more houses in Rugby until significant improvements are made to the town's infrastructure, including having 24/7 Accident & Emergency and maternity services reinstated at St Cross</i>	Noted. The NP is not able to override the strategic housing policies of the Borough Council, or to promote less housing than in the Local Plan.	None

			<i>Hospital in Rugby, the road networks being improved and planned properly. Also public transport has deteriorated over recent years. Secondly, Clifton could not support so many houses without major changes to its roads which would completely change its character. The local primary schools are oversubscribed. I am not convinced this number of additional houses are required in Rugby following recent developments and not convinced these houses are sold to provide housing to local population. I think different models for developments should be used as Houlton and other similar developments are lacking in community facilities. I think the danger is without improving the town's infrastructure, the current Rugby population's standard of living will decrease and bring the additional housing will bring more pressure to services which will make the problems worse.</i>		
4		G1	<i>The proposed 3 building sites of around 150 dwellings, which would increase the village population by more than that would significantly change the village. Already the roads do not support the existing traffic particularly at certain times of the day, with some of the junctions being dangerous. An</i>	Noted. The NP is not able to override the strategic housing policies of the Borough Council, or to promote less housing than in the Local Plan.	None

			<i>increase in the number of cars in the village would make this worse, with parking around the church and shopping getting harder. As the current residents age further, some are already needing to use cars when they would have walked when they were able to. The fields and road from Clifton to Newton already gets flooded regularly.</i>		
		G2	<i>The building design should be in keeping with the village, something which has already shown deviation in recent building within the village.</i>	This is covered in Policy G2 and the Design Guide and Codes Appendix 2.	None
		H1	<i>Within the village there is already a mix of housing types, with bungalows and dwellings of up to 3 bedrooms.</i>	Noted. The Housing Needs Assessment identified a gap in the provision of smaller dwellings and bungalows.	None
		H2	<i>The number of windfall sites should be limited as numerous developments would significantly increase the population and therefore traffic which is already an issue for concern.</i>	Noted, however windfall sites cannot be restricted in this way. The NP policies will help prevent inappropriate development.	None
		H3	<i>Any affordable housing schemes need to be carefully thought through so as not to swamp the village and adversely change the character</i>	Noted	None
		ENV1	<i>It is important that green spaces are not lost. The 3 proposals go against this.</i>	Policy Env 1 seeks to protect these important local green spaces.	None
		ENV2	<i>Existing important green spaces should not be lost but be adequately maintained</i>	Noted	None

		ENV3	<i>These should be maintained</i>	Noted	None
		ENV4	<i>These should be maintained</i>	Noted	None
		ENV5	<i>Support should be given to maintaining them in particular the church</i>	The purpose of the policy is to protect them against inappropriate development.	None
		ENV6	<i>This should be kept where possible</i>	Noted	None
		ENV7	<i>It is vital that the views of the residents are sought before any proposed development and the true impact of any developments thoroughly considered and indicated and related clearly to the residents before any consent given. This means making every effort to obtain the views of everybody in the village e.g. not everybody has internet and not everybody who does will use e.g. Facebook</i>	Noted. Residents have the opportunity to influence the NP at planning application stage, as well as through numerous stages of the NP, leading up to and including the Referendum.	None
		ENV8	<i>Developing cycling routes makes sense to decrease the use of cars</i>	Noted	None
		ENV9	<i>It is already common to see fields under water between Clifton and Newton, so any building should not make matters worse.</i>	Noted	None
		ENV10	<i>Existing residents should be encouraged in the use of e.g. solar panels, and this could be considered for the church</i>	Noted	None
		CF1	<i>This should be maintained</i>	Noted	None
		CF2	<i>Parking is already an issue around the TMH. Whereas people used to park on one side of the road opposite the church, parking on both sides is developing making passage</i>	Noted. The policy requires consideration to be given to parking and traffic issues.	None

			<i>through there more difficult, and this can be unsafe near the junction. The roads in Clifton are not wide enough to support extra traffic.</i>		
		<i>E1</i>	<i>It is not just adequate parking that would be necessary with any school development, but the roads should be able to support the increase in traffic. In Clifton there is already an issue of parking around schools and passing the junction at certain times of the day is hazardous.</i>	Noted. Criterion a) addresses this point.	None
		<i>T1</i>	<i>If there are any housing developments this will automatically increase the traffic through the village irrespective of off-street parking which would be essential anyway. The roads in Clifton struggle to support existing traffic. We already had to have traffic calming measures made when there was the threat of Houlton traffic wanting to use Clifton as a route into town. People often ignore the 20mph speed limit as this is not enforced. We were told that there would be e.g. a roundabout at the end of South Road and Hillmorton Lane but this never materialised and still remains a difficult junction to negotiate particularly when turning right into South Road as oncoming vehicles are not visible. Any increase in traffic through the village could make this junction potentially more hazardous. With</i>	Noted. The NP cannot prevent new developments that are agreed as part of the Local Plan.	None

			<i>the existing building work at Mercanti Lodge the expectation is that there will be a significant increase in traffic around that junction.</i>		
		T2	<i>It is hard to visualise where charging points would be established without impacting on parking space</i>	The policy allows for electric parking in specified circumstances.	None
		BE1	<i>It is vital that it has no impact on the village, but the expectation would be that businesses could increase the flow of traffic which is already an issue</i>	The policy protects existing businesses.	None
		BE2	<i>It is vital that it has no impact on the village, but the expectation would be that businesses could increase the flow of traffic which is already an issue</i>	There is a requirement that new businesses do not result in unacceptable levels of traffic.	None
		BE3	<i>Signage should not distract drivers as this could cause accidents</i>	Noted	None
		BE5	<i>This must not impact traffic</i>	Noted	None
		BE6	This must not impact traffic or water supply/sewage or noise	Noted. The policy provides these safeguards.	None
		C1	Any new proposals should be thoroughly assessed for health risks		
		general	Overall I am seriously worried about the massive impact on the village of the 3 proposed housing developments in Newton Road, North Road and Lilbourne Road. The infrastructure of the village cannot withstand the huge increase in size. It would change the nature of the village. Traffic is becoming a	Noted	None

			major issue already. The school is already oversubscribed so this could result in more travelling through the village to other schools.		
5		General	As the Parish Council will be aware, the Rugby Local Plan (2019) is not up-to-date and is currently under review with the Borough Council consulting on its Preferred Options for the period to 2045. This is being prepared in the context of the new National Planning Policy Framework (NPPF) (December 2024). The Planning Context for this Neighbourhood Plan is therefore evolving, and there is not an up-to-date Local Plan. In this context, Paragraph: 009 Reference ID: 41-009-20190509 of the National Planning Policy Guidance is relevant. This requires consideration to the relationship between the emerging neighbourhood plan and local plan to ensure any conflict is minimised between policies, including housing supply policies. This should be achieved through collaborative working between authorities to ensure complementary policies are produced. As drafted, there is conflict between the policies of the two emerging plans in relation to housing supply and this should be addressed in any future draft of the Neighbourhood Plan.	Noted. The NP will be updated to take into account the emerging Local plan prior to submission. However, the NP will be examined against the Made Local plan and not the emerging Local Plan. The Qualifying Body has decided not to allocate its own housing. The comments about the sites promoted by Richborough are noted, however this is a matter to take up with the Borough Council through the Local Plan consultation rather than through the NP. Any NP allocation would be in addition, not instead of, the sites put forward in the Local Plan.	None

			The risk to the Parish Council if it proceeds with the Neighbourhood Plan as drafted is that it may not be successful at the independent examination, and may therefore be abortive. The Local Plan Preferred Options Consultation does not set a housing requirement for designated neighbourhood areas, such as Clifton-upon-Dunsmore, in accordance with paragraph 69 of the NPPF. It is recognised therefore that it is difficult for the Parish to respond positively to addressing the housing requirement for the Parish in the absence of a figure. However, the Preferred Options is consulting on three potential housing allocations within the Parish for a combined total of 150 homes (land north of Lilbourne Road, Newton Road, and North Road). Richborough strongly considers the land it has put forward to the south of Clifton-upon-Dunsmore (land off Rugby Road) would be better aligned with the Vision within the draft Neighbourhood Plan on page 13 than the three potential separate sites within the Preferred Options. Richborough will be making representations to Rugby Borough Council and would like to meet again with your Parish to discuss this further, but have set		
--	--	--	---	--	--

			out below for your consideration the following reasons having regard to the bullet points in paragraph 3.5 of your Neighbourhood Plan: • Development of land off Rugby Road maintains an appropriate level of separation between Houlton, Rugby, and Clifton-upon-Dunsmore, and does not diminish the sense of separation between the settlements; • Richborough can provide assurances around development being high-quality, eco-friendly in design and operation and help to meet a local need. Locating 150 homes on one site as opposed to three separate smaller sites provides economies of scale, and opens up opportunities to deliver greater public benefit for the village. Richborough could facilitate enhancements to Clifton Pavilion and Playing Fields off South Road through development of land off Rugby Road (both in terms of land and facilities) and would be willing to discuss this further with the Parish Council. Development could also include the provision of bungalows as noted this is particularly supported by the Parish; • Richborough control land between the village and Houlton, and can assist in facilitating improved walkways and		
--	--	--	--	--	--

			cycleway as part of development off Rugby Road (including potentially along Hillmorton Lane which is noted as being strongly requested by the local community); • As above, the development of land off Rugby Road can provide new and enhanced facilities at the Playing Fields to meet the changing needs of the population as well as opportunities for walking as an enhancement to the existing route south of the village; • Richborough would be happy to work with the Parish Council in relation to a design statement for land off Rugby Road, and retaining the character of the village. Importantly, land off Rugby Road does not adjoin the Conservation Area (unlike Land north of Lilbourne Road) and will not increase traffic within the Conservation Area to the same extent as the other three sites; • Development of land off Rugby Road can preserve hedgerows as valuable habitats, and there is sufficient space to accommodate a clear separation from surrounding developments; • Development of land off Rugby Road need not significantly impact on views south from Clifton Recreation Ground recognised within Figure 11 of the Neighbourhood Plan; and, • Unlike the three		
--	--	--	---	--	--

			separate sites to the north of the village, land off Rugby Road is less likely to result in through traffic within the village to the detriment of highway safety. Richborough consider its proposals represent a better alternative for the village than the three separate smaller sites. These three sites will not have as positive an effect on community facilities and recreation opportunities to the south of the village, but will have greater negative effects in relation to the Conservation Area and increased through traffic within the village centre. Richborough would encourage the Parish Council to be proactive and take the lead in allocating land off Rugby Road within its Neighbourhood Plan for homes, and community and recreation facilities as an alternative to the three separate smaller sites proposed by the Borough Council in its Preferred Options.		
6		G1	<i>It is important that any development does not impact on the local countryside, that the existing road network can cope with any extra traffic and that parking around shops and school is safe for pedestrians and other road users.</i>	Noted	None
		G2	<i>All new development to be built towards self sufficiency in water and energy use eg recycled grey water, solar panels etc.</i>	Noted. The NP cannot insist on this, but is supported through the Design Guide.	None

		ENV1	<i>Local green spaces are very important. We live in a village with countryside around us and not a town suburb.</i>	Noted	None
		ENV8	<i>A joined up network of footpaths and cycleways connecting all community assets are important for health and the environment.</i>	Noted	None
		ENV9	<i>No development where there is a risk of flooding</i>	Noted	None
		ENV10	<i>Small scale only, not a big solar farm</i>	Noted. The policy supports small-scale solar and wind.	None
		E1	<i>Expansion of schools or building new schools should include adequate and sufficient public transport, access via footpaths and cycle ways as well as safe drop off points from cars.</i>	Noted. The policy supports this by resisting development that causes traffic related issues.	None
		T1	<i>Traffic management is not good now with car damaging speed humps and potholes as well ad hoc parking by the shops and school. New developments will bring more traffic. All developers should contribute to a whole village approach to traffic management.</i>	Noted	None
		general	<i>Local green spaces are very important. We live in a village with countryside around us and not a town suburb.</i>	Noted	None
7		G1	The proposed site in North Road is located outside the settlement boundary and is in fact farmland utilised for grazing by a local farmer	Noted. The NP cannot influence the strategic allocations in the Local Plan.	None
		ENV8	<i>There is no footpath from Clifton to Hillmorton Lane therefore pedestrian routes to and from the</i>	Noted. The policy supports the expansion of footpaths.	None

