



CLIFTON UPON DUNSMORE NEIGHBOURHOOD PLAN DECISION STATEMENT

Regulation 18 of the Neighbourhood Planning (General) Regulations 2012 (as amended)

Overview

This Decision Statement issued by Rugby Borough Council confirms that, following an independent examination, the Clifton upon Dunsmore Neighbourhood Plan (the Plan), as revised by the examiner's recommended modifications (summarised in Appendix 1), complies with the Basic Conditions and legal requirements, and can therefore proceed to a Neighbourhood Planning Referendum.

The Clifton upon Dunsmore Neighbourhood Plan document, Examiner's Report, along with this Decision Statement, are available to view on the Council's website at: <https://www.rugby.gov.uk/w/clifton-upon-dunsmore-neighbourhood-plan>

Physical copies are available in the Town Hall and Rugby Library and Information Centre during opening hours.

Background

Clifton upon Dunsmore Parish Council has prepared a Neighbourhood Plan for the Parish under the Neighbourhood Planning (General) Regulations 2012 and the Localism Act 2011.

The Plan area, which covers the whole of Clifton upon Dunsmore Parish including the village of Clifton upon Dunsmore and the ongoing urban extension Houlton, was designated by Rugby Borough Council on 7th February 2022.

The Clifton upon Dunsmore Neighbourhood Plan was submitted to Rugby Borough Council as the Local Planning Authority on 5th September 2025. A 6-week public consultation was held from 23rd September 2025 in accordance with the Neighbourhood Planning (General) Regulations 2012 (Regulation 16).

Independent examination

Rugby Borough Council appointed Dr Louise Brooke-Smith as the Examiner of the Plan in November 2025 and formal examination commenced in December 2025. The Examiner concluded that the examination could be conducted using written

representations only and it was not necessary to hold public hearing sessions. The Examiner undertook an unaccompanied visit to the plan area in December 2025.

The Examiner assessed whether the Plan meets the 'Basic Conditions' and human rights requirements, as set out in paragraph 8(2) of Schedule 4B to the Town and Country Planning Act 1990 as applied to Neighbourhood Development Plans by section 38A of the Planning and Compulsory Purchase Act 2004. This includes whether it has regard to national policies, contributes to sustainable development and is in general conformity with the strategic policies of the Rugby Borough Local Plan.

The Examiner's Report was issued on 23 February 2026 and includes several recommended minor modifications to the Plan, as summarised in Appendix 1 of this statement. Rugby Borough Council has accepted all modifications.

Examination outcome

Subject to the recommended modifications set out in the Examiner's Report and summarized as a list in Appendix 1 of this statement, the examiner has found that the plan complies with the legal requirements set out in Paragraph 8(1) and 8(2) of Schedule 4B to the Town and Country Planning Act 1990 and the relevant regulations relating to the preparation of a Neighbourhood Development Plan.

The examiner was satisfied that the plan has been subject to effective consultation and that key issues of importance to the local community are reflected in its content, with appropriate and compliant policies that are supported by the evidence base. It is therefore recommended by the examiner that the Clifton upon Dunsmore Neighbourhood Plan proceed to a referendum.

Referendum procedures

The examiner's report has confirmed that the defined Neighbourhood Plan area, which reflects the parish of Clifton upon Dunsmore comprising the settlements of Clifton upon Dunsmore village and the urban extension Houlton, should also be the area for the referendum on the plan.

It is therefore proposed to hold a referendum to determine whether the Plan should be adopted and incorporated into the development plan for Rugby Borough.

Details of the referendum are to be confirmed.

27 February 2026

Appendix 1 – Summary of recommended modifications in the Examiners’ Report

Neighbourhood Plan content	Examiner’s report paragraph no.	Recommended modification
Figure 1	5.2.6	Include a more up to date initial map at Figure 1.
Formal policy formatting	5.2.8	Format formal policy text in a more clearly defined way e.g. in boxes, to create a more user-friendly document
Census references	5.2.10	Ensure that the date of any census information is clear.
Overview of Clifton-upon-Dunsmore	5.2.11	Include a brief summary of Clifton-on-Dunsmore as a settlement including its size, community mix, the extent of employment and commercial provisions, relationship with adjacent areas and availability of public transport.
Para 6.29	5.2.13	SUE GP LLP to be referenced as ‘ <i>Master Developer</i> ’
Para 6.44	5.2.13	‘Playgroup’ to be referenced as ‘ <i>nursery</i> ’
G1	5.3.8	‘Carefully controlled’ to be replaced with ‘ <i>carefully assessed to accord with...</i> ’ to avoid unnecessarily restrictive language
H1	5.3.25	Houlton to be excluded from the policy due to existing masterplan. Explanatory text to be added to included set this out.
H2	5.3.27	Reference to ‘paragraph 4.13’ to be amended to clarify its origin. The report assumes this to be the NPPF though this is incorrect – clarify that this refers to paragraph 4.13 <i>of the adopted Rugby local plan 2011-2031</i> .
H3	5.3.32	Additional explanation to be added to clarify meaning of ‘First Homes’ otherwise the reference should be deleted.
ENV1	5.3.44	Delete policy ENV1 and supporting text. This follows other modifications identified in report paragraphs 5.3.37, 5.3.42, and 5.3.44 which would result in removal of both proposed Local Green Space designations.
ENV2 Figures 6.1 and 6.2	5.3.48	Increase scale of the figures to enable easier site identification in hard copy format
ENV2	5.3.54-55	Delete the following sites on the basis of protection duplication: Newton Road allotments (061), St Mary’s Churchyard

