



9 June 2026

RUGBY BOROUGH COUNCIL

A meeting of Rugby Borough Council will be held in the Council Chamber at the Town Hall, Rugby at 7.00pm on Wednesday 17 June 2026.

Members of the public may also view the meeting via the livestream available on the Council's website.

Dan Green
Chief Executive

A G E N D A

PART 1 – PUBLIC BUSINESS

1. Apologies for absence.

2. Minutes.

To approve the minutes of the ordinary meeting held on 18 March 2026 and the annual meeting held on 21 May 2026.

3. Declaration of Interests.

To receive declarations of -

(a) non-pecuniary interests as defined by the Council's Code of Conduct for Councillors;

(b) pecuniary interests as defined by the Council's Code of Conduct for Councillors; and

(c) notice under Section 106 Local Government Finance Act 1992 - non-payment of Community Charge or Council Tax.

4. To receive the Mayor's Announcements.

5. Questions pursuant to Standing Order 10.
6. To receive the reports of Cabinet and Committees which have met since the last meeting of the Council and to pass such resolutions and to make such orders thereon as may be necessary:

(a) Cabinet – 2 June 2026

- (1) Write Offs Policy 2026 – 2028 – People, Resources and Governance Portfolio.
- (2) High Street Rental Auction Grant Funding – Environment and Climate Portfolio.

7. To receive and consider the reports of officers.

(a) Adoption of the Clifton upon Dunsmore Neighbourhood Plan - report of the Strategic Director – Place.

(b) Cycling Prohibition Byelaw – update – report of the Strategic Director – Place.

(c) Decision taken in exceptional circumstances – report of the Monitoring Officer.

(d) Constitutional Amendment: Establishment of the Rugby Future Governance Committee – report of the Monitoring Officer (report to follow).

8. Notices of Motion pursuant to Standing Order 11.

(a) “Council notes that:

1. Rugby town centre is a vital economic, social and cultural asset for the Borough.
2. Local businesses continue to face significant challenges from changing consumer habits, competition from online retail and wider economic pressures.
3. Many neighbouring towns and shopping destinations use free parking incentives to attract visitors and increase footfall.
4. Convenient and affordable parking plays an important role in supporting local shops, markets, hospitality venues and town centre events.

Council believes that:

1. Supporting a thriving town centre should be a key priority for Rugby Borough Council.
2. Residents should be encouraged to shop locally and spend more time in Rugby town centre.
3. Introducing a period of free parking in Council-owned town centre car parks would provide a practical and visible boost to local businesses and the wider town centre economy.

Council resolves that:

- (1) Rugby Borough Council supports in principle the introduction of up to two hours’ free parking every day in Council-owned town centre car parks;
- (2) Council requests Cabinet to commission the Chief Executive and relevant officers to prepare a fully costed implementation plan, to be presented to Cabinet within six months, identifying:
 - The car parks to which the scheme would apply
 - The financial implications of the proposal
 - Any operational, legal and enforcement requirements

- Options for funding or mitigating any loss of parking income and requests that Cabinet report the outcome of that process to a subsequent meeting of Full Council; and

(3) Cabinet be requested to bring forward the necessary budgetary and operational arrangements to implement the scheme at the earliest practicable opportunity”.

Proposer: Councillor Devenne Kedward

Seconder: Councillor Adam Daly

9. Motion to Exclude the Public under Section 100(A)(4) of the Local Government Act 1972.

To consider the following resolution:

“under Section 100(A)(4) of the Local Government Act 1972 the public be excluded from the meeting for the following items on the grounds that they involve the likely disclosure of exempt information defined in paragraph 3 of Schedule 12A of the Act.”

PART 2 – EXEMPT INFORMATION

1. To receive the private reports of Cabinet and Committees which have met since the last meeting of the Council and to pass such resolutions and to make such orders thereon as may be necessary:

(a) Cabinet – 2 June 2026

- (1) Albert Street (Victoria House) – Enabling Works, Procurement Strategy and BLRF Alignment – Communities, Housing and Safety Portfolio.
- (2) Town Centre Public Space Surveillance – System and Connectivity Upgrade - Communities, Housing and Safety Portfolio

QUESTIONS AT COUNCIL

A Councillor may ask a question at the meeting by giving notice in writing of the question to the Chief Executive no later than midday on Thursday 11 June 2026. The rules relating to Questions are set out in Part 3a of the Council’s Constitution.

REPORT OF CABINET

2 June 2026

PRESENT:

Councillors Robinson (Chair), C Edwards, S Edwards, McKenzie, Mistry, O'Rourke, Pimm and Roodhouse.

Councillors Downes, Glowacki, Kedward, Poole, Pullin and Ward were also in attendance.

1. WRITE OFFS POLICY 2026-2028

Cabinet considered the report of the Chief Financial Officer concerning the proposed adoption of a write off policy and the approval of revised delegated authority limits for the write off of irrecoverable Council Tax, Non Domestic Rates, Housing Benefit overpayments and Sundry Income. The report is available here:

[Cabinet 2 June 2026 report - Write Offs Policy](#)

Recommendation of Cabinet

Cabinet decided to recommend to Council that –

- (1) the Write-Off policy at Appendix 1 be adopted;
- (2) the revised approval limits for the write-off on irrecoverable debts, as set out in paragraph 4.1 of this report, be approved;
- (3) the consequential amendments to Part 2B of the Constitution be approved;
- (4) the Monitoring Officer be authorised to make the necessary consequential amendments to the Constitution following Council approval; and
- (5) the total value of debts written off under delegated authority be reported to Cabinet at least twice yearly.

Recommended that – the recommendation of Cabinet be approved.

2. HIGH STREET RENTAL AUCTION GRANT FUNDING

Cabinet considered the report of the Strategic Director – Operations and Transformation concerning the proposed acceptance of a grant award from Ministry of Housing, Communities and Local Government to bring 26/27 Sheep Street, Rugby, back into use following long term vacancy. The report is available here:

Recommendation of Cabinet

Cabinet decided to recommend to Council that –

- (1) the award of £221,625 from Ministry Housing, Communities and Local Government for the purpose of renovating 26/27 Sheep Street to the minimum lettable standard be accepted;
- (2) an award of £221,625 be made to the owner of 26/27 Sheep Street subject to a funding agreement setting out the acceptable minimum works; and
- (3) a supplementary General Fund capital budget of £221,625 be approved for 2026/27 and added to the capital programme, to be financed via grant funding.

Recommended that – the recommendation of Cabinet be approved.

**COUNCILLOR LOUISE ROBINSON
CHAIR**

AGENDA MANAGEMENT SHEET

Report Title: Adoption of the Clifton upon Dunsmore Neighbourhood Plan

Name of Committee: Council

Date of Meeting: 17 June 2026

Report Director: Strategic Director - Place

Portfolio: Growth and Investment

Ward Relevance: Clifton, Newton and Churchover

Prior Consultation: The Clifton upon Dunsmore Neighbourhood Plan was subject to a referendum on 07 May 2026. Prior to that, the Council carried out a 6-week public consultation between 23 September and 04 November 2025.

Contact Officer: Hayley Smith, Principal Planning Officer

Public or Private: Public

Report Subject to Call-In: No

Report En-Bloc: No

Key Decision: No

Corporate Priorities: This report relates to the following priority(ies):
 A Healthier Rugby – To support people to live healthier, longer, and more independent lives.
 A Thriving Rugby – To deliver a thriving economy which brings Borough-wide investment and regenerates Rugby Town Centre.
 A Greener Rugby – To protect the environment and ensure the Borough adapts to climate change.
 A Fairer Rugby – To reduce inequalities and improve housing across the Borough.
[Corporate Strategy 2025-2035](#)
 This report does not specifically relate to any Council priorities but has been prepared by the Qualifying Body (Clifton upon Dunsmore Parish Council) to guide planning decisions within the parish of Clifton upon Dunsmore.

Summary: This report seeks approval from Council to adopt the Clifton upon Dunsmore Neighbourhood Plan

(appendix 1) and issue a decision statement (draft decision notice included in appendix 2) confirming this approval.

The Clifton upon Dunsmore Neighbourhood Plan has successfully passed through all necessary consultation and examination stages and was subject to referendum on 07 May 2026. At the referendum 76.44% voted in favour ('yes') of using the neighbourhood plan in planning decisions in the parish, which exceeds the minimum 50% requirement.

Local Government Reorganisation Implications:	None
Financial Implications:	No direct financial implications as a result of this report.
Risk Management/Health and Safety Implications:	There are no direct risk management or health and safety implications.
Environmental Implications:	A Strategic Environmental Assessment (SEA) screening opinion was produced by officers during the preparation of the neighbourhood plan, and the relevant statutory bodies were consulted upon this. The screening opinion is published on the Council's website and concludes that no SEA is required.
Legal Implications:	There may be legal implications if the recommendation of this report is not followed, as the Council is required to 'make' (adopt) a neighbourhood development plan under Section 38A(4) of the Planning and Compulsory Purchase Act 2004 (as amended), where in an applicable referendum more than half of those voting have voted in favour of the plan. This decision must be taken as soon as practicable (Section 38A(4)(b)) and within 8 weeks of the referendum (Regulation 18A of the Neighbourhood Planning (General) Regulations 2012 (as amended)).
Equality and Diversity:	There are no implications for equality and diversity. An Equality Impact Assessment has been undertaken, and is included in appendix 3.
Options:	<ol style="list-style-type: none">1) To adopt the Clifton upon Dunsmore Neighbourhood Plan and issue a decision notice to this effect, as recommended. <p>This option would mean that the Clifton upon Dunsmore Neighbourhood Plan would</p>

become part of the adopted Development Plan for the purposes of decision making. It would also follow the requirements of the Planning and Compulsory Purchase Act.

- 2) Refuse to adopt the Clifton upon Dunsmore Neighbourhood Plan and issue a decision notice to this effect.

This option would result in the Council not dealing with the Clifton upon Dunsmore Neighbourhood Plan in line with legislation outlined above, and presents legal risks. It would also not reflect the results of the referendum.

Recommendation:

- 1) The Clifton upon Dunsmore Neighbourhood Plan be adopted (made);
- 2) factual updates relating to the completion of the referendum and adoption of the neighbourhood plan be made to a) front cover and b) paragraph 1.6 of the introduction; and
- 3) a decision statement be published pursuant to Regulation 19 of the Neighbourhood Planning (General) Regulations 2012 setting out the decision and the reasons for it.

Reasons for Recommendation:

To fulfil the legislative requirements of Section 38A(4) of the Planning and Compulsory Purchase Act 2004 (as amended) and the Neighbourhood Planning (General) Regulations 2012 (as amended), following a referendum on 07 May 2026 in which more than 50% (76.44%) 'yes' votes were received.

Council - 17 June 2026

Adoption of the Clifton upon Dunsmore Neighbourhood Plan

Public Report of the Strategic Director - Place

Recommendation

- 1) The Clifton upon Dunsmore Neighbourhood Plan be adopted (made);
- 2) factual updates relating to the completion of the referendum and adoption of the neighbourhood plan be made to a) front cover and b) paragraph 1.6 of the introduction; and
- 3) a decision statement be published pursuant to Regulation 19 of the Neighbourhood Planning (General) Regulations 2012 setting out the decision and the reasons for it.

1. Executive summary

1.1 The Clifton upon Dunsmore Neighbourhood Plan has been prepared by Clifton upon Dunsmore Parish Council in consultation with the local community. The neighbourhood plan has been through all the necessary stages set out in the Neighbourhood Planning Regulations, including formal consultation stages, independent examination, and a referendum held on 07 May 2026. The result of the referendum was that 76.44% of the votes cast were in favour of the Clifton upon Dunsmore Neighbourhood Plan being used in the determination of planning proposals within the neighbourhood area (Clifton upon Dunsmore Parish). Following this referendum result and in accordance with the legislative requirements outlined in this report, it is recommended that the neighbourhood plan be adopted.

2. Background

2.1 The Localism Act 2011 introduced a right for communities to draw up neighbourhood plans. Clifton upon Dunsmore Parish Council, with support and advice from the Borough Council, has produced a neighbourhood development plan which has subsequently undergone an independent examination and a referendum.

2.2 This report considers whether the Clifton upon Dunsmore Neighbourhood Development Plan (Appendix 1, including proposed tracked changes relevant to recommendation 2) should be adopted by the Borough Council in accordance with Section 38A(4)(a) of the Planning and Compulsory Purchase Act 2004 (as amended). In becoming adopted (the legislation describes this process as being 'made'), a neighbourhood development plan is formally recognised as part of the statutory Development Plan for Rugby Borough. In adopting (or refusing to adopt a neighbourhood development plan) a decision statement is also issued as

required by the statutory requirements, setting out the decision reached. A draft decision notice for approval is included in Appendix 2 to this report.

3. Clifton upon Dunsmore Neighbourhood Plan process

3.1 The parish of Clifton upon Dunsmore was designated as the Neighbourhood Area in February 2022, following an application by the parish council. Clifton upon Dunsmore Parish Council began the process of preparing a neighbourhood plan in consultation with the local community.

3.2 The Clifton upon Dunsmore Neighbourhood Plan incorporates policies to guide development proposals and decisions in the neighbourhood area, and reflect local priorities. It includes policies on housing and the built environment, the natural, historic and social environments, and community sustainability.

3.3 On 05 September 2025, Clifton upon Dunsmore Parish Council submitted the neighbourhood plan to Rugby Borough Council (RBC), following which a 6-week period of public consultation was undertaken by RBC from the 23 September to 04 November 2025, in accordance with Regulation 16 of the Neighbourhood Planning (General) Regulations 2012.

3.4 An independent examiner was appointed by RBC with the agreement of Clifton upon Dunsmore Parish Council, to undertake the examination of the Neighbourhood Development Plan. The Neighbourhood Development Plan and all representations received in response to the Regulation 16 consultation were passed to the appointed independent examiner, and the examination was carried out by written representations.

3.5 The examiner provided her final report on 23 February 2026. This report stated that subject to a number of recommended modifications being made to the neighbourhood plan, it was deemed to meet the necessary requirements, and may proceed to referendum within the neighbourhood area. RBC decided to accept the recommendations set out in the examiner's report and issued a [decision statement](#) to this effect on 27 February 2026. The neighbourhood plan was amended in line with the recommendations, and a 'referendum version' published on RBC's website.

3.6 The referendum for the Clifton upon Dunsmore Neighbourhood Plan was held on 07 May 2026. Resident's had the opportunity to vote 'yes' or 'no' to the following question:

“Do you want Rugby Borough Council to use the Neighbourhood Plan for Clifton upon Dunsmore to help it decide planning applications in the neighbourhood area?”

3.7 There were 1292 yes votes (76.44%), and 323 (19.11%) no votes. Turnout was 41.3400.

4. Conclusion

4.1 Following a majority 'yes' vote at referendum the Council must now decide whether to adopt (make) the Clifton upon Dunsmore Neighbourhood Plan. In accordance with Section 38A(4) of the Planning and Compulsory Purchase Act 2004 (as amended) and the Neighbourhood Planning (General) Regulations 2012 (as amended), the Council can now adopt the neighbourhood development plan so that it formally becomes part of the Development Plan for Rugby Borough. A decision statement should then be issued.

Name of Meeting: Council

Date of Meeting: 17 June 2026

Subject Matter: Adoption of the Clifton upon Dunsmore Neighbourhood Plan

Originating Department: Growth and Investment

DO ANY BACKGROUND PAPERS APPLY YES NO

LIST OF BACKGROUND PAPERS

Doc No	Title of Document and Hyperlink

The background papers relating to reports on planning applications and which are open to public inspection under Section 100D of the Local Government Act 1972, consist of the planning applications, referred to in the reports, and all written responses to consultations made by the Local Planning Authority, in connection with those applications.

Exempt information is contained in the following documents:

Doc No	Relevant Paragraph of Schedule 12A



Clifton upon Dunsmore Parish Neighbourhood Plan

2011-2041



Clifton upon Dunsmore
Parish Council

MadeReferendum version, JuneMarch 2026



Contents

	Foreword	3
1	About this Neighbourhood Plan	4
2	The Consultation Process	11
3	A Plan for Clifton upon Dunsmore Parish	12
4	Housing and the Built Environment	21
5	The Natural, Historic and Social Environment	28
6	Community Sustainability	61
7	Community Actions	83
8	Monitoring and Review	84
9	Acknowledgements	85

Appendices

1	Housing Needs Assessment
2	Design Guide
3	Environmental Sites Inventory
4	Important Views

Foreword

1. Within the Localism Act introduced in 2011, there is provision for communities to shape their own future at a local level through the preparation of a Neighbourhood Plan. In late 2021, Clifton upon Dunsmore Parish Council made the decision to take up this opportunity and on 7 February 2022, Rugby Borough Council approved the Parish as a Designated Area for the purposes of undertaking a Neighbourhood Plan. An Advisory Committee was established and met for the first time on 12 May 2022.
2. As well as time spent gathering evidence through the analysis of strategic documents, the Neighbourhood Plan Advisory Committee has carried out many hours of consultation with residents. This work has resulted in a Plan which you are now invited to read, and which sets out a vision for the Parish which will help to ensure that it continues to develop as a vibrant community whilst retaining its rural character for future generations.
3. Alongside the Neighbourhood Plan Advisory Committee, three Theme Groups have been established, including Parish Councillors and community representatives. It is appropriate to record thanks to all of those who contributed many hours in the development of the Neighbourhood Plan, including consultants, Yourlocale, and Officers of Rugby Borough Council who provided support as the Neighbourhood Plan evolved.
4. The Parish Council has worked hard to reflect circumstances across the whole of the neighbourhood area. This includes a major strategic site of 6,200 homes that is in the process of being constructed. By the time we commenced the Neighbourhood Plan the development had already been subject to a detailed Masterplan and therefore the opportunities for influencing the area, known as Houlton, was extremely limited. Nonetheless we have incorporated policies that impact the whole Parish where possible to do so.
5. Once the Plan has been 'made' following a favourable referendum, the Clifton upon Dunsmore Neighbourhood Plan will take its place alongside the Rugby Local Plan Part 2 as the reference point for the determination of planning applications. The Neighbourhood Plan covers the period 2011 – 2041, in line with the emerging Rugby Local Plan.
6. As well as the built environment, the Plan also considers environmental issues, community facilities and services, as well as transport and employment, all of which are important to the quality of life in Clifton upon Dunsmore Parish during the years up to 2041 and beyond.
7. The Neighbourhood Plan contains a number of *Policies* and *Community Actions*. The policies will be used by Rugby Borough Council to help determine planning applications within the Parish. Community Actions are not planning policies and are not subject to Examination. They reflect future work activities that it is proposed be undertaken within the Parish which will involve a wide range of third parties to help improve the Parish in line with the outcome of community consultation.

8. The Parish of Clifton upon Dunsmore is an attractive and popular place in which to live and work, and the contribution from people who care about their community and want to make it better for generations to come is greatly appreciated.

9. High resolution versions of all maps are available on the Parish Council website to be viewed alongside the Neighbourhood Plan.

Lesley Edwards

Alan Harris

Chair
Neighbourhood Plan Advisory Committee

Chair (at the commencement of the
Neighbourhood Plan)
Clifton upon Dunsmore Parish Council

1 About this Neighbourhood Plan

Background

1.1. As a key part of the Government's Localism agenda, a Neighbourhood Plan is a new type of planning document that gives local people greater control and say over how their community develops, now and in the future. This includes, for example, where new homes and businesses should be built; what new buildings and extensions should look like, and which areas of land should be protected from development.

1.2. As the Plain English Guide to the Localism Act 2011 states, "Instead of local people being told what to do, the Government thinks that local communities should have genuine opportunities to influence the future of the places where they live".

1.3. This Neighbourhood Plan covers the whole of the Parish of Clifton upon Dunsmore. It sets out a long-term approach for the development of the Parish and sets out clear development-related policies to realise this.

1.4. In preparing a Neighbourhood Plan a community is not working from 'a blank piece of paper'. Legislation requires that the Plan, and the policies it contains, must be prepared in a prescribed manner; in particular, the policies must be in general conformity with relevant national and local planning authority-wide (i.e. Rugby Borough Council) approved strategic planning policies.

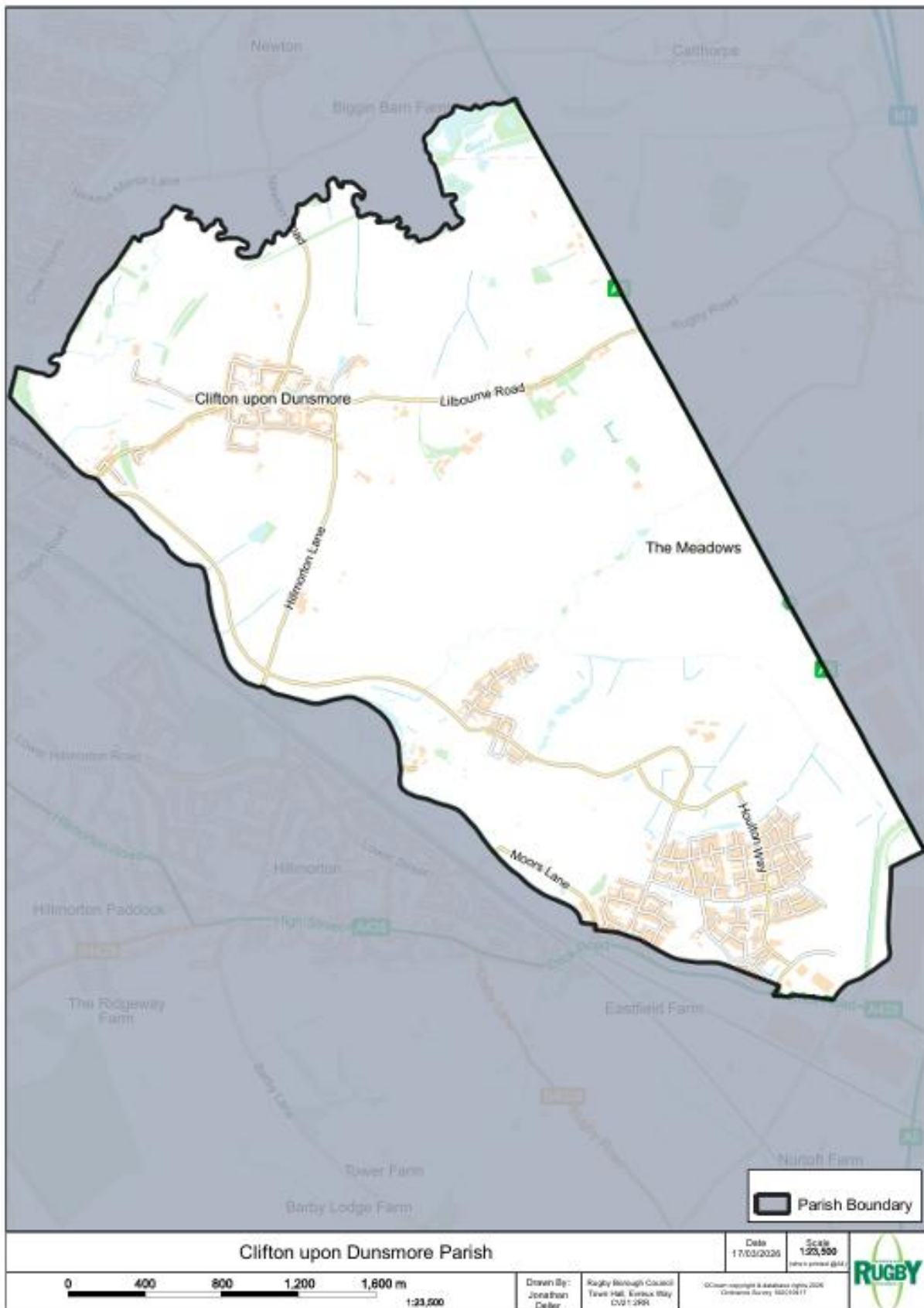
1.5. The Plan went through a pre-submission consultation where it was sent to statutory and local consultees as well as being made available to the local community. All comments received were considered and the Plan changed where appropriate before being formally submitted to Rugby Borough Council (RBC). RBC undertook a further round of consultation, prior to submitting the neighbourhood plan for independent examination.