			<i>village are limited to Rugby Road.</i>		
		CF2	<i>There is a significant lack of children's play equipment within the village currently. Increasing the population will Require investment in such amenities</i>	Noted	None
		E1	Access and parking is a serious problem as is and any additional traffic from new development will only add to this issue.	Noted	None
		T1	<i>Exiting North Road is currently very difficult at certain times of the day. The school end is so busy it's nearly impossible to safely exit. The other end of North Road is only suitable for one car to pass on the the main road at any time. There is simply not the capacity to accommodate further housing on North Road especially as the proposed site will enter and exit on a ninety degree bend.</i>	Noted	None
		General	<i>Houlton is part of the Clifton Upon Dunsmore parish, and therefore surely the level of housing being provided in Houlton negates the need to try and add significant additional housing within Clifton village outside the settlement boundary.</i>	Noted. The NP cannot influence Local Plan allocations.	None
8		G1	<i>It is noted that this had been determined in conjunction with the Rugby Local Plan 2011 -2031 and appears to now have little value given the overriding nature of the draft RLP 2024-2045</i>	Noted. The NP will be updated prior to submission to take the emerging Local Plan into account, although the NP will be examined	None

				against the Adopted Local Plan.	
		G2	<i>No comment as no access to the appendix2 detailing the Design Guide and Codes</i>	Noted. The Design Guide was available electronically.	None
		H1	<i>Since moving to Clifton I have witnessed 6 Bungalows having been either demolished and/or extended: 5 of which are now large houses. Given the ageing population (8 of my neighbouring households are in their 70s/80s). More bungalows needed.</i>	Noted. This is the purpose of Policy H1	None
		H2	<i>Fine in principle</i>	Noted	None
		H3	<i>This seems at odds with Policy G1 - the Settlement Boundary would now appear to be almost meaningless given the proposed Rugby Local plan 2024-2045</i>	The Settlement Boundary will remain until the Local Plan is adopted, at which point any allocated sites will need to be included within it. The Boundary still provides protection against further unwanted development.	None
		ENV3	<i>No comment - nothing of note in Clifton village</i>	Noted. The policy incorporates many local sites of natural environment significance.	None
		ENV7	<i>Agreed - but note the adverse affects on views 1, 3, and 10 of the development sites identified on the proposed Rugby Local Plan 2024-2045</i>	Noted. The Local Plan is a draft. If the allocations remain in the Adopted version, we will expect development to take the views into account and to provide	None

				appropriate mitigation.	
		ENV8	<i>Agreed. However PRow R112A - opposite the cemetery does not exist and R114 from Station Rd is dangerous in wet weather. Urban and Civic have yet to start the outer perimeter landscaping walkway from Hillmorton Lane to Rugby Road</i>	The footpath DOES exist. The PC is aware of the issues with footpath R114 and has acted with Warwickshire County Council.	None
		CF2	<i>No certainty that developers can be trusted to fulfil their obligations. See comments above re Urban and Civics failure to start the Houlton Link Road Outer Perimeter landscape walkways</i>	Noted	None
		E1	<i>Traffic/parking is already an issue at Clifton School/pre-school - even without the huge developments being proposed in the village</i>	Noted	None
		T1	<i>Any new developments outside the Settlement Boundary will by its nature generate significant new traffic through the village</i>	Noted	None
		general	<i>Would like to acknowledge and thank all those involved in putting together such a detailed and comprehensive document. It is a pity that the Rugby Local Plan 2024-45 appears to undermine some of that work. Also, in hindsight it may have been a mistake to call for local sites (4.25 4.26 4.27) given the scale of the response</i>	Thank you.	None
9		G1	<i>I support the boundaries as set out in Fig 2 & Fig 3.</i>	Noted	None

		H1	<i>I support this policy but would like it to also include a statement that the conversion or replacement of existing bungalows to multi-storey accommodation are unlikely to be supported, in order to maintain the desired housing mix.</i>	Noted. We will strengthen the policy to take this issue into account.	Change to be made as indicated.
		H3	<i>I do not agree with H3a: not all sites adjoining the Settlement Boundary are suitable, even for exception sites. The character and amenity of the Parish would be adversely affected by building a minimum of 11 dwellings in some locations. I consider there to be proportionally sufficient affordable housing already within the Clifton boundary (Fig 2), relative to its size.</i>	Noted. The support for exception sites is a Borough-wide policy – the NP policy just adds local detail. Any application would have to meet the other NP requirements which are intended to help protect against inappropriate development.	None
		ENV1	<i>I support this policy.</i>	Noted	None
		ENV2	<i>I support this policy.</i>	Noted	None
		ENV3	<i>I support this policy.</i>	Noted	None
		ENV4	<i>I support this policy.</i>	Noted	None
		ENV5	<i>I support this policy.</i>	Noted	None
		ENV6	<i>I support this policy.</i>	Noted	None
		ENV7	<i>I support this policy.</i>	Noted	None
		ENV8	<i>I support this policy.</i>	Noted	None
		ENV9	<i>I support this policy.</i>	Noted	None
		ENV10	<i>I support this policy.</i>	Noted	None
		CF1	<i>I support this policy. 6.22 has a typo, should be 'Hospital of St Cross', not 'Street Cross Hospital'.</i>	Noted	Change to be made as indicated.
		CF2	<i>I support this policy.</i>	Noted	None
		CF3	<i>I support this policy.</i>	Noted	None
		E1	<i>I support this policy.</i>	Noted	None
		T1	<i>I support this policy.</i>	Noted	None
		T2	<i>I support this policy.</i>	Noted	None
		BE1	<i>I support this policy.</i>	Noted	None
		BE2	<i>I support this policy.</i>	Noted	None
		BE3	<i>I support this policy.</i>	Noted	None
		BE4	<i>I support this policy.</i>	Noted	None
		BE5	<i>I support this policy.</i>	Noted	None
		BE6	<i>I support this policy.</i>	Noted	None

		C1	I support this policy.	Noted	None
10		H3	This policy refers to rural exception sites only. It is not clear how the proposed tenure mix has been arrived at - are you able to evidence this and explain why this is required? The final sentence refers to self build housing. This does not fall under the definition of affordable housing (see Annex 2:Glossary of the National Planning Policy Framework). It is recommended that self build should be referenced under a separate policy.	The housing mix has been proposed and evidenced through the housing needs assessment. We will remove the reference to self-build.	None Change to be made as indicated.
		ENV1	Is this policy proposing to designate local green spaces within Clifton - it doesn't specify them within the consultation summary information?	Yes. It is a policy entitled 'Local Green Spaces.	None
		general	You will be aware that the Borough Council has recently launched a Preferred Option Consultation as part of the process for updating the local plan. This consultation includes proposed housing allocations at the village of Clifton upon Dunsmore. We would welcome further ongoing dialogue about how the emerging local plan and the Clifton upon Dunsmore Neighbourhood Plan can compliment each other, and whether there is appetite for neighbourhood plan policies to shape any future development on proposed allocations. The draft neighbourhood plan does not currently	Noted. The Parish Council undertook a call for sites during the preparation of the NP and no suitable sites came forward. Since then, the Local Plan draft has been published which allocates three potential sites in the Neighbourhood Area. To allocate a site now would require a new call for sites, re-running Regulation 14	None

			include any proposed allocations for housing. With reference to paragraph 14 of the National Planning Policy Framework, we would strongly encourage further consideration of including an allocation or allocations in the neighbourhood plan. The aforementioned NPPF paragraph refers to an adopted neighbourhood plan being both less than 5 years old and including policies and allocations to meet identified housing need, if the neighbourhood plan is to counter the presumption in favour of sustainable development outlined in paragraph 11(d). Including an allocation or allocations would therefore create the benefit of protection against speculative development proposals. Many of the policy summaries within the consultation summary regularly make reference to "sites mapped in the plan" or similar. This mapped information does not appear to be published as part of the consultation. As such, we are unable to accurately feedback on the detail of those policies at this time.	and undertaking a new SEA Screening, which would take up to 12 months, or longer if a full SEA was deemed necessary. The Parish Council has reluctantly decided that this would delay the NP by too long a period of time. All appendices were available on line.	
11		General	I think it is abundantly clear that this plan is nothing short of a money grabbing, habitat destroying, community weakening exercise and should be stopped immediately. There is categorically	I'm not sure that this comment is aimed at the Neighbourhood Plan or the Local Plan? The NP does not shove	None

			no need for houses to be shoved in every possible open expanse of our small village that already struggles with infrastructure for traffic, communications, utilities and education. How this current Labour government aren't being hung out to dry for the destruction of beautiful villages across the country for the sake of 'affordable housing' which is over priced rubbish that is being built well below any standards of housing in these villages is just unfathomable. It's beyond clear that they have zero regard for any current residents that are already struggling with overwhelming amounts of traffic on poorly maintained highways and frankly at the rate that houses in the village seem to be popping up for sale since the news, it's very clear that people want out for hope that they can live somewhere they are listened to and respected all before we are crushed with a 20 year plan that will ultimately ruin what rural charm any of Rugby still has. If Rugby so desperately needs housing then sites such as DIRFT need to have their growth restricted and this open expanse of unappealing land can be utilised for the unappealing new builds that this government seems to crave and	houses 'in every possible open expanse' but, rather, seeks to protect important environmental areas and shape any future development in line with local need.	
--	--	--	--	--	--

			suggest that anyone wants to have to live in. Until there can be without any shred of doubt that the local areas charm, rural nature and above all, its infrastructure are considered properly and not just glazed over because we were unfortunante not to be included in the massive portion of green belt land thanks to poor decisions of the past then this needs to be halted now.		
12		G1	Agree with proposals	Noted	None
		G2	Agree with proposals, character of the village must be maintained	Noted	None
		H1	Agree with proposals	Noted	None
		H2	Agree with proposals, developments must reflect the character and charm of the village.	Noted	None
		H3	Agree with proposals	Noted	None
		ENV1	Agree with proposals	Noted	None
		ENV2	Agree with proposals, open spaces must not be lost	Noted	None
		ENV3	Ecologically valuable areas must be protected and preserved - totally support plan	Noted	None
		ENV4	Agree with proposals	Noted	None
		ENV5	Agree with proposals	Noted	None
		ENV6	Agree with proposals - these are valuable features to preserve for future generations	Noted	None
		ENV7	Absolutely vital to maintain these views for the mental well being of every resident in Clifton!	Noted	None
		ENV8	As above - such paths must be maintained and improved where feasible	Noted	None
		ENV9	Agree with proposals	Noted	None
		ENV10	Agree with proposals	Noted	None
		CF1	Agree with proposals	Noted	None

		CF2	Agree with proposals - traffic concerns are vital! Centre of village is already clogged up at some times of the day, more traffic will exacerbate the issue. Church road cannot be widened, houses and church very close together - so this bottleneck will always cause issues for the whole village and commuters passing through.	Noted	None
		CF3	Agree with proposals	Noted	None
		E1	Agree with proposals but with huge concerns about more traffic the village cannot sustain	Noted	None
		T1	Agree with proposals - see other related comments above	Noted	None
		T2	Agree with proposals	Noted	None
		BE1	Agree with proposals	Noted	None
		BE2	Agree with proposals	Noted	None
		BE3	Agree with proposals	Noted	None
		BE4	Agree with proposals	Noted	None
		BE5	Agree with proposals	Noted	None
		BE6	Agree with proposals	Noted	None
		C1	Agree with proposals	Noted	None
		general	Extremely concerned about the proposed plans to build houses on 4 different sites around the village. This would have a devastating affect on our beautiful village and would destroy the notion that Clifton is a village, it would become another extension to the Rugby town such as Hillmorton, Brownsover, Bilton etc. We settled in the village 16 years ago due to its charm and village character, housing on this level would just make us want to leave. The infrastructure, roads and amenities just	This comment appears to be linked to the Local Plan not the NP.	None

			cannot support building on the proposed scale - the village would be one traffic jam from one end to the other.		
13		G1	The settlement boundary has been defined to identify where development would be considered.	Noted	None
		G2	After consultation, and based on housing needs surveys, smaller developments of 2-3 houses would help to develop the village, whilst restricting larger developments where there is inadequate infrastructure to support such developments.	Noted	None
		H3	Affordable housing required both to encourage current younger people in the village to stay, and provide housing for older residents to stay in the village should they wish to downsize.	Noted	None
		ENV1	It's important to maintain/develop green space in the village to encourage healthy leisure activities.	Noted	None
		ENV8	We should look to develop footpaths within the parish - using existing CIL payments where applicable.	Noted	None
		E1	The school has a limited footprint within the village. Further housing development should be avoided as there is no provision for local children to attend a local school.	Noted	None
		T1	The roads into Rugby are already congested at rush hour. Further housing development, and associated increases in traffic should be avoided on	Noted	None

			roads/junctions are already overloaded.		
		T2	We should support charging infrastructure to support electric vehicles using existing facilities in the village (eg pavilion)	Noted	None
		BE4	Fibre to be continued to be rolled out to support effect home working	Noted	None
		General	A number of consultations with local residents have taken place to create the neighbourhood plan. Local views should be taken into account in the determination of the future of the village.	Noted	None
14		G1	Agreed	Noted	None
		G2	Agreed	Noted	None
		H1	More bungalows would be better than house.	Noted	None
		H2	Agreed	Noted	None
		H3	Ensure the planning authority insist on the correct level of affordable housing on any development site.	Noted	None
		ENV1	Agreed	Noted	None
		ENV2	Agreed	Noted	None
		ENV3	Agreed	Noted	None
		ENV4	Agreed	Noted	None
		ENV5	Agreed	Noted	None
		ENV6	Agreed	Noted	None
		ENV7	Clifton Village is a hilltop settlement and as such the views from the village are very important. The most important are the views towards the South towards Bluebell Wood, Clifton Brook and Oxford Canal, from Rugby Road, Clifton Playing Field, Shuttleworth Road and South Road.	Noted	None
		ENV8	Agreed	Noted	None
		ENV9	Agreed	Noted	None
		ENV10	Solar farms would be preferable to housing developments.	Noted	None
		CF1	Agreed	Noted	None

		CF2	Depends what they are and where they are.	Noted	None
		CF3	Agreed	Noted	None
		E1	Agreed	Noted	None
		T1	The increase in traffic flow and congestion must be taken into account.	Noted	None
		T2	Where would they be sited. Would it cause more parking problems.	Noted	None
		BE1	Agreed	Noted	None
		BE2	Agreed	Noted	None
		BE3	Agreed	Noted	None
		BE4	Agreed	Noted	None
		BE5	Agreed	Noted	None
		BE6	Include solar panels.	Noted	None
		C1	Agreed	Noted	None
		General	We do not want to see large development sites anywhere in Clifton Village that would mean Clifton was no longer a village.	Noted	None
15		G1	The existing road infrastructure does NOT support extending the settlement boundaries for development in land adjacent to Buckwell Lane and Manor Farm. This is documented by the rejection of 5 properties originally proposed at the corner of Buckwell Lane and since reduced to 2 off - 5 Bed properties, which have not yet commenced building.	Noted	None
		G2	Houlton was slated as a 20 year build project within the Clifton Parish. The priority should be to complete all the property there, and ascertain that effect to Clifton Upon Dunsmore. Wildly building additional properties inside of Clifton Upon Dunsmore which is also facing congested traffic mainly through Lilbourne Road and Main Street would	Noted. These comments appear to be more appropriate for the Local Plan consultation.	None

			make matters far worse than now. The affects of additional and unwanted properties in the Clifton and Dunsmore boundaries may also impact on housing prices. Buckwell Lane is too narrow to take vehicles belonging to 60+ houses adjacent to Buckwell Lane and a further 150+ houses adjacent to Manor Lane. All the land proposed by RBC is GREEN BELT land and has been previously offered for Sale but was rejected by RBC for the very same reasons RBC is now proposing. The destruction of Green Belt land would damage the environment, increase pollution (air, noise and light) and also reduce food security. RBC should instead use existing BROWN BELT land, for example off Oliver Street, Rugby to cater for the majority of housing needs within the Borough of Rugby before they carry out unwanted construction within the village Green Belt Communities.		
		H1	There should be suitable housing mix within the Brown Belt areas of Rugby Borough or Houlton - Those should be pursued first.	Noted. The housing mix for Houlton is determined by the Master Plan and planning approval. Housing mix beyond the Neighbourhood Area is outside of the scope of the NP.	None

