



**Canal &  
River Trust**

Making life better by water

Rugby Borough Council  
Town Hall  
Evreux Way  
Rugby  
CV21 2RR

Your Ref R25/0565

Our Ref CRTR-PLAN-2025-45053

Friday 03 October 2025

Dear Lucy Davison,

**Proposal:** 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, children's 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, Rugby

**Waterway:** Oxford Canal

Thank you for your consultation.

We are the charity who look after and bring to life 2000 miles of canals and rivers. Our waterways contribute to the health and wellbeing of local communities and economies, creating attractive and connected places to live, work, volunteer and spend leisure time. These historic, natural and cultural assets form part of the strategic and local green-blue infrastructure network, linking urban and rural communities as well as habitats. By caring for our waterways and promoting their use we believe we can improve the wellbeing of our nation. The Trust is a statutory consultee in the Development Management process.

Based on the information available our substantive response (as required by the Town & Country Planning (Development Management Procedure) (England) Order 2015 (as amended)) is the following advice:

The application site is located approximately 200m north-east of the Oxford Canal. Although the actual construction of the proposed development should not affect the canal, we note that the surface water drainage strategy indicates that surface water from the development is to discharge to an unnamed watercourse which flows south-west from the site, passing under Houlton Way via a culvert before eventually connecting to the Oxford Canal.

The strategy does not assess the receiving watercourse in detail to establish that it can accept the proposed flows, nor does it consider potential effects on the Oxford Canal. It is important that any discharges to the watercourse are appropriately attenuated to ensure that additional flows into the canal do not result in flooding elsewhere and the Applicant should demonstrate clearly that the proposed drainage strategy will not result in any overtopping of the canal. In the absence of this information, we do not consider that the proposed drainage strategy can adequately demonstrate that it will not create a risk of flooding elsewhere.

Whilst we acknowledge that this is a matter that might be able to be addressed via the imposition of a planning condition requiring submission of a more detailed drainage scheme, we recommend that further information is sought before this application is determined to ensure that the broad feasibility of the proposed strategy can first be adequately established. We ask that we are consulted again should any further information be submitted.

**Canal & River Trust Spatial Planning Team**

E: [planning@canalrivertrust.org.uk](mailto:planning@canalrivertrust.org.uk) W: [canalrivertrust.org.uk](http://canalrivertrust.org.uk) T: 0303 040 4040

It is also possible that further consents will be required from the Trust for the proposed discharge and our engineers will need to be satisfied that there is sufficient capacity to accept additional flows into the canal before any consent can be granted. We recommend that the Applicant looks into this matter before proceeding further.

The Applicant should contact the Trust's Utilities Team to discuss this matter and to establish whether further consents will be required from the Trust to accept additional flows into the canal via this watercourse and whether a formal surface water discharge application to the Trust may be required. The Applicant should contact the Utilities Team at [utilitiesenquiry@canalrivertrust.org.uk](mailto:utilitiesenquiry@canalrivertrust.org.uk) for further advice.

We also note that the Transport Assessment highlights the Oxford Canal towpath as an active travel route that is accessible from the application site (para 4.23- 4.24). We ask that consideration is given to providing signage within the development to highlight the presence of the canal towpath along with inclusion of details within the Residents Welcome Pack referred to in para. 6.7 in order to encourage future residents to use the canal as either an active travel option or a leisure and recreation route.

The canal towpath would benefit from improvements to help encourage greater use and particularly to help facilitate year-round use. Should any developer contributions be secured for sustainable/active travel improvements to reduce future residents' reliance on private motor vehicles, the Trust would welcome the opportunity to discuss options for upgrading the canal towpath in the vicinity to help achieve these aims.

Please do not hesitate to contact me with any queries you may have.

Yours sincerely,

**Ian Dickinson MRTPI**

Area Planner

[ian.dickinson@canalrivertrust.org.uk](mailto:ian.dickinson@canalrivertrust.org.uk)

07825 608321

<https://canalrivertrust.org.uk/specialist-teams/planning-and-design>

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