

# Appeal 6003106

Submitted on 24 December 2025.

## Before you start

<b>Local planning authority</b>	Rugby
<b>Appeal type</b>	Full planning
<b>Decision date</b>	18 December 2025

## Prepare appeal

<b>Was the application made in your name?</b>	No, I'm acting on behalf of the applicant
<b>What is the applicant's name?</b>	Marc Wilson Richborough
<b>Contact details</b>	Max Morgan Marrons
<b>What is your phone number?</b>	07885988971
<b>What is the address of the appeal site?</b>	Land East of Rugby Road, Clifton-upon-Dunsmore Rugby CV23 0DF
<b>What is the area of the appeal site?</b>	9.21 ha
<b>Is the appeal site in a green belt?</b>	No
<b>Do you own all of the land involved in the appeal?</b>	No
<b>Do you own some of the land involved in the appeal?</b>	No
<b>Do you know who owns the land involved in the appeal?</b>	Yes, I know who owns all the land
<b>Have the landowners been told about the appeal?</b>	I confirm that I've told all the landowners about my appeal within the last 21 days using a copy of the form in annexe 2A or 2B
<b>Is the appeal site part of an agricultural holding?</b>	Yes
<b>Are you a tenant of the agricultural holding?</b>	No

<b>Have the tenants been told about the appeal?</b>	I confirm that I've told all the tenants about my appeal within the last 21 days using a copy of the form in annexe 2A
<b>Will an inspector need to access your land or property?</b>	Yes Site can be seen from the publicly accessible Clifton Recreational Ground. However the Appellant would allow access onto the Site if requested.
<b>Are there any health and safety issues on the appeal site?</b>	No
<b>What is the application reference number?</b>	R25/0565
<b>What date did you submit your application?</b>	25 June 2025
<b>Was your application for a major or minor development?</b>	Major development
<b>Was your application about any of the following?</b>	Dwellings
<b>Enter the description of development that you submitted in your application</b>	Outline planning application for the demolition of all buildings and the residential development of up to 160 dwellings, and creation of associated vehicular access off Rugby Road, pedestrian/cycle access points, parking, landscaping, drainage features, open space, children's play area and associated infrastructure (all matters reserved except for vehicular access off Rugby Road).
<b>Did the local planning authority change the description of development?</b>	No
<b>How would you prefer us to decide your appeal?</b>	Inquiry
<b>Why would you prefer an inquiry?</b>	<p>The Appellant considers that a public inquiry is necessary to determine the Appeal in accordance with the 'Criteria for determining the procedure for planning, enforcement, advertisement and discontinuance notice appeals' (Planning Inspectorate Guidance; 21st April 2022).</p> <p>The Appellant considers that an Inquiry is required due to the nature of the proposed development, level of local opposition, and complexity of the potential issues,. Several consultee responses are outstanding and require detailed examination and discussion; including landscape, highways, and ecology, all of which involve technical evidence and professional judgment. These issues cannot be adequately tested through written</p>

representations or a hearing and require formal cross-examination to ensure a robust and transparent process. Given the breadth of evidence and the need for scrutiny of the assumptions and methodologies, an Inquiry is the most appropriate procedure.

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**How many days would you expect the inquiry to last?** 6

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**How many witnesses would you expect to give evidence at the inquiry?** 4

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**Are there other appeals linked to your development?** No

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## Upload documents

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**Application form** [0.a. Application Form.pdf \(/document/737130e1-938d-411e-b1d9-f88928714a2a\)](/document/737130e1-938d-411e-b1d9-f88928714a2a)

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**Do you plan to submit a planning obligation to support your appeal?** Yes

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**What is the status of your planning obligation?** Not started yet

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**Did you submit a separate ownership certificate and agricultural land declaration with your application?** No