1.6. The Independent Examiner, considered whether the neighbourhood plan meets a number of tests called the 'basic conditions', primarily making sure that the Plan meets statutory requirement relating to conformity with the Local Development Plan and the National Planning Policy Framework. The examiner recommended a number of modifications to the plan, which have been agreed and incorporated into this version. The neighbourhood plan proceeded to referendum on 07 May 2026, when 76.44% of votes were in favour of the neighbourhood plan.~~will now proceed to referendum. Those on the electoral register in the Clifton upon Dunsmore Parish will be invited to vote on whether or not they support it. Over 50% of those voting must approve it for the Plan to become a 'Made statutory planning document.~~

1.7. Whilst planning applications will still be determined by Rugby Borough Council, the production of a Neighbourhood Plan will mean that they must have regard to the provisions of the Plan and the relevant locally formulated criteria when reaching planning decisions that affect the Clifton upon

Dunsmore Parish. This means that the residents of the Parish will have a far greater control over where development takes place, and what it looks like.

Figure 1 Designated neighbourhood area



Neighbourhood Plan Advisory Committee

1.8 The Neighbourhood Plan Advisory Committee was fully established by the Parish Council and held its inaugural meeting on 12 May 2022. This group comprises both Parish Councillors and other volunteers from the community. The Committee members were approved by the Parish Council and given the authority and responsibility to deliver the Plan. The Group worked hard to drive the process forward, assisted by YourLocale Neighbourhood Plan consultancy.

1.9 Three Theme Groups of local volunteers were formed through the process of delivering the Neighbourhood Plan to draw up policies that will inform and guide the future development within the Parish. The first meeting of the Theme Groups took place on 15 August 2022. They focussed on the following Themes:

- Housing and the Built Environment
- The Natural and Historic Environment
- Sustainability – community facilities, employment and transport

1.10 The groups were guided by facilitators provided by YourLocale. They reported back to the Advisory Committee, met regularly and gathered information to support the formation of the emerging Neighbourhood Plan policies. Much of the information, which supported the decisions and provided evidence bases, has been gleaned from the extensive research, consultation and local knowledge of the group members.

Clifton upon Dunsmore Summary

1.11 Clifton upon Dunsmore is a village and civil parish situated to the east of Rugby and is the most easterly community in the West Midlands Region, close to regional boundaries with Northamptonshire and Leicestershire.

1.12 The village is a small, vibrant, rural community surrounded by green open spaces and farmland with extensive countryside views. It is a distinctive separate hilltop settlement where it is “upon” a “*Dunsmore*” - Dunsmore refers in Old English to elevated heathland in the area between Coventry and Rugby it remains modest in scale, characterised primarily by low-density residential development and traditional village streets, with a conservation area at its heart.

1.13 The parish of Clifton upon Dunsmore also includes the Houlton development which has its own masterplan and planning guidance. It is anticipated that the Houlton development will create 6,200 new homes on the old 650-hectare Rugby BT Radio Station site. The Parish population is 2,991 at the 2021 Census - The population is predominantly White British, with smaller proportions of Asian, Black, and mixed-ethnicity residents. In Clifton village the data indicates a broadly balanced age structure with a mix of families, working-age adults, and older residents, typical of commuter-oriented community. Houlton attracts a younger commuter-oriented demographic.

1.14 The Parish is in easy reach of the M6, M1, A5, A14 and the West Coast Main Line e.g. Rugby Railway Station is 1.7 miles from the centre of Clifton village. The fast train service is attractive to people who work in London – (only 55 mins) Coventry and Birmingham are also within easy reach. Clifton Village is linked to Rugby by a single hourly bus route (no9). There are currently two bus stops in Houlton served by the bus route 96 (Rugby – Northampton).

1.15 The parish provides limited local commerce, services, and employment comprising mostly of small to medium enterprises with low staffing: shops, beauty salons, and a pub with a cluster of small businesses grouped around the canal with some under development in Houlton. It also has rural businesses including farming, both arable and livestock. The communities within the Parish function as a commuter settlement with their strong transport and economic links to the nearby towns and cities.

Clifton upon Dunsmore Parish history

1.16 Though close to Rugby, Clifton upon Dunsmore has retained its distinctive rural character and village identity it is an ancient hill top settlement. Its roots stretch back to Celtic communities in the Avon Valley and possible Roman influence following the construction of Watling Street and the nearby Roman depot at Tripontium. Recorded in the Domesday Book of 1086 as a small village of around 30 houses and 70 inhabitants, it has grown steadily to a population of about 1,300 today, becoming the most easterly village in Warwickshire and the West Midlands.

1.17 The medieval church of St Mary the Virgin, rebuilt in the 13th century on the site of an earlier structure, was once the Mother Church of Rugby. Over the centuries, the village passed through the hands of notable families including the Whitneys, Bridgemans and Townsends, whose influence shaped local life, architecture and land ownership. Despite setbacks such as the devastating plague of 1604, agricultural change through enclosure, and shifts in manor ownership, the village gradually became more prosperous, particularly during the railway age, when estates such as Dunsmore House were built.

1.18 In the 20th century, the area became internationally significant through the development of Rugby Radio Station at nearby Hillmorton. From 1926 onwards, the station played a pioneering role in global communications including the world's first transatlantic telephone services. At its peak in the 1950s, it was considered the largest transatlantic transmitting station in the world. However, advances in communications led to its gradual decline, with transmissions finally relocating in 2007. The historic site has since been redeveloped as part of the Houlton development, marking the latest chapter in the long and evolving history of Clifton upon Dunsmore.

1.19 Hillmorton Locks is a small community centred around the North Oxford Canal, which opened in 1790 and originally supported wharf warehousing, boat repair, and nearby housing; today the wharf area hosts refurbished units for small businesses, including the long-established canal-side café, the Canal Chef.

1.20 The parish is experiencing major growth due to the Houlton development on the former Rugby Radio mast site, where a master plan aims to deliver around 6,200 homes over the next 15–20 years, alongside key infrastructure such as three primary schools, a secondary school, a GP health centre, community workspaces at Dollman Farm, and a link road to Rugby. While Houlton will include small offices, leisure, and catering businesses, large manufacturing or logistics operations are not planned within the parish, although the area lies close to major warehousing and logistics sites along the A5

and M1 Junction 18, including the Daventry International Rail Freight Terminal (DIRFT). According to the 2021 Census, the parish population reached 2,993, representing growth of around 1,689 people (130%) since 2011, largely due to the Houlton development; since 2011, 1,269 dwellings have been delivered in the parish, including 16 in Clifton-upon-Dunsmore village, with the remainder at Houlton, and although no recent affordable housing has been completed, 158 affordable units are currently planned within the Houlton scheme.

The Parish Today

1.21 Hillmorton Locks is a very small community based around the North Oxford canal, originally developing from wharf warehousing and boat repair and adjacent housing. The canal opened in 1790. The Wharf side now provides updated accommodation for a diverse range of small business units (see supporting information), which includes the Canal Chef a long-established canal side café.

1.22 Houlton is being built on the old mast site, which serviced shortwave radio transmissions in a pre-satellite era. The Urban and Civic Master plan for the Houlton development will ultimately create 6,200 homes over the next 15-20 years with the first resident having arrived in December 2017. When complete the development will include other infrastructure and community facilities including three Primary Schools, a Secondary School, a GP health centre, and the link road into Rugby. There are several community features in the development at Dollman Farm with a shared working environment and meeting spaces for hire. Some small businesses will be developed in terms of low-rise office accommodation or leisure and catering outlets but there is no intent to develop significant manufacturing or logistics businesses inside the parish. Houlton is situated adjacent to the major developments warehousing and logistics sites along the A5 and M1 Junction18 including the Daventry international rail freight terminal (DIRFT).

1.23 The 2021 Census data gives a population figure of 2,993 for the Parish – indicating population growth of around 1,689 individuals, representing 130% growth since the 2011 Census. Almost all of this is attributable to a major new development at Houlton, south of the parish (at the former Rugby Radio strategic site) planned for up to 6,200 homes.

1.24 There has been significant development in Clifton-upon-Dunsmore since the 2011 Census, with the delivery of 1,269 dwellings. These include 16 dwellings in the village of Clifton-upon-Dunsmore and the rest are within the major urban extension at Houlton. No affordable housing has been delivered in the Parish recently however Houlton is expected to provide new affordable housing units with plans for 158 units currently under way.

2 The Consultation Process

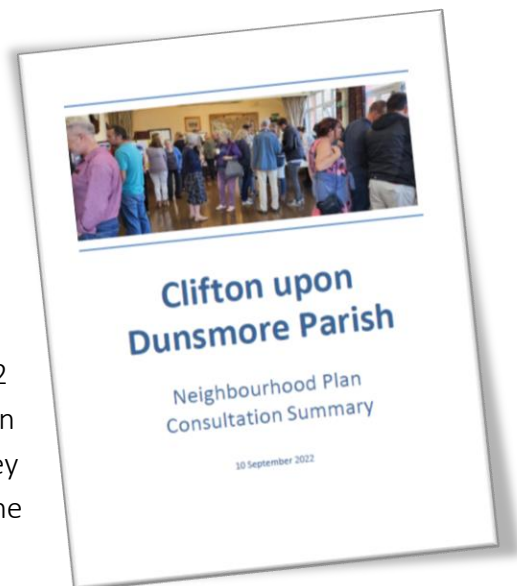
2.1 The Neighbourhood Plan Advisory Committee's mandate was to drive the process, consult with the local community, gather evidence to support emerging policies and prepare the Plan for consideration and ultimately approval by Clifton upon Dunsmore Parish Council. A detailed chronology of the approach to consultation and the outcomes is contained within the Consultation Statement.

2.2 An Open Event was held at the Townsend Memorial Hall on 10 September 2022 attended by 91 people, with 19 signing up to become involved in the process. The event was very successful with a lot of discussion taking place and comments shared about the priorities for the Neighbourhood Plan.

2.3 A community questionnaire produced in late 2022 represented the comments of 104 residents of the Parish, an excellent response, and this helped to identify some of the key issues that would need to be addressed through the Neighbourhood Plan.

2.4 The Advisory Committee also gathered statistical information about the Parish from a range of sources to provide a body of evidence on which to base the Plan's emerging Policies.

2.5 From October 2022 onwards, 'Theme Groups' were formed of members of the Advisory Committee along with other residents and stakeholders. The groups met over the following 6 months or so and gathered the evidence needed to progress ideas and to formulate policies.



2.5.1 The Neighbourhood Plan was developed from these discussions, from all the other consultations and interviews conducted by members of the Advisory Committee and from research and evidence collected. Further Open Events took place in May 2024 to share the emerging policies with the community.

3. A Plan for Clifton upon Dunsmore Parish

3.1 The policies of the Clifton upon Dunsmore Neighbourhood Plan are set within the context of the plan-making framework for England. The scope and content of the Clifton upon Dunsmore Neighbourhood Plan has been shaped by the priorities and aspirations of the local community, led by the Parish Council's Neighbourhood Planning Advisory Committee. This Plan covers the period up to 2041.

3.2 In drawing up this Plan, the following vision and objectives have been prepared:

A Vision for 2041

3.3 The Parish of Clifton upon Dunsmore is situated to the east of Rugby and within easy reach of the M6, M1, A5, A14 and the West Coast Main Line (Rugby Railway Station). Its population in 2011 was 1304, rising to 2,991 at the 2021 Census. The Parish includes the Houlton Development which by 2031 aims to create 6,200 new homes on the old Rugby BT Radio Station site.

3.4 The village of Clifton upon Dunsmore is a small, vibrant, rural community surrounded by green open spaces and farmland with views that are enjoyed by residents and visitors. Our aim is that it continues to be an attractive, thriving, and sustainable place for people to live and work, characterised by a mix of housing to meet a local need, high quality buildings, appropriate local services and a range of local employment opportunities to help keep its character as a rural village of historic significance.

3.5 The development of Houlton should be in line with the agreed Masterplan with the creation and retention of the identified open spaces and play areas. Any new development proposals should be shaped in such a way so that the village of Clifton upon Dunsmore can retain its independent, rural identity in its locality and its distinctiveness as a community. Houlton should develop alongside and in harmony with Clifton upon Dunsmore, whilst remaining a separate settlement. Key points for the vision are that:

- Houlton, Rugby, and Clifton upon Dunsmore each have their own individual characteristics that will require a maintaining an appropriate level of separation, with the specific aim of avoiding each of the entities merging.
- Development will be high-quality, eco-friendly in design and operation and help to meet a local need.
- To link these communities, new walkways and cycle ways are needed between the village and Houlton, particularly along Hillmorton Lane and Lilbourne Road.
- Existing community facilities will be protected and new and enhanced facilities to meet the changing needs of the population supported.
- Land use and development activity are consistent with and reflect the essential character of Clifton upon Dunsmore village as a whole in accordance with an agreed design statement that meets the

needs of the community with its already designated conservation area. Future development in Houlton must also follow the guidance within the design statement.

- Hedgerows define the landscape and provide a valuable habitat for local flora and fauna along with open green spaces need to be preserved. These also must provide a clear separation from surrounding developments and provide essential space for recreation, for example walking the common land, Clifton upon Dunsmore Playing Field, the play areas at Houlton and fields along the river Avon.
- Similarly, for the benefit of residents as well as local wildlife, the green spaces designated within and around Houlton need to be retained and not encroached upon maintaining the rural landscape surrounding the development.
- The vistas from Clifton upon Dunsmore are as important as are the outlooks within the village itself and which should be retained.
- Current employment opportunities will be protected and new employment opportunities that are appropriate to the Parish will be supported.
- It is important that traffic and parking issues are managed to ensure the safety of all road users, especially pedestrians and cyclists. Clifton upon Dunsmore should not become a conduit for traffic serving other developments. The main throughfare through the village is already congested and has issues (despite the recent introduction of traffic calming measures) with speeding and inappropriate traffic; this should not be added to without appropriate mitigation.

A rapidly changing Parish

3.6 The designated Neighbourhood Area coincides, primarily for administrative reasons, with the civil parish of Clifton upon Dunsmore. From its establishment in 1894 until the late 1990s, and despite the construction of the 650 hectares Hillmorton (Rugby) radio station in 1926, the parish has been a rural village surrounded by open countryside, historically the farmland upon which the people of Clifton, Hillmorton, and several now 'lost' medieval hamlets, had depended for over a millennium. The population (2011 census, before Houlton) was 1,304.

3.7 Most English parish Neighbourhood Plans have policies which reflect the community values of and sustainable development needs of a 21st-century version of this kind of spatial relationship between a fairly small, tightly bounded, rural village and its open countryside. Villages have heritage assets, a layout that has evolved historically and well-established, designated sport and recreation open spaces, while the countryside is the village's historic hinterland, has recreational and landscape values for the residents, sites with biodiversity significance, and farming is part of the local economy. The proportion of built-up to open land is normally less than 10% by area.

3.8 In contrast, the strategic urban extension of Houlton already (March 2024) has over 1300 houses and will on completion be a self-contained 'small town' of 6200 homes (population 15,000 or more) with no heritage, no historic relationship with surrounding countryside (open space 'buffers' between houses and countryside are part of the masterplan), recovering rather than established

biodiversity, and designed green/open spaces rather than long-established community sport and recreation amenities.

3.9 The Neighbourhood Plan has tried to take this situation into account and reflect the different characteristics of both the new development at Houlton and the village of Clifton upon Dunsmore. Settlement Boundaries have been drawn for both built-up areas, and policies have taken both areas into account where appropriate.

3.10 However, the policy on Design relates primarily to Clifton upon Dunsmore as Houlton is subject to a detailed Masterplan. Similarly, the policy on Housing mix applies to Clifton upon Dunsmore village only, as the housing mix for Houlton is determined by the Masterplan and subsequent planning applications.

3.11 Other policies in the Neighbourhood Plan apply across the Neighbourhood Area.

Planning Context

3.12 The procedure for the making of a Neighbourhood Plan is prescribed within the Neighbourhood Planning (General) Regulations 2012. The Regulations have informed the preparation of policies for the Clifton upon Dunsmore Neighbourhood Plan, in particular ensuring that the Neighbourhood Plan:

- Contributes to the achievement of sustainable development.
- Is in general conformity with the strategic policies of the Rugby Local Plan and has regard for the policies contained within the National Planning Policy Framework, 2024 (NPPF), as well as meeting a range of EU obligations, now incorporated into UK law.

Sustainable Development

3.13 A definition of sustainable development is provided within the NPPF. It describes three dimensions to sustainable development and that these dimensions give rise to the need for planning to perform a number of roles:

An economic role

3.14 Contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure.

3.15 The community of Clifton upon Dunsmore is primarily residential, but there is a strong desire to safeguard its employment locations, including the farming community. We therefore wish to retain the current level of employment and develop it further where possible and appropriate in line with the Rugby Local Plan

A social role

3.16 Supporting strong, vibrant and healthy communities, by promoting the supply of housing required to meet the needs of present and future generations through support for the strategic planning policies contained in the Rugby Local Plan and by maintaining a high-quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being.

3.17 The Clifton upon Dunsmore Neighbourhood Plan does not anticipate more than limited residential development outside of Houlton over the lifetime of the Neighbourhood Plan.

An environmental role

3.18 Contributing to protecting and enhancing our natural, built and historic environment. As part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including supporting the move to a low carbon economy. In order to protect and enhance our natural, built and historic environment, we are seeking to ensure that:

- Special open spaces within the Neighbourhood Area are protected from development, to protect the village identity and retain the rural nature of its surroundings.
- Development preserves and contributes to the attractive local countryside including replacement of any natural boundaries lost, improvement of existing hedging and encouraging new planting.
- Development recognises the need to protect and, where possible, improve biodiversity and important habitats and includes adding hedging to boundaries of new developments.

4. Policies

A. General

Introduction

4.1 The purpose of the UK Planning System as set out in the NPPF is to achieve sustainable development. 'Sustainable' is defined in the NPPF as ensuring that providing for the needs of the current generation does not make life worse for future generations. The Clifton upon Dunsmore Neighbourhood Plan is a key part of securing sustainable development. The NPPF states that all plans should be based on and reflect the presumption of sustainable development and that neighbourhoods should plan positively to support local development.

4.2 When considering development proposals, the Plan will take a positive approach that reflects the presumption in favour of sustainable development.

4.3 Through the process of developing a Neighbourhood Plan, consideration has been given to the type and extent of new development required to meet the needs of the local community, where it should be located in the Parish, and how it should be designed.

4.4 A Settlement Boundary has been drawn and updated from that contained in the Local Plan to enable appropriate housing and business growth within the Parish up to 2041. In addition, a design guide has been produced to ensure that development is of a high standard and is in keeping with the character of the village.

4.5 The design guide will not apply to the development at Houlton which is subject to a detailed masterplan and design guide. Settlement Boundaries have been established both for the built-up area of Clifton upon Dunsmore village and for the approach roads into the village.

Settlement Boundary

4.6 The purpose of the Settlement Boundary is to ensure that sufficient housing and economic activity land is available in appropriate locations that can be supported by existing transport infrastructure and avoid impinging into the local countryside.

4.7 Settlement Boundaries were established by Rugby Borough Council in order to clarify where new development activity is best located. They are used to define the extent of a built-up part of a settlement and distinguish between areas where, in planning terms, development would be acceptable in principle, such as in the main settlements, and where it would not be acceptable, generally in the least sustainable locations such as in the open countryside. Such growth would risk ribbon development and the merging of settlements to the detriment of the community and visual amenity of the Neighbourhood Plan area's surroundings.

4.8 The Neighbourhood Plan supports the retention of a Settlement Boundary for the built-up part of Clifton on Dunsmore. The Settlement Boundary that was drawn up by Rugby Borough Council in 2011 has been reviewed and updated through the process of preparing a Neighbourhood Plan to reflect recent developments and to allow for suitable growth within the red-line boundary and therefore to accommodate limited organic growth.

4.9 A Settlement Boundary has also been drawn for the strategic development site at Houlton to frame the development site and to reinforce the separation with Clifton upon Dunsmore village.

4.10 Within the defined Settlement Boundary an appropriate amount of suitably designed and located development will be acceptable in principle, although some sites within this area are protected from development and all development will be required to take into account the policies within this Plan.

4.11 The Parish is predominately rural in nature with the built-up area of Clifton upon Dunsmore village surrounded by open and attractive countryside, up to the extensive strategic development at Houlton.

4.12 In planning terms, land outside a defined Settlement Boundary, including any small groups of buildings or small settlements, is treated as countryside.

4.13 It is national and local planning policy that development in the countryside should be carefully controlled. Supporting “the intrinsic character and beauty of the countryside and supporting thriving rural communities within it” is identified as a core planning principle in the National Planning Policy Framework, for example. This approach is also supported by this Plan, in particular, because it will help ensure that development is focused in more sustainable settlements with a greater range of services and facilities and infrastructure that has capacity for the expansion, as well as helping to maintain the special landscape character of the Parish and protecting the countryside for its own sake as an attractive, accessible and non-renewable natural resource.

4.14 Focusing development within the agreed Settlement Boundary will help to support existing services within the village centre and help to protect the countryside and the remainder of the Neighbourhood Plan area from inappropriate development. The updated Settlement Boundary have been determined using the following criteria:

- a) Development sites with an extant planning permission for residential development have been incorporated within the boundary;
- b) Defined physical features such as walls, fences, hedgerows, woodland, gardens, streams, brooks, formal leisure uses, roads and significant changes in levels have been used as the defined boundaries;
- c) Non-residential land, which is countryside, agricultural, paddock, meadow, woodland and/or another green-field use has been excluded;
- d) Isolated development which is physically or visually detached from the settlement has been

excluded;

e) Sections of large curtilages of buildings which relate more to the character of the countryside than the built form have been excluded;

f) The curtilages of buildings which closely relate to the character of the built form and have enclosing features have been included.

POLICY G1: SETTLEMENT BOUNDARIES – Development proposals within the Neighbourhood Area will be supported on sites within the settlement boundaries as shown in Figure 2 and Figure 3 where the proposal complies with the policies in this Neighbourhood Plan.

Land outside the defined settlement boundaries will be treated as open countryside, where development will be carefully assessed to accord with local and national strategic planning policies.

