

Lucy Davison

From: Craig Milligan
Sent: 17 December 2025 13:23
To: Lucy Davison; RBC Planning
Subject: R25/0565 - Land South East Of, Rugby Road, Clifton Upon Dunsmore

Dear Lucy,

Application reference number: R25/0565

Proposal description: Outline application with some matters reserved 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, childrens play area and associated infrastructure (all matters reserved except for vehicular access off Rugby Road).

Location: Land South East Of, Rugby Road, Clifton Upon Dunsmore

I have reviewed the Air Quality Impact Assessment with specific reference to the operational phase traffic emissions assessment.

The modelling has been undertaken in accordance with Defra Local Air Quality Management Technical Guidance (LAQM.TG(22)), Institute of Air Quality Management (IAQM) and Environmental Policy Implementation Community (EPIC) guidance, as well as the Rugby Borough Council Air Quality Supplementary Planning Document (SPD).

The assessment used the latest versions of ADMS-Roads and the Defra Emission Factor Toolkit (EFT). Concentrations of nitrogen dioxide (NO₂) and particulate matter (PM₁₀ and PM_{2.5}) were predicted at identified sensitive receptor locations.

The verification methodology included an RMSE check and adjustment, which is consistent with best practice.

A damage cost calculation was undertaken in accordance with the SPD, and the health cost of the development was determined. Type 1 and Type 2 mitigation measures (electric vehicle charging infrastructure, a Construction Environmental Management Plan (CEMP), and a Travel Plan) are proposed as part of the development.

Based on the evidence provided, I am satisfied that the assessment is robust and reliable, the proposed mitigation measures are appropriate, and the impact of the proposed development on local air quality is not significant.

Whilst an assessment of cumulative impacts from other concurrent developments has not been included, I am satisfied that the modelled impacts from this proposal are sufficiently low to be considered immaterial.

Kind regards,

Craig Milligan

Environmental Health Officer
Commercial Regulation Team



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