Neighbourhood Plan content	Examiner's report paragraph no.	Recommended modification
		(064), North Road allotments (069), Newell Close Allotments (076 and 077), Avon Street Allotments (573), Clifton upon Dunsmore cemetery (592)
ENV2 2.3(a)	5.3.56	Delete 2.3(a) from the policy to avoid duplication of content in 2.1 and 2.2
ENV2 2.3(b)	5.3.57	Delete 2.3(b) from the policy as it pre-empts conditions, covenants and legal agreements that might accompany development consents and is too vague
ENV3	5.3.62	Sites subject to the policy are to be numbered and listed out with site locations provided
ENV3	5.3.63	Second paragraph of policy text to be replaced with the following: <i>"If significant harm to biodiversity cannot be avoided, through relocating the proposed development to an alternative site with less harmful impact, or through adequate mitigation on or off site, then that development will not be supported."</i>
ENV4	5.3.65	Delete policy ENV4.
ENV5	5.3.69	Supporting text to refer to Figure 9 (rather than Figure 8)
ENV5	5.3.69	Sites subject to the policy to be listed out after paragraph 5.23 for clarity
ENV5	5.3.70	Sites 523 and 524 formally part of the Rugby Radio Station site are to be removed from Figure 9 and any future lists (see above) to avoid confusion.
ENV 6	5.3.94	Second paragraph of the policy text to be replaced with the following: <i>"Any loss or potential damage arising from a development proposal (or a change of use requiring planning permission, should be avoided unless the need for and benefits arising from development in that location outweigh the loss, or mitigation can take place and relevant planning conditions can be applied to ensure that any historic value at the site, can be enhanced and/or protected."</i>
ENV7	5.3.99	First paragraph of the policy text to be replaced with the following: <i>"The following views (Figure 11, details Appendix 5)) are important to the setting and character of both Clifton upon Dunsmore and Houlton. Development</i>

Neighbourhood Plan content	Examiner's report paragraph no.	Recommended modification
		<i>proposals should respect them. Development proposals which could have a significant adverse visual harm on the identified views will be required to explain the need for and benefits arising from development in that location and that appropriate mitigation can take place and/or relevant planning conditions be applied, to address any impact."</i>
ENV8 Figure 12	5.3.102, 104	Figure 12 to be updated to include currently omitted public footpaths such as Hillmorton Locks to A5 via Houlton
ENV8	5.3.104	Second paragraph of policy text to be removed.
ENV9 Figure 13	5.3.110	Figure 13 to be updated to reflect the latest Environment Agency's National Flood Risk Mapping
ENV9	5.3.111	Policy text to be amended as follows: First bullet point to read <i>"if in areas of flood risk as indicated in Figure 13, should apply the sequential approach to development to ensure that there are no suitable, 'reasonably available' alternative sites in a lower flood risk area."</i> Last bullet point to be deleted.
ENV10	5.3.113	Supporting text to be updated to reflect 2024 NPPF (instead of the 2023 version).
ENV10	5.3.114	Update references to the latest evidence and either delete or improve legibility of figures 14.1 and 14.2.
ENV10 supporting text para 5.48	5.3.115	Reference to policy ENV12 to be corrected to ENV10.
ENV10	5.3.116	Map to be added showing agricultural land classifications across the plan area to give clarity to bullet (i), or bullet (i) to be deleted.
ENV10	5.3.117 and 5.3.118	Delete final sentence of policy.
CF1	5.3.22	Include a map illustrating the location of these facilities at an appropriate scale.
CF2	5.3.125	Supporting text to expressly state that policy CF2 does not apply to Houlton.
CF2	5.3.126	Amend bullet (b) – delete reference to 'disturbance'

Neighbourhood Plan content	Examiner's report paragraph no.	Recommended modification
T1	5.3.134	Delete the word 'rural' from the first sentence of the policy.
T1	5.3.134	Rephrase the end of the opening sentence to "...all development that has the potential to result in additional traffic must...."
T1	5.3.134	Delete bullet (e)
T1	5.3.134	Delete bullet (f)
T1	5.3.134	Delete the final sentence of the policy.
T2	5.3.140-5.3.141	Delete policy T2.
BE3	5.3.152	In bullet (b) delete text after the word buildings ("by poor, inappropriate or indifferent design")
BE4	5.3.156	Delete policy BE4
BE5	5.3.158	Delete policy BE5
Community Actions	5.3.166 (plus other paragraphs throughout the report in relation to each 'community action' identified.)	Create a new section after paragraph 6.125 titled 'Community Action'. Relocate community actions numbered 1-4 to this new section, and add supporting text to clarify the nature of the actions and aspirations detailed.
Community actions	5.3.168	Add the following text at the beginning of the 'Community Actions' section: <i>"A number of community actions are set out below. These have been identified as being of importance to the local community but are not subject to any NP policy. They are highlighted in this section of the NP for information purposes only."</i>
Paragraph 8.3	6.2-6.3	Amend plan review horizon to within 24 months.