Appropriate development in the countryside includes:

- a) For the purposes of agriculture – including farm diversification and other land- based rural businesses;
- b) For the provision of affordable housing through a rural exception site, where local need has been identified;
- c) For the provision of formal recreation or sport use or for rural tourism that respects the character of the countryside.

Figure 2 - Settlement boundary for Clifton upon Dunsmore village

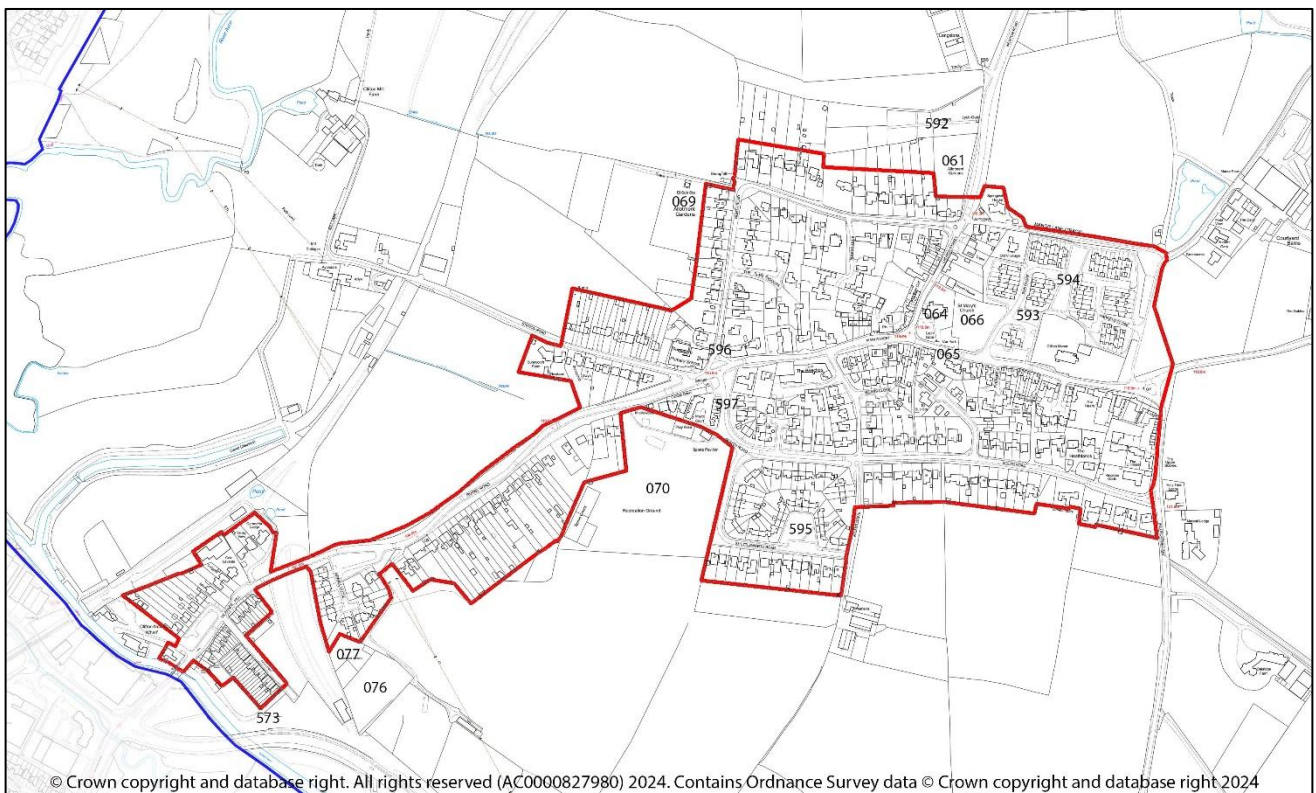
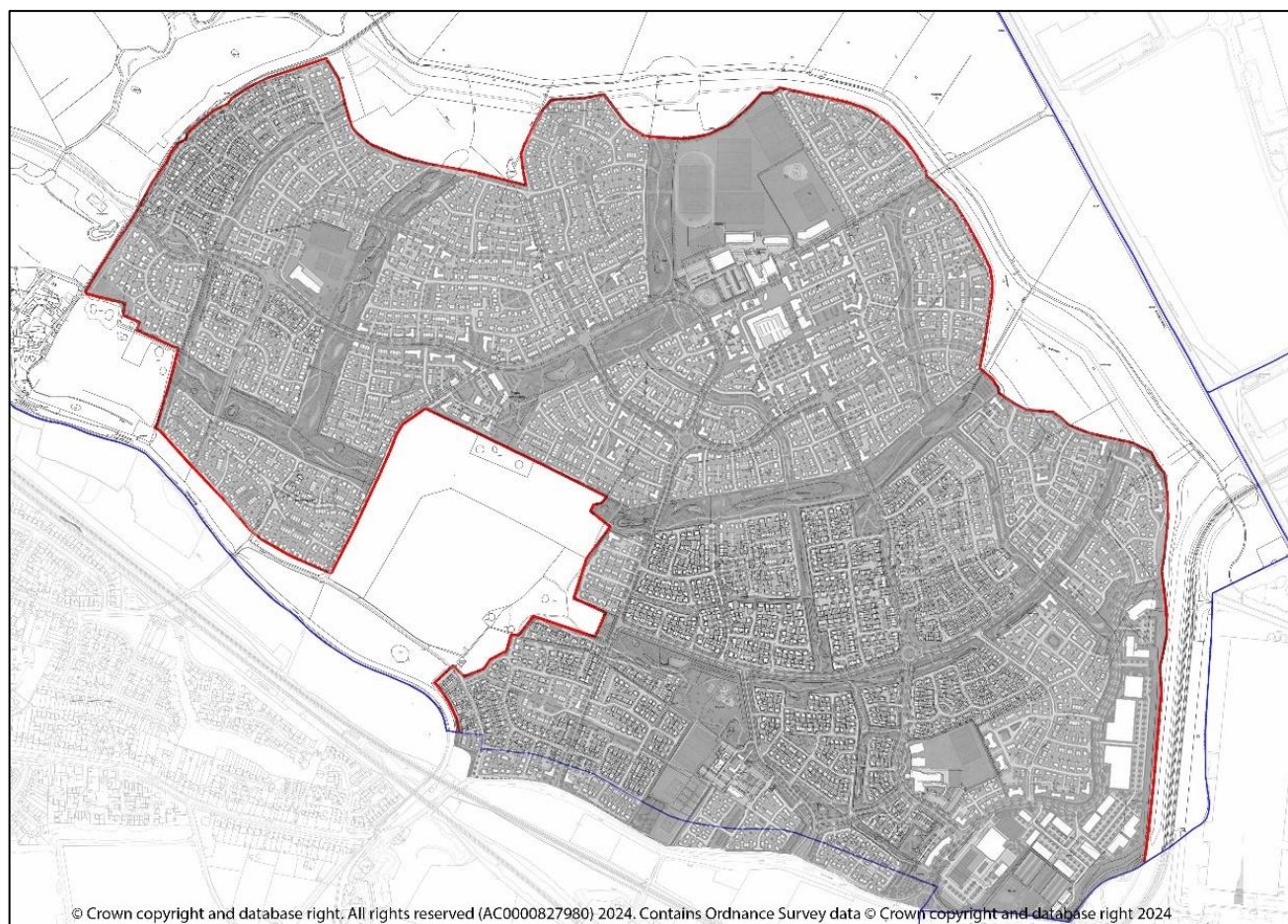


Figure 3 – Settlement Boundary for Houlton (based on developers' masterplan)



Building Design Principles

4.15 Consultation has shown that many people value the built environment and have expressed concern that it is conserved from insensitively located or designed development.

4.16 The built form of the old village of Clifton upon Dunsmore boasts an interesting mix of architectural styles, much of it historic. This adds to the village's vibrancy and informs its distinctive character. The new development at Houlton is subject to a detailed Masterplan which contains design principles. This policy therefore applies primarily to development outside of Houlton.

4.17 It is important that new building benefits from high-quality design so that it makes a positive contribution to enhancing this distinctive character. It should take inspiration from the rich heritage of the village. This includes ensuring that it would not lead to a significant adverse impact on key heritage assets (both nationally and locally designated).

4.18 In addition, the Plan encourages the use of materials and design that promotes sustainable development that is in keeping with the character of the area. It is crucial for its future success that Clifton upon Dunsmore embraces the need for sustainability and that it becomes a prime consideration in design proposals, for its economic value to residents as well as environmental benefits.

4.19 To ensure this new development will be assessed against the criteria in Policy G2. This is in line

with national planning policy which promotes good quality design. Policy G2 also provides further detail to design policies in the Rugby Local Plan. The NPPF (2024) notes that development that is not well designed should be refused, especially where it fails to reflect local design policies.

4.20 The design guidelines and principles in this section seek to reflect the design priorities which the community believes will help to achieve this aim. They reflect the outcome of consultations and of the Housing Theme Group which specifically focused on relevant issues. The overall aim is to protect the old village of Clifton upon Dunsmore so that it retains its character within a unique and distinctive Parish. This can be achieved by the use of the planning system to respond sensitively to the range of historic buildings, structures, landscapes and archaeology situated within the Parish. These assets form many of the key characteristics of the Parish, and future development should seek to enhance, reinforce and preserve this distinctive historic environment.

POLICY G2: BUILDING DESIGN - All new development proposals outside of Houlton, including replacement dwellings and extensions, must demonstrate a high quality of design, layout and use of materials in order to make a positive contribution to the special character of the Parish and should demonstrate regard to the building design principles and requirements as stated in the Design Guide and Codes, in particular the specific design codes described on pages 30-51 of the Design Guide and Codes (Appendix 2).

B Housing

Housing Need

4.21 Rugby Borough Council's Local Plan sets out the Borough's strategy for the overall housing targets for the Parish.

4.22 The Local Plan for Rugby has updated the housing need across the Borough and the allocation of housing within it. It states that there is a requirement to provide at least 12,400 new dwellings between 2011 and 2031 across the Borough. However, a new Local Plan for Rugby is in preparation, and this will manage development activity up to 2041.

4.23 The Local Plan establishes a hierarchy of settlements to help to determine the most appropriate locations for the remaining development. Clifton Upon Dunsmore is categorised as a 'Main Rural Settlement' along with 8 other settlements with a 'good range of services. Development 'will be permitted within the existing boundaries of all Main Rural Settlements and on allocated sites. Sustainable growth of main rural settlements will take place to meet the housing needs of the rural population and provide support for rural infrastructure and services.

4.24 There is no housing requirement for Clifton-on Dunsmore from within the Adopted Local Plan, however a strategic development site within the Parish at the old Rugby Radio Station site (now called Houlton) will see around 6,200 new homes constructed. Houlton however, is excluded from the Housing Needs Assessment as it already benefits from a Masterplan and development guidance.

4.25 The Neighbourhood Plan is being written at a time of great uncertainty in the field of planning, with the new Labour Government making clear its intention to stimulate economic growth through housing development, a new NPPF and a new Local Plan under consideration.

4.26 Against this backdrop, Rugby Borough Council was asked to provide a housing figure for the Neighbourhood Area over the plan period for the emerging Local Plan. They indicated that around 150 dwellings would be required to meet an indicative housing need for the Parish. This requirement is met in full by the sites allocated in the emerging Local Plan.

4.27 Nonetheless, the opportunity was taken through the preparation of the Neighbourhood Plan to test the market to see what sites were available for potential development to help meet a local housing need and to sustain local services.

4.28 The Parish Council, therefore, through its housing theme group, ran a 'call for sites', where all local landowners were invited to submit their land for consideration to help determine whether or not a residential allocation would be included in the Neighbourhood Plan.

4.29 The call for sites notification identified the need for a site for a small-scale residential development to help meet a local need.

4.30 Only one site came forward, which was some way outside the built-up area of Clifton upon

Dunsmore Village and was for a larger area than was needed to meet local requirements. When shared with the local planning authority, they commented that the site was relatively isolated from the village of Clifton upon Dunsmore and shared concerns about the distance and accessibility to the local community and the likely dependency on private vehicles alongside a lack of existing safe and convenient pedestrian and cycle routes. The local planning authority noted the refusal of a planning application recently on an adjacent site.

4.31 Taking all these factors into account, the Parish Council decided against allocating a site for residential development in the Neighbourhood Plan.

Housing Mix

4.32 The Rugby Local Plan seeks to provide a mix of market housing house types and sizes. Policy H1 requires new residential development to contribute to the overall mix of housing in the locality, taking into account the current need, particularly for older people and first-time buyers, current demand and existing housing stock.

4.33 The Housing Needs Assessment carried out in 2023 revealed that Clifton-upon-Dunsmore's current tenure mix shows a high degree of owner occupation compared to the wider borough and the national average with correspondingly lower proportions of private and affordable rents.

4.34 Home values in the parish have risen over the long term with the average entry-level home now costing around £105,938 more than it did in 2012. The overall average price grew by 58% in the period 2012 to 2021. There is a £59,935 (or 25%) price differential between the lower quartile property price (currently £244,938) and the median price (£304,873). Clifton-upon-Dunsmore housing stock is dominated by larger detached and semi-detached homes with relatively smaller proportions of terraces and flats.

4.35 Recent development in Houlton has doubled the Parish's housing stock and has helped to bring forward some flats and terraced homes, but the overall development has tended to favour larger homes with detached and semi-detached dwellings currently forming three quarters of the total stock. This is also reflected in the size of new development which has tended to favour 3 and 4 bedroom units (77% of stock).

4.36 There may be capacity to usefully increase the number of homes with 2-3 bedrooms given the affordability findings above. Delivering more small to medium housing, such as 2-3 bedroom terraces, may offer an appropriately affordable choice for young families and smaller flats (e.g. 1 bedroom) would also help accommodate young people seeking more affordable options.

4.37 The age structure of the population is a key indicator of the future need for housing. As of 2021 Clifton-upon-Dunsmore has a relatively well-balanced population, evenly split between those aged 0-44 and those aged 45 plus. Notably there has been a significant increase since 2011 in the number of young children (91% growth). The proportion of residents aged 65 and over grew by 31% with

substantial growth (44%) in the 85 plus cohort. This pattern of growth is likely to be influenced by the large new development at Houlton.

4.38 To best meet the needs of the large cohort of older households expected to be present by the end of the Plan period, the Housing Needs Assessment concluded that variety should be sought within the mid-sized homes that come forward in future to attract both newly forming households on lower budgets and older households with substantial equity from their existing larger homes. Facilitating downsizing among older households may release those larger homes for use by families who need more bedrooms.

4.39 At an open event held in September 2022, people expressed concern that new housing should meet the needs of an ageing population, be affordable, sustainable and in keeping with the character of the village.

4.40 In the community questionnaire from autumn 2022, a question was asked about what type of housing was needed in the Parish. The highest response was for bungalows (32%), followed by family homes (3/4 beds) at 19% and smaller homes (1/2 beds) at 18%.

4.41 In summary, there is a higher-than-average share of detached housing and houses with 4 or more bedrooms. Home ownership levels are also high.

4.42 This suggests a need for smaller homes of up to 3 bedrooms which would be suitable for residents needing to downsize, small families and those entering the housing market. Providing suitable accommodation for elderly residents will enable them to remain in the local community and release under-occupied larger properties onto the market which would be suitable for growing families.

4.43 Policy H1 below is only applicable to the village of Clifton upon Dunsmore and excludes development at Houlton. Houlton is a strategic development which benefits from a masterplan and development guidance.

POLICY H1: HOUSING MIX - New development should provide for a mixture of housing types having regard to identified local housing needs as identified in the Housing Needs Assessment (2023) for Clifton upon Dunsmore or later document updating these findings. The provision of bungalows suitable for elderly people and dwellings of up to three bedrooms will be particularly supported. Placing a restrictive covenant on each bungalow which prevents the conversion into a house with one or more upper storeys is supported.

The inclusion of four-bedroom or larger houses in housing developments will be supported where they are subservient in number to one, two and three-bedroom accommodation and where there is a proven housing need.

Windfall Sites

4.44 A windfall site is defined in the NPPF as one which has not been specifically identified in the development plan. The sites usually comprise previously developed land or open spaces within the Settlement Boundary that have unexpectedly become available.

4.45 The adopted Local Plan 2011- 2031 (para 4.13) defines windfall development as follows: A site not specifically allocated for development in a development plan, but which unexpectedly becomes available for development during the lifetime of a plan’.

4.46 Most "windfalls" are referred to in a housing context. They tend to be very small sites for one or a small number of homes’ being less than 5 dwellings.

4.47 Such sites have made a regular contribution towards the housing supply in the Parish over the last two decades and it is considered that they will continue to make a contribution to housing provision in the Parish over the lifetime of the Plan.

POLICY H2: WINDFALL SITES – Small scale development proposals for infill and redevelopment sites (up to four dwellings) will be supported where it is within the Settlement Boundary and where:

- a) It respects the shape and form of Clifton upon Dunsmore village and Houlton in order to maintain their distinctive character and enhance it where possible;
- b) It retains existing important natural boundaries such as trees, hedges and streams;
- c) It provides for a safe vehicular and pedestrian access to the site; and
- d) It does not result in an unacceptable loss of amenity for neighbouring occupiers by reason of loss of privacy, loss of daylight, visual intrusion or noise;

Affordable Housing

4.48 The NPPF defines Affordable Housing as: housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers).

4.49 The latest housing affordability data for England and Wales shows that on average, full-time workers could expect to pay an estimated 7.8 times their annual workplace-based earnings on purchasing a home in 2019.

4.50 The housing affordability gap continues to widen between the most and least affordable areas. In Rugby the gap has worsened with average house prices estimated at being 7.7 times workplace-

based average annual earnings in 2019 compared with 3.1 times in 1999.

4.51 The Housing Needs Assessment concluded that home values in the parish have risen over the long term with the average entry-level home now costing around £105,938 more than it did in 2012. The overall average price grew by 58% in the period 2012 to 2021. There is a £59,935 (or 25%) price differential between the lower quartile property price (currently £244,938) and the median price (£304,873).

4.52 The Housing Needs Assessment has estimated the annual income required to afford various tenures of housing in the parish. These thresholds are compared to local incomes to determine which options are the most appropriate for local people going forward. The average household income in Clifton-upon-Dunsmore is £50,300 and the lower quartile income (per person) for Rugby is £18,139.

4.53 It was found that a household would need an income comfortably above the average (or a very large deposit) to qualify for a mortgage even for an entry-level home in the Parish. Home ownership through the mainstream market is not an option for the majority of local people.

4.54 The Housing Needs Assessment proposes an indicative Affordable Housing tenure mix of 60% affordable home ownership and 40% affordable rent. It further went on to assess the most appropriate level of discount for First Homes and concluded that a discount of 40% would extend affordable ownership options to the widest number of households in the neighbourhood area.

4.55 The Rugby Local Plan says, 'Affordable housing should be provided on all sites of at least 0.36 hectares in size or capable of accommodating 11 (net) dwelling units or more (including conversions and subdivisions)'.

4.56 It is unlikely there will be development on this scale in Clifton upon Dunsmore outside of the strategic development site at Houlton.

4.57 However, Local Plan Policy H4 says 'The development of affordable housing that meets the needs of local people will be permitted as a Rural Exception Site adjacent to defined rural settlement boundaries ...' This is allowed where there is a local need, there are no suitable alternative sites within the settlement boundary and safeguards are in place to ensure the homes remain affordable in perpetuity. A small number of market homes are allowed if needed for viability reasons.

4.58 Clifton Parish Housing is a charitable organisation run by Trustees.

4.59 There have been almshouses in the United Kingdom for more than 1000 years, with the oldest almshouse charity foundation still in existence being the Hospital of St Oswald in Worcester founded in 990. Many are old, often beautiful historic buildings, others are more modern and some are newly built. What they all have in common is their provision of affordable housing and support for the needy or vulnerable, often older people.

4.60 The charity known as Clifton Parish Houses comprised in conveyance and trust deeds dated 2nd May 1899, 4th February 1925 and 23rd September 1930 and the Charity known as the Nurses Residence comprised in a conveyance and trust deed dated 20th March 1933 were approved and

established as the Parish Houses Charity Housing Association by the Charity Commissioners on 24th September 1997. The name of the charity was changed to Clifton Parish Houses in 2012.

4.61 The object of the Charity is the relief of poverty and/or sickness by the provision of housing accommodation for persons who are inhabitants of the Parish of Clifton-upon-Dunsmore or whose spouse, parent, child, brother or sister shall reside in the area of benefit on terms according to their means.

4.62 The Charity currently has sixteen properties under management in the village, 2 in Church Street, 6 in South Road and 8 in Mayo Court.

4.63 Additionally, Sophia Catherine Marriott in 1860 left funds in her will to establish the Marriott almshouses. The present site on Lillbourne Road was purchased in 1894 when the 2 houses were built.

4.64 The almshouses were built for the benefit of the poor widows and spinsters' resident in the ecclesiastical parish of St Mary, Clifton upon Dunsmore and which continues to the current day.

4.65 The charity is run by trustees who are responsible for controlling the work, management and administration of the charity on behalf of its beneficiaries.

4.66 The properties have recently been modernised to improve the structural integrity of the buildings, extend the upstairs accommodation over the kitchen, install a shower room and separate toilet, refit the downstairs toilet and extend the kitchen area.

4.67 Rural Affordable Housing is intended to help communities by offering local families, couples and single people the chance to live in the place where they have strong connections. This can be:

- those currently living in the Parish;
- those previously living in the Parish;
- people permanently employed in the Parish;
- those with close connections to people still living in the Parish.

4.68 In some circumstances a small proportion of open market housing may be allowed where it can be shown that the scheme will deliver significant affordable housing and viability is a key constraint.

4.69 The Parish Council supports the development of an exception site where a local need can be identified, and this policy reinforces that support.

Policy H3: AFFORDABLE HOUSING – To meet identified needs within the community, the provision of high-quality affordable housing through an exception site will be supported where the following criteria are met:

- a) The site adjoins the Settlement Boundary;
- b) The type and scale of affordable housing is justified by evidence of need from a local housing needs survey;
- c) A mixed tenure of 60% affordable home ownership and 40% affordable rent is supported;
- d) Planning obligations will be used to ensure that the affordable housing is available in perpetuity for people with a local connection to the Plan area; and
- e) The development consists entirely of affordable housing or is for a mixed-tenure scheme where an element of market housing is essential to the delivery of the affordable housing. The market housing must be the minimum necessary to make the scheme viable and be of a type and size that will meet a specific locally identified housing need for low-cost market housing.

5 The Natural, Historical and Social Environment

Introduction

5.1 This chapter of the Neighbourhood Plan deals mainly with the *environmental* objectives of *sustainable development*, together with open spaces of community value in the *social* objective, as described in the *National Planning Policy Framework* (2023), page 5. The chapter aims to balance the requirement for appropriate development in the Plan Area against the value of environmental and other features that are both *special* – appreciated, in their own right and as community assets, by local people – and *significant* for their wildlife and history. It also deals with broader environmental issues of concern to the community, including protection and enhancement of biodiversity, avoidance of deleterious effects of new development on the best views, planning for resilience to flooding and climate change, and approaches to renewable energy generation.