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**Appeal statement** [Appendix 7 Rugby Borough Local Plan 2011-2031 Rural Settlements Map.pdf \(/document/9628e210-5103-437e-99e8-02c8e8e3d01e\)](/document/9628e210-5103-437e-99e8-02c8e8e3d01e)  
[Land east of Rugby Road Clifton-Upon-Dunsmore - Appellant Statement of Case.pdf \(/document/647fae8b-147a-4a33-92d4-327674cbe5eb\)](/document/647fae8b-147a-4a33-92d4-327674cbe5eb)  
[Appendix 9 Rugby Borough Council Playing Pitch and Outdoor Sport Strategy 2023.pdf \(/document/3cd97e3e-c67d-4775-9a81-344156a2f948\)](/document/3cd97e3e-c67d-4775-9a81-344156a2f948)  
[Appendix 14 Rugby Borough Council Planning Obligations SPD March 2012.pdf \(/document/385d4b37-a4aa-4936-a74a-4c731ef04692\)](/document/385d4b37-a4aa-4936-a74a-4c731ef04692)  
[Appendix 2 Rugby Borough Council Pre Application Response.pdf \(/document/9fa8dec5-6cdf-42f5-8809-6752b8e08dc8\)](/document/9fa8dec5-6cdf-42f5-8809-6752b8e08dc8)  
[Appendix 10 Rugby Borough Council Rural Sustainability Study 2024.pdf \(/document/dbe9994a-bf7e-4a1e-a259-6a61bd2e8954\)](/document/dbe9994a-bf7e-4a1e-a259-6a61bd2e8954)  
[Appendix 13 Rugby Borough Council Housing Needs SPD July 2021.pdf \(/document/5cc4ff6f-](/document/5cc4ff6f-)

[100d-4ff8-87aa-923c34bf76e5\)](#)

[Appendix 8 Rugby Borough Council Five Year Housing Land Supply Position Statement 2025-2030.pdf \(/document/beb8bc18-88d8-418a-8de1-9daf096566c4\)](#)

[Appendix 4 Rugby Borough Local Plan 2011-2031.pdf \(/document/db00fcfb-c388-4870-829b-a9d1fdc413a7\)](#)

[Appendix 5 Rugby Borough Local Plan 2011-2031 Urban Policies Map.pdf](#)

[\(/document/6342042a-68d7-44c5-83f8-bf7cc0282fe2\)](#)

[Appendix 12 Rugby Borough Council Climate Change & Sustainable Design and Construction SPD February 2023.pdf \(/document/b2c1f96e-f889-45da-b179-c874dc1b0056\)](#)

[Appendix 6 Rugby Borough Local Plan 2011-2031 GI Policies Map.pdf \(/document/9956654f-569d-410c-99e0-d15082fe5571\)](#)

[Appendix 11 Rugby Borough Council Air Quality SPD July 2021.pdf \(/document/bbc0d021-a194-45bf-b16d-efd4b6f35fdb\)](#)

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**Draft statement of common ground**

[Land east of Rugby Road Clifton-Upon-Dunsmore - Draft Statement of Common Ground.docx \(/document/5132fec9-925e-453c-97e5-04ac396f0ad5\)](#)

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**Do you want to apply for an award of appeal costs?**

No

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**Did you submit a design and access statement with your application?**

Yes

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**Design and access statement**

[9.a. Design and Access Statement.pdf \(/document/32332a81-60bc-4502-9ee4-7074ec2f1913\)](#)

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**Plans, drawings and supporting documents**

[20. Heritage Impact Assessment SUPERSEDED.pdf \(/document/002bd11e-af08-46c8-ba79-04c125e7a4a2\)](#)

[21.a. Acoustic Assessment.pdf \(/document/b53d8edd-026b-4bef-8b21-081144006ea0\)](#)

[24.a. Arboricultural Impact Assessment and Tree Survey.pdf \(/document/a771f95c-128b-466d-8a8d-08551581c850\)](#)

[9i. Design and Access Statement â Part 1 of 2 SUPERSEDED.pdf \(/document/f2068a04-a283-4b11-b67f-16b869a3cd9b\)](#)

[9ii. Design and Access Statement â Part 2 of 2 SUPERSEDED.pdf \(/document/b4ea5e41-6775-479b-a0a0-177712dfc9aa\)](#)

[19.a. Air Quality Report SUPERSEDED.pdf \(/document/185b3c98-7441-4c62-a651-1e9c8b9ed77e\)](#)

[10.a.iii. Transport Assessment Appendix Part 3 of 3.pdf \(/document/0301b93a-da0d-4045-9925-](#)

[1ee0fb1cfbce\)](#)

[2. CIL Additional Information Form.pdf](#)

[\(/document/e32eedbf-756f-4c9a-82d6-212e259bec20\)](#)

[1. Covering Letter - Land East of Rugby Road.pdf](#) [\(/document/74c38f08-d2af-4a91-9763-214c10e5de40\)](#)

[7.a. Topographical Survey \(53046 T Rev1-A0@1000\).pdf](#) [\(/document/a800237a-40fe-4096-9dde-2283d60925c0\)](#)

[13.a. Preliminary Ecological Appraisal.pdf](#) [\(/document/1f0e7a18-91e8-4377-a6a1-25bb5b224420\)](#)

[22. Contaminated Land Assessment SUPERSEDED.pdf](#) [\(/document/72b86b33-68e6-4a42-a16d-29bcd7d69ceb\)](#)