		H2	Windfall sites should be pursued, as per plan to Houlton or other brown belt sites in Rugby and NOT in Clifton Upon Dunsmore.	Noted. Windfall sites, by definition, can come forward within each settlement boundary according to the policies in the NP and the Local Plan.	None
		H3	These should be pursued at Houlton or brown belt sites in Rugby Town.		
		ENV1	Local Green spaces need to be maintained to ensure there is no further damage to the environment.	Noted	None
		ENV2	Clifton Upon Dunsmore needs to maintain all the current green spaces for local amenities, sports and recreation. In the worst possible scenario (i.e. refusal by RBC to abort additional house building in Clifton) additional green spaces will be required to offset the effect of the harm caused by the additional premises with Clifton Upon Dunsmore.	Noted	None
		ENV3	Those sites already recorded as being important for Enviroment, Scientific or Historical significance should be maintained and extended if discovered during any building work.	Noted	None
		ENV4	As per Parish Plan.	Noted	None
		ENV5	As per Parish Plan.	Noted	None
		ENV6	As per Parish Plan.	Noted	None
		ENV7	As per Parish Plan - Villagers do not want to have their views to the countryside destroyed, which impacts on the neighbourhood.	Noted	None
		ENV8	As per Parish Plan.	Noted	None

		ENV9	Additional properties risk making local areas subject to flooding due to water run offs, pollution to water courses and damage to roads.	Noted	None
		ENV10	As per Parish Plan. Additional traffic within the village to attend the said facilities will have a detrimental impact on the road system further. There is also inadequate parking on Lilbourne Road, as it is when there is a need to cater for Village Hall Events or Church Services e.g. Funerals, Weddings, etc. I would strongly recommend the land known as the Spinny (belonging to Orbit Housing) off Robertson Close is adopted by RBC and considered for large scale village parking - ONLY in the event RBC refuse the stop the building plans currently put forward.	Noted	None
		CF1	Additional Schooling facilities should be considered within Clifton Upon Dunsmore - ONLY if RBC refuse the stop the building plans currently put forward.	Noted	None
		CF2	As above	Noted	None
		CF3	As per Parish Plan	Noted	None
		E1	As Parish Plan but allowing for more off road, temporary parking during pre start/end of School day to prevent the choking of roads and pavement parking.	Noted	None
		T1	No developments should be pursued if additional volumes of traffic link to roads which are already congested or	Noted. The NP does not propose new development.	None

			considered dangerous (e.g. blind bends near the top of Buckwell Lane).		
		T2	As per Parish Plan	Noted	None
		BE1	As per Parish Plan	Noted	None
		BE2	As per Parish Plan	Noted	None
		BE3	As per Parish Plan	Noted	None
		BE4	As per Parish Plan	Noted	None
		BE5	As per Parish Plan	Noted	None
		BE6	Not at the expense of loss of Green Belt Land or allowing for anti-social activities like the burning of rubber tyres which causes wide scale environmental destruction and harm to individuals who have health complaints, which are affected more adversely by anti-social activity such as this.	There is no Green Belt land in the Neighbourhood Area.	None
		C1	No new mast sites in Clifton Upon Dunsmore unless in agricultural brown belt land. High Speed Broadband is absolutely essential whether or not, construction is approved.	Noted	None
		General	All RBC plans in draft form or theorized, should be offered to the Parish Council for first rejection. All plans unapproved or approved by either the Parish Council or RBC should be mapped in full, and maintained within 30 days of approval, so that the full magnitude will become evident to Parishioners.	Noted	None
16		G1	I am in broad agreement with the proposals outlined in the draft neighbourhood plan, particularly the maintenance of settlement boundaries. It is crucial to ensure a	Noted	None

			clear distinction between Clifton Upon Dunsmore village, the Houlton development and Rugby town centre. This separation helps preserve the unique character and identity of our village, preventing it from merging into a larger conurbation.		
		G2	I am in agreement with the Building Design Policy G2 as outlined in the draft neighbourhood plan. The emphasis on high-quality design, layout, and use of materials is essential to maintaining the special character of Clifton Upon Dunsmore. It is important that new developments outside of Houlton demonstrate regard to the building design principles and requirements stated in the Design Guide and Codes. This approach will help ensure that any new construction complements the existing architectural styles and does not detract from the village's historic and rural charm. Given my concerns about preserving the village's identity and preventing it from becoming a thoroughfare, it is crucial that any new developments adhere to these design standards. This will not only enhance the aesthetic appeal of the village but also contribute to a cohesive community environment that respects the heritage and character of Clifton	Noted	None

			Upon Dunsmore. Overall, Policy G2 aligns with the broader objectives of the neighbourhood plan to ensure sustainable development that is in harmony with the village's existing character and infrastructure.		
		H1	I support the Housing Mix Policy H1 as it aims to address the local housing needs identified in the Housing Needs Assessment. The focus on providing a mixture of housing types, particularly bungalows suitable for elderly people and dwellings of up to three bedrooms, is a positive step towards ensuring that the housing stock meets the diverse needs of our community. Furthermore, the policy's provision for larger homes only where there is a proven housing need ensures that any new developments are justified and aligned with the community's requirements. This careful consideration of housing mix will help prevent overdevelopment and ensure that the village's infrastructure can support its population.	Noted	None
		H2	I am supportive of the Windfall Sites Policy H2 as it provides a sensible approach to accommodating small-scale development within the existing settlement boundaries. The policy's focus on infill and	Noted	None

			redevelopment sites for up to four dwellings ensures that any new development is in keeping with the existing character of Clifton Upon Dunsmore and Houlton. The criteria outlined in the policy, such as respecting the shape and form of the village, retaining important natural boundaries, and ensuring safe vehicular and pedestrian access, are crucial for maintaining the village's distinctive character and ensuring the safety and well-being of residents. Additionally, the policy's emphasis on preventing unacceptable loss of amenity for neighbouring occupiers is important for preserving the quality of life in the village.		
		H3	The policy's criteria, such as the site adjoining the Settlement Boundary and the type and scale of affordable housing being justified by evidence of local need, ensure that any development is both necessary and appropriately located.	Noted	None
		ENV1	I am in full support of the Local Green Spaces Policy ENV 1, as it plays a vital role in preserving the cherished open spaces within Clifton Upon Dunsmore. The designation of sites such as Clifton Recreation Ground and Houlton Park as Local Green Spaces ensures that these areas are	Noted	None

			protected from development, safeguarding them for future generations. These green spaces are not only important for their environmental value but also for their contribution to the community's well-being. They provide essential recreational opportunities, enhance the village's aesthetic appeal, and support local biodiversity. By protecting these spaces, the policy helps maintain the rural character of the village and offers residents a place to enjoy nature and outdoor activities.		
		ENV2	The policy's provision for protecting Open Space, Sport & Recreation sites ensures that these areas are preserved for their intended use and are not lost to development unless replaced by equivalent provision. This is crucial for maintaining the community's access to recreational facilities and natural environments, which are essential for physical and mental health. The inclusion of open space requirements in new developments further ensures that future growth does not compromise the availability of green spaces, aligning with the neighbourhood plan's objectives to promote sustainable development while preserving the village's rural character.	Noted	None

		ENV3	Overall, Policy ENV 3 is a vital component of the neighbourhood plan, reflecting the community's commitment to preserving its natural heritage and promoting environmental sustainability.	Noted	None
		ENV4	The policy's requirement for new development proposals to deliver biodiversity net gain, with a minimum of 10%, ensures that any development contributes positively to the local ecosystem. This proactive approach aligns with national guidelines and reflects the community's commitment to preserving and enhancing biodiversity. Additionally, the policy's focus on protecting notable trees and ensuring that development does not adversely affect wildlife corridors is crucial for maintaining habitat connectivity and ecological integrity.	Noted	None
		ENV5	By balancing the significance of the parish's historical features against the benefits of any proposed development, the policy ensures that the area's rich heritage is preserved for future generations.	Noted	None
		ENV6	Protecting these earthworks is important because they are a rare and tangible link to the medieval agricultural practices that shaped the village's history and landscape, offering	Noted	None

			cultural and educational value to both residents and visitors. By ensuring that any development proposals consider the significance of these features, the policy helps preserve the village's unique historical character and prevents further loss of these valuable heritage assets.		
		ENV7	I support the Important Views Policy ENV 7, as it identifies and seeks to protect key views that are integral to the setting and character of Clifton Upon Dunsmore. These views, such as those from Newton Road and Hillmorton Locks, offer residents and visitors a visual connection to the village's rural surroundings and contribute to the community's appreciation of its landscape. By ensuring that development proposals respect and protect these views, the policy helps maintain the village's aesthetic appeal and prevents visual intrusion that could detract from its unique character.	Noted	None
		ENV8	I am in favour of the Footpaths, Bridleways and Cycleways Policy ENV 8, as it aims to protect and enhance the existing network of pathways, which is crucial for promoting environmentally friendly access to and within Clifton Upon Dunsmore. Given that Lilbourne Road is not paved for a large part, improvements to this	Noted	None

			and other pathways would significantly enhance accessibility and safety for pedestrians and cyclists, encouraging sustainable travel options. The policy's support for creating a coherent network of footpaths and cycleways aligns with the community's desire to improve connectivity while preserving the village's rural character.		
		ENV9	I support the Flood Risk Resilience and Climate Change Policy ENV 9, as it addresses the critical issue of flooding, particularly in areas like where the River Avon crosses Newton Lane, which experiences flooding during winter months. Lilbourne Road also suffered flooding in 2024 for the first time in my residency. The policy's emphasis on ensuring that new development proposals do not exacerbate flood risks and include sustainable drainage systems is essential for protecting the village and its residents from the adverse impacts of climate change. By promoting infrastructure improvements and requiring hydrological studies for developments in flood-prone areas, the policy helps enhance the community's resilience to flooding and supports long-term environmental sustainability.	Noted	None

		ENV10	I support the Renewable Energy Generation Infrastructure Policy ENV 10, as it encourages small-scale renewable energy projects that are sensitive to the local landscape and community needs. The policy's conditions, such as minimising landscape impact and ensuring developments do not adversely affect heritage assets or residential amenity, are crucial for balancing the benefits of renewable energy with the preservation of Clifton Upon Dunsmore's character. By focusing on small-scale initiatives and discouraging large commercial wind and solar farms, the policy aligns with the community's desire to contribute to sustainability while maintaining the village's rural and visual integrity.	Noted	None
		CF1	I support the Retention of Community Facilities and Amenities Policy CF 1, as it prioritises the preservation of essential community assets such as Townsend Memorial Hall, St Mary's Parish Church, The Bull Inn, and village allotments. These facilities are integral to the social fabric and identity of Clifton Upon Dunsmore, providing spaces for community interaction, cultural activities, and local services. The policy's criteria for preventing	Noted	None

			the loss of these facilities, unless there is no longer a need or viable support, ensures that they continue to serve the community effectively. By safeguarding these amenities, the policy helps maintain the village's character and supports the well-being of its residents.		
		CF2	By promoting improvements that are conveniently accessible and considerate of local needs, the policy supports the community's well-being and enhances the quality of life for all residents.	Noted	None
		E1	I support proposals for the expansion of existing schools in the Parish, provided that: a) Expansion would not exacerbate existing access-related or traffic circulation problems, unless suitable mitigation measures are brought forward as part of the proposal and adequate parking is available on site; b) There is no significant loss of outdoor recreation space at the school; and c) The development would not result in a significant loss of amenity to local residents or other adjacent users and is in keeping with the character, scale, and form of the current building.	Noted	None
		T1	I am concerned about the potential increase in traffic through the village, which could lead to noise, congestion, and safety issues, especially in	Noted. Any large scale increase in development such as that proposed through the	None

			areas lacking pavements. It is important that Clifton Upon Dunsmore is not used as a thoroughfare to other areas of Rugby. The current infrastructure is not equipped to handle a significant increase in traffic, and measures should be taken to mitigate this risk. Development proposals must demonstrate that the traffic generation and parking impact created by the proposal do not result in a severe direct or cumulative impact on congestion or road and pedestrian safety	Local Plan will be required to mitigate any increase in traffic where there are safety issues.	
		T2	Provision of communal vehicular charging points within the Parish would be welcomed, provided there is universal access and the installation minimises negative impact on the availability of existing parking within the Parish.	Noted	None
		BE1	I support the Support for Existing Businesses and Employment Policy BE1, as it aims to preserve commercial premises and land that provide employment opportunities within Clifton Upon Dunsmore. Allowing a change of use should not be automatic and only if it can be demonstrated that the premises have not been in active use for at least 12 months and have no potential for reoccupation or redevelopment for employment-generating uses.	Noted	None