5.2 Care was taken during preparation of the Plan to ensure that the policies (and the sites and areas of environmental significance covered by them) were not unduly restrictive on development during the Plan’s lifetime. Including much of the ‘informal open space’ in the Houlton masterplan as well as sites with more formal protective designations, and bearing in mind that the built-up area of Houlton covers 25% of the whole Neighbourhood Area, approximately 24% by area of all the remaining open and undeveloped land in the Area is, or will be, protected through the Neighbourhood Plan’s policies and the planning system generally from potential environmentally damaging development:

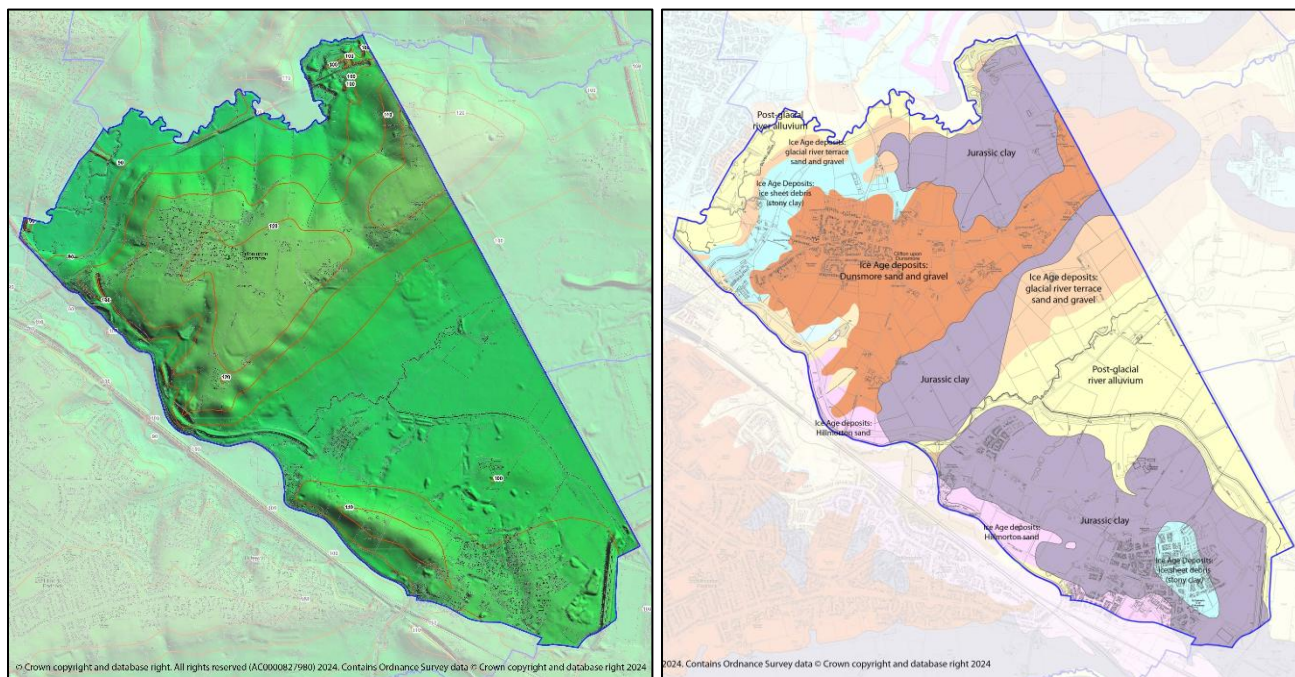
1. Total area of Neighbourhood Plan Area	c.1079 ha
2. Open countryside (and other undeveloped land)	c.789 ha
3. Area designated or recognised in this Plan for <i>environmental</i> protection	c.192 ha

Topography, landscape character and geology

5.3 The gently undulating topography of the Area is a product of its underlying and near-surface geology. The bedrock of the whole parish is up to 200 metres-thick layer of lithified clay of Jurassic age (around 190 million years old) in the *Charmouth Mudstone Formation*. Its homogeneity and low resistance to erosion means watercourses before the Ice Ages (2 million years ago) lowered the land surface evenly, without steep valley sides or prominent hills. During the Ice Ages this modest landscape was at times completely covered by vast icesheets, at other times by glacial lakes, braided meltwater rivers or open tundra. The icesheets dumped rock debris (clay and boulders) while the rivers and lakes deposited spreads of gravel, sand and wind-blown dust. Since the Ice Age, these deposits have been partly eroded away by the ‘modern’ rivers; one, the *Dunsmore Sand and Gravel*, being the most resistant, has been left standing above the surrounding valleys – the eastern end of the historic heath and forest of Dunsmore. Its well-drained nature has made it an obvious choice for human settlement since prehistoric times, and provided the site for the Anglo-Saxon village of Clifton. This contrasts with the rest of the Area, where (except for the alluvium in the Avon and Clifton Brook floodplains and a

gravelly ridge on which Hillmorton stands) the clay subsoils are impermeable and often waterlogged. They made good farmland in medieval times, but (historically) not such good places to live; new residents of Houlton, which is on the clay, have been discovering this for themselves.

Topography (left) and geology of the Plan Area, for information



Historical environment

5.4 A general summary of the history of the parish of Clifton upon Dunsmore is in Section 1. This section refers to the local history that is represented by heritage assets, which are the surviving physical evidence for historical events and the places where people lived and worked, and which can be recognised and protected in planning policies (nationally, and in Local and Neighbourhood Plans).

History from placenames

Clifton upon Dunsmore “cliff settlement on Dunn’s moor”

Elements and their meanings:

- **Clif** (Old English) An escarpment, a hill-slope; a river-bank.
- **Tūn** (Old English) An enclosure; a farmstead; a village; an estate.
- **Super** (Latin) On, above.
- **pers.n.** (Old English) **pers.n.** Personal name Dunn
- **mōr** (Old English) Barren upland.

Houlton

Named after Houlton, Maine, USA, the American town which received the first transatlantic phone call from Rugby radio station in 1927

5.5 The landscape now covered by the Neighbourhood Area has been frequented by humans since prehistoric times, as shown by finds of Palaeolithic to Bronze Age stone implements and excavated features of Bronze Age, Iron Age and Romano-British ages. The layout of Clifton itself, and its name,

are a record of its foundation in the early medieval period (the 'dark ages'), as are the areas of earthworks and ridge and furrow close to the village and in its hinterland that preserve the house platforms, lanes and ploughlands of the post-Conquest medieval settlement. Of later date are earthworks and other remains of landscape gardens (18th to 20th centuries) and the routes, buildings and other heritage assets associated with railways and canals. Of considerable importance in and around Houlton, however, is what remains of the site of Rugby/Hillmorton Radio Station, in particular the footprints of the masts (which were a landmark to travellers on the M1) and buildings.

5.6 All of the above are recorded in the Warwickshire Historic Environment Record as *monuments*. Also, in the Warks HER are several Iron Age to Roman and later (to 19th century) settlement sites that were excavated and recorded in the preparatory stages of the Houlton development, but although finds were collected the sites no longer exist.

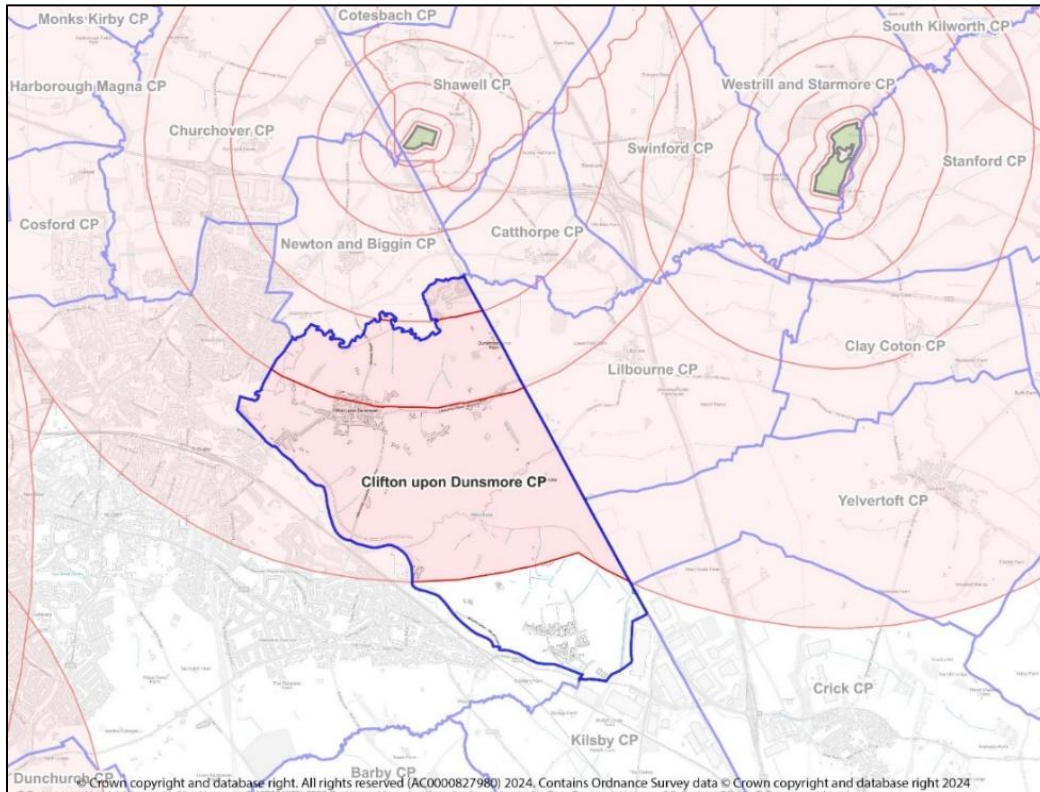
Natural environment

5.7 For historical reasons (manorial, medieval and economic) there are relatively few sites of high biodiversity significance in the Neighbourhood Area. Disused gravel pits in the north corner are now important for a wide range of plants, fish, amphibians, reptiles, birds and mammals (including newts, otters and bats). A group of 'water meadows' along the Avon valley has wet ditches, floodplain grazing marsh and woodland, while a wide strip of permanent grass fields along Clifton Brook and round the north side of Houlton is naturally improving as riparian and grassland habitat.

Existing environmental designations

5.8 The Neighbourhood Area is located in National Character Areas (NCA) *95 Northamptonshire Uplands* and *96 Dunsmore and Feldon*. NCAs are landscape areas defined by Natural England for planning purposes.

Figure 4: SSSIs and Impact Risk Zones



5.9 In the natural environment, there are no nationally important wildlife sites (SSSIs), although two in neighbouring parishes and their impact risk zones (IRZs; the closest SSSI is 3 kms away, see Figure 4) may be relevant for development proposals in the northern half of the Plan Area (Houlton is located outside any IRZs).

5.10 There are 19 areas of *Priority Habitat* and national *Forest Inventory* (as defined by Natural England), together with nine *Local Wildlife Sites* (LWS; sites and linear features) in the Warwickshire Green Infrastructure database. In the historical environment there are eight *Listed Buildings* and some 26 further *sites and features of historical environment significance* (Historic England and/or Warwickshire Historic Environment Record), of which 14 are of direct relevance to this Neighbourhood Plan's environmental policies. Two *Conservation Areas* wholly or partly in the Plan Area were designated in 2010.

Important Open Spaces

5.11 A group of sites in and close to Clifton upon Dunsmore village were assessed in the environmental inventory for this Plan (Appendix 3). They have significant and demonstrable community value as open space for amenity, sport & recreation, children's play, etc., as allotments and burial grounds, or for their value as natural environment sites accessible by the public. They have been identified through fieldwork and in community consultations; eight are already recognised as Open Space, Sport & Recreation (OSSR) sites in Part 4 of the Rugby BC *Open Space, Playing Pitch and Sports Facility Study, 2015*, and three more are shown on the inset (settlements) map for Clifton upon Dunsmore in the Local Plan.

5.12 In addition to these open spaces in the settlement and countryside of Clifton, a significant number of new open spaces in the Houlton Sustainable Urban Extension were an intrinsic component of the outline proposals and subsequent planning applications and are shown in the approved developers' masterplans (e.g. 2019, 2023). At the time of drafting of this Plan (2024) some are now completed, others are under development, and the remainder are earmarked for completion (subject to minor modifications) as each phase of Houlton is built.

5.13 All these sites' values as open space within and close to the two built-up areas and/or their actual or potential value to the communities are recognised in Policy ENV 2 (details, Appendix B). The policy is in conformity with, and adds local detail to, Rugby BC Local Plan policy HS4. It consists of three paragraphs, to take account of the crucial differences between the ways *existing OSSRs*, *Natural and semi-natural green spaces*, and *future open spaces* of all kinds can be protected when development proposals are being prepared, scrutinised and determined.

5.14 For clarity when Policy ENV 1 is being applied, all the Important Open Spaces in this Neighbourhood Plan have been allocated to the appropriate RBC Open Space typologies, as listed in the 2015 Study.

Figure 5.1 Important Open Spaces, Clifton upon Dunsmore

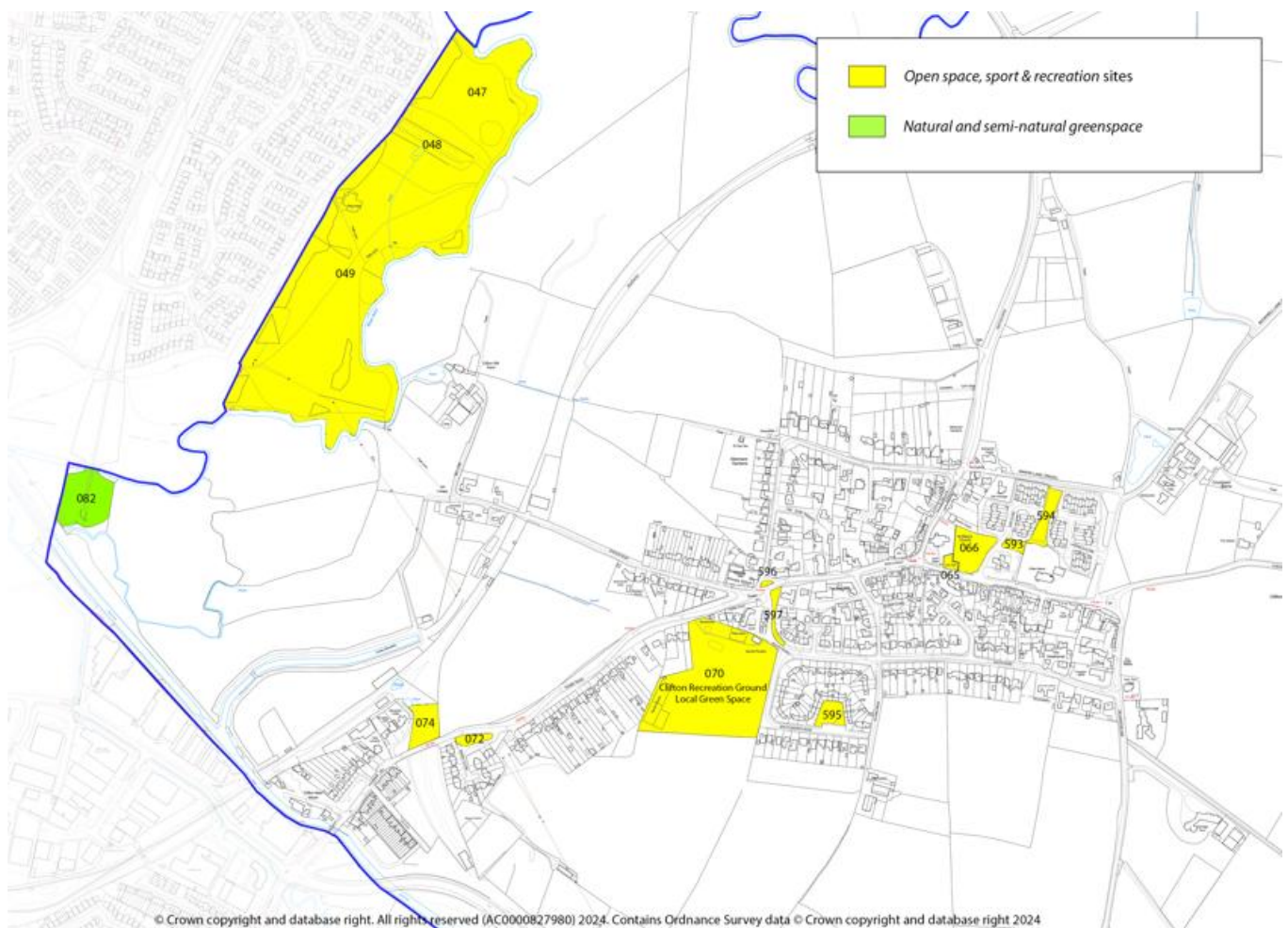
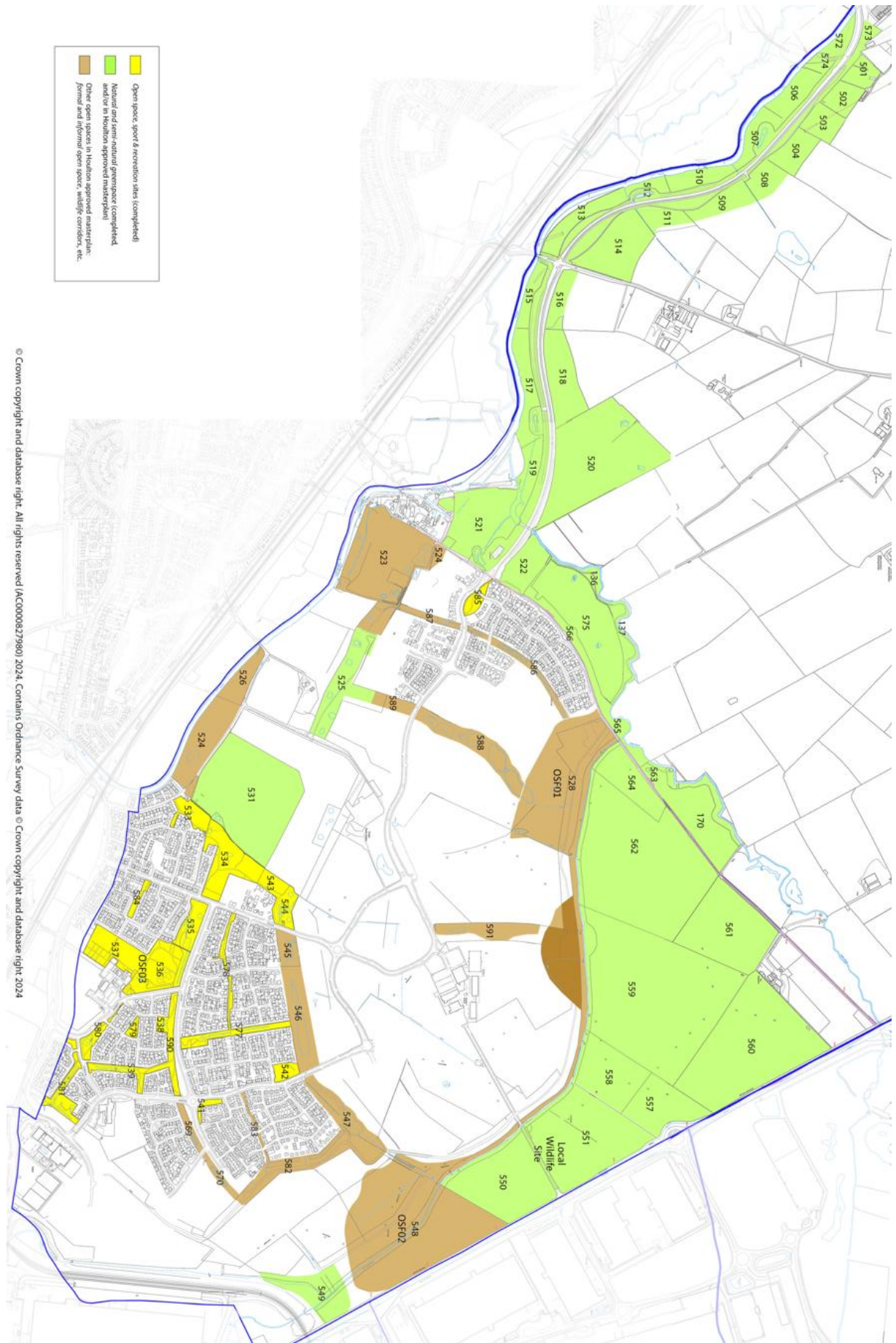


Figure 5.2: Important Open Spaces, Houlton



© Crown copyright and database right. All rights reserved (AC0000827980) 2024. Contains Ordnance Survey data © Crown copyright and database right 2024

POLICY ENV 1: IMPORTANT OPEN SPACES

1.1 Open Space, Sport & Recreation: the following open spaces (shaded yellow in figures 5.1 and 5.2) are of high value for recreation, sport and/or amenity. Development proposals that result in their loss, or have a significant adverse effect on them, will not be supported unless the open space is replaced by at least equivalent provision in an equally suitable location, or unless it can be demonstrated that the open space is no longer required by the community.

Clifton upon Dunsmore

Brownsover / River Avon open space including Charwelton Drive Play Area Inventory reference 047/048/049. In RBC OSSR audit 2015 (*Amenity Greenspace* typology) but not on Local Plan inset map. Confirmed as *Amenity Greenspace* and *Children's Play and Youth Provision*, this Plan

Church car park, Clifton Inventory reference 065. On Local Plan inset map but not in RBC 2015 OSSR audit. Confirmed as *Amenity Greenspace*, this Plan

Robertson Close open space ('the pocket park'), Clifton Inventory reference 066. RBC OSSR in 2015 audit (*Amenity Greenspace*) and on Local Plan inset map. Confirmed as *Amenity greenspace*, this Plan

Clifton Recreation Ground and Play Area, Clifton: Inventory reference 070. In RBC OSSR audit 2015 (*Parks and Gardens* typology) but not on Local Plan inset map. Confirmed as *Outdoor sport*, *Amenity Greenspace* and *Children's Play and Youth Provision*, this Plan

Vicarage Hill Open Space Inventory reference 074. Not in RBC 2015 OSSR audit. Confirmed as *Amenity Greenspace*, this Plan

Shuttleworth Road open space, Clifton Inventory reference 595. On Local Plan inset map but not in RBC 2015 OSSR audit. Confirmed as *Amenity Greenspace*, this Plan

North Road/Main Street triangle, Clifton Inventory reference 596. New OSSR, *Amenity green space*, this Plan

South road/Rugby Road junction open space and verge, Clifton Inventory reference 597. On Local Plan inset map but not in RBC 2015 OSSR audit. Confirmed as *Amenity Greenspace*, this Plan

Houlton

Lincoln Drive open space, Houlton Inventory reference 533. *Amenity Greenspace*, this Plan

Normandy View open space west, Houlton Inventory reference 534. *Amenity Greenspace*, this Plan

Normandy View open space east, Houlton Inventory reference 535. *Amenity Greenspace*, this Plan

Houlton Park, Houlton Inventory reference 536/537. *Outdoor sport*, *Amenity Greenspace*, *Allotments and community gardens* and *Children's Play and Youth Provision*, this Plan

Milnerton Close open space, Houlton Inventory reference 538. *Amenity Greenspace*, this Plan

Hughes Drive open space, Houlton Inventory reference 539. *Amenity Greenspace*, this Plan

Houlton Way/Maine Street corner open space, Houlton Inventory reference 541. *Amenity Greenspace*, this Plan

Houlton Way play area, Houlton Inventory reference 542. *Amenity Greenspace* and *Children's Play and Youth Provision*, this Plan

Green corridor west, Houlton Inventory reference 543. *Amenity Greenspace*, this Plan

Green corridor north, Houlton Inventory reference 544. *Amenity Greenspace*, this Plan
Gill Crescent open space, Houlton Inventory reference 577. *Amenity Greenspace*, this Plan
Mountbatten View/Florence Avenue open space, Houlton Inventory reference 578. *Amenity Greenspace*, this Plan
Faulkner Road 'Green' open space, Houlton Inventory reference 579. *Amenity Greenspace*, this Plan
Dollman Road corner open space, Houlton Inventory reference 580. *Amenity Greenspace*, this Plan
Copt Oak Road open space, Houlton Inventory reference 581. *Amenity Greenspace*, this Plan
Station Road/Stonegrave open spaces, Houlton Inventory reference 584. *Amenity Greenspace*, this Plan
Houlton Way open space, Houlton west Inventory reference 585. *Amenity Greenspace*, this Plan
Maine Street verges central, Houlton Inventory reference 590. *Amenity Greenspace*, this Plan

1.2 Natural and semi-natural greenspace: the following parcels of land (shaded green in figures 5.1. and 6.2) have (a) been classified as *natural and semi-natural green space* in the 2015 Rugby Borough Council audit, or (b) have been proposed as such in the masterplan for the Houlton Strategic Development because of their existing, known biodiversity value. When development proposals that would result in their loss or have a significant adverse effect on them are under consideration, the significance of the species, habitats or features present, and their value to the community as natural habitats, should be fully balanced against the benefit of the development. Development proposals on the identified sites will be expected to include evidence-based, measurable proposals for delivering *biodiversity net gain* at a minimum 10%.