[22.a. Contaminated Land Assessment.pdf](#) [\(/document/adad8d66-4fab-4bd6-918e-2b4238ebd37b\)](#)

[30. Stage 1 Road Safety Audit Report.pdf](#) [\(/document/9ae261a0-e7a5-4a72-b39d-2b8157b10540\)](#)

[13. Preliminary Ecological Appraisal SUPERSEDED.pdf](#) [\(/document/9cee4a3a-4e1b-425f-960d-2f8bde65f4a7\)](#)

[16.a. Biodiversity Net Gain Assessment.pdf](#) [\(/document/8d18889d-7819-46d5-8c72-3c9b02a43dc6\)](#)

[37. Minerals Assessment.pdf](#) [\(/document/c0f9ec15-227c-4620-b822-3d291e816400\)](#)

[36.i. Response to WCC Ecology Redacted Version.pdf](#) [\(/document/daed0352-e4bc-445d-8c7a-4567cf6c507b\)](#)

[21. Acoustic Assessment SUPERSEDED.pdf](#) [\(/document/8d6012b2-7564-4ce1-9cd3-4e188f707ba2\)](#)

[35. Proposed Bus Stop Upgrades \(Drawing T25501.004\).pdf](#) [\(/document/856d1c89-ddea-404d-bf65-508135c34c5f\)](#)

[29. Proposed Site Access Swept Path Analysis \(T21542.002 Rev D\).pdf](#) [\(/document/8b4fe409-e83b-43e6-85ce-5644709e9548\)](#)

[24. Arboricultural Impact Assessment and Tree Survey SUPERSEDED.pdf](#) [\(/document/102b45d1-dfec-46c9-953e-585a7cb6bfbd\)](#)

[20.a. Heritage Impact Assessment.pdf](#) [\(/document/de00305b-dee7-4889-b75e-5d1bdda8ac1c\)](#)

[4. Parameter Plan \(SK-02F Rugby Road Parameter Plan @A1\) SUPERSEDED.pdf](#) [\(/document/948d2c01-d85f-4db2-ba47-5eec4ccd293a\)](#)

[27. Travel Plan.pdf](#) [\(/document/47ddab52-2e39-4b40-80ba-5fd9d527c597\)](#)

[9.a. Design and Access Statement.pdf](#) [\(/document/5d4d89aa-888f-4a46-91e5-68cbf0228526\)](#)

[32. Geophysical Survey Report.pdf \(/document/b359b759-7cfe-47e7-a083-69d3d7c58b0e\)](#)

[5.a. Proposed Site Access \(T21542.001 Rev D\).pdf \(/document/529cda95-d5b0-40c5-9f29-6d61c5b0c359\)](#)

[19. Air Quality Report SUPERSEDED.pdf \(/document/faa328c4-5b09-4155-9542-76afda44e2de\)](#)

[25. Flood Risk Assessment SUPERSEDED.pdf \(/document/3ec3b53c-cb27-4b6a-b959-76d125391f0c\)](#)

[14. Daytime Bat Walkover Survey SUPERSEDED.pdf \(/document/9d8fd566-e8c3-464e-8de0-7c9ea6456c5a\)](#)

[15. Habitat Suitability Index Assessment SUPERSEDED.pdf \(/document/15b7003a-428d-48bc-b4ae-7d6d2929de6f\)](#)

[17. Biodiversity Net Gain Statutory Metric Appendix 6976BNG1 to BNG Assessment.pdf \(/document/e9c1cd3f-789e-46c2-93cc-98c01f394dcc\)](#)

[10.a.ii. Transport Assessment Appendix Part 2 of 3.pdf \(/document/30fdff8-d9d5-4cff-b927-9bef46f9d467\)](#)

[28. Confidential Badger Survey.pdf \(/document/cb0eded6-e1b7-42f7-84ba-9c08f6bdf9f\)](#)

[3.a. Site Location Plan \(P10-001-E-Location Plan\).pdf \(/document/e9416698-0ebc-490d-8b54-9c54a18a09bc\)](#)

[10. Transport Assessment SUPERSEDED.pdf \(/document/6292c1b8-f47e-4041-9b77-9d8ffb8420a5\)](#)

[8.a. Planning Statement.pdf \(/document/6b8b1da2-3ce9-4b87-a731-9e4f4eb0de10\)](#)

[1.a. Cover Letter.pdf \(/document/c7c41ed0-e2ec-4952-aa7b-ab5315c35c78\)](#)