		BE2	I would support additional employment opportunities, provided any new development: a) does not increase noise levels or light pollution or introduce any pollution to an extent that they would unacceptably disturb occupants of nearby residential property; b) is of a size and scale not adversely affecting the character, infrastructure, and environment of the Parish, including the countryside; c) does not generate unacceptable levels of traffic movement and on-road parking and make appropriate off-road parking provision; d) falls within the boundary of planned limits of development for the Parish; e) is sited in existing buildings or on areas of previously developed land; and f) does not involve the loss of dwellings.	Noted	None
		BE3	We agree with the policy.	Noted	None
		BE4	In general, we support proposals for the use of part of a dwelling for office and/or light industrial uses, and for small-scale free-standing buildings within its curtilage, extensions to the dwelling, or conversion of outbuildings for those uses, where: a) Such development will not result in unacceptable traffic movements and that appropriate parking provision is made; b) No significant and adverse impact arises	Noted	None

			to nearby residents or other sensitive land uses from noise, fumes, light pollution, or other nuisance associated with the work activity.		
		BE5	Agreed, and it is important that it does not significantly increase traffic, off-road parking, or impact nearby residents due to noise, fumes, light pollution or other nuisances associated with work activities.	Noted	None
		BE6	We support farm diversification and the sustainable growth and expansion of businesses through the conversion of existing agricultural buildings and/or change of use of agricultural land, provided that: a) The use proposed is appropriate to the rural location; b) Conversion/adaptation works do not have a detrimental effect on the distinctive rural character of the Parish; c) Any development will not have an adverse impact on any archaeological, architectural, historic, or environmental features; d) The local road system is capable of accommodating the traffic generated by the proposed new use and does not adversely affect the Parish infrastructure, particularly local road networks, water supply, and sewerage, and will meet parking requirements within the curtilage of the farm; and e) There is no significant adverse	Noted	None

			impact on neighbours through noise, light or other pollution, increased traffic levels, or increased flood risk.		
		C1	where it becomes necessary to install new masts or equipment in clear sight, these should be shared by more than one provider wherever feasible to minimize visual impact and intrusion. Preferably, new or refurbished infrastructure should be delivered to premises in a visually unobtrusive manner, such as via underground conduits rather than by external aerial wiring to telegraph posts. Infrastructure improvements requiring above-ground installations must be sympathetically located and designed to integrate into the existing buildings and landscape, for example, mobile masts not to be in or near to open landscapes.	Noted	None
		General	Generally, I agree with the proposed plan as it supports the separation of the Clifton Upon Dunsmore village from the Houlton Settlement, seeks to maintain the village character whilst being sympathetic to potential development. A big issue / concern for me is that any development will increase the amount of traffic through the village where it is already struggling to cater for current traffic levels.	Noted	None
17		G1	Agreed	Noted	None

		G2	Agreed	Noted	None
		H1	I agree with building more bungalows as there is not enough to go around and with people living longer and older people wanting single floor living it makes a great deal of sense.	Noted	None
		H2	Agreed	Noted	None
		H3	I agree but the question of settlement boundaries is a bit of a concern to me, I wouldn't want to see swathes of green land disappear and views become non-existent. I moved here because it's one of the few places in Rugby which is still a proper village.	Noted	None
		ENV1	All local green spaces should be kept as they currently are.	Noted	None
		ENV2	I think these spaces should remain as they are ideally.	Noted	None
		ENV3	Agreed	Noted	None
		ENV4	Areas of biodiversity should remain as they are with no building going on with no building going on around them. We need more space for the ever dwindling wildlife as it is.	Noted	None
		ENV5	Agreed, these sites should be left as they currently are.	Noted	None
		ENV6	Agreed	Noted	None
		ENV7	I agree, the views looking south to Bluebell woods, the Oxford canal and Clifton brook should remain as they are.	Noted	None
		ENV8	Agreed	Noted	None
		ENV9	Agreed	Noted	None
		ENV10	Agreed	Noted	None
		CF1	Agreed	Noted	None
		CF2	Agreed to some extent but will there be a negative impact with vehicular access to car	The policy requires the introduction of adequate	None

			parking on the Clifton playing field?	parking facilities and no unacceptable traffic movements. It will apply to all proposals for new community facilities.	
		CF3	Agreed	Noted	None
		E1	They should stop people parking so irresponsibly with no respect for others or local residents on the corner of Shuttleworth and South road at the junction. One of these days there will be a serious accident.	Noted	None
		T1	The idea is sound but unfortunately I doubt many people would use it, they are just too lazy and take their children to school in a car even though they may live as little as a 2/3 minute walk away adding chaos and blockages by parking anywhere.	Noted	None
		T2	Don't think we need any charging points in the village, most people who live in village will have then at home. Where would they be situated that wouldn't cause further congestion?	This is a general supportive policy which will influence the determination once an application is submitted.	None
		BE1	Agreed	Noted	None
		BE2	Agreed	Noted	None
		BE3	Agreed	Noted	None
		BE4	Agreed	Noted	None
		BE5	Agreed	Noted	None
		BE6	I agree as long as it doesn't have a detrimental effect on the village.	Noted	None
		C1	Agreed	Noted	None
18		G1	I agree	Noted	None
		G2	I agree	Noted	None
		H1	I agree particularly with regard to building more	Noted	None

			bungalows. I am surprised at the amount of bungalows in Clifton which have been part demolished/demolished and rebuilt as houses so more new bungalows would be most welcome		
		H2	I agree	Noted	None
		H3	I agree in principle but the mention of the site joining the settlement boundary does concern me somewhat. I wouldn't want to see too much green land disappear and views become obstructed. Clifton is one of the few villages which so far hasn't been too developed and still feels like a village.	Noted. The statement about the site being adjoining the Settlement Boundary is a Local Plan requirement which the NP cannot change. It provides for the subsidy through reduced land values. Other NP policies would still apply to provide the protection required.	None
		ENV1	The local green spaces should be retained at all costs.	Noted	None
		ENV2	Where possible these spaces should remain as they are but should they be built on then provision must be made for relocation of a suitable site/space.	Noted	None
		ENV3	I agree	Noted	None
		ENV4	Areas of biodiversity should remain as they are and building permission should be refused. Wildlife has lost so much over the last few years and it shouldn't be allowed to continue.	Noted	None
		ENV5	I agree, these sites should remain undisturbed.	Noted	None
		ENV6	I agree	Noted	None
		ENV7	I agree and feel that one of our most	Noted	None

			cherished views if the one looking south towards bluebell woods, Clifton brook and the Oxford canal.		
		ENV8	I agree	Noted	None
		ENV9	I agree	Noted	None
		ENV10	I agree	Noted	None
		CF1	I agree	Noted	None
		CF2	Yes in theory but there should be no negative impact on the playing field at Clifton e.g. vehicular access to a car park.	Noted	None
		CF3	I agree	Noted	None
		E1	There should be no expansion to the school in Clifton village. Parking at drop off and pickup times is already problematic within the village and I fear that someone will end up getting hurt one of these days.	Noted. The policy provides safeguards in the event that planning permission is granted, to ensure that transport related, and other harmful impacts, are mitigated.	None
		T1	The idea is a good one but unfortunately I can't really see a good take-up. People are generally a bit lazy and drive their children to school rather than walk them even though it's a short distance.	Noted	None
		T2	Not sure I agree with this. It's cheaper to use a home charger for one thing and to install charging points in the village will cause further traffic congestion and also begs the question where??	This is a general supportive policy which will influence the determination once an application is submitted.	None
		BE1	I agree	Noted	None
		BE2	I agree	Noted	None
		BE3	I agree	Noted	None
		BE4	I agree	Noted	None
		BE5	I agree	Noted	None
		BE6	Agreed as long as it doesn't have a detrimental effect on	Noted	None

			the village of Clifton itself.		
		C1	I agree	Noted	None
		General	I strongly oppose any development to the land to the south of the village of Clifton.	Noted	None
19		G2	Agree	Noted	None
		H1	Assuming age increase partly due to Clifton Court Nursing Home expansion, a footpath into the village would be very helpful	Noted	None
		H3	Affordable housing should be integrated into the village, not outside the boundary, else they will feel isolated.	Noted. The statement about the site being adjoining the Settlement Boundary is a Local Plan requirement which the NP cannot change. It provides for the subsidy through reduced land values. Other NP policies would still apply to provide the protection required.	None
		ENV1	Agree	Noted	None
		ENV2	Agree	Noted	None
		ENV5	Agree	Noted	None
		ENV6	Agree	Noted	None
		ENV7	Lilbourne road from the church towards the A5, badly needs a footpath, so residents can safely access village without using cars.	Noted	None
		ENV8	Agree	Noted	None
		ENV9	Don't use agricultural land	Noted	None
		ENV10	?? Renewable not on Neighbourhood Plan	Not sure we understand this comment?	None
		CF1	Agree	Noted	None
		CF2	Agree	Noted	None
		E1	Parking during pickup and drop off times is extremely dangerous	Noted	None

		T1	Lilbourne road from the church towards the A5 should restrict large vehicles and have a footpath for residents safety	Noted	None
		T2	Charging for residents EV only, else will encourage more traffic into village	Noted. The uplift in EVs requires this to be considered.	None
		BE1	Only appropriate business next to residential houses should be allowed. (Excess noise, appearance and relevant to setting).	Noted. The policy protects existing businesses.	None
		BE2	As 29, plus restrictions on extra traffic generated.	Noted	None
		BE3	As 29, 30	Noted	None
		BE4	?? Not on Neighbourhood Plan	Not sure what point is being made here	None
		BE5	?? Not on Neighbourhood Plan	Not sure what point is being made here	None
		BE6	Agree wholeheartedly. Should also apply to existing businesses	Noted	None
		C1	Agree	Noted	None
		General	Lilbourne rd from church towards A5, desperately needs foot and cycle paths to improve safe access to village and reduce unnecessary traffic. Bus service along the road would help not only people at Clifton Court Care Home, but residents generally	Noted	None
20		G1	There should be significant green space between Clifton upon Dunsmore and nearby settlements of Rugby, Houlton and Brownsover to maintain the integrity of the village, ensuring it does not "merge" with other developed land	Noted. The environmental protections help to ensure continued separation between settlements.	None
		G2	The proposals cover this effectively	Noted	None

		H1	Any developments that fall into the Section 75 Planning gain should provide funding and/ or land to facilitate building of a new Community Hall, large enough and with adequate parking provision, that is fit for purpose for future generations.	Noted	None
		ENV1	As per my comments in G1	Noted	None
		ENV2	As per my comments in G1	Noted	None
		T1	The increase in traffic linked to the school and the dangerous parking that residents experience daily, should be mitigated by double yellow lines being installed and monitored by local police, to ensure drivers comply with the Highway Code	Noted. This is something that needs to be taken up with the Highways Authority.	None
21		G1	Agree	Noted	None
		G2	Agree	Noted	None
		H1	Agree	Noted	None
		H2	Agree	Noted	None
		H3	Agree	Noted	None
		ENV1	Agree	Noted	None
		ENV2	Agree	Noted	None
		ENV3	Agree	Noted	None
		ENV4	Agree	Noted	None
		ENV5	Agree	Noted	None
		ENV6	Agree	Noted	None
		ENV7	Agree	Noted	None
		ENV8	Agree	Noted	None
		ENV9	Agree	Noted	None
		ENV10	Agree	Noted	None
		CF1	Agree	Noted	None
		CF2	Agree	Noted	None
		CF3	Agree	Noted	None
		E1	Agree	Noted	None
		T1	Agree	Noted	None
		T2	Agree	Noted	None
		BE1	Agree	Noted	None
		BE2	Agree	Noted	None
		BE3	Agree	Noted	None
		BE4	Agree	Noted	None
		BE5	Agree	Noted	None
		BE6	Agree	Noted	None

		C1	Agree	Noted	None
22		G1	There is no infrastructure for larger development. Ie multi home sites.	Noted	None
		G2	Some of the current approved builds do not fit in with the rest of the street. Ie south road home looks out of place. Don't want more	Noted. The introduction of a Design Guide and Codes helps to prevent this.	None
		H1	If it has to be built. A retirement home is preferred	Noted	None
		H2	Need more green areas	Noted	None
		H3	Affordable housing ie first homes means more children. At present this village doesn't have enough entertainment for children so they will end up playing on the already exceptionally busy main roads or annoying the elderly people a previous policy mentions. Look at Hillmorton. Multiple places for kids to play and safely hang around yet there are still issues.	Noted	None
		ENV1	We don't have enough green space as it is. Let's not loose more.	Noted	None
		ENV2	There are not enough as it is. More home need more of these. What is the fix? Kids playing on Lilbourne Road etc. The whole idea of this is an accident waiting to happen.	Noted	None
		ENV5	Sorry, I can't see any benefit to anyone in this plan apart from RBC getting more council tax. Note. They don't spend it on this village now and the infrastructure is failing and in places dangerous.	Noted. Policy Env 5 helps to protect existing heritage assets.	None

		ENV7	It may remain a village due to lack of infrastructure but in terms of housing, it will be a small town. I guess the plan will be slowly merge us to Houlton !!	Noted. The NP does not promote any residential allocations. This comment may be more appropriate for the Local Plan.	None
		ENV8	What cycle ways? Trying to cycle to town is a scary event. We don't have room for more. Putting 150 houses at the top of vicarage hill with the current narrow access from butlers leap and massive tailbacks in rush hour makes cycling a death wish.	Noted. The policy seeks to extend the range of footpaths and cycleways.	None
		ENV9	I guess it's fairly safe from flooding as we are up a hill but since the drains overflow with rain, down the hills will flood. Also what about waste pipes. Lilbourne road has no drainage connections and uses tanks which then filter off onto the fields etc. where will this go when it's all houses?	Noted	None
		ENV10	If RBC want to help improve my solar, I'm interested	Noted	None
		CF1	This mentions the Houlton play area. How do the children get here? Cycle - dangerous. Parent in a car - more cars on an already excessively full poorly maintained (dangerous) road network.	Noted	None
		CF2	We already have an unacceptable amount of traffic movement and dangerous parking. One look At Houlton shows how these sites don't have enough parking so how will this work.	Noted. This policy supports additional community facilities, subject to specified criteria.	None