Great Central Walk (north section, south end) Inventory reference 082. RBC OSSR in 2015 audit (*Natural and Semi-natural Greenspace* typology) but not on Local Plan inset map

Normandy Hill, pasture field, ridge and furrow, historical site: Inventory reference 531. *Natural and Semi-natural Greenspace*, this Plan

Pasture field, riparian habitats Inventory reference 136. *Natural and Semi-natural Greenspace*, this Plan

Pasture field, riparian habitats Inventory reference 137. *Natural and Semi-natural Greenspace*, this Plan

Pasture field, riparian habitats Inventory reference 170. *Natural and Semi-natural Greenspace*, this Plan

Pasture field Inventory reference 501. *Natural and Semi-natural Greenspace*, this Plan

Pasture field Inventory reference 502. *Natural and Semi-natural Greenspace*, this Plan

Pasture field Inventory reference 503. *Natural and Semi-natural Greenspace*, this Plan

Pasture field Inventory reference 504. *Natural and Semi-natural Greenspace*, this Plan

Pasture field Inventory reference 506. *Natural and Semi-natural Greenspace*, this Plan

Pasture field Inventory reference 507. *Natural and Semi-natural Greenspace*, this Plan

Pasture field Inventory reference 508. *Natural and Semi-natural Greenspace*, this Plan

Pasture field Inventory reference 509. *Natural and Semi-natural Greenspace*, this Plan

Pasture field Inventory reference 510. *Natural and Semi-natural Greenspace*, this Plan

Pasture field Inventory reference 511. *Natural and Semi-natural Greenspace*, this Plan

Pasture field Inventory reference 512. *Natural and Semi-natural Greenspace*, this Plan

Pasture field Inventory reference 513. *Natural and Semi-natural Greenspace*, this Plan

Pasture field Inventory reference 514. *Natural and Semi-natural Greenspace*, this Plan

Pasture field Inventory reference 515. *Natural and Semi-natural Greenspace*, this Plan

Pasture field Inventory reference 516. *Natural and Semi-natural Greenspace*, this Plan

Pasture field Inventory reference 517. *Natural and Semi-natural Greenspace*, this Plan

Pasture field Inventory reference 518. *Natural and Semi-natural Greenspace*, this Plan

Pasture field Inventory reference 520. *Natural and Semi-natural Greenspace*, this Plan

Pasture field with scrub and wetland features Inventory reference 521. *Natural and Semi-natural Greenspace*, this Plan

Pasture field, riparian habitats Inventory reference 522. *Natural and Semi-natural Greenspace*, this Plan

Pasture field with deciduous trees Inventory reference 525. *Natural and Semi-natural Greenspace*, this Plan

Pasture field Inventory reference 531. *Natural and Semi-natural Greenspace*, this Plan

Pasture field Inventory reference 549. *Natural and Semi-natural Greenspace*, this Plan

Pasture field. Local Wildlife Site Inventory reference 550. *Natural and Semi-natural Greenspace*, this Plan

Pasture field. Local Wildlife Site Inventory reference 551. *Natural and Semi-natural Greenspace*, this Plan

Pasture field Inventory reference 557. *Natural and Semi-natural Greenspace*, this Plan

Pasture field Inventory reference 558. *Natural and Semi-natural Greenspace*, this Plan

Pasture field Inventory reference 559. *Natural and Semi-natural Greenspace*, this Plan

Pasture field Inventory reference 560. *Natural and Semi-natural Greenspace*, this Plan

Pasture field Inventory reference 561. *Natural and Semi-natural Greenspace*, this Plan

Pasture field Inventory reference 562. *Natural and Semi-natural Greenspace*, this Plan

Pasture field Inventory reference 563. *Natural and Semi-natural Greenspace*, this Plan

Pasture field Inventory reference 564. *Natural and Semi-natural Greenspace*, this Plan

Pasture field, riparian habitats Inventory reference 565. *Natural and Semi-natural Greenspace*, this Plan

Pasture field Inventory reference 572. *Natural and Semi-natural Greenspace*, this Plan

Pasture field Inventory reference 574. *Natural and Semi-natural Greenspace*, this Plan

Pasture field Inventory reference 575. *Natural and Semi-natural Greenspace*, this Plan

Sites and features of Natural Environment significance

5.15 A number of sites in the Neighbourhood Area are important for wildlife (biodiversity). The features and designations for which they have been identified comprise a) sites where *priority habitats* and National *Forest Inventory* sites occur (Natural England mapping) or where several *biodiversity action plan (BAP) species* have been recorded; b) sites identified as ecologically significant by Warwickshire County Council, including Local Wildlife Sites, and c) sites identified during the preparation of the Neighbourhood Plan as being of high biodiversity significance in the context of the Neighbourhood Area. The map (figure 6) shows their locations and (figure 7) lists the sites and location.

Figure 6: Sites and features of Natural Environment significance

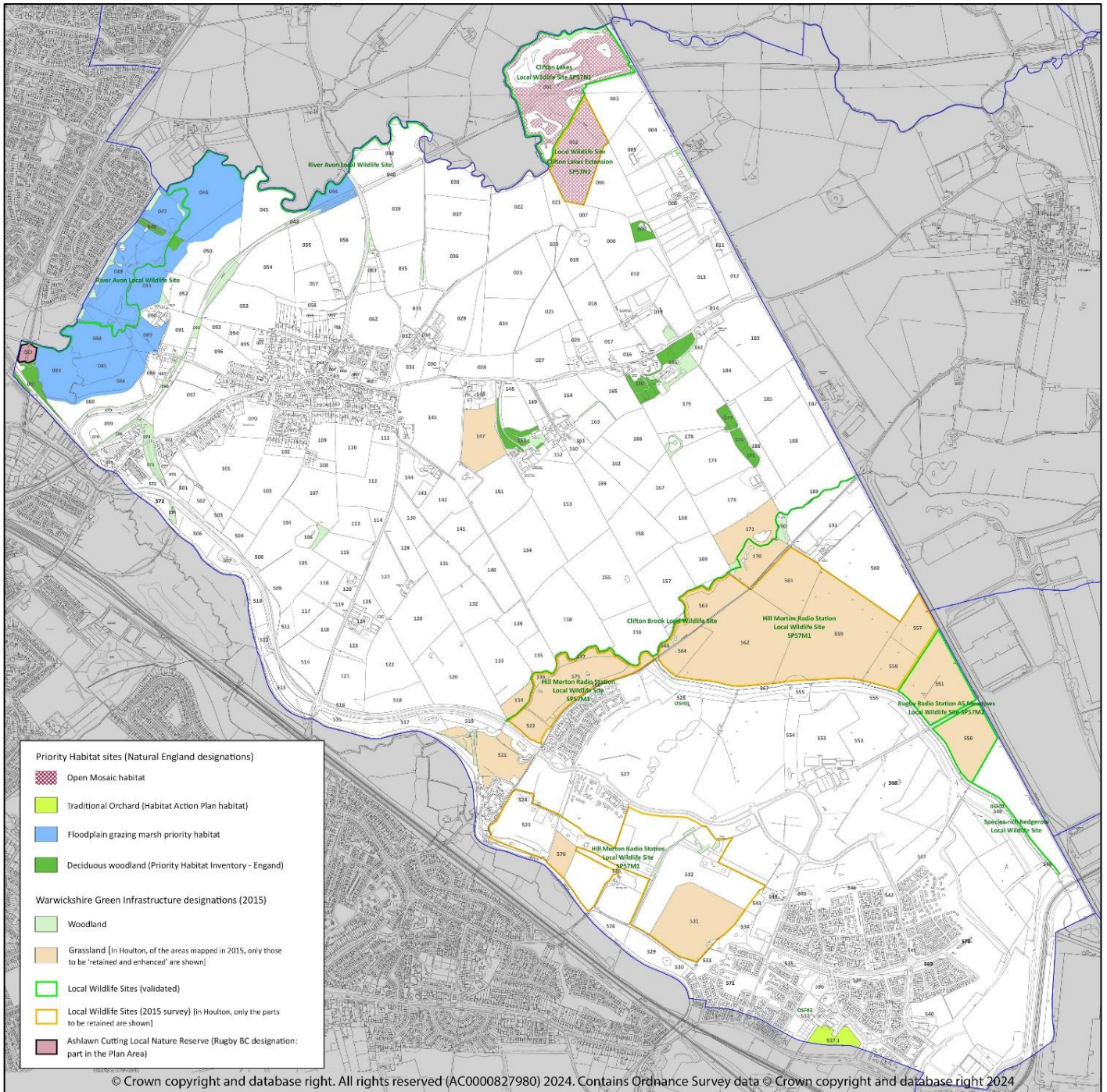


Figure 7: Inventory of Sites and Locations

001	Clifton Lakes – Local wildlife site SP57N1	002	Clifton Lakes Extension - Local wildlife site SP57N2	006	Woodland habitat - Green Infrastructure survey 2015
009	Deciduous woodland – Natural England designation	015	Woodland habitat - Green Infrastructure survey 2015		
043	Site of LNWR Rugby to Peterborough railway (1850 1966). NE end is floodplain	044	Floodplain grazing land – Priority habitat	046	Old canal 800m SE of Oxford canal (branch of Oxford canal. Disused pre-1903).

	grazing marsh. Green Infrastructure survey 2015				Floodplain grazing marsh with deciduous woodland.
047	Brownsover/River Avon open space and Charwelton Drive play area. Floodplain and grazing march. Natural England Designation,	048	Brownsover/River Avon open space and Charwelton Drive play area. Deciduous woodland Natural England Designation.	049	Brownsover/River Avon open space and Charwelton Drive play area (part). Floodplain and grazing march. Priority habitat. Natural England Designation,
050	Old canal 800m SE of Oxford canal (branch of Oxford canal. Disused pre-1903). Also, SW corner part of the mill pond & associated water management features at Clifton Mill.	051	Mill pond & associated water management. Floodplain grazing marsh.	073	Disused railway – Route (track bed & earthworks) of connecting loop of LNWR Rugby – Peterborough line into main (west coast) line.
074	Vicarage Hill/disused railway – Route (track bed & earthworks) of connecting loop of LNWR Rugby – Peterborough line into main (west coast) line. Open amenity space	080	Northern strip of floodplain and grazing marsh. Priority habitat	081	Deciduous woodland Priority habitat.
082	Ashlawn Cutting (part of the plan area) Part of the Great Central Walk. Local Nature Reserve	083	Floodplain grazing marsh – Priority habitat. Natural England Designation	084	Floodplain grazing marsh – Priority habitat. Natural England Designation
085	Floodplain grazing marsh – Priority habitat. Natural England Designation	088	Floodplain grazing marsh – Priority habitat. Natural England Designation	092	Clifton Mill - part of LNWR Rugby-Peterborough railway (1859-1966). Includes area of woodland habitat in Warks Green Infrastructure 2015.
098	Clifton Mill - part of LNWR Rugby-Peterborough railway (1859-1966). Includes area of woodland habitat in Warks Green Infrastructure 2015	100	Clifton Mill - part of LNWR Rugby-Peterborough railway (1859-1966). Includes area of woodland habitat in Warks Green Infrastructure 2015	134	Arable field – grassland habitat
136	Informal open space in Houlton masterplan (Houlton Green infrastructure masterplan 2016-2022). Natural and semi-natural Greenspace. Designated as	137	Informal open space in Houlton masterplan (Houlton Green infrastructure masterplan 2016-2022). Natural and semi-natural Greenspace. Designated as	147	Grassland habitat in Warks Green Infrastructure survey 2015

	Hill Morton Radio Station Local Wildlife site.		Hill Morton Radio Station Local Wildlife site.		
150	Deciduous woodland Priority habitat also includes woodland habitat in Warks Green Infrastructure survey 2015	170	Grassland habitat in Warks Green Infrastructure survey 2015	171	Grassland habitat in Warks Green Infrastructure survey 2015. Also (SW corner) woodland habitat in Warks Green Infrastructure survey 2015.
175	Deciduous woodland Priority habitat	176	Deciduous woodland Priority habitat	177	Deciduous woodland Priority habitat
178	Dunsmore Park / Garden includes area of woodland habitat	180	Dunsmore Park / Garden deciduous woodland priority habitat	181	Dunsmore Park / Garden deciduous woodland priority habitat
190	Includes areas of woodland habitat.	521	Areas of woodland habitat	522	Grassland habitat and part of Hill Morton Radio Station Local Wildlife Site SP57M1
523	Part of Hill Morton Radio Station Local Wildlife Site SP57M1	524	Part of Hill Morton Radio Station Local Wildlife Site SP57M1	525	Natural and semi natural open space
531	Normandy Hill - Grassland habitat and part of Hill Morton Radio Station Local Wildlife Site SP57M1	532	Part of Hill Morton Radio Station Local Wildlife Site SP57M1	537.1	Traditional orchard
550	Grassland habitat and part of Rugby Radio Station A5 Meadows Local Wildlife Site SP57M2	551	Grassland habitat and part of Rugby Radio Station A5 Meadows Local Wildlife Site SP57M2	557	Grassland habitat and part of Hill Morton Radio Station Local Wildlife Site SP57M1
558	Grassland habitat and part of Hill Morton Radio Station Local Wildlife Site SP57M1	559	Grassland habitat	561	Grassland habitat and part of Hill Morton Radio Station Local Wildlife Site SP57M1
562	Grassland habitat and part of Hill Morton Radio Station Local Wildlife Site SP57M1	563	Grassland habitat and part of Hill Morton Radio Station Local Wildlife Site SP57M1	564	Grassland habitat and part of Hill Morton Radio Station Local Wildlife Site SP57M1
565	Grassland habitat and part of Hill Morton Radio Station Local Wildlife Site SP57M1	566	Grassland habitat	574	Disused railway – informal open space in Houlton Masterplan (Houlton Green Infrastructure plan)
575	Informal open space in Houlton Masterplan. Designated as Hill Morton	576	Houlton Green Infrastructure masterplan 2016 -22 – grassland habitat. Designated		

Radio Station Local Wildlife site SP57M1	as Hill Morton Radio Station Local Wildlife site SP57M1		
--	---	--	--

5.16 Policy ENV 2 delivers site-specific compliance in the Plan Area with the relevant Rugby Borough Council policies, the Wildlife & Countryside Act 1981 (as amended) and the Natural Environment and Rural Communities Act 2006, the Wildlife & Countryside Act 1981 (as amended), the Natural Environment and Rural Communities Act 2006, the Habitats and Species Regulations 2017-2019, and the UK Environment Act 2021. It has direct regard for National Planning Policy Framework 2023 policies 174, 179 and 180. It also refers to the DEFRA *Guidance* of July 7, 2021, in respect of the use of the *biodiversity metric* approach for assessing the wildlife value of development sites.

POLICY ENV 2: SITES AND FEATURES OF NATURAL ENVIRONMENT SIGNIFICANCE – The sites and features mapped in figure 6 and listed in figure 7 (details in Appendix 3) have been identified as being of local or greater significance for the natural environment. They are ecologically important in their own right and are locally valued. The significance of the species, habitats or features present should be balanced against the benefit of any development that would adversely affect them. Development proposals on the identified sites will be expected to include evidence-based, measurable proposals for delivering *biodiversity net gain* at a minimum 10%.

If significant harm to biodiversity cannot be avoided, through relocating the proposed development to an alternative site with less harmful impacts, or through adequate mitigation on or off site, then that development will not be supported.

Woodland, notable trees and hedges of arboricultural, biodiversity and landscape importance should be protected from loss or damage in development proposals, and where possible integrated into their design. Proposals which use trees and hedges to enhance their appearance, amenity and biodiversity value will be supported. Development proposals adversely affecting trees and hedges should be accompanied by a tree survey (BS5837 or its current equivalent) to establish their health and longevity. Where damage or loss is unavoidable, the developer should provide or arrange for replacement trees and/or hedges of at least equivalent quantity, type and/or scale to deliver biodiversity net gain.

Biodiversity and Habitat Connectivity

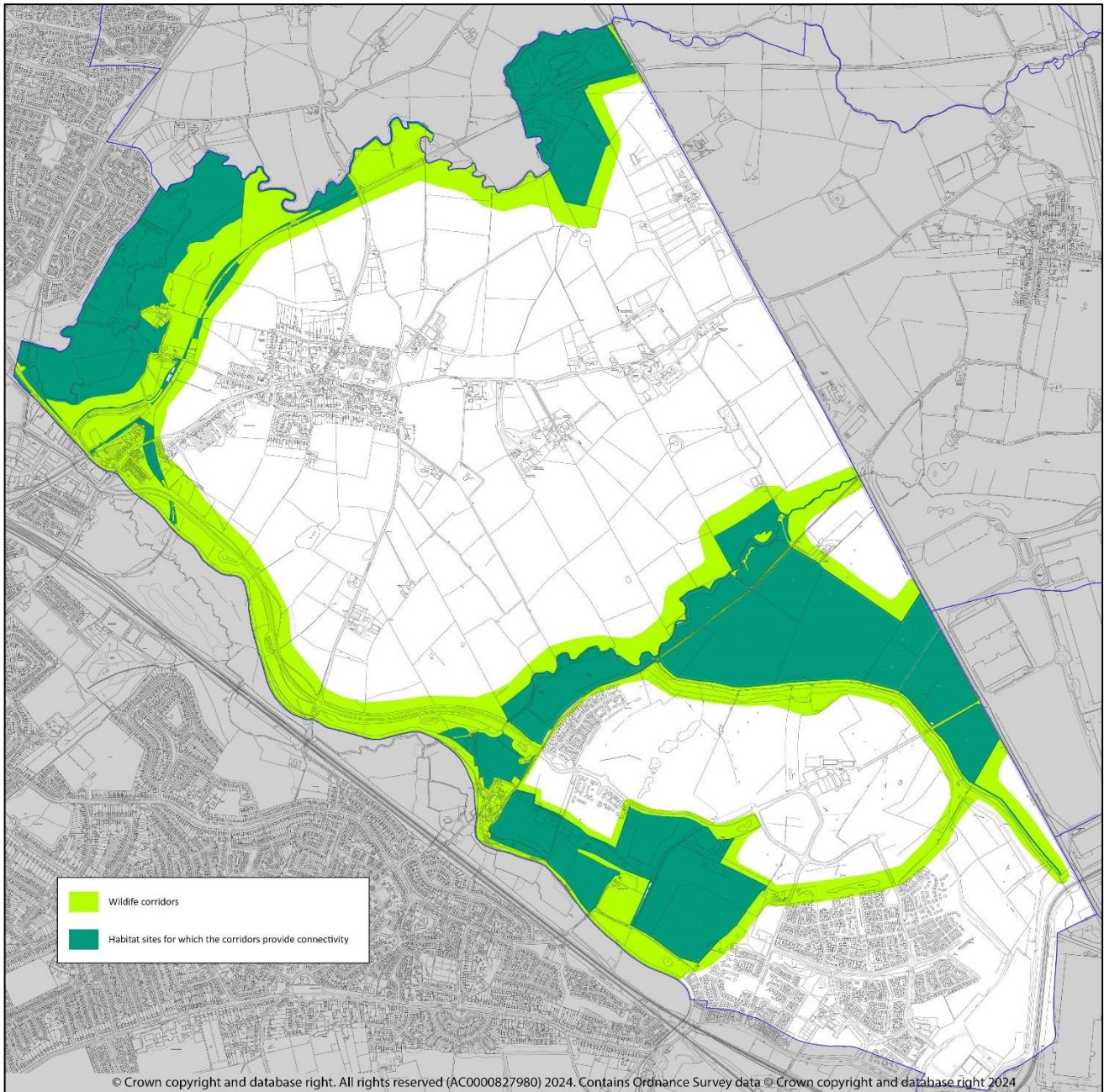
5.17 It might be argued that Clifton upon Dunsmore parish is a ‘typical’ area of English Midlands countryside because it has no nationally-rare species or large-scale, nationally important wildlife hotspots, and thus that it has little or no biodiversity significance to be taken into account in the Planning system. This would be a misunderstanding of the concept of biodiversity. England’s biodiversity is entirely and only the sum of the wildlife in all of its individual Parishes: The Neighbourhood Area is as important in this regard as every other Parish, and residents want it to play its essential part in protecting what remains of England’s threatened and diminishing biodiversity.

5.18 Trees and woodland: The scarcity of trees, and especially woodland, in the Neighbourhood Area means that all surviving individuals, groups and areas, including but not restricted to those already

designated (e.g. as Local Wildlife Site or priority habitat) are a vital component of the Area's biodiversity value and a bulwark against further biodiversity net loss. Development proposals, and decisions made in response to them, should always consider, and act on, the avoidance of destruction of trees and woodland.

5.19 Habitat connectivity is delivered by wildlife corridors, which are designated to prevent obstacles to the movement or spread of animals and plants that would otherwise be imposed by new developments. They also help to re-connect populations and habitats within Parishes and more widely. A wildlife corridor is mapped in this Plan (figure 8); its effective functioning in future should be taken into account when development proposals within it are under consideration.