[18. Health Impact Assessment Screening Report.pdf \(/document/3578a0b3-f5f2-4caa-8152-abdd8c8c44e4\)](#)

[25.a. Flood Risk Assessment.pdf \(/document/bc3a9761-6296-49e8-ad62-b3ded2d67a01\)](#)

[23. Sustainability Checklist.pdf \(/document/1a2889d6-4e62-4bdf-9acd-b49ab44f5376\)](#)

[19.b. Air Quality Report.pdf \(/document/99fb13fe-e907-4578-8c83-b7175aa07366\)](#)

[34. Proposed Shuttle Signals and Swept Path Analysis \(Drawing T25501.003\).pdf \(/document/98c3642c-84dd-4807-a147-b798ec6664d8\)](#)

[36. Response to WCC Ecology.pdf \(/document/902bb7bd-2fd2-4dc4-b798-b8139f4468b2\)](#)

[0. Application Form.pdf \(/document/dfd66aef-3f1f-4167-a759-b87b504edb07\)](#)

[15.a. Habitat Suitability Index Assessment and eDNA Analysis.pdf \(/document/55907061-6a49-42b8-9b42-ba942a79d0dc\)](#)

[4.a. Parameter Plan \(SK-01G Rugby Road Sketch Layout @A0 - Parameter Plan\).pdf \(/document/1e8280f4-907a-471b-83df-bc7b15c7f45c\)](#)

[5. Proposed Site Access \(T21542.001 rev B\) SUPERSEDED.pdf \(/document/75a66787-333f-4d99-82a7-bd15e82cd13d\)](#)

[8. Planning Statement SUPERSEDED.pdf \(/document/c1fb0633-d811-48d2-9534-bf665cde8d25\)](#)

[17.a. Biodiversity Net Gain Statutory Metric.xlsx \(/document/d1ff3bee-731f-43a6-ac89-c153b9e7900b\)](#)

[16. Biodiversity Net Gain Assessment SUPERSEDED.pdf \(/document/cf922083-eaed-4871-8f59-c847eae775ce\)](#)

[12.a.i. Landscape and Visual Appraisal Part 1.pdf \(/document/0fee6cf-3bfd-4326-8a67-ccd1b1119450\)](#)

[10.a.i. Transport Assessment Appendix Part 1 of 3.pdf \(/document/46d8edc2-a4a4-4973-a4da-cd2a235edf14\)](#)

[31. Stage 1 Road Safety Audit Designer's Response.pdf \(/document/4099479d-cd7e-4e5f-9295-d5c5b81bd25b\)](#)

[11. Statement of Community Involvement.pdf \(/document/72dea299-372b-4142-bd43-d6b943a87f5a\)](#)

[33. Response to LLFA Objection.pdf \(/document/2d05e0ba-066b-4cf1-b12d-d739a4b1626c\)](#)

[3. Site Location Plan \(P10-001C-Location Plan 1-1250@A1\) SUPERSEDED.pdf \(/document/3e3f9427-8a4e-45ef-b033-db9bb6d309bb\)](#)

[5.a. Site Access \(T21542.001 rev D\).pdf \(/document/c751ca5a-be7f-49d9-9d33-e679bc39fa9c\)](#)

[26. Sustainable Drainage Statement.pdf \(/document/dfd52c8e-6bf4-4c8d-8791-e8fed0f87b2b\)](#)

[7. Topographical Survey \(53046\\_T\\_Rev0-A1@1000\) SUPERSEDED.pdf \(/document/539e571e-51e3-4dc2-91ec-ecbe4102d398\)](#)

[10.a. Transport Assessment.pdf \(/document/eb9f5e27-6cbf-427a-aefb-ee2a76673246\)](#)

[6. Landscape Strategy \(1686-L-D-PL-200-V1\).pdf \(/document/4313c200-aae5-4765-9a15-f210fd426710\)](#)

[0.a. Application Form.pdf \(/document/6b9f7044-1994-44fb-a24a-f22bbd66ea88\)](#)

[12. Landscape and Visual Appraisal \(LVA\) SUPERSEDED.pdf \(/document/184ed661-8ba4-](#)

[41da-bca0-f4fa745458f3\)](#)

[12.a.ii. Landscape and Visual Appraisal Part 2.pdf \(/document/d1b2127e-3fc1-45d1-a03d-fb50b67bccec\)](#)

[14.a. Daytime Bat Walkover Survey.pdf \(/document/55c94d90-c174-48b1-aba4-fd27459ee4d1\)](#)

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**Do you have any new plans or drawings that support your appeal?**

No

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**Do you have any other new documents that support your appeal?**

No

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