		CF3	The current canal bridge is unsuitable for the current amount of traffic. What is the plan here?	Noted. The policy seeks to preserve the biodiversity and heritage of the canal. Maintenance issues cannot be addressed through a NP.	None
		E1	We have one school at present and the current parking is dangerous. (Not sure how people do this when their children have to cross the road). Where will all these children from the new homes go ?	Noted. The policy sets the criteria to be met for the expansion of the School.	None
		T1	No offence but the traffic management in this village is a joke. Roads not fit for purpose, dangerous parking which is ignored, traffic junctions poorly designed and with traffic lights causing daily delays. With only 3 roads for the access to the village, it will be massively worse to the point the council tax should start refunding people.	Noted.	None
		T2	We don't have enough parking now, and now it's been looked at to have EV spaces only. Any home built that doesn't have its own off road parking for EV charging can't be allowed. There are plenty of chargers at the retailer parks but getting there is a joke	Noted	None
		BE1	I'd love to see more employment in the village. We have a few local businesses but after that it's warehouse jobs. What new businesses that will enhance the village are been planned?	Noted	None

		BE2	See above	Noted	None
		BE3	The signs look good now.	Noted	None
		BE4	As someone who can work from home, the current infrastructure does not support this increasing. The internet is the old copper slow lines. It's constantly breaking and Openreach will not replace it.	Noted	None
		BE5	It's not really a holiday village	Noted	None
		BE6	There should be no reduction in farming. I wish more produce could be created here and sold locally. Would love a Clifton farm shop or the farm/village shop combo	Noted	None
		C1	Communication network is not fit for the current village. Let me guess this new sites will get super comms while the rest of us remain forgotten.	Noted	None
		General	I do not support these large scale increases in buildings to the village. This village has been forgotten/ignored by the council with dangerous poorly maintained roads, badly designed junctions causing tailbacks daily, a massive lack of parking combined with inadequate communication networks, lack of proper drainage And constantly breaking water supplies. Instead of improving what is here, all that is planned is to force more homes with no infrastructure to support them.	Noted. This is a comment best addressed to the Local Plan.	None
23		G1	I don't think we need many more housing so	Noted	None

			I think your suggestions are right		
		G2	I agree with it	Noted	None
		H1	More bungalows needed if anything	Noted	None
		H2	As long as it doesn't add more traffic congestion with inconsiderate parking I'd prefer this to anything else	Noted	None
		H3	I think we have English with the orbit housing	Noted. English? Do you mean enough? The NP cannot prevent affordable housing applications as they are allowed through the Local Plan. The NP can, however, establish criteria that help meet a local need.	None
		ENV1	Please save it and improve paths!	Noted	None
		ENV2	As a village we need to be surrounded by fields. Big developments are great for those that want to live autonomously. Not villages.	Noted	None
		ENV3	Deer, badgers, foxes and bats, wildlife in general have free roam in the fields as they should. If you build on the proposed north Rd site where will they go?	Noted	None
		ENV4	Love what we have and would be happy to work with conservationists to encourage more	Noted	None
		ENV5	Gutted they were allowed to take down the air raid shelter. I think they should be made to put it back!	Noted	None
		ENV6	I love seeing it in the fields	Noted	None

		ENV7	North Rd field towards brownsover, most nights at least 2 couples or families come to look at the sunset.	Noted	None
		ENV8	The foot paths are awful! Happy to expand on this	Noted	None
		ENV9	The road down to the st Thomas cross is terrible, regularly un passable when it rains hard	Noted	None
		ENV10	I don't really think as a village we do much. I would like to see all new builds with solar on roofs	Noted	None
		CF1	As a village we have several dedicated people who work really hard to keep people involved. I think this is one of the best features we have. In a world where people don't matter, in Clifton they do!	Noted	None
		CF2	I would love to see more police engagement, maybe a doctors surgery and the school made to retain more local children.	Noted	None
		CF3	I would really like to see the canal litter picked more often and existing policies enforced	Noted	None
		E1	Only allow local children and better facilities for parking, pick up drop off as it is currently horrendous!	Noted	None
		T1	Generally the village follows well, until school pick up or drop off!	Noted	None
		T2	I think they are a mistake. I won't be supporting anything to do with them	Noted. The policy is about off-road parking. Not sure what you think is a mistake?	None

		BE1	Our local businesses are great and we should do everything we can to help them	Noted	None
		BE2	I agree we should do what we can	Noted	None
		BE3	In keeping with the look of the village, though I do wish the village church sign could be fixed	Noted	None
		BE4	It's great. The broad band providers should be encouraged to come to the village!	Noted	None
		BE5	Our village is beautiful and I love to show it off. This could be harmed with over development.	Noted	None
		BE6	We are surrounded by at least 5 farmers to my knowledge, I wish we could support them more to keep Britain farming	Noted	None
		C1	Better broad band and phone signal needed!	Noted	None
		General	The neighbour hood plan has clearly had a lot of thought and effort put in, I hope it is supported by the council and the village itself	Noted. Thank you for this comment.	None
24		G1	Agree	Noted	None
		G2	Agree	Noted	None
		H1	Agree that where there is development, smaller houses should be preferred so as not to price out young families.	Noted	None
		H2	Agree	Noted	None
		H3	I support this policy	Noted	None
		ENV1	Agree. Clifton recreation ground should be kept as an open space accessible to all. It is an important amenity for the whole village, especially those with children.	Noted	None
		ENV2	Agree	Noted	None
		ENV3	Agree	Noted	None
		ENV4	Agree	Noted	None
		ENV5	Agree	Noted	None
		ENV6	Agree	Noted	None

		ENV7	I agree these are important to the village and should be protected	Noted	None
		ENV8	I agree, there is a definite need for better path and cycle ways around the village and with Houlton.	Noted	None
		ENV9	Agree	Noted	None
		ENV10	Agree	Noted	None
		CF1	I support the policy	Noted	None
		CF2	Agree	Noted	None
		CF3	Agree	Noted	None
		E1	Agree	Noted	None
		T1	Agree with policy and the need to manage the traffic situation with clearer signs	Noted	None
		T2	Agree	Noted	None
		BE1	Agree	Noted	None
		BE2	Agree	Noted	None
		BE3	Agree	Noted	None
		BE4	Agree	Noted	None
		BE5	Agree	Noted	None
		BE6	Agree	Noted	None
		C1	Agree	Noted	None
25		G1	Agreed. The NP brings the boundary up to date and more relevant.	Noted	None
		G2	Agreed. This ensures good design of any future buildings.	Noted	None
		H1	Bungalows are in demand rather than large buildings.	Noted	None
		H2	This seems fair.	Noted	None
		H3	We are in need of affordable housing and this should be included in those sites already earmarked in the draft local plan.	Noted	None
		ENV1	Important we protect our local green spaces	Noted	None
		ENV2	Yes, open spaces are essential	Noted	None
		ENV3	Agreed	Noted	None
		ENV4	Agreed	Noted	None
		ENV5	Agreed	Noted	None
		ENV7	This is very important. Clifton upon Dunsmore enjoys views both to and from the village. The view South from	Noted	None

			the village towards Bluebell Wood and Clifton Brook are very important.		
		ENV8	Good use is made of these, though the public right of way from Station Road to the River Avon is in very poor condition and has become a hazard to people using it.	Noted	None
		ENV9	Agreed	Noted	None
		ENV10	Wind farms and solar panel farms are needed.	Noted	None
		CF1	Playing fields in Clifton village and Houlton must be retained.	Noted	None
		CF2	Agreed	Noted	None
		CF3	Agreed	Noted	None
		E1	Clifton Primary School is probably too big as it is. Causing traffic congestion and parking problems.	Noted. The policy will help ensure that any future expansion takes the listed criteria into account.	None
		T1	Off road parking for any new developments should include sufficient parking for at least two cars and as many cars as there are bedrooms.	Noted	None
		T2	There must not be any charging points that will cause moor traffic congestion or parking problems.	Noted. The policy addresses the issue of the impact on parking generally.	None
		BE1	Agreed	Noted	None
		BE2	Agreed	Noted	None
		BE3	Agreed	Noted	None
		BE4	Agreed	Noted	None
		BE5	Agreed	Noted	None
		BE6	This should not detract from the views around the village. diversification to Wind farms and solar panels must be done in a way that does not adversely affect the views to and from Clifton	Noted	None

		General	We need to be careful we do not lose our rural views from the village of Clifton. We must not allow building development to the South of Clifton that could eventually join the village of Clifton to Houlton.	Noted	None
26		H1	The access to all such sites must be considered as well. The single road leading up from Rugby to Clifton is already in a poor state, is carrying HGV traffic, is disrupted by the parking chaos at the school several times per day, and is, in general, not sufficient already. Don't build more homes without making the roads bigger, better, wider, and with bicycle paths to get from Clifton into Rugby.	Noted. This comment is better addressed to the Local Plan consultation.	None
		H3	If mass house building is required, the school simply cannot support it. Any house building needs to be done in a way that supports traffic, transport (bus lines), privacy and maintains quality of life.	Noted	None
		ENV6	There are ridges and furrows in the hillside just north of the gardens of north road. These ridges and furrows should be protected too.	These areas have not been identified historically and are too faint to merit protection.	<i>None</i>
		General	The biggest concern is that new housing isn't approved and greenlit without enhancing roads, schools, shops, and parking sufficiently to handle all the increased load.	Noted	None
27		G1	I believe the current settlement boundary should be maintained	Noted	None

		G2	I would like to see more emphasis on mandatory green technology ie solar and on mandatory accessible design	Noted	None
		H1	The housing mix is good	Noted	None
		H2	This policy is ok but may lead to inappropriate infill development	Noted	None
		H3	I agree with this policy	Noted	None
		ENV1	I agree with the policy in principle but it will be difficult to enforce in any future development	Noted	None
		ENV2	As above	Noted	None
		ENV3	I agree with the policy	Noted	None
		ENV4	As above	Noted	None
		ENV5	I agree with this policy	Noted	None
		ENV6	I agree with this policy	Noted	None
		ENV7	I agree with this policy	Noted	None
		ENV8	I would like to see any developments connected as a cycle/walk first option rather than car centric sign	Noted	None
		ENV9	Flding has become a large issue around the current development at Houlton and will only be made worse with more imperviable surfaces. The environmental impact of any development need to be offset by building local power generation as outline in the Great British Energy Bil on local community power	Noted	None
		ENV10	See above	Noted	None
		CF1	Pub needs to be listed to protect it from development into residential	Noted. The policy will help to ensure the continued use of the Pub as a community facility.	None
		CF2	Agree with the policy	Noted	None
		CF3	Agree with the policy in principle but more planning enforcement needs to be done	Noted	None

		E1	A new site for the school in Clifton would need to be found as the current site is very overdeveloped	Noted	None
		T1	Agree	Noted	None
		T2	Agree	Noted	None
		BE1	Agree	Noted	None
		BE2	Agree	Noted	None
		BE3	Agree	Noted	None
		BE4	Agree	Noted	None
		BE5	Agree	Noted	None
		BE6	I feel this policy is a little one sided to farm/land owners	We disagree. The policy allows for farm diversification but sets criteria that needs to apply to enable it to happen.	None
		C1	FOTP need to be mandatory on any new properties	Noted	None
28		G1	Despite potential options having been identified within the Preferred Options Consultation Document for the Rugby Local Plan Review, it is appreciated that this is an early stage in Local Plan preparation and as such, amending the Clifton upon Dunsmore Settlement Boundary would be premature at this stage. Therefore, it is recommended that flexibility is added to this Policy G1 to accommodate future sites allocated for development within the emerging Rugby Local Plan. As such, Policy G1 should be amended as follows: "Development proposals within the Neighbourhood Plan Area will be supported on sites within the settlement boundaries as shown in Figure 2 and Figure 3 and on sites allocated for	Noted. The proposed allocations in the Local Plan are yet to be subject to Examination and so we agree that their inclusion within the Settlement Boundary is premature. This issue can be dealt with as a minor modification once the Local Plan is Adopted if the allocation sites are retained.	None

			development within the Rugby Local Plan where the proposal complies with the policies in this Neighbourhood Plan.”		
		H1	Mackenzie Miller Homes are pleased to see Policy H1 does not seek to impose housing mix targets. The Housing Needs Assessment is considered to provide a useful backdrop to the type and size of housing required based on demographics. Support for schemes that provide bungalows and 4-beds or more where they are subservient in quantum is noted and welcomed. Mackenzie Miller Homes Ltd also agree with the Housing Needs Assessment conclusion which states that the Neighbourhood Plan Advisory Committee should monitor carefully strategies and documents with an impact on housing policy produced by the Government, Rugby Borough Council or any other relevant party and review the Neighbourhood Plan accordingly to ensure that general conformity is maintained. It is considered that this should be reflected within the sub-text to this policy.	Noted. The relevant documents identified here will be considered up to the submission of the NP, at which point the draft NP is to be progressed by RBC.	None
		ENV2	The principle of this policy is supported, although there is no need to specifically repeat the provisions of national policy set by the Environment Act 2021 within the policy	Noted, however this policy wording has been considered appropriate in other NPs and	None

			wording of policies in the Neighbourhood Plan. A minimum Biodiversity Net Gain (BNG) of 10% is now mandatory. The national requirement can be explained within the supporting text to the policy, with the policy concentrating on the local approach to supporting compliance.	has passed examination.	
		ENV7	The principle of this policy is supported however it is considered that the supporting text fails to provide sufficient evidence and/or justification as to why the viewpoints identified are important. In order to make a judgement on this, the fieldwork and consultation findings which are referred to need to be published. The evidence base does include photos and limited commentary however this is not considered sufficient to justify inclusion of such a policy.	Noted. Appendix 5 incorporates a proportionate evidence base which is tried and tested through numerous other NPs and is considered sufficiently robust.	None
		ENV9	Mackenzie Miller Homes have serious concerns regarding Policy ENV9 as currently drafted whereby it is considered unnecessary and unjustified. Firstly, Mackenzie Miller Homes would question the need for such a policy given the National Planning Policy Framework (NPPF), National Planning Practice Guidance (NPPG) and Development plan sets out the well-established	Noted. The policy wording was tested at examination with the Nether Langwith and Braybrooke NPs and is considered appropriate. The Braybrooke NP includes the reference to the benefit of the development outweighing the harm, and therefore has	None