Figure 8: Wildlife corridors



Sites of Historical Environment significance

5.20 The sites listed below (figure 9) are important for (at least local) heritage and history. They comprise sites and features of relevance to Neighbourhood Plan policies in the Warwickshire Historic Environment Record (HER) and Historic England databases, and a further set identified (from fieldwork and local history publications and knowledge) in the preparation of the Plan. The map (figure 9) shows their locations.

Figure 9 – list of sites

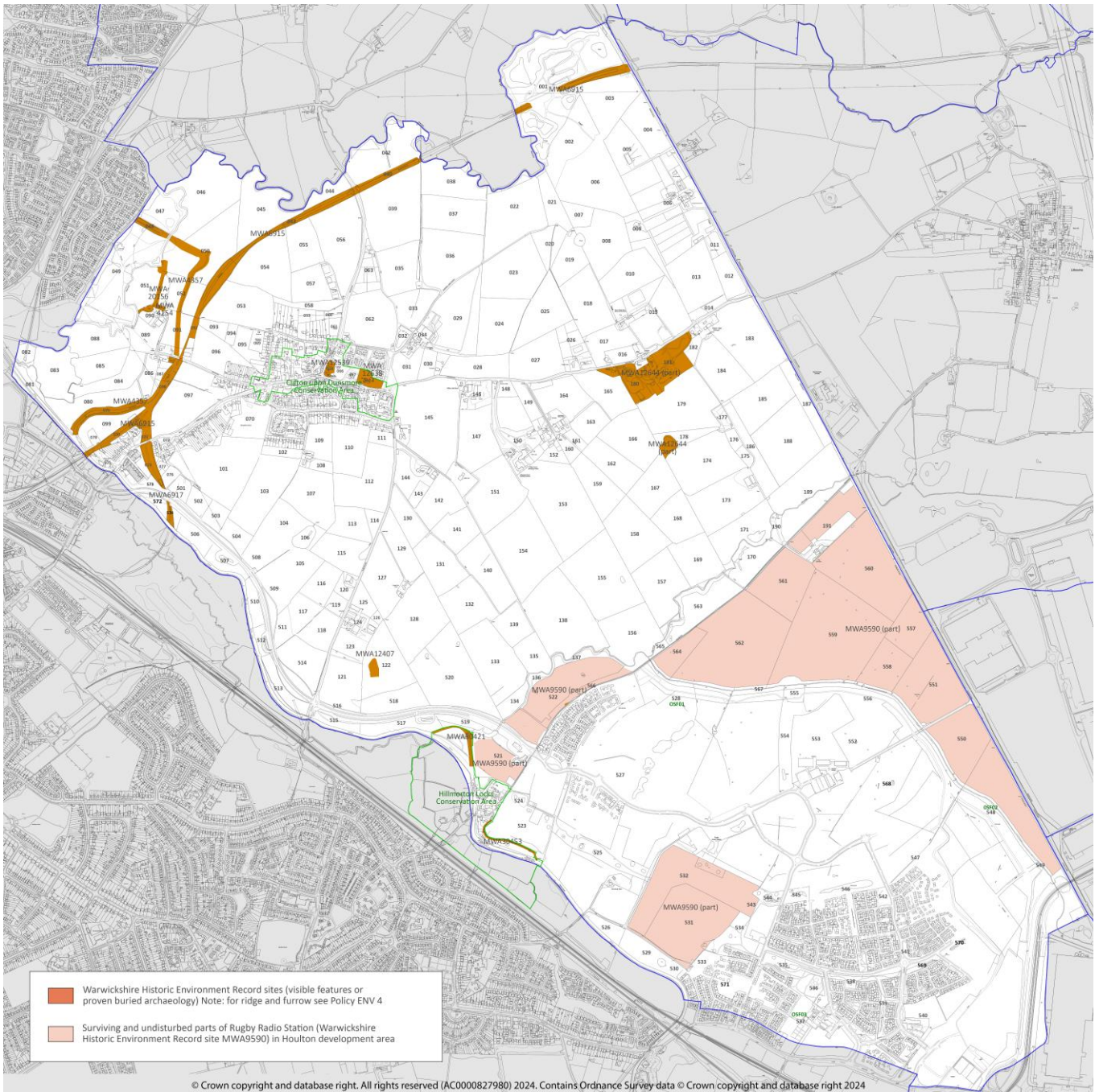
001	Clifton Lakes – Warwks HER site MWA 6915.	040	Part of Warwks HER site MWA 6915. Site of	043	Part of Warwks HER site MWA 6915. Site of
-----	--	-----	--	-----	--

	Site of LNWR Rugby-Peterborough Railway (1850-1966)		LNWR Rugby-Peterborough Railway (1850-1966)		LNWR Rugby-Peterborough Railway (1850-1966)
046	Includes (SW corner) part of Warwks HER site MWA 4357 – Old canal 800m SE of Brownsover (branch of Oxford Canal disused pre-1903)	048	Brownsover/River Avon open space and Charwelton Drive play area - Includes part of Warwks HER site MWA 4357 – Old canal 800m SE of Brownsover (branch of Oxford Canal disused pre-1903)	050	Includes part of Warwks HER site MWA 4357 – Old canal 800m SE of Brownsover (branch of Oxford Canal disused pre-1903). Also (SW corner) part of Warwks HER Site MWA 20156 Mill pond and associated water management features of Clifton Mill
051	(East side) part of Warwks HER Site MWA 20156 Mill pond and associated water management features of Clifton Mill	052	Includes part of (course of) Warwks HER site MWA 4357 – Old canal 800m SE of Brownsover (branch of Oxford Canal disused pre-1903) and part of MWA 20156 Mill pond and associated water management features of Clifton Mill	067.1	Surviving section of Warwks HER site MWA 12638 Clifton Manor Garden
073	Disused railway – part of Warwks HER Site MWA 6917	079	Part of Warwks HER site MWA 4357 – Old canal 800m SE of Brownsover (branch of Oxford Canal disused pre-1903)	090	Clifton Mill – part of Warwks HER site 20156
091	Includes part of (course of) Warwks HER site MWA 4357 – Old canal 800m SE of Brownsover (branch of Oxford Canal disused pre-1903)	092	Part of Warwks HER site MWA 6915	098	Part of Warwks HER Sites 4357 and 6915
100	Part of Warwks HER Sites 6915	122	Includes Warwks HER Site MWA 12407 – Large oval earthwork feature (undated)	178	Southwest corner is surviving part (pond and woodland) of Warwks HER site MWA 12644 Dunsmore Park/Garden
180	Includes surviving part of Warwks HER site MWA 12644 Dunsmore Park/Garden	181	Includes surviving parts of Warwks HER site MWA 12644 Dunsmore Park/Garden	191	Includes part of Warwks HER Site MWA 9590 Rugby Radio Station.

517	Includes parts of Warwks HER site MWA 30421 Former course of Oxford Canal north of Hillmorton Basin	519	Includes parts of Warwks HER site MWA 30421 Former course of Oxford Canal north of Hillmorton Basin	521	Includes parts of Warwks Historic Record sites MWA 30421 and 9590
522	Part of Warwks HER Site MWA 9590 Rugby Radio Station	531	Part of HER site MWA9590. Also some structures associated with the radio station.	532	Part of HER site MWA9590.
548	Part of HER site MWA9590	550	Part of HER site MWA9590.	551	Part of HER site MWA9590.
557	Part of HER site MWA9590.	558	Part of HER site MWA9590.	559	Part of HER site MWA9590.
560	Part of HER site MWA9590.	562	Part of HER site MWA9590.	564	Part of HER site MWA9590.
566	Part of HER site MWA9590.	574	Disused railway – Part of the HER site MWA 6917 Site of Rugby loop line and viaduct	064	St Mary's Churchyard – setting of GII* listed building and HER site MWA 12539

POLICY ENV 3: SITES OF HISTORICAL ENVIRONMENT SIGNIFICANCE - The sites mapped in figure 10 (details in Appendix 3) are of at least local significance for their historical features. The features are extant and have visible expression or there is proven buried archaeology on the site, and they are locally valued. The significance of the features present should be balanced against the benefit of any development that would affect or damage them.

Figure 10: Sites of Historical Environment significance



Ridge and furrow

5.21 The medieval township of Clifton upon Dunsmore was farmed using the *Open Field* system. All the open land, except small fields (closes) backing onto the houses, the floodplain meadows, and areas

of woodland or waste, was worked in a seasonal and yearly rotation of arable crops (cereals, beans), grazing and fallow. Medieval ploughs were pulled by oxen and, because they were not reversible, the plough always turned the soil rightwards as the plough team progressed up and down the furlongs, producing a corrugated pattern of ridges and furrows whose dimensions increased with every season.

5.22 The open field system was practised for most of the medieval period until changes in land ownership and use gave rise to a change from large open fields to enclosed smaller fields with hedged boundaries, and a change from arable to pastoral (livestock) farming. The land in the Plan Area was enclosed in this way in several phases, probably beginning in the 14th century and completed by Clifton upon Dunsmore’s Parliamentary Enclosure in 1756.

5.23 The result of the enclosures was to ‘fossilise’ the ridges and furrows under grass and hedgerows, and this situation persisted until the mid-20th century, when a second agricultural revolution after the Second World War effectively reversed the first one. British governments, and later the European Union, encouraged farmers, mainly through subsidies, to plough the pastures and turn them over to intensive arable production. Wherever this happened, modern reversible ploughs quickly obliterated the ridge and furrow. In most English open field parishes, the loss of ridge and furrow since 1950 has been over 90%. In the late 1990s, English Heritage (now Historic England), realising the scale of this destruction, undertook the first of a series of surveys (*‘Turning the Plough’*) across the Midlands, including Warwickshire, and made recommendations for protection and management.

5.24 The extent of ridge and furrow in Clifton upon Dunsmore in 1945 can be seen on 1945 RAF aerial imagery (figure 10.1). Its extent in the late 1990s was mapped for the *Turning the Plough* (Historic England) survey (figure 10.2), and this provided the baseline for a new survey undertaken for this Plan in 2023 (figure 10.3). The summary results show the decline since World War II and since 1999: despite a few small areas having been omitted in 1999 but re-confirmed in 2023, the situation is now as follows:

1756	c.283 ha (as ‘about 700 acres’ in <i>Victoria County History</i>)
1945	c.240 ha (from RAF aerial imagery)
1999	c.145 ha
2023	c.48 ha

5.25 The large and (historically) potentially significant area of preserved ridge and furrow still present in the south of the parish in 1999 (figure 10.2) has, with two (arguably tokenistic) exceptions, been obliterated by the permitted Houlton urban extension.

5.26 In English legislation ridge and furrow fields (except for the few that are Scheduled Monuments) are not statutorily protected, despite recognition that, in view of the level of loss since the mid-20th century, “as the open field system was once commonplace in NW Europe, these [surviving] sites take on an international importance” (English Heritage, 2001).

5.27 While the ten individual fields with surviving ridge and furrow in the Neighbourhood Area are not claimed to be of international importance, their rarity across the Midlands and their relationship

with other medieval heritage assets in the Area means that any further, avoidable, loss would be irreversibly detrimental. In conformity with paragraph 194 of the National Planning Policy Framework (including footnote 63) and following the recommendation of Historic England, all surviving ridge and furrow in the Plan Area (figure 10.3) should now be regarded as a non-designated heritage asset and taken into account in the planning system as the visible evidence of a component of national heritage comparable in significance to that of surviving medieval buildings. In future, and whenever possible, increased local housing need or new targets required at a higher level in the planning system should only be fulfilled by allocating development to available sites where there are no surviving ridge and furrow. Some recognition of the merits of this argument is afforded by the protection being given (as designated open space) to two areas of ridge and furrow in the Houlton strategic development’s masterplan.

Figure 10.1: Ridge and furrow in Clifton upon
Dunsmore, 1945
From RAF aerial imagery

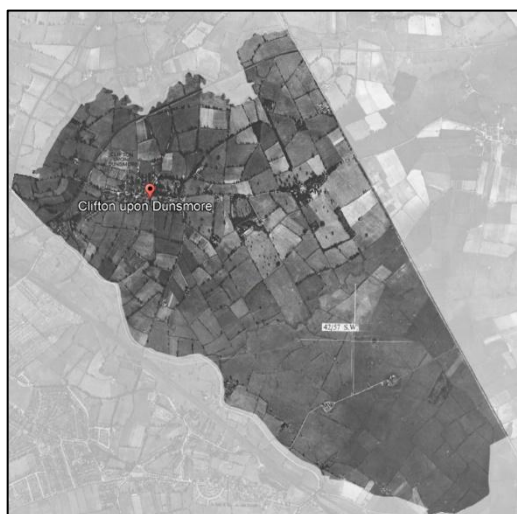


Figure 10.2: Ridge and furrow in Clifton upon Dunsmore
c.1999

(Midlands Open Field Project (Turning the Plough) survey, English Heritage,
via Warwickshire HER)

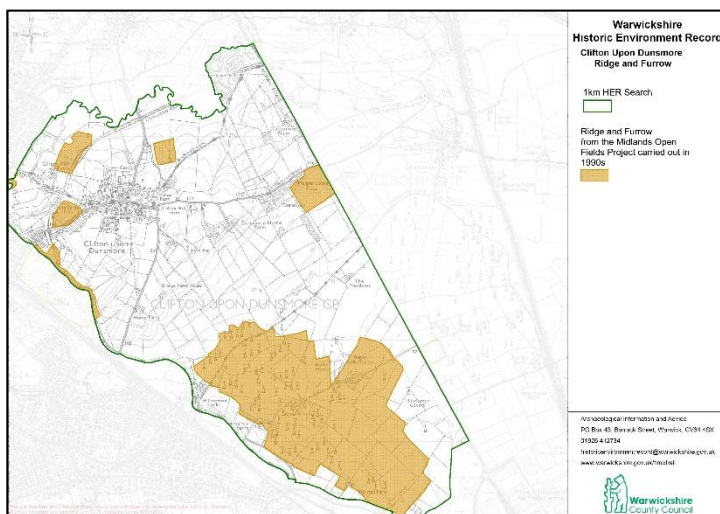
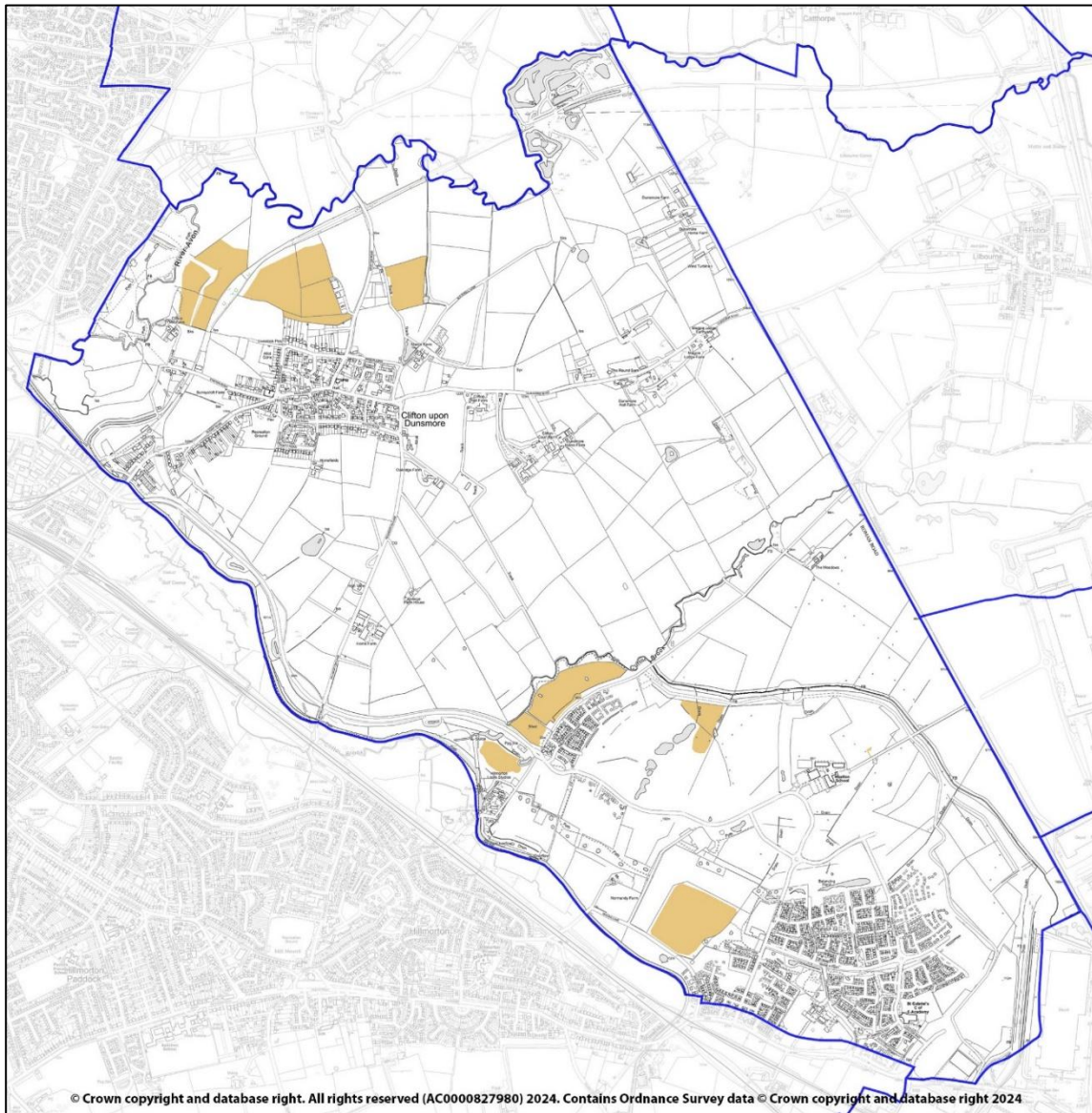


Figure 10.3: Ridge and furrow in Clifton upon Dunsmore Neighbourhood Area 2023 (surveyed for this Plan)
Further areas of ridge and furrow in Houlton were recorded in 2023 but are not protected in the approved masterplan



POLICY ENV 4: RIDGE AND FURROW – The areas of ridge and furrow earthworks mapped in figure 10.3 are non-designated local heritage assets.

Any loss or potential damage arising from a development proposal or a change of use requiring planning permission, should be avoided unless the need for and benefits arising from development in that location outweigh the loss, or mitigation can take place and relevant planning conditions can be applied to ensure that any historic value at the site, can be enhanced and/or protected.

Statutorily protected Heritage assets

5.28 Nine buildings and structures in the Plan Area have statutory protection through Listing at Grade II* or II. The Neighbourhood Plan lists them here for reference, and to note that all new

development proposals will be required to take into account their *settings*, as defined on a case-by-case basis by Historic England.

DUNSMORE HOUSE

List Entry Number: 1233704

Heritage Category: Listing

Grade: II

Location: DUNSMORE HOUSE, LILBOURNE ROAD, Clifton upon Dunsmore, Rugby, Warwickshire

CLIFTON MANOR

List Entry Number: 1233442

Heritage Category: Listing

Grade: II

Location: CLIFTON MANOR, MAIN STREET, Clifton upon Dunsmore, Rugby, Warwickshire

GROUP OF 2 CHEST TOMBS APPROXIMATELY 4 METRES SOUTH OF EAST END OF CHANCEL OF CHURCH OF ST MARY THE VIRGIN

List Entry Number: 1233441

Heritage Category: Listing

Grade: II

Location: GROUP OF 2 CHEST TOMBS APPROXIMATELY 4 METRES SOUTH OF EAST END OF CHANCEL OF CHURCH OF ST MARY THE VIRGIN, CHURCH STREET, Clifton upon Dunsmore, Rugby, Warwickshire

SHELTER SHED APPROXIMATELY 5 METRES SOUTH WEST OF NUMBER 2 (NOT INCLUDED) AND ATTACHED WALL

List Entry Number: 1233483

Heritage Category: Listing

Grade: II

Location: SHELTER SHED APPROXIMATELY 5 METRES SOUTH WEST OF NUMBER 2 (NOT INCLUDED) AND ATTACHED WALL, NORTH ROAD, Clifton upon Dunsmore, Rugby, Warwickshire

SUNNYSIDE

List Entry Number: 1233443

Heritage Category: Listing

Grade: II

Location: SUNNYSIDE, 9, MAIN STREET, Clifton upon Dunsmore, Rugby, Warwickshire

THE OLD HALL

List Entry Number: 1233481

Heritage Category: Listing

Grade: II

Location: THE OLD HALL, MAIN STREET, Clifton upon Dunsmore, Rugby, Warwickshire

CHURCH OF ST MARY THE VIRGIN

List Entry Number: 1233440

Heritage Category: Listing

Grade: II*

Location: CHURCH OF ST MARY THE VIRGIN, CHURCH STREET, Clifton upon Dunsmore, Rugby, Warwickshire

HILLMORTON BOTTOM LOCK (LOCKS 2 AND 3), FORMER OXFORD CANAL

List Entry Number: 1393797

Heritage Category: Listing

Grade: II

Location: HILLMORTON BOTTOM LOCK (LOCKS 2 AND 3), FORMER OXFORD CANAL, Clifton upon Dunsmore, Rugby, Warwickshire

RUGBY RADIO STATION

List Entry Number: 1391243

Heritage Category: Listing

Grade: II

Location: Rugby Radio Station, Clifton upon Dunsmore, HILLMORTON, Rugby, Warwickshire

[Information downloaded from <https://historicengland.org.uk/listing/the-list/> on 26-3-24]

Important views

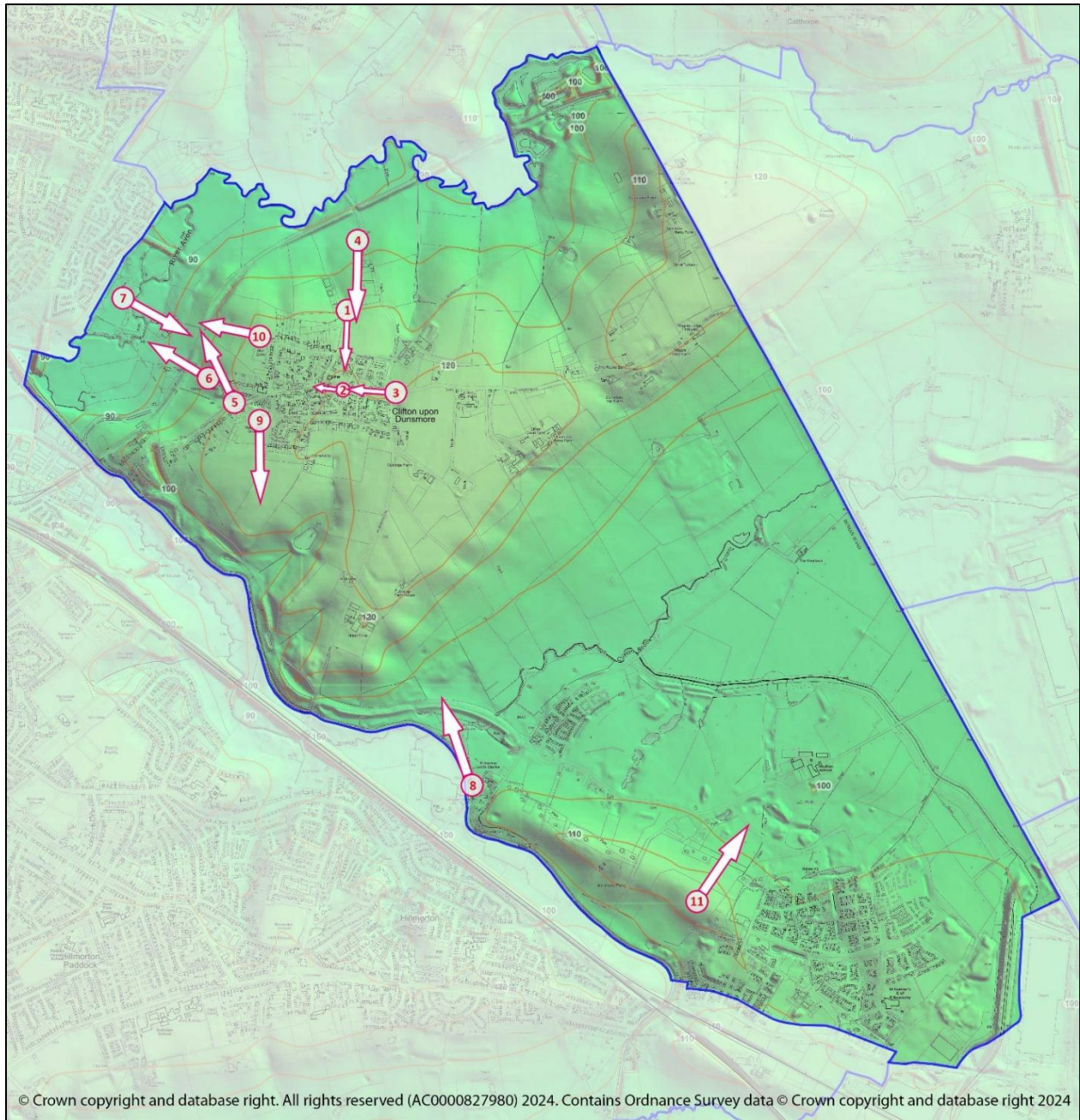
5.29 Consultation during the Neighbourhood Plan's preparation identified a widely held wish to protect the largely rural settings of Clifton upon Dunsmore and Houlton, in particular their visual relationship with the surrounding countryside, including the distinctive landscapes of National Character Areas *95 Northamptonshire Uplands* and *96 Dunsmore and Feldon*. One of the main ways in which residents expressed this wish was by describing several highly valued views within and around Clifton and Houlton, and toward the surrounding countryside. These consultation findings were supported by the fieldwork for this chapter of the Plan, which although principally aimed at identifying sites of environmental significance also confirmed the sightlines of the suggested views and mapped them (figure 11).

