

Lucy Davison

From: clerk@cliftonupondunsmore.org.uk
Sent: 17 March 2026 09:34
To: Lucy Davison
Subject: Fw: Appeal 6003106.
Attachments: Support For Policy EN 4 Areas of Separation.docx

Follow Up Flag: Follow up
Flag Status: Flagged

I hope the below will suffice.

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From: clerk@cliftonupondunsmore.org.uk <clerk@cliftonupondunsmore.org.uk>
Sent: Friday, March 6, 2026 11:01:30 am
To: caseofficers@planninginspectorate.gov.uk <caseofficers@planninginspectorate.gov.uk>
Subject: Appeal 6003106.

Good Morning

Appeal reference number: 6003106
Address: Land East of Rugby Road, Clifton-upon-Dunsmore, Rugby, CV23 0DF, United Kingdom
Planning application reference: R25/0565

Resubmission of comments as requested without list of names and addresses:

Clifton upon Dunsmore Parish Council would like to reiterate following the regulation 18 consultation on the proposed local plan for Rugby feedback strongly suggested that the villages within the Borough, and in particular Clifton upon Dunsmore, should remain distinctive and separate from the Rugby conurbation.

This thinking was reflected in the Local Plan draft (@ Reg 18) in the fact that the land proposed by Richborough for development off Rugby Rd was not deemed suitable for inclusion in the new local plan, for that reason. This case was also clearly laid out by Clifton Parish Council in their response to Richborough's initial planning submission R25/0565 and in Reg 18 Responses on the Local Plan. In both cases clear reference was made to the concern that were this or any future development in this corridor to go ahead. The village would lose its distinctiveness as an ancient hilltop settlement and just be subsumed, becoming suburb of Rugby. With 6,000 new homes in development at Houlton within the parish on our doorstep, this is totally unacceptable for the community.

Reacting to clear feedback in the Reg 18 consultation for the Local Plan Rugby Borough Council have modified policy to strengthen the position of Rural communities, prior to the Reg 19 Consultation. They have defined an **area of separation**, indicated on the policy's map EN4, to protect the distinctiveness and identity of settlements, preventing coalescence into Rugby. Clifton upon Dunsmore Parish Council fully support this policy change in the Rugby Local Plan - unanimously agreed in our Council Meeting 9th Feb 2026. Further to that we have, in conjunction with significant support from the community, undertaken a survey to gauge the extent of feeling towards this policy within Clifton. The time window has been very limited between this policy amendment being published and deadlines for submission.

The survey consisted of the simple response : “**Do you support the policy** (ref EN4 proposing an area of separation) **Yes/No??**” (See attached) either through a paper form or via a Survey Monkey form on the Parish Council Website

We present our findings (Please find attachment of detailed responses) :

Number of Respondents :	534
Number of “YES” Responses	527
Number of “NO” Responses	7
% in favour of the policy EN4 - Area of Separation	98.7 (99% rounded up) %

This plainly indicates the clear, overwhelming, and unambiguous support within the community of Clifton upon Dunsmore for this policy and to maintain an area of separation between the village and the town of Rugby and support of policy EN4.

I have attached a copy of the survey undertaken and have the list of names and addresses for all respondents to the survey.

Kind Regards

Lindsay Foster
Clerk to Clifton Upon Dunsmore Parish Council

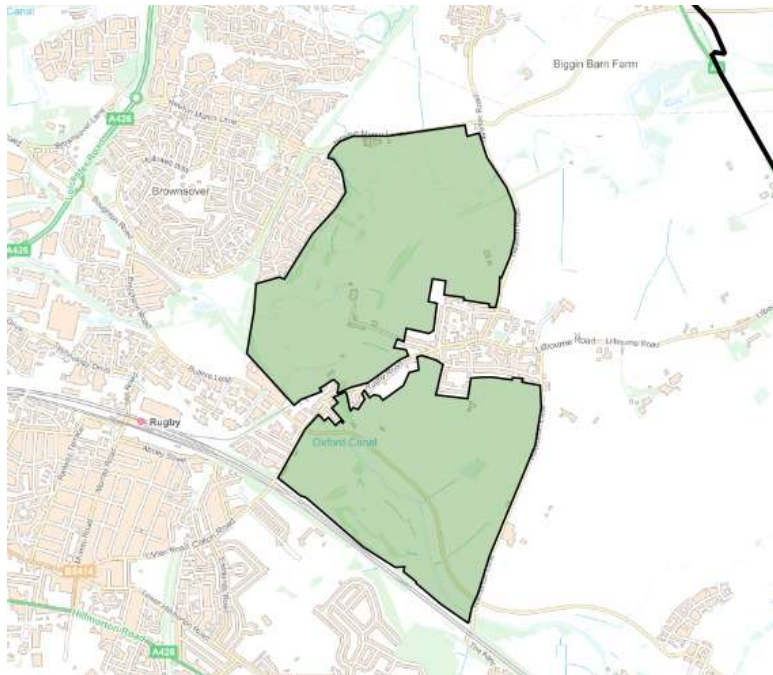
The information you provide (personal information such as your name, address, email, organisation) will be processed and stored to enable us to contact you and respond to your correspondence, provide information and provide you access to our services. Your personal information will not be shared or provided to any other third party unless you give your consent to do so.

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Support For Policy EN 4 Areas of Separation

EN4 Areas of Separation

- A. Areas of Separation are defined on the policies map between Rugby town and the settlements of Clifton upon Dunsmore, Dunchurch and Thurlaston.
- B. Development will only be permitted in these areas when it will not have a significant adverse impact, either alone or in combination with other existing or proposed development, on the effectiveness of an Area of Separation in protecting the identity and distinctiveness of settlements and preventing their coalescence.
- C. Developments that diminish physical and visual separation, have an urbanising influence, or which adversely impact settlement identity should be deemed as having an adverse impact on the effectiveness of an Area of Separation.
- D. Applicants proposing development that may have an adverse impact on an Area of Separation must demonstrate that they have considered this impact and have incorporated appropriate mitigatory measures into their proposal.



Do you support the above policy?

- Yes
- No

Name:

Address:

.....

Please note your details will be shared with Rugby Borough and the planning inspector. Completed sheets without a name and address will not be accepted. The details will not be used for any other purposes.