			process for considering flood risk, particularly in relation to areas at risk. Policy ENV9 as currently drafted requires future development proposals to demonstrate that the benefit of development outweighs the harm it causes in relation to its adverse impact on flooding on land within the red line or adjacent to it. It assumes that all development located adjacent to areas at risk would have an adverse impact on flooding which is not supported by national policy. Notwithstanding, applications for major housing developments would need to be accompanied by a site-specific flood risk assessment and drainage strategy which will need to demonstrate the site is safe and would not increase flood risk elsewhere. If this can be demonstrated there would be no adverse impact and therefore there would be no need to consider this in the planning balance. This policy's approach is inconsistent with the NPPF, NPPG and Rugby Local Plan and goes over and above what would be required without providing any evidence provided to justify this requirement. Therefore, Policy ENV9 is not considered to have passed basic conditions a) and e) as it goes beyond what is required by the NPPF and NPPG as well as not being in general	been considered to have regard for national planning policy.	
--	--	--	--	---	--

			conformity with the Development Plan. Should the Parish Council wish to retain as currently drafted then robust evidence which provides sufficient area specific justification would need to be provided.		
		General	Whilst we are generally supportive of the Clifton upon Dunsmore Neighbourhood Plan, we consider that there are areas where the draft Plan does not meet the basic conditions. It is important to address these now to progress the Neighbourhood Plan towards adoption, but also to avoid the Neighbourhood Plan becoming out of date when the Rugby Local Plan Review is adopted	Noted. We disagree that the NP does not meet the Basic Conditions.	None
29		General	We do not offer detailed bespoke advice on policy but advise you ensure conformity with the local plan and refer to guidance within our local Neighbourhood Development Plan proforma guidance	Noted	None
30		General	National Gas Transmission owns and operates the high-pressure gas transmission system across the UK. In the UK, gas leaves the transmission system and enters the UK's four gas distribution networks where pressure is reduced for public use. Proposed sites crossed or in close proximity to National Gas Transmission assets An assessment has been carried out with	Noted	None

			respect to National Gas Transmission's assets which include high-pressure gas pipelines and other infrastructure. National Gas Transmission has identified that it has no record of such assets within the Neighbourhood Plan area.		
31			Natural England does not have any specific comments on this draft neighbourhood plan.	Noted	None
32		H1	provision of bungalows suitable for elderly people <u>or those with specific</u>	Noted	None
		ENV2	please add Shuttleworth Road	The area will be added to the identified important open spaces.	Change to be made as indicated.
		ENV5	The sites mapped in the Plan are of at least local significance...' Should the words 'at least' be removed as surely they are of local significance?	Noted. The reference is to a hierarchy of significance including local and national, and is making the point that they meet <i>at least</i> the local category, and are therefore significant.	None
		BE4	Home-working is Policy BE4 on the response document, shown as BE2 on the printed documents available in the pub. There needs to be something in here that says the PC will support extensions / free standing buildings <u>subject to their property deeds and any relevant planning consent required</u>	Noted. The full NP was available online with the correct policy numbers. Noted. All applications will require planning consent. The determination will be based on the NP policy that applies.	None None
		BE5	Tourism is Policy BE5 on the response	Noted. The full NP was	None

			document, shown as BE3 on the printed documents available in the pub.	available online with the correct policy numbers.	
		General	Development - There should be a statement to say that we should not use / destroy Green field or green belt land until all brownfield sites have been exhausted - All development must be proportionate to ensure that Clifton remains a village Traffic & Parking - All new developments must have sufficient parking provision provided otherwise they will be refused Planning Policies - Add a clause to state that any future development can only go ahead if x condition is met e.g. you can build 10 houses but you must commit to refurbishing the children's playground by x date or to build 50 houses you must construct a pathway down Lilbourne Road Community action 2: 1 '...maximise knowledge and use of community facilities e.g. the availability of leisure facilities for all'. - What does this mean? Are you going to build a leisure centre or pay for everyone to use David Lloyd as it is in the Parish (at the moment anyway!)?	Noted. The NP cannot make this statement, but the policies in the NP will help to manage and control development in line with a local need. The policies on traffic and parking are considered to be as strong as can be included in a NP. Infrastructure improvements will be considered on all developments of 10 dwellings or more, and the Parish Council will have the opportunity to state which improvements are required as part of such a development. We consider it appropriate to promote and support community facilities.	None None None None
33		General	On behalf of Newton and Biggin Parish	Noted	None

			Council, we would like to extend our congratulations on the excellent progress of your draft neighbourhood plan. It is a testament to the hard work and dedication of your council and community members. We are pleased to confirm that Newton and Biggin Parish Council fully supports your efforts in this important initiative. Should you require any collaboration from our side, please do not hesitate to reach out.		
34		G1	Do Not want	Noted	None
		H1	Do not require any executive housing spoil the village	Noted	None
		ENV1	Agree with this statement	Noted	None
		ENV2	Agree with this statement	Noted	None
		ENV3	Agree with this statement	Noted	None
		ENV4	Tick	Noted	None
		ENV7	Agree	Noted	None
		ENV8	Tick	Noted	None
		ENV10	Tick	Noted	None
		CF1	Agree	Noted	None
		CF2	Tick	Noted	None
		CF3	Tick	Noted	None
		E1	Tick	Noted	None
		T1	Tick	Noted	None
		T2	Tick	Noted	None
		BE1	Tick	Noted	None
		C1	No to electric pylons	Noted	None
		General	Although I have tried to fill in this questionnaire I object to overdevelopment of our village of Clifton upon Dunsmore. We have enough houses and I know this sounds selfish I believe you are spoiling country life.	Noted. We think this comment is directed towards the Local Plan rather than the NP.	None
35		G1	Do not agree	Without knowing what	None

				the disagreement is with, it is not possible to comment	
		G2	Do not agree	Noted	None
		H1	Do not agree	Noted	None
		H2	Agree	Noted	None
		H3	Do not agree	Noted	None
		Env 1	Do not agree	Noted	None
		ENV 2	Do not agree	Noted	None
		ENV 3	Do not agree	Noted	None
		ENV 4	Do not agree	Noted	None
		ENV 5	Do not agree	Noted	None
		ENV 6	Do not agree	Noted	None
		ENV 7	Do not agree	Noted	None
		ENV 8	Do not agree	Noted	None
		ENV 9	Do not agree	Noted	None
		ENV 10	Do not agree	Noted	None
		CF1	Agree	Noted	None
		CF2	Do not agree	Noted	None
		CF 3	Agree	Noted	None
		E1	Do not agree	Noted	None
		T1	Do not agree	Noted	None
		T2	Do not agree	Noted	None
		BE1	Do not agree	Noted	None
		BE2	Do not agree	Noted	None
		BE3	Do not agree	Noted	None
		BE4	Agree	Noted	None
		BE5	Agree	Noted	None
		BE6	Agree	Noted	None
		C1	Do not agree	Noted	None
		General	Questions are too open ended Poor decisions by Clifton Parish Council regarding parrot fashion of RBC planning policy	The NP has to be in general conformity with the Local Plan and can add local detail where there is evidence to support it.	None
36		G1	Agree transport infrastructure is already an issue in Clifton village with vehicles over 7.5t using it as a route through therefore any proposal must have traffic infrastructure as a priority	Noted	None
		G2	Absolutely agree	Noted	None
		H1	Agree	Noted	None
		H2	Agree	Noted	None
		H3	Agree	Noted	None
		ENV 1	Agree	Noted	None

		ENV 2	Agree	Noted	None
		ENV 3	Agree	Noted	None
		ENV4	Agree	Noted	None
		ENV 5	Agree	Noted	None
		ENV 6	Agree	Noted	None
		ENV 7	Agree	Noted	None
		ENV 8	Absolutely agree	Noted	None
		ENV 9	Agree	Noted	None
		ENV 10	Agree	Noted	None
		CF1	Agree	Noted	None
		CF2	Absolutely agree as this is already an issue in Clifton village	Noted	None
		CF3	Agree	Noted	None
		E1	Agree	Noted	None
		T1	Absolutely agree looking at traffic management now in Clifton village it is difficult to see how any new development would not cause additional problems to traffic management	Noted	None
		BE1	Agree	Noted	None
		BE2	Agree	Noted	None
		BE3	Agree	Noted	None
		BE4	Agree	Noted	None
		BE5	Agree	Noted	None
		BE6	Agreed again any development whether from farm diversification or not needs to ensure all include road, water, sewage and utilities are not significantly impacted	Noted	None
		C1	Agree	Noted	None
		General	Absolutely agree with the 4 community actions these services are vital to Clifton village	Noted	None

Appendix 18

Email Neil Holly RBC 28th August 2024

Thanks for your email Lesley.

When a parish council submits its neighbourhood plan to us for independent examination it needs to include the things listed in [Regulation 15](#) of The Neighbourhood Planning (General) Regulations 2012. If we consider that the draft neighbourhood plan complies with the statutory requirements, we would then publish the plan for 6 weeks' consultation under Regulation 16 of the regulations, following which we would appoint an independent examiner to examine the plan.

However, before any of that can happen, the parish council would need to carry out a 6 week pre-submission [Regulation 14](#) consultation. I'm not sure if the consultation you have undertaken so far amounts to a full Regulation 14 consultation.

If not, guidance on the requirements for this consultation are set out here: <https://www.gov.uk/guidance/neighbourhood-planning--2#consulting-on-and-publicising-a-neighbourhood-plan-or-order> . This also includes a link to [Schedule 1](#) which sets out a list of the consultation bodies that need to be consulted, alongside those who live, work or carry on business in the parish. We will provide you with a list of contact details for the statutory consultation bodies.

Locality advise that the local planning authority review the plan prior to Regulation 14 consultation. We will do that now, and let you know if we have any concerns or suggestions.

Locality also advise that for the Reg 14 consultation the full draft plan and any supporting documents should be uploaded to the neighbourhood plan website. Printed copies should be made available at convenient locations. Here is an example of a parish council's website page for its Reg 14 consultation: <https://www.greatshelfordparishcouncil.gov.uk/about-regulation-14-consultation/>

After the consultation, you would need to prepare a consultation statement as detailed in Regulation 15(2) which details who was consulted, how they were consulted, summarises the main issues and concerns raised and describes how they have been considered and, where relevant, addressed in the proposed plan.

You would also need to prepare a basic conditions statement, setting out how the plan meets the basic conditions, detailed here: <https://www.gov.uk/guidance/neighbourhood-planning--2#basic-conditions-for-neighbourhood-plan-to-referendum>

We can review both your draft consultation and basic conditions statements.

I hope that makes sense. Let me know what the position is in relation to the Reg 14 consultation. In the meantime, we will carry out the SEA screening, review the draft plan and let you have a list of email addresses for the statutory consultees.

Regards,

Neil Holly

Appendix 19

Text from website August 2024

Clifton upon Dunsmore neighbourhood Plan

Posted on

August 28, 2024

The Parish Council is pleased to announce that the draft for the Clifton-upon-Dunsmore Neighbourhood Plan and Appendices has been submitted to Rugby Borough Council (RBC) to be screened for a Strategic Environmental Assessment.

RBC will be consulting with Historic England, The Environment Agency and Natural England as part of the screening process and we expect to have comments back from RBC by the 27th September 2024 as part of their statutory obligations. We will keep you informed of the Neighbourhood Plan's progress.

We would like to thank the residents of Clifton and Houlton for your support and comments at the open events. We would especially like to thank those residents that were part of the Theme Groups and Advisory Committee, your time and contribution has been appreciated

Clifton upon Dunsmore Neighbourhood Plan

Strategic Environmental Assessment and Habitat Regulations

Assessment

Screening Report

September 2024

1. Introduction

- 1.1 This screening report has been prepared to determine whether the Clifton upon Dunsmore Neighbourhood Development Plan should be subject to a Strategic Environmental Assessment (SEA) in accordance with the European Directive 2001/42/EC (SEA Directive) and associated Environmental Assessment of Plans and Programmes Regulation 2004 (SEA Regulations).

2. Legislative Background

2.1 The basis for Strategic Environmental Assessments and Sustainability Appraisal legislation is European Directive 2001/42/EC. This was transposed into English law by the Environmental Assessment of Plans and Programmes Regulations 2004, or SEA Regulations.

2.2 This report will also screen to determine whether the Neighbourhood Plan requires a Habitats Regulations Assessment (HRA) in accordance with Article 6(3) and (4) of the EU Habitats Directive and with Regulation 61 of the Conservation of Habitats and Species Regulations 2010 (as amended). A HRA is required when it is deemed that likely adverse significant effects may occur on protected European Sites (Natura 2000 sites) as a result of the implementation of a plan/project. As a general 'rule of thumb' it is identified that sites with pathways of 10-15km of the plan/project boundary should be included with a HRA.

2.3 This report focuses on screening for SEA and HRA, and considers criteria for establishing whether a full assessment is needed.

3. SEA Screening Opinion

3.1 The assessment has been made by Rugby Borough Council as to whether the Clifton upon Dunsmore Neighbourhood Plan is likely to have any significant environmental effects. This assessment has been undertaken bearing in mind the following context:

- The neighbourhood plan has been developed to be in general conformity with the strategic policies of the adopted development plan together with the NPPF
- The Local Plan was subject to a Sustainability Appraisal that sets the framework for growth and development within the borough until 2031.