POLICY ENV 5: IMPORTANT VIEWS – The following views (Figure 11, details Appendix 4) are important to the setting and character of both Clifton upon Dunsmore and Houlton. Development proposals should respect them. Development proposals which could have a significant adverse visual harm on the identified views will be required to explain the need for and benefits arising from development in the location and that appropriate mitigation can take place and/or relevant planning conditions be applied, to address any impact.

1. Gateway view (south) of Clifton upon Dunsmore village from Newton Road

2. Village view west in the centre of Clifton upon Dunsmore
3. Gateway view (west) into Clifton upon Dunsmore village from Lilbourne Road, with Old Hall Cottage and The Green
4. Distant view south from Newton Road of Clifton upon Dunsmore village and surrounding fields
5. From Rugby Road on the west side of the village. south over the River Avon valley
6. From Station Road, Clifton, toward the River Avon open space
7. From River Avon open space, distant view of Clifton upon Dunsmore village
8. From Hillmorton Locks northeast to Allan's Farm and (on skyline) Clifton upon Dunsmore village
9. From Clifton Recreation Ground, views south and southwest to Bluebell wood, Clifton Brook valley, the Oxford Canal (and Rugby)
- 10 From the entrance to Cow Field, off North Road, Clifton, west across open countryside to the parish boundary
11. From Normandy Hill, Houlton, extensive views north and east over Houlton and the historic site of Rugby Radio Station, including the protected buildings

Figure 11: Important views

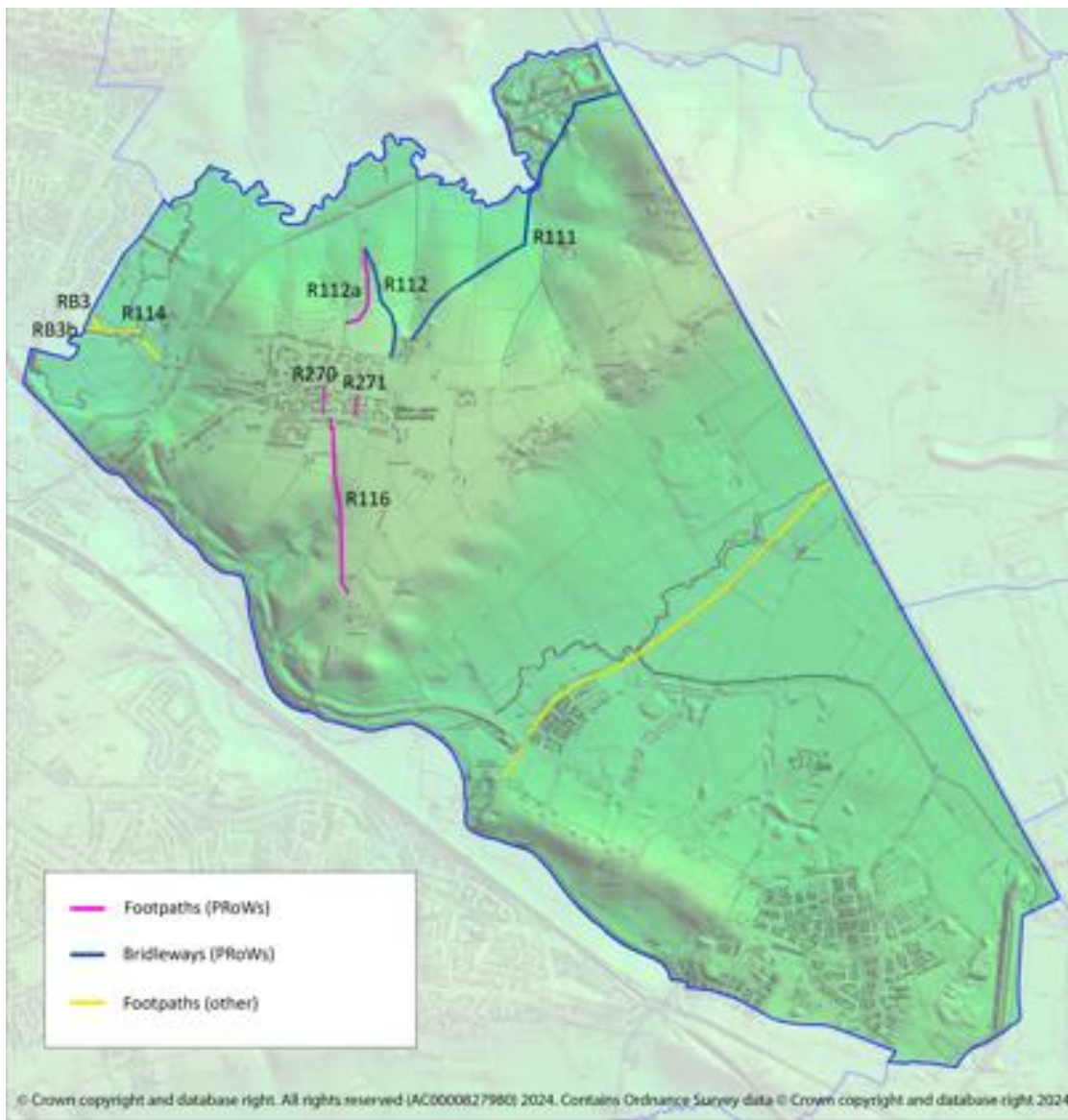


Footpaths, bridleways and cycleways

5.30 The network of footpaths and other rights of way in the Neighbourhood Area is severely limited, and therefore not generally conducive to recreational use, particularly compared with most other parishes in east Warwickshire. Because walking routes everywhere tend to be survivors from around the time of the 18th century enclosure of the farmed landscape and from before the development of paved motor roads, there are historical reasons for this, including in the case of Clifton upon Dunsmore the manorial and agricultural history of the parish and the creation of Rugby Radio Station in the

southern half of the Area. But in the opinion of the communities this is not appropriate for the second quarter of the 21st century. There are no opportunities for circular walks anywhere without the use of busy roads, and there are no safe non-driving links between Clifton and Houlton. With modern recognition of the value of walking and cycling for health and wellbeing and for the environment and the drive to carbon-neutrality generally, the lack is unfortunate and any adverse effects on the network's extent and character from new development will be very strongly resisted.

Figure 12: Existing footpaths and other walking routes (from Warwickshire CC mapping)



5.31 Moreover, it has been noted that (as well as the lack of off-road walking/cycling links between Houlton and Clifton) the footpaths network in Houlton now being delivered (2024) is disjointed, with blind-ended cul-de-sacs at the edges of individual developers' sections where pedestrian footpaths are fenced off from the open spaces and footpaths in immediately adjoining sections.

5.35 Foot and towpaths exist through the parish and are well used. Cycling in the parish is mainly for leisure use and is exclusively along the roads. Further information on existing rights of way can be found at <https://rowreporting.warwickshire.gov.uk/CAMSWeb/standardmap.aspx>

- 5.36 Many villagers mentioned the importance of footpaths and walking for leisure. As the village grows it will be important to establish a means by which these can be maintained and enhanced.
- 5.37 Community consultation showed parishioners believe that more foot/cycle paths should be created within the Parish, not least to connect Clifton village with the new Houlton development. It is felt that all new development must have footpaths that provide a direct path of travel to the important community assets and facilities, enabling a practical alternative to car use.
- 5.38 A foot/cycle path along Hillmorton Lane to the Houlton Way is a very popular request. As the number of village children using Houlton secondary school will increase over the next few years the importance of such a pathway will also increase.
- 5.39 The central and historic Lion Path in the centre of the village is in poor condition.
- 5.40 The provision of pedestrian pavements in the village of Clifton upon Dunsmore is sporadic with certain roads having no footpaths forcing people to walk on the road for example along Hillmorton lane between South Road and Lilbourne Road along Buckwell Lane.
- 5.41 There is also a missing footpath where the public footpath across South Road fields joins Hillmorton Lane and the junction with the Houlton Way.
- 5.42 The public footpath between Hillmorton Locks and the A5 via Houlton is currently blocked due to building work. It is anticipated that this will be reopened once the dwellings have been completed.
- 5.43 The future plan for roadside pavements is not clear and this needs to be prioritised in any planning to ensure that the parish is properly connected with footpaths cycle ways and bridleways.

POLICY ENV 6: FOOTPATHS, BRIDLEWAYS AND CYCLEWAYS - Development proposals that result in the loss of, or have a significant adverse effect on, the existing network of footpaths (figure 12) will not be supported without appropriate mitigation.

Where appropriate having regard to the scale and location of the proposal, new developments will be required to take advantage of opportunities to incorporate improvements to the network of footpaths and cycleways into their proposals or may be required to contribute to such improvements through a planning obligation, where the legal requirements are met.

Flood risk resilience and climate change

5.44 Even if international cooperation and national strategies and policies eventually succeed in halting the human and industrial contributions towards climate change, the effects of recent and current warming on weather events will likely persist for decades. It is therefore desirable to plan for at least a medium-term future, in which weather events will continue to become more extreme, by putting in place measures that manage the effects of climate change on flooding for the lifetime of this Plan and beyond. This objective is explicitly supported by the Environment Agency *National Flood and Coastal Erosion Risk Management Strategy for England (2022)*, in which the strategic emphasis shifts from mitigation to resilience; in other words, from requiring new development to *reduce* its adverse effects on flood risk to requiring it to *avoid creating or adding to flood risk at all*.

5.45 In light of all the above, it is particularly important that the locations (with respect to known flood risk) and technical standards of all new development proposals in the Plan Area should in future be judged on their likely contribution to flooding in a climate change world. To complement this objective, the community will support proposals to improve the infrastructure within the built-up areas for managing flooding from the river and from surface water run-off events, providing this is not unduly detrimental to the historic built environment, biodiversity sites, or open and green spaces.

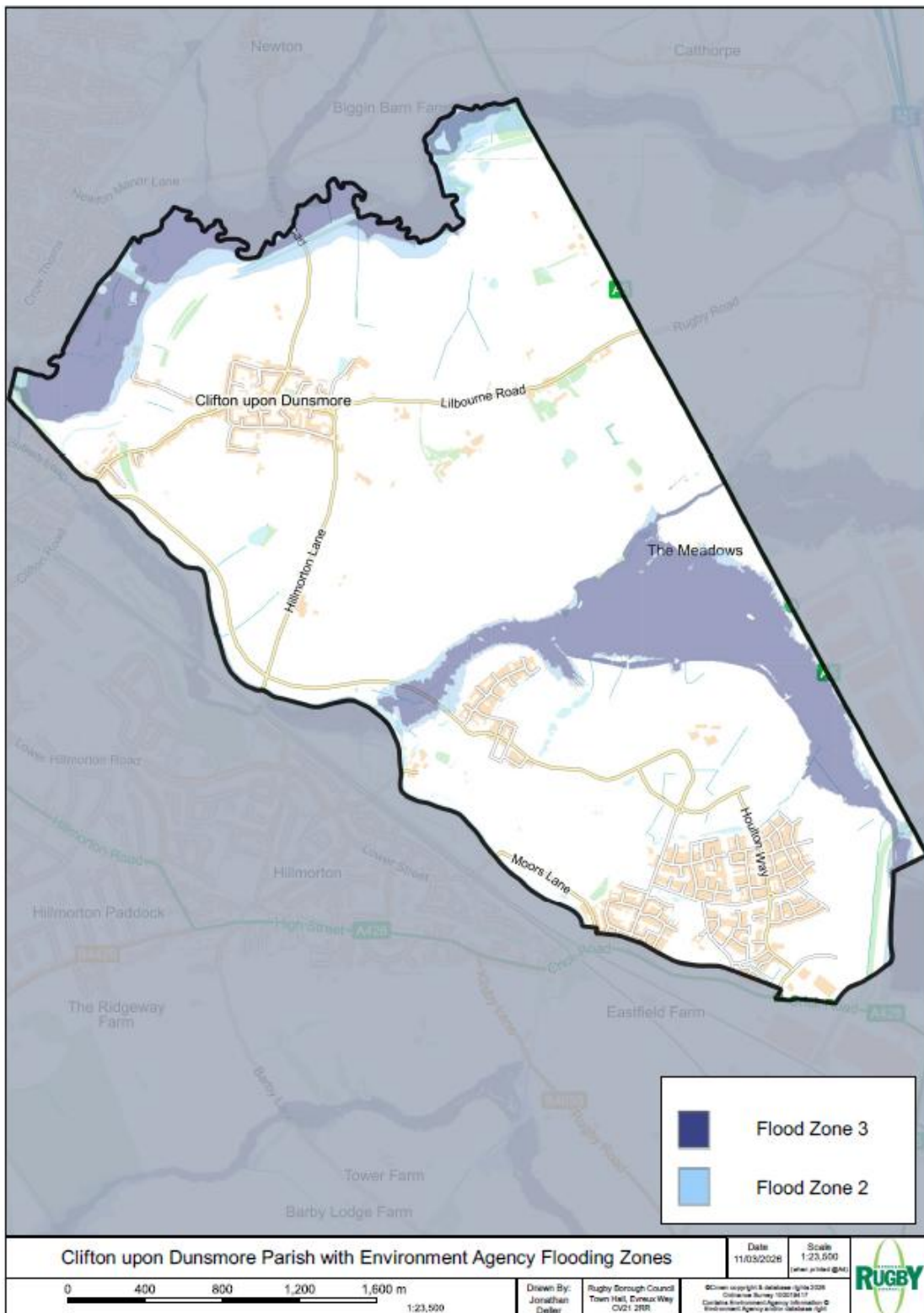
The policy is in general conformity with Rugby BC Local Plan Policies SDC5 and SDC6.

POLICY ENV 7: FLOOD RISK RESILIENCE AND CLIMATE CHANGE

- a) Development proposals within or adjacent to the areas indicated as being at risk of flooding from main rivers, other watercourses or surface water in Figure 13 will be required, where appropriate, to demonstrate that the benefit of development outweighs the harm it causes in relation to its adverse impact on flooding in the Neighbourhood Area, or on Rugby Borough Council and national climate change targets, and on the likelihood of it conflicting with locally applicable flood mitigation strategies and infrastructure.
- b) Proposals to construct new (or modify or improve existing) floodwater management infrastructure (ditches, roadside gullies, retention pools, etc.), including within or close to the built-up areas, will be supported, provided they do not adversely affect important green and open spaces, or sites and features of natural or historical environment significance.
- c) Development proposals of one or more dwellings and/or for employment or agricultural development should demonstrate that:
 - if in areas of flood risk as indicated in Figure 13, should apply the sequential approach to development to ensure that there are no suitable, 'reasonably available' alternative sites in a lower flood risk area;

- its location and design respect the geology, flood risk and natural drainage characteristics of the immediate area and is accompanied by a hydrological study whose findings must be complied with in respect of design, groundworks and construction;
- It includes a Surface Water Drainage Strategy which demonstrates that the proposed drainage scheme, and site layout and design, will prevent properties from flooding from surface water, including allowing for climate change effects, and that flood risk elsewhere will not be exacerbated by increased levels of surface water runoff and that the development will not threaten other natural habitats and water systems;
- its design includes, as appropriate, sustainable drainage systems (SuDS) with ongoing maintenance provision, other surface water management measures and permeable surfaces;
- proposed SuDS infrastructure includes, where practicable, habitat creation comprising e.g. landscaping, access and egress for aquatic and terrestrial animals, and native species planting;
- it does not increase the risk of flooding to third parties

Figure 13: Risk of flooding from rivers and surface water
Composite map from Environment Agency mapping



Renewable Energy Generation Infrastructure

5.46 The landscape of the Plan Area is dominated by two topographic areas (see paragraph 5.3), both largely open and with wide views: in the northwest the Avon valley and the higher ridge of the eastern end of historic Dunsmore, and in the southeast the low ground drained by Clifton Brook. Their open aspect might make them technically suitable for wind and solar generation, but the general absence of topographic basins and little woodland means there are almost no locations that are not in plain sight from the village and most of the parish.

5.47 National Planning Policy Framework (December 2024) paragraphs 161 – 169 make it clear that all communities are responsible for reducing emissions as part of the necessary approach to mitigating and adapting to climate change. Residents of Clifton upon Dunsmore wish to play their part, but at a scale appropriate to the landscape sensitivity of the Plan Area. The impact of wind generation infrastructure on communities has been recognised by the government: a Ministerial Statement (18 June 2015) says that suitable areas for wind energy development must be identified in local plans and (separately) that any such developments must have the support of local communities.

5.48 Rugby Borough Council produced a *Landscape Capacity Study for Wind Energy Developments* (2011) in support of the adopted local plan. *'Renewable Energy Analysis maps'* (2024) have been published in support of the emerging local plan.

5.49 This Neighbourhood Plan's Policy ENV 8 is in general conformity with Rugby BC Local Plan Policy SDC8. For both wind and solar energy generation infrastructure it takes its guidance from the two RBC documents mentioned above, and from the descriptions and assessments of the adverse effects of 'drivers of change' in the Natural England *National Character Area Profiles 95 Northamptonshire Uplands* and *96 Dunsmore & Feldon*.

5.50 The Parish is in favour of green energy and making a positive impact on Co² emissions and supporting homeowners/ businesses be more efficient with their energy usage. New homes/ premises and extensions should at least comply or exceed current guidelines on energy efficiency.

5.51 Nevertheless, any devices that facilitate green energy and efficiency, for example: heat pumps, solar panels, wind turbines should not be invasive and be positioned sympathetically within the parish. We would support the installation of solar panels, heat pumps and local personal wind turbines where these are not overtly intrusive. We would expect that, for example, personal wind turbines should only be in rural areas and not within the settlement boundaries and of a size where visual and noise impacts can be negated. Similarly, the installation of solar panels should not be intrusive and detrimental to the street scene and in new builds should be incorporated as an integral part of the roof structure.

5.52 In the Parish, the introduction of large commercial wind and solar farms is considered to be problematic. Houlton's development and the associated land usage provide no realistic locations for extensive commercial installations within the Parish Boundary that would not be intrusive in terms of visual impact, noise and nuisance and would be imposing in terms of scarce land use. It is also felt that commercial solar farms should be discouraged on productive farmland. There are opportunities to use

the many hectares of unused roof space on the many large warehouses and distribution centres adjacent to the parish which are currently underutilised/ unused before taking agricultural acreage out of production impacting food security.

POLICY ENV 8: RENEWABLE ENERGY GENERATION INFRASTRUCTURE – Proposals for small-scale, solar and wind generation infrastructure proposals instigated by local residents, businesses, or the community will be supported, subject to their complying with the following conditions:

- a) The landscape impact of the development is minimised and mitigated against;
- b) The development links to a specific demand through a decentralised energy network or where this is not possible, the necessary infrastructure is provided to supply power to the National Grid;
- c) The siting of development avoids harm to the significance of a heritage asset and its setting in accordance with the provisions of the NPPF;
- d) The siting of development does not significantly adversely affect the amenity of existing, or proposed, residential dwellings and/or businesses, either in isolation or cumulatively, by reason of noise, odour intrusion, dust, traffic generation, visual impact or shadow flicker;
- e) The development does not result in an adverse impact on the capacity and safety of the highways network and of public rights of way;
- f) The development includes a managed programme of measures to mitigate against any adverse impacts on the built and natural environment resulting from the construction, operation and decommissioning of any equipment/infrastructure;
- g) The development does not create a significant adverse cumulative noise or visual impact when considered in conjunction with other developments planned within Rugby Borough and adjoining local authority areas;
- h) The development retains and enhances on-site biodiversity and supports the enlargement of, and/or connection to, existing biodiversity assets such as wildlife corridors, where possible;

Medium- and large-scale development proposals (for more than one turbine, and/or of tip height more than 30 m; solar arrays of more than 10 ha area) will not be supported.

6 Community Sustainability

6.1 This chapter headed 'sustainability' captures those subjects that, together, help to sustain the local community, be it through business that helps to provide local employment opportunities, community facilities that bring people together or transport and travel options that enable alternatives to motorised journeys.

6.2 The Parish of Clifton Upon Dunsmore is very diverse based around the historic community of the Village of Clifton Upon Dunsmore, Hillmorton Locks and the new development of Houlton, which forms one of two wards along with Clifton upon Dunsmore.

6.3 A current challenge for the Parish is to link the development of the disparate communities to maintain and sustain distinctiveness but to integrate them in terms of a shared environment and access to facilities. The entire Parish has indicated through the Neighbourhood Planning process that they want to maintain their individuality and not be subsumed into a large single conurbation.

