

Appeal 6003106

Interested party comments

Appeal type	Planning
Appeal procedure	Inquiry
Appeal site	Land East of Rugby Road, Clifton-upon-Dunsmore, Rugby, CV23 0DF
Agent contact details	Max Morgan max.morgan@marrons.co.uk 07885988971
Local planning authority	Rugby
Application number	R25/0565

Interested party 1

Comments	<p>Traffic through the village has increased drastically since 1997 when we first moved here</p> <p>Parking for the school is limited to the main roads and side roads one of which is Station Road which are narrow and this causes severe congestion As per my previous email the pollution from this is worse now more than ever and not healthy for those living on or by Rugby Road</p> <p>If planning is given the go ahead the increase in traffic will lead to gridlock at least twice a day and create unnecessary delays which could result in disaster for emergency services as the Main Road in Clifton village leads directly to the A5 and emergency vehicles often use this route Read more</p>
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Supporting documents	No documents
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Interested party 2

Comments	<p>It will increase the traffic and create long delay on the road as the road is sufficient to cater existing traffic. It will spoiled the countryside and will lead to more planning and destroy the beauty of village.</p> <p>This development should not be granted as will destroy the beauty of the town and there is school but not enough to cater more student.</p> <p>Read more</p>
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Supporting documents	No documents
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Interested party 3

Comments

I do not support the appeal by Richborough against Rugby Borough Council.

The proposed development by Richborough does not comply with Rugby Borough Council's Local Plan. Section 6 has identified Site 129 (60 dwellings) Site 202 (80 dwellings) and Site 307 (10 dwellings) as the preferred sites for development in the village of Clifton upon Dunsmore; Richborough sites 238 and 335 have been rejected. The Richborough proposal would build houses on an Area of Separation EN4 in the Local Plan and link the village of Clifton upon Dunsmore to the town of Rugby, increasing the size of the village to 230% of its present size; it would no longer be a village. The site Richborough propose building on is Grade 2 agricultural BMV (Best and Most Versatile) land, and should not be built on. In their planning application or in response to R14 of the Clifton upon Dunsmore Neighbourhood Plan, Richborough state:

Their site is adjacent to urban land. This is just not true. Rugby road is just one row of houses with open fields in front and behind them.

Richborough refer to the large grassed area to the south of the school as "The School Playing Field". This is just not true. It is the village playing field.

Richborough state that concerns raised by residents have been considered and have been addressed. This is just not true. I am not aware of any of the concerns being addressed by Richborough.

Richborough state that their proposed site is used for non-cereal crops. This is just not true. In 2025 it was used for potatoes, but in previous years it has been used for cereal crops.

Richborough have stated that the boundary between the Village Playing Field and their proposed site is a hedgerow with trees, and would filter the landscape from the Playing Field. This is just not true. It is a chain link fence with trees.

[Read more](#)

Supporting documents

No documents

Interested party 4

Comments

Subject: Section 106 Funding Request for Police Infrastructure–
Appeal Reference: 6003106
Application Ref R25/0565 – Land Southeast of Rugby Road, Clifton
Upon Dunsmore,

I write in response to the notification of consultation for the above
referenced planning appeal.

This letter is provided to confirm Warwickshire Police and Crime
Commissioner's position in respect of planning obligations required
to mitigate the impacts of the proposed development on policing
infrastructure.

[Read more](#)

Supporting documents

[Appeal ref 6003106 - Final Letter .pdf \(/published-document/cb5e07a0-cb3a-4fb5-a3b6-6adda1eea9ae\)](#)
[6003106 Warwickshire Police Final Letter.pdf \(/published-document/bbaa8762-2345-4cae-adde-7740e20eb87b\)](#)

Interested party 5

Comments

I do not support the appeal, the planning application should be
rejected. In addition to previous objections on the planning
application (R25/0565); The site is not part of the local plan. The
application is also made by an agent and not a developer and
therefore cannot count towards the housing requirement for rugby as
there is no guarantee of time frame that the land would be
developed. Especially as the development requires the removal of
overhead powerlines and re siting underground. This is an extremely
expensive exercise (over £1m) likely making the site unviable for a
developer.

The proposal as also been amended to require a single lane bridge
crossing with traffic light control to support pavement widening. Not
only is this likely to exacerbate traffic problems (cars already queue
pass this point) leading to gridlock as cars are caught between lights
on the bridge. Also adds a significant cost to the development again
making it less attractive to a potential developer. [Read more](#)

Supporting documents

No documents

Interested party 6

Comments

Good morning,

I hope this message finds you well. We are instructed by the
University Hospitals Coventry NHS Trust (the "Trust") and are
resubmitting the Trust's consultation response. We are keen to
participate in the upcoming Section 106 round table discussions and
would like to be kept abreast of the timetable and any queries or
comments relating to the Trust's request.

Thank you for your attention to this matter. We look forward to your

response.

Kind regards,

Wilkes [Read more](#)

Supporting documents

[NHS Consultation Response for R25 0565 - Rugby .pdf](#)
(/published-document/0de7aa79-f123-49e8-9f19-bb3a0d2f6ae2)