Table 1: Application of the SEA Directive

Environmental Assessment of Plans and Programmes Regulations 2004	No/Yes	Reason
Regulation 2(1) Is the PP (plan or programme) subject to	Yes	If the final Neighbourhood Plan is successful at referendum and is subsequently 'made' by the Local Planning Authority it will become part of

preparation and/or adoption by a national, regional or local authority OR prepared by an authority for adoption through a legislative procedure by Parliament or Government? (Art. 2(a))		the Development Plan with similar status to the Local Plan.
Is the PP required by legislative, regulatory or administrative provisions? (Art. 2(a))	Yes	Communities have a right to produce a Neighbourhood Plan, but are not required by legislative, regulatory or administrative purposes to produce a Neighbourhood Plan. Once 'made' the Clifton upon Dunsmore Neighbourhood Plan would form part of the statutory development plan and would be used when making decisions on planning applications within the Neighbourhood Area. Therefore, it is considered necessary to answer the following questions to determine further if an SEA is required.
Regulation 5(2) Is the PP prepared for agriculture, forestry, fisheries, energy, industry, transport, waste management, water management, telecommunications, tourism, town and country planning or land use, AND does it set a framework for future development consent of projects in Annexes I and II to the EIA Directive? (Art 3.2(a))	Yes	The Clifton upon Dunsmore Neighbourhood Plan is prepared for town and country planning and land use. The plan sets out a framework for some aspects of future development in the Clifton upon Dunsmore Neighbourhood Area. Once 'made' the Clifton upon Dunsmore Neighbourhood Plan would form part of the statutory development plan and would be used when making decisions on planning applications which may include development which falls under Annex I and II of the EIA directive.
Regulation 5(3) Will the PP, in view of the likely effect on sites, require an assessment pursuant to Article 6 or 7 of the Habitats Directive? (Article 3.2(b))	No	There are no Special Areas of Conservation or Special Protection Areas in close proximity to the neighbourhood area. Some of the neighbourhood area is within the outer impact zones of two SSSIs which are outside the neighbourhood area. However, there are

		no site allocation proposals in the draft neighbourhood plan.
Regulation 5(6) Does the PP Determine the use of small areas at local level, OR is it a minor modification of a PP subject to Art. 3.2? (Art.3.3)	Yes	Once 'made' the Neighbourhood Plan would form part of the statutory development plan and be used when making decisions on planning applications in the defined area. The neighbourhood plan does not propose any development allocations, but does seek to guide the design of development to respect the village context and maintain its discrete identity from strategic development at Houlton, which also falls within the defined neighbourhood area.
Does the PP set the framework for future development consent of projects (not just projects in annexes to the EIA Directive)? (Art 3.4)	Yes	The Neighbourhood Plan, once the 'made', forms part of the statutory development plan and will be used to determine planning applications within the designated Neighbourhood Area. Therefore the Neighbourhood Plan will set the framework for future developments.
Reg 9 Is it likely to have a significant effect on the environment, taking into account the views of the consultation bodies and the criteria set out at Schedule 1 of the Regulations? (Art. 3.5)	No	See table 2 below for further detail. Views of consultation bodies to be included when received.

3.2 The following assessment in table 2 provides further detail on the response to criteria 7 in table one. The assessment considers the likelihood that the Clifton upon Dunsmore Neighbourhood Plan would have significant effects on the environment.

Table 2: Likelihood of significant effects on the environment (Schedule 1 of Environmental Assessment of Plans and Programmes Regulations 2004)

Characteristics of the Plan	Summary of Effects
The degree to which the plan or programme sets a	Once 'made'; the Neighbourhood Plan will set out the framework which will be used to determine

framework for projects and other activities, either with regard to the location, nature, size and operating conditions or by allocating resources.	proposals for development within the neighbourhood area. The neighbourhood plan does not propose any development allocations. It seeks to guide change within the village settlement of Clifton upon Dunsmore, to protect and enhance its character. It aims to maintain its distinctiveness from the urban extension at Houlton, which falls within the neighbourhood area. Houlton was allocated in a previous Rugby local plan, and already benefits from outline consent. The neighbourhood plan is generally supportive of small scale renewable energy developments, but does not seek to allocate any land for this purpose.
The degree to which the plan or programme influences other plans or programmes including those in a hierarchy.	The Neighbourhood Plan must be (and is considered to be) in general conformity with the strategic policies of the currently adopted Rugby Local Plan and the National Planning Policy Framework. All proposals within the Neighbourhood Area would need to demonstrate compliance with the policies of all three policy documents once the neighbourhood plan is made.
The relevance of the plan or programme for the integration of environmental considerations in particular with a view to promoting sustainable development.	The draft Clifton upon Dunsmore neighbourhood plan seeks to guide development within the neighbourhood area, and sets out specific design policies and advice for the settlement of Clifton upon Dunsmore. It does not propose any site allocations, but does include policies and community actions to make Clifton upon Dunsmore and its surrounds a more sustainable place. Section 5 (Natural, Historical and Social Environment) of the draft plan most specifically addresses environmental considerations. It describes local conditions and acknowledges two SSSI which are not within the neighbourhood area, but parts of the neighbourhood area are within the outer risk zones for these sites (see pages 30-31). Policies in this section address: • Local green space designations • Important open spaces

	• Sites and features of natural environment significance • Biodiversity across the neighbourhood area • Sites of historical environment significance • Ridge and furrow • Important views • Footpaths, bridleways and cycleways • Flood risk resilience and climate change • Renewable energy generation infrastructure Section 6 (Sustainability) incorporates a range of policy topics which broadly contribute to the sustainability of the village of Clifton upon Dunsmore and the wider parish, including: • The canal • Community facilities • Schools • Transport and traffic.
Environmental problems relevant to the plan.	The neighbourhood area is continuing to undergo significant change, due to the urban extension at Houlton. This urban extension was allocated in a previous Rugby local plan, and benefits from outline consent. It is coming forward on a phased basis, and will continue to do so beyond the plan period. The neighbourhood plan does not seek to allocate further development sites, but does include policies designed to maintain a distinct identity for the village of Clifton upon Dunsmore, whilst also mitigating issues such as increased traffic. It seeks to create sustainable active travel links across the neighbourhood area. The key environmental issues from the Rugby Borough Local Plan which are relevant to this plan include: 1. Protection and enhancement of biodiversity 2. The effects of development on the historic environment; 3. The effects of development on the wider landscape

	The Local Plan contains policies to tackle these issues. The Neighbourhood Plan adds additional support to this.
The relevance of the plan or programme for the implementation of Community legislation on the environment (e.g. plans and programmes linked to waste management or water protection).	The Local Plan has regard to European community legislation on the environment and the Clifton upon Dunsmore Neighbourhood Plan is considered to be in general conformity with the strategic policies of the Local Plan.

Table 3: Likelihood of significant effects on the environment part 2 (Schedule 2, Paragraph 1&2 of the Environmental Assessment of Plans and Programmes Regulations 2004)

	Traffic	Flooding	Biodiversity	Historic Environment	Landscape	Agricultural Land
Characteristics of the effects and of the area likely to be affected.	The draft Neighbourhood Plan does not propose any site allocations, though is supportive of development on infill sites within the village boundary. This is in line with the Local Plan. The urban extension called 'Houlton' falls within the neighbourhood area, though it already benefits from outline planning consent.	The draft Neighbourhood Plan does not propose any site allocations. Policy ENV11 addresses flood resilience and climate change	The draft Neighbourhood Plan does not propose any site allocations. Policy ENV4 seeks to protect and enhance biodiversity across the neighbourhood area. Any planning application on this site would also now be subject to a minimum 10% biodiversity net gain requirement.	The draft Neighbourhood Plan supports development on infill sites within the village boundary. It does not propose any site allocations. Policy ENV6 identifies and seeks to protect sites of historical environment significance, whilst policy ENV7 identifies areas of ridge and furrow as non-designated heritage assets.	The Neighbourhood Plan supports development on infill sites within the village boundary. This is in line with the Local Plan (policy GE2). Policy ENV12 supports small scale renewable energy generation infrastructure, but a condition of the policy is the minimisation and mitigation of landscape impact.	The draft Neighbourhood Plan does not propose any site allocations. There are unlikely to be notable effects on agricultural land therefore. Whilst policy ENV12 encourages small scale renewable energy generation infrastructure, it specifically does not support medium-large scale proposals. A policy condition for

	Policy ENV10 seeks to take any opportunities to enhance and expand the network of footpaths, bridleways and cycleways to encourage active travel. Policy TR1 seeks to minimise additional traffic and manage vehicle speed and parking.					small scale infrastructure is the protection of the best quality agricultural land.
The probability, duration, frequency and reversibility of the effects.	Any planning proposal would have to comply with transport policies at National and Local level. The Highways Authority would be consulted on this.	Any planning application would have to comply with National and Local Policy on flooding which would minimise the probability of unacceptable impacts.	Any proposal would have to meet the statutory requirement for a minimum 10% biodiversity net gain, and comply with biodiversity policies at national and local level.	Any proposal which impacts a Listed Building or Scheduled Monument would be subject to National Policies on the historic environment, including the neighbourhood	Any proposal which has an impact on the wider landscape would be subject to National and Local policies as well as policies within this Neighbourhood Plan.	Any proposal would have to have regard to National policy on agricultural land, and none of the proposed allocations appear to directly impact agricultural land.

	Therefore the probability of significant effects would be very low.		Under these requirements and policies there is scope for positive impacts.	plan policies identified above.	As such the potential for negative impacts is very low.	Therefore the potential for negative impacts is low.
The cumulative nature of the effects.	Any impacts of additional traffic would be an addition to that which already passes through the village.	Additional development in a flood zone would have a negative cumulative effect on flooding.	Impacts on one species could impact further species.	Any detracting or deterioration of important historic features could lead to further deterioration in future.	If the quality of the relationship between the village and the wider landscape deteriorates this could lead to further deterioration in future.	This would impact only specific land parcels.
The trans boundary nature of the effects.	Air pollution from traffic may have a trans boundary effect.	Flooding would generally be localised	These would generally be localised.	These would be localised.	This could have an impact on the wider landscape.	These would be localised.
The risks to human health or the environment (e.g. due to accidents).	Potential for a decrease in air quality, increase in noise and potential for car accidents.	Potential for impacts to human health and damage to habitats.	Very little risk to human health. Potential impacts on individual plants and animals, their habitats and the wider ecosystem.	Very little risk to human health. Risk to the quality of the historic environment and deterioration of the character of Clifton.	Very little risk to human health. Risk to the relationship between the village and the wider landscape.	Very little risk to human health. Some risk to flora and fauna that benefit from the agricultural land.

The magnitude spatial extent of the effects (geographical area and size of the population likely to be affected).	These would be very localised impacts.	Localised impacts.	Localised impacts.	Localised impacts.	Impacts could be perceived to extend beyond the Neighbourhood Area.	Generally impacts would be local but could feed into a larger scale picture if good quality agricultural land is also being lost elsewhere.
The value and vulnerability of the area likely to be affected due to: - special natural characteristics or cultural heritage - exceeded environmental quality standards - intensive land use	There are two SSSIs located outside the neighbourhood area, but in reasonably close proximity. Parts of the neighbourhood area is within the outer impact zones of these SSSIs. These are identified on pages 31-32 of the draft plan. The draft neighbourhood plan does not include any site allocations, therefore the impacts of development are not likely to significantly exceed those considered through the adopted local plan process.					
The effects on areas or landscapes which have a recognised national, community or international protection status.	See above regarding SSSIs with impact zones extending into parts of the neighbourhood area. There are no Special Protection Areas in or close to the neighbourhood area. There are no Special Areas of Conservation in or close to the neighbourhood area.					

4. Assessment for HRA

4.1 Ensors Pool Special Area of Conservation (SAC) and the River Mease SAC are not considered to sit within 15km of the Neighbourhood Area, and there are no Special Protection Areas in or close to the neighbourhood area.

4.2 The Clifton upon Dunsmore neighbourhood plan does not propose any development allocations, but rather seeks to guide development within the village settlement boundary, and where applicable influence detailed or amended proposals on the Houlton urban extension, which was allocated in a previous local plan, and benefits from outline planning consent.

4.3 Development within settlement boundaries is supported within the strategy of adopted local plan. It is not considered that there would be any detrimental impacts on Ensors Pool or the River Mease arising from the Clifton upon Dunsmore Neighbourhood Plan.

4.4 The Rugby Borough Local Plan 2011-2031 was subject to a Habitats Regulation Assessment Stage 1 Screening Report. A full HRA was not deemed necessary.

5. Screening Outcomes

5.1 As a result of the assessment in section 3, it is unlikely that there will be any significant environmental effects arising from the emerging proposals to be contained within the Clifton upon Dunsmore Neighbourhood Plan. As a result, it is concluded that an SEA is not necessary.

5.2 As a result of the assessment outlined in section 4, it is concluded that a HRA is not necessary.

Appendix 20



Neighbourhood Planning

Draft Service Level Agreement

Rugby Borough Council and Clifton upon Dunsmore Parish Council

2024

Purpose

- 1.1 The Localism Act 2011("The Act") and the Neighbourhood Planning (General) Regulations 2012 (637) ("The Regulations") set out the framework for the preparation and bringing into force of a Neighbourhood Development Plan ("NDP").
- 1.2 Under the provisions of the Act, Rugby Borough Council ("The Borough Council") (as the Local Planning Authority) is responsible for:
 - fulfilling certain statutory requirements
 - the provision of appropriate advice and assistance
- 1.3 The purpose of this agreement is to set out how Rugby Borough Council will fulfil its statutory obligations and level of assistance to parish councils engaged in the production of a NDP. This agreement will also define the role of the qualifying body. A qualifying body may be:
 - a parish or town council
 - a neighbourhood forum

Memorandum of Agreement:

This Agreement is between:-

a) The Borough Council

Signature of Chief Officer – Growth and Investment



Date: 22/10/24

and

b) Clifton upon Dunsmore Parish Council (the Qualifying Body)

Signature of chairperson of the qualifying body

.....

Date...1st October 2024.....

2 Date and duration of agreement

- 2.1 This agreement will commence once the document has been signed and dated by the selected representatives of both parties.
- 2.2 It is anticipated that the full process for bringing the said NDP into force will take, as a minimum, some 24-36 months from the date of designation. The Borough Council and the qualifying body will review progress on the NDP at intervals of approximately every 6 months from the date of the agreement.

3 Working Relationships

- 3.1 The parties to this agreement seek:
- i. A constructive working relationship
 - ii. to work closely together at all levels, both in policy, and in strategic issues of importance
 - iii. to respect each other's views, and, where different, after discussion, to ensure proper understanding of the reasons for such differences
 - iv. to have a 'no surprises' policy, based on notifying each other well in advance, where possible, of significant announcements and developments in policy or changes to the timetable
 - v. to minimise duplication of activity wherever possible
 - vi. to inform other stakeholders about the relationship so as to reduce uncertainty

4 Respective Responsibilities

4.1 The statutory obligations of Rugby Borough Council

- 4.1.1 Following completion of the statutory procedures for designation of the Neighbourhood Area, the Borough Council will undertake the following in accordance with its duties set out in the Act and the Regulations:

	Stage	Timescales
1	Confirm that the pre-submission Neighbourhood Plan meets the general requirements of the Localism Act and provide detailed comments on the plan as a consultee during the pre-submission public consultation (Regulation 14)	Within the prescribed consultation period unless an extension has been agreed with the qualifying body
2	Confirmation that the submitted Neighbourhood Plan and other associated documentation meets the requirements of the Localism Act (Regulation 15) and the Public Sector Bodies (Website and Mobile Applications) (No.2) Accessibility Regulations 2018	Within two weeks of the submission of all relevant documentation to the Council
3	Publicise the submission plan and other associated documentation (Regulation 16)	Within two weeks following confirmation by the Borough Council that the submission documents meet the requirements of the Localism Act and the Public Sector Bodies (Website and Mobile Applications) (No.2) Accessibility Regulations 2018
4	In consultation with the qualifying body, approval of the appointment of an examiner with the Parish Council (Regulation 17), including the drafting of a contract with the appointed examiner	Within 2 weeks of the close of consultation (regulation 16)
5	Forward all comments received on the submission plan along with all other required documentation to the appointed examiner (Regulation 17)	Within 2 weeks of an Examiner being appointed
6	Consideration of Examiner's report and provision of a Decision Statement in consultation with the Qualifying Body (Regulation 18)	Within 6 weeks of receiving the Examiner's report the Council will issue a decision statement on whether it agrees with the findings of the examiner's report and approval to proceed to referendum

7	In liaison with the qualifying body, make arrangements for the referendum	Following the issuing of the Decision Statement the referendum process will begin. Eight weeks is allowed for this process which includes a 6 week notification period
8	'Make' the Neighbourhood Plan (Regulation 19 & 20)	As soon as practically possible after a positive referendum

4.1.2 It should be expected that the statutory process from regulation 15 (submission of draft plan) to the plan being made (stages 2 to 8 above) will cover a period of a minimum of 8 months.

4.1.3 Whilst the Council will seek to meet the above timescales, it should be noted that events and circumstances may arise which could impact on the ability of the Council to meet these timescales, for example local or national elections and associated purdah periods. The Council will inform the qualifying body at the earliest opportunity when it becomes aware that there may be an issue which could affect the ability of the Council to meet these timescales.

4.2 The Borough Council will provide the following advice and assistance

Published Advice

4.2.1 Provide on its website: [Neighbourhood planning - Rugby Borough Council](http://www.rugby.gov.uk/neighbourhood-planning) (www.rugby.gov.uk/neighbourhood-planning)

- A simple guide on the stages required for preparing a NDP
- A map illustrating the Parish Council Boundaries

Professional Advice

4.2.2 The first point of contact for advice and technical support is Hayley Smith, Telephone 01788 533741 Email Hayley.Smith@Rugby.gov.uk

Initial Meeting

4.2.3 At the request of the qualifying body and following designation of the Neighbourhood Area the support officer will attend a meeting and provide an overview on the procedures and issues. The advice will cover:

- i. The legal procedures related to neighbourhood planning
- ii. Project plan and timescales for the production of a plan

- iii. Relationship with the Rugby Borough Local Plan and related planning policy documents
- iv. Methods of consultation and engagement
- v. Consultation with the 'specific' consultees
- vi. The requirements of other legislation such as Human Rights Act, the Habitats Regulations and Strategic Environmental Assessment
- vii. Support available from other organisations such as the Warwickshire Rural Community Council

Background Data and Evidence

- 4.2.4 The Borough Council will make available:
- i. Authority Monitoring report data for the last 5 years
 - ii. List of planning applications made in the Neighbourhood Area for the last 5 years
 - iii. The Local Plan Evidence Base and access to base data
 - iv. Maps showing constraints data
 - v. Up to date information on any grant funding and technical support available

Professional advice and assistance

- 4.2.5 The Borough Council will provide the following level of officer support:
- i. Attendance at 1 meeting (up to 2 hours) every three months
 - ii. 6 hours per calendar month to undertake tasks iii), iv) and v) set out immediately below:
 - iii. The Council will provide advice (and/or direct to the appropriate source) on:
 - Methods of community engagement and consultation
 - Potential delivery partners
 - Conformity matters
 - Up to date information on the Local Plan
 - Advice on any requirement for Environmental Assessment and Habitats Regulation Assessment
 - Emerging drafts of the NDP
 - Links to research data
 - iv. For the Pre-submission draft NDP the Borough Council will provide advice and assistance on:
 - Conformity of the plan with local and national policy and relevant national guidance and whether in their view it meets the basic conditions
 - Suitability of the Consultation Statement
 - Suitability of any Environmental Assessment or Habitats Regulations Assessments undertaken
 - Conformity with other legislative requirements

- Electronic copies of OS base maps for the area
- Digitising of final proposals maps

4.2.6 The Borough Council will aim to respond to all queries within 10 working days. Where a query is particularly complex and/or may take longer than 10 working days to respond to we will endeavour to provide an indicative timescale for a full response.

The Borough Council will not offer advice or assistance in the following areas:

- Drafting the NDP and supporting documents
- Undertaking survey/research work
- Undertaking Strategic Environmental Assessment or Habitats Regulation Assessment
- Undertaking non- statutory consultation exercises
- Project management services
- Attending every meeting
- Attending every consultation event
- Direct financial support
- Printing of documents unless related to the statutory requirements of the Borough Council.

5 Qualifying Body Responsibilities

- Establish a steering group to develop the NDP with clear terms of reference.
- Arrange an initial meeting which the Borough Council support officer can attend and advise the steering group.
- Produce a project plan including a timetable for the production of the plan. This will be submitted to, and agreed with the Council. The qualifying body will inform and seek agreement with the Borough Council on updates to the timetable.
- Provide regular updates on progress against the project plan and timetable to the Borough Council via the support officer.
- Convene as a group on a regular basis throughout the period of preparation of the NDP and its examination.
- Commit adequate resources to the task.
- Provide to the Borough Council the Draft Submission Plan and supporting documents in accessible electronic format.
- Provide results of primary source data which would be helpful to the Borough Council.
- To ensure that documents to be made available on public websites comply with the Public Sector Bodies (Website and Mobile Applications) (No.2) Accessibility Regulations 2018 in terms of being accessible to people who have a disability.

Qualifying Body first point of contact

Name Councillor Lesley Edwards...

Contact details

Telephone: 07973849335.

Email cllr.edwards@cliftonupondunsmore.org.uk.....

6 Progress and Review Process

- 6.1 As noted above, the qualifying body will agree a timetable for the production of the plan with the Council. The purpose of the timetable is to provide a level of certainty to the process and timescale of the production of the plan. The qualifying body will undertake to work towards the preparation of the plan in line with the timetable.
- 6.2 The timetable will form part of the Service Level Agreement, and will be the basis for the review of the progress of the plan. A review will take place approximately every six months in a face-to-face meeting between the Council and the qualifying body. Should the production of the plan no longer be in accordance with the agreed timetable, the necessary action to be taken will be discussed by both parties and if necessary a revised timetable will be produced.
- 6.3 If at any point should the qualifying body or the Council become aware that there are issues arising from the agreed timetable then they should inform the other party as soon as possible. A discussion and / or a meeting should then be arranged to discuss the necessary action that needs to be taken, and if necessary a revised timetable will be produced.

7 Withdrawal of Professional Advice

- 7.1 Subject to its statutory responsibilities under the Act the Borough Council reserves the right to cease the provision of professional advice and assistance should it consider that the production of the NDP is not proceeding satisfactorily.

8 Dispute settlement

- 8.1 In the unlikely event of a dispute (including the professional advice as set out in Section 5), it is expected that these will be resolved at the working level at

which they arise. If this is not possible then the relevant signatories to this agreement will discuss the matter and decide on the action to take.

Appendix 21

Dear Sir/Madam

Thank you to those of you who were able to attend the Local Plan Preferred Option Consultation Parish Councils Briefing on Monday 31st March 2025.

Please find attached a PDF copy of the presentation given by Neil Holly, Development Strategy Manager, for your reference.

If you have any queries or wish to give your views on the Consultation, please visit our website <https://www.rugby.gov.uk/local-plan-review-preferred-options-consultation> or email LocalPlan@rugby.gov.uk

Appendix 22

TERMS OF REFERENCE AND GOVERNANCE FOR CLIFTON UPON DUNSMORE PARISH COUNCIL NEIGHBOURHOOD PLAN ADVISORY COMMITTEE

1) Name

- a) The name of the Committee shall be the Clifton upon Dunsmore Neighbourhood Plan (NP) Advisory Committee.

2) Role

- a) The role of the NP Advisory Committee is to carry out the following NP tasks on behalf of the Parish Council:
 - i) Undertake the preparation of an NP for the designated area of the Parish of Clifton upon Dunsmore;
 - ii) Utilise external funding secured by the Parish Council and assist with planning, budgeting and monitoring expenditure under the control of the Parish Council;
 - iii) Liaise with relevant authorities, organisations and identified Stakeholders to ensure the NP is comprehensive and inclusive;
 - iv) Identify and implement a wide variety of ways to engage the whole community throughout the process;
 - v) Undertake specific areas of work involving additional persons with specific expertise as required to progress the detail of the NP;
 - vi) Be responsible for the analysis arising during the NP process and the production and distribution of the final report;
 - vii) To work closely with Rugby Borough Council throughout the process;
 - viii) To submit the draft NP for consultation with the Parish Council, local residents, statutory stakeholders and Rugby Borough Council;
 - ix) To secure the endorsement of the Parish Council for the final NP document.
 - x) To prepare the NP for submission to Rugby Borough Council;
 - xi) To ensure the NP is in general conformity with Rugby Borough Council's development plan;

- xii) To ensure the NP meets the requirements of the Neighbourhood Planning (General) Regulations 2012, the Localism Act 2011 and other relevant legislation, including European obligations.

3) Membership

- a) The NP Advisory Committee shall have a minimum of six members, including at least two members from the Parish Council.
- b) The membership and appointments are to be approved by the Parish Council and membership information included on the Parish Council website.

4) Meetings

- a) The NP Advisory Committee shall endeavour to hold a full meeting on average at least every six weeks or more frequently as may be required.
- b) Meeting dates shall be confirmed at least ten days in advance.
- c) The meeting agenda shall be passed to all members, with the details of all supporting documentation, at least 3 clear days prior to each meeting. Members will be expected to have read the papers in advance of the meeting.
- d) Declarations of Interest for Agenda items shall be a standard agenda item at the beginning of each meeting.
- e) The minutes of the meeting shall be produced and circulated to all members within 10 days at most following the meeting, for approval at the following meeting.
- f) Resolutions shall be decided by a majority of votes, with the Chair having a casting vote if required.
- g) A minimum quorum of members for the transaction of business is three members, including one Parish Councillor.
- h) Meetings will normally be open to all members of the public. If a member of the public wishes to speak on a particular subject, the Chair shall invite him/her to speak when the subject is discussed, for no more than 5 minutes.
- i) The agendas, supporting papers and meeting minutes are to be posted on the Parish Council website to provide the maximum opportunity for community participation. The agenda and meeting minutes will also be posted where possible on the Village notice board, with a contact address for those wishing to view the documents.
- j) The NP Advisory Committee can exclude the public and hold a closed session in exceptional circumstances for matters that are sensitive.

5) Theme Groups

- a) The NP Advisory Committee may appoint specific Theme Groups to carry out agreed work on its behalf, with a nominated Leader for each Theme Group. **The work of the Theme Groups does not need to be open to the public and meetings are not required to follow the procedures referenced above, however the need to declare any interest is still required.**
- b) Each Theme Group will comprise at least one member of the NP Advisory Committee
- c) The Leader may co-opt additional members to further the work of the Theme Group.
- d) The Theme Group may make recommendations but decisions will be taken by the full NP Advisory Committee, for ratification by the Parish Council.

6) Finance

- a) The Chair shall maintain a record of all income and expenditure with decisions on financial matters to be taken by the Parish Council.
- b) A current financial statement will be available as necessary.

7) General Conduct of NP Advisory Committee Members.

- a) Members are expected to conduct themselves when working on the NP in a manner consistent with the standards of conduct required for those in public life, i.e. selflessness, integrity, objectivity, accountability, openness, honesty and leadership.
- b) Members are required to read and sign the Parish Council Register of Interests and Code of Conduct. The Secretary will hold the signed forms in a central place.
- c) Members, including co-opted members, should declare an interest at the beginning of a meeting if the member has a disclosable pecuniary or non-pecuniary interest relating to an agenda item to be discussed.

8) Public Access to Information

- a) Members of the public, under the Freedom of Information Act 2000, have the right of access to all meetings of the NP Advisory Committee, unless specific reasons have been announced in advance when confidential material may be discussed which might be prejudicial to the public interest. It is envisaged that this would rarely, if ever, be implemented.
- b) Members of the public should declare an interest, if applicable, in respect of any agenda item to be discussed at the meeting.
- c) The agendas, relevant papers and subsequent minutes of all NP Advisory Committee meetings will be published on the Parish Council website and available for all members of the public to access. **Clifton upon Dunsmore Parish Council**

November 2021