6.4 A common goal is to sustain an overall sense that the Parish as a place to live with most work being focused outside of the Parish in organisations that do not have facilities based here. We live in a world where working practises have changed, people utilising technology to work from home for part of a working week. To sustain a good quality of life it is important that leisure facilities and green spaces are available to all and that distinctive separation is maintained between the various communities but that environmentally sound transport links join these various localities together. The development of pathways and cycleways is seen as one key area that could link the communities and their green spaces to provide a network to be explored and enjoyed by all.

6.5 The community of the village of Clifton upon Dunsmore see the importance of sustaining their environment through voluntary work and alignment with the Parish Council in terms of a conservation group. The community participates in small landscaping and village improvement activities including tidying and picking litter on a regular basis. Such community groups are also under development in Houlton, through the resident's association, however landscaping and housekeeping activities in the locale are separately paid for and maintained by Houlton's Development Corporation.

6.6 We recognise that, as our communities grow, it is important to ensure that the infrastructure grows with it, and the facilities, amenities and environment are not only retained and protected but also enhanced. This is integral to sustaining a healthy community, its cohesion, vitality, safety, and general wellbeing.

Facilities and Amenities

6.7 The community facilities and amenities that exist in the Parish of Clifton Upon Dunsmore are diverse but make a significant contribution to the sense of 'community'.

6.8 They have a positive impact on our sustainability, enhancing the quality of life for residents and providing the potential for social interaction.

6.9 Our Neighbourhood Plan community survey received 135 responses from residents within the village of Clifton upon Dunsmore. It shows that many villagers were most concerned about the importance of ensuring that, as the village grows, the facilities and amenities are upgraded and developed. The new communities coming into the Parish are concerned that their amenities and facilities promised are delivered in a timely manner.

St Mary's Parish Church and churchyard

6.10 The survey shows that 48% of respondents felt that the church was important and a central focus within the village. The church is a grade II listed building that stands on the site of the original 11th century wooden church. It was reconstructed in stone in the 13th century, and many additions have been made to it since then, including a major Victorian restoration and an extension to the north wing that complies with the architecture of 13th century building that now has a disability access and toilet facilities.

6.11 The refurbished weathervane and newly painted clock were part of the millennium project, and the newly donated seating shows the regard, which local residents hold for this tranquil area.

6.12 The churchyard was closed to burials 11th of July 1877 and holds two grade II listed table tombs in the grounds. The Parish Council is responsible for the maintenance of the churchyard and a grounds-person is employed for grass cutting and weed maintenance from March to October. An Action Plan has been developed in collaboration with St Mary's Parochial Church Council, which remains responsible for the gravestones and table tombs within the Churchyard.

Joint Clifton and Newton cemetery

6.13 The cemetery is accessed from Newton Road, Clifton up Dunsmore and is in a peaceful location, which has views across the Avon flood plain.

6.14 The closed section of the cemetery from the Lych Gate to the first hedge is owned and maintained by Rugby Borough Council. This area contains some commonwealth war graves.

6.15 The open cemetery is owned and managed by the Clifton and Newton Joint Burial Committee, which is formed of Members of both Clifton and Newton Parish Councils. The cemetery area is largely consecrated ground however there is an area, which is not consecrated which is available for secular burials. The joint burial ground committee meet on a regular basis to discuss the upkeep of the cemetery and ensure it is maintained to a high standard. A grounds-person is employed to keep it looking tidy throughout the year.

Dollman Farm Houlton

6.16 Dollman Farm provides a hub for the Houlton community that accommodates the Tuning Fork

restaurant and co-op supermarket set in the newly created Dollman Farm Courtyard, The Exchange is a co-working space that provides residents of the Parish, local entrepreneurs, students and professionals with more flexibility to work in a safe, comfortable environment, The Barn, which is the new community centre and The Old Station Nursery which accommodates babies, toddlers and pre-school children. There is a very good modern playground at this facility.

Townsend Memorial Hall

6.17 The hall and cottages form a distinctive family of buildings surrounding a sheltered green space at the heart of the village.

6.18 Thomas Sutton Townsend bought the Red Lion pub and the cottages beside it in 1885. He reconfigured the site to create the village hall in the same year. This provided a smoking and reading room, library, kitchen, and caretaker's cottage. In 1922, Mrs Roscoe, daughter of Mr Townsend, presented the hall and caretakers cottage to the village in memory of her father who had been killed in that year. It was renamed the Townsend Memorial Hall and is now a well-established and active community facility where the Parish Council hold their monthly meetings and also accommodates WI meetings, Clifton history group meetings, yoga classes and baby sensory classes; it is available for hire for children's parties and is used for village events like the jubilee village picnic in 2022 which moved indoors due to bad weather on the day.

6.19 Plans to refurbish the hall are in place and planning permission has been granted by Rugby Borough Council. The plans include an extension to the rear of the building to accommodate a lift to provide easier access to the first floor for people with mobility problems as well as upstairs toilet facilities. Many of the damp issues will be addressed as well as internal improvements to the ground floor meeting room. The frontage will be improved with the provision of a ramp as well as creating a feature over the door that replicates the Lychgate at St Mary's Church. Improvements to the building reflect the importance of this facility to the community with 83% supporting this within the survey.

6.20 The path running alongside of the hall from Lilbourne Road to South Road is called the Lion Path after the buildings original purpose. The pathway is managed by Warwickshire County Council as is the path leading from South Road along the public footpath to the fields. Both pathways would benefit from improvements, which would greatly enhance accessibility in the village.

Healthcare facilities

6.21 There are no doctor or dentists in the Parish. The nearest medical facility is in Rugby where most parishioners have a GP. New parishioners within Houlton find it increasingly difficult to enrol with a GP and NHS dentists are even less available. There is a plan for a GP health centre in Houlton but numbers need to meet the required resident allocation of 3,000 therefore neither the timing nor scope of this is confirmed. These concerns have frequently been raised by Houlton residents. As Houlton Grows it is critical that medical and dentistry facilities within or close to the parish are available to support such a significant increase in population. Accident and emergencies are accommodated at

Telephone box

6.22 The Parish Plan for 2004 states that the K6 phone box located on Main Street 'should be preserved and is an important feature in the village centre'. The phone box is in a poor state of repair and whilst it has been used as a seed exchange this has proved unsuccessful. It is therefore proposed to move the telephone box to a more accessible place and to use it as a book exchange. This however is subject to cost.

Sports & Leisure

Clifton playing field, pavilion, tennis courts and playground.

6.23 The playing field is accessed from Rugby Road, South Road and Shuttleworth Road and serves a variety of needs within the village but also for visitors. There is a marked-out football pitch which is used regularly during the football season, children's play area, basketball court, pickleball (mini tennis) court, skate park plus gym equipment around the park and a popular private tennis club that has two tennis courts. The Parish Council is responsible for the playground, repairing and replacing equipment on an ongoing basis. The pavilion was constructed in the 1990s and contains storage, changing facilities, showers, and toilets.

6.24 The importance of the playing field is shown in the survey, which had 86% of the respondents supporting it as well as 49% supporting the importance of the tennis courts.

Staveley Way Fields

6.25 The River Avon forms the northern boundary of the parish forming a flood and a protected green space. These fields are considered a very important community asset, which are especially well used by walkers and dog walkers from the Parish and Brownsover.

South Road Fields public footpath

6.26 This public footpath through several privately owned fields is widely valued by walkers and dog walkers. The footpath provides a route to the canal and leads onto Hillmorton Road which, due to lack of a pedestrian pavement, can be dangerous especially for dog walkers.

6.27 The survey shows that footpaths and walking routes are important to 96% of respondents.

Houlton Children's play Facilities

6.28 There are plans through the Master Developer to build children's play facilities at key locations within the Houlton Development. The plans currently focus on primary school aged children with little or no provision for secondary school aged children and youths.

Houlton David Lloyd Leisure centre

6.29 This facility opened in August 2023 and includes a state-of-the-art gym, indoor and outdoor pools, spa and spa garden, tennis and paddle courts, group classes, DL Kids classes and activities plus a club house and business area to ensure members have a space for the whole day, every day.

Clifton upon Dunsmore Allotments and Grazing Land

6.30 The Parish Council has three allotments in the village: Newton Road (known as the Glebe) has 30 plots and 3 vacancies, North Road has 27 plots and 5 vacancies as well as grazing land and Newall Close has 2 working plots, with the rest having been taken over as grazing land. A new committee has recently been formed to enable the allotment holders to manage the allotments and to ensure they are maintained to a high standard. Users rent the allotment plots from the Parish Council on a yearly basis. There is running water available, and users have a selection of small sheds or greenhouses. The Parish Council manages the grazing land, which is rented on an annual basis.

Houlton Allotments

6.34 In November 2022 Houlton residents celebrated the launch of their first allotments. Each resident signing up to be an allotment holder received a starter pack featuring gardening gloves, seed packets and flower scissors. The welcome packs also included a QR code which links residents to an exclusive Allotments WhatsApp group – a shared platform where the group can continue networking, swapping stories and sharing tips and tricks for success.

6.35 The location of existing community facilities within the parish are highlighted in figures 14 and 15.

POLICY CF1: THE RETENTION OF COMMUNITY FACILITIES AND AMENITIES - Development leading to the loss of existing community facilities: Townsend Memorial Hall, St Mary's Parish Church, The Bull Inn, Houlton Children's play facilities, Village allotments and Houlton allotments and grazing land, will not be supported unless it can be demonstrated that:

- a) There is no longer any need or demand for the existing community facility; or

The existing community facility is, demonstrably, no longer economically viable or able to be supported by the community – such viability and support include fundraising and volunteering by parishioners and others; or

- b) The proposal makes alternative provision for the relocation of the existing community facility to an equally or more appropriate and accessible location within the Parish which complies with the other general policies of the Neighbourhood Plan.

Figure 14 Clifton upon Dunsmore Community Facilities

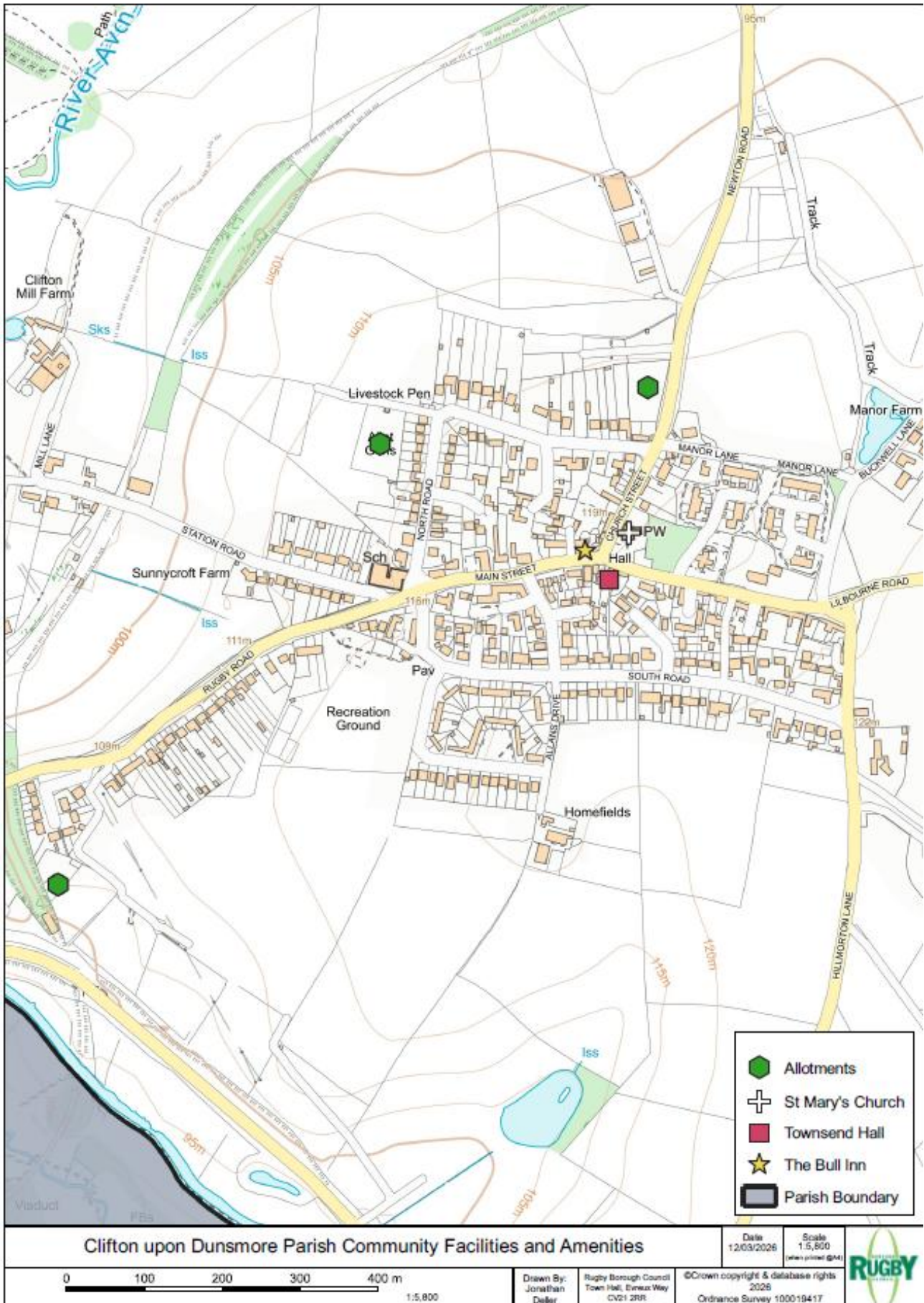
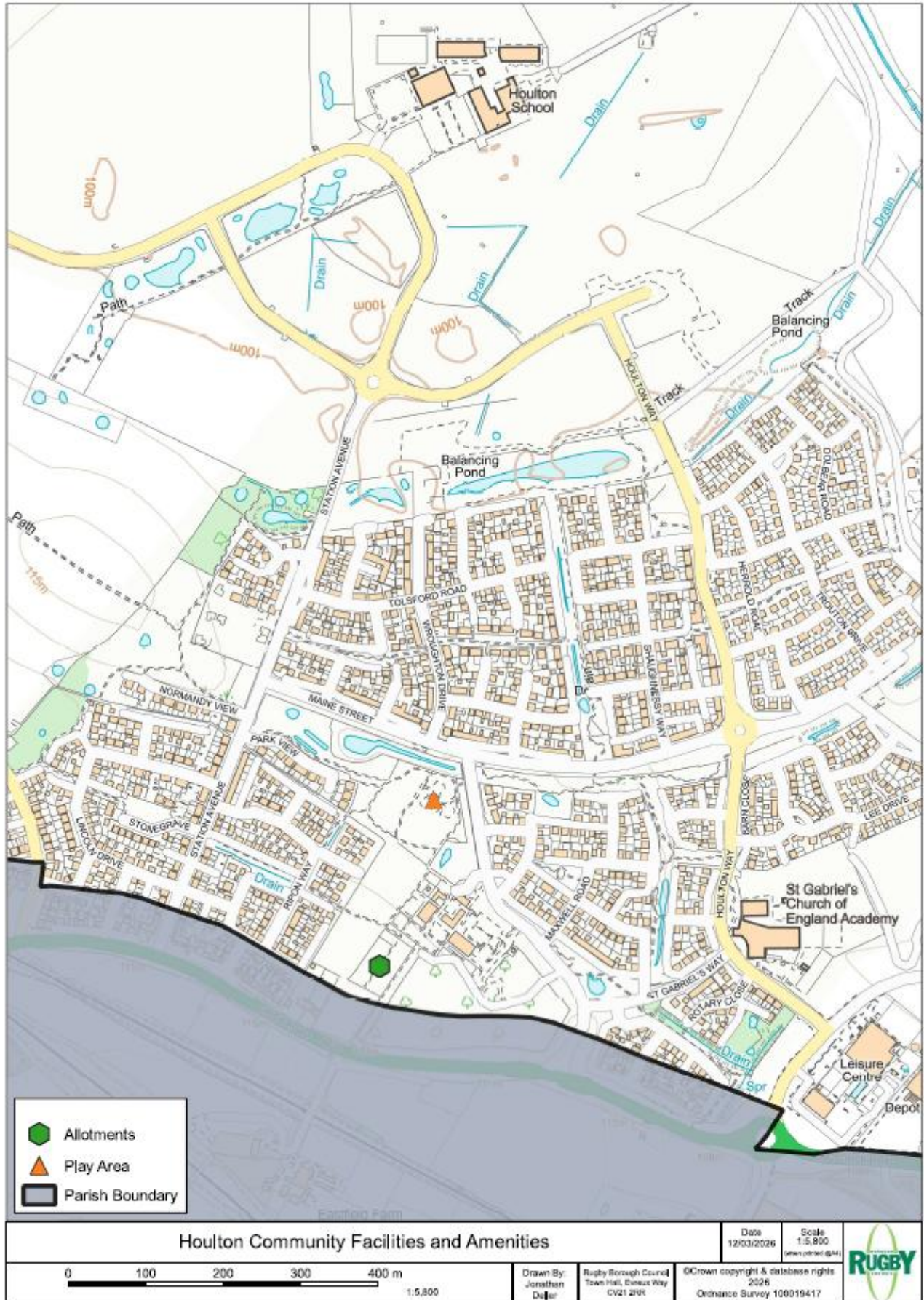


Figure 15 Houlton Community Facilities



New and improved community facilities

6.36 As a community within Clifton upon Dunsmore village we are keen to develop and enhance our community facilities to meet the growing needs of the residents. Community facilities for Houlton will be addressed within the masterplan and development guidance, and not policy CF2 below.

POLICY CF2: NEW OR IMPROVED COMMUNITY FACILITIES - Proposals that improve the quality and/or range of community facilities within the village of Clifton upon Dunsmore, will be supported provided that the development:

- a) Meets the design criteria in Policy G2;
- b) Will not result in unacceptable traffic movements;
- c) Will not generate a need for parking that cannot be adequately catered for
- d) Is of a scale appropriate to the needs of the locality;
- e) Is conveniently accessible for residents of the parish wishing to walk or cycle;
- f) Takes into full account the needs of people with disabilities;
- g) Can demonstrate that it is environmentally sustainable.

The Canal

North Oxford Canal - Eastern Boundary of the Parish

6.37 The canal and its towpaths and environs provide a footpath traversing between Rugby the bottom of Clifton upon Dunsmore and into Houlton and the leisure amenity for narrow boating and fishing. It is also an important wildlife corridor. Additionally, it provides moorings for tourists and semi-permanent residents as well as outlets for directly and indirectly associated businesses. The canal is managed by the Canal and River Trust and relies mainly on volunteers for its upkeep. It is a highly valued community asset.

Hillmorton Locks & facilities

6.38 Hillmorton Locks is officially the busiest flight of locks in the country and lock number 2 is of particular interest as it retains the now rare cast-iron gates and is therefore Grade II Listed. Whilst the canal is used for leisure purposes the site is home to a 3,163 sq. ft business centre that accommodates 11 units. The units range in size from 250sq ft to 1,000sq ft and are currently fully let. A list of the business can be seen in the supporting information.

Clifton Cruisers

6.39 Established in 1972 this family run boatyard offers a choice of narrow boats, ranging from two berths to six berths ideal for couples, families or groups of friends. All are fitted to a high standard and enjoy a setting near Rugby in the heart of the Warwickshire countryside, yet with convenient access from both M1 and M6 motorways.

POLICY CF3: THE CANAL - Development proposals affecting the biodiversity, historic heritage or setting of the canal, including its business and leisure and recreational activities, will be required to protect or enhance those features.

Education

Houlton School

6.40 Houlton School opened 1 September 2021 with its first cohort of 180 year 7 students. It is a co-educational secondary school and sixth form located in Houlton. The school's buildings have been developed on the historic site of the Grade II listed former Rugby Radio Station. Three new teaching blocks have also been created with capacity to accommodate 1,200 students however, at the September 2022 intake the school currently has 360 pupils in Year 7 and 8. The pupil numbers are expected to increase over the years with the transition of pupils from St Gabriel's and Clifton's Primary Schools. The survey shows that 61% of respondents recognise the importance of the school as a community asset.

6.41 The school is a member of the Transforming Lives Educational Trust (TLET) and in addition to its traditional academic programme will offer qualifications in broadcast and new media. This pays homage to campus heritage as a global centre for communications, for example the school has a professional standard digital radio station.

Houlton Primary Schools

6.42 St Gabriel's CoE Academy opened September 2018 and caters for children aged 4-11. It is a non-selective school that serves the community of Houlton, as well as neighbouring villages and the town of Rugby.

6.43 As part of the Houlton Church of England Multi Academy Trust, St Gabriel's CoE Academy aims to provide an inclusive high-quality education and an outstanding community facility for local children and families.

The Clifton Playgroup Limited

6.44 The playgroup opened in August 2010 and provided quality early years education for children aged between 2½ and 4 years in and around the Parish. Due to a change in government policy regarding early years education, Children aged 3 and 4 years will now attend the Clifton upon Dunsmore Church of England Pre-School as from September 2024. The Pre-school will be accommodated within the Playgroup building which is owned by Warwickshire County Council and was leased by the Playgroup. As a consequence, the Playgroup closed on the 17th July 2024.

Houlton Playgroup

6.45 The Old Station Nursery based at Dollman Farm accommodates babies, toddlers and pre-school children. The nursery accommodates children from 0 – 5 years and benefits from its transition to St Gabriel’s Primary School. Car parking is accessible; it’s in close proximity to Houlton Play Park and the new Co-op, and with easy access to the main Crick Road.

Clifton Upon Dunsmore Church of England Primary School

6.46 Standing prominently at the southern end of Main Street, the school was built in 1850 in typical Victorian gothic style, on land donated by the church.

6.47 In the 1990s, the school was saved from closure as part of the rationalisation of primary education in Warwickshire and was instead expanded. A further expansion has been built to accommodate the growing number of children within the catchment area.

6.48 The expansion of the school has been designed to reflect the history and character of the school using polychromatic brickwork steep pitch roofs and fenestration of the original school.

6.49 The school has an active PTA who organise regular fund-raising events for the school’s children and their families, such as school discos, Christmas fairs, afternoon teas and quiz nights.

6.50 The school has been rated Outstanding in its most recent Ofsted inspection. The school is very popular and sought after, but has limited capability to grow within its existing footprint.

6.51 The major issue of lack of outdoor space for play and outdoor learning is dealt with in part by the use, for PE lessons, of the playing fields approximately 100meters away across the road. The walk to this facility has been made less dangerous by the recent provision of a traffic light crossing.

6.52 Some additional land was purchased from the adjacent farm in the past and it is noted that there remains an area of farmland adjacent to the school, which is not currently farmed and which, if purchased, could add to the available outdoor learning space.

6.53 The survey shows that 66% of respondents feel the school and playgroup is very important especially, as many of the children would then go on to attend the Primary School.

POLICY E1: SCHOOLS - Proposals for the expansion of existing schools in the Parish will be supported where it can be demonstrated that:

- a) expansion would not exacerbate existing access related or traffic circulation problems, unless suitable mitigation measures are brought forward as part of the proposal and adequate parking is available on site;
- b) there is no significant loss of outdoor recreation space at the school; and the development would not result in a significant loss of amenity to local residents or other adjacent users and is in keeping with the character, scale and form to the current building.

Proposals to increase the available outdoor area at the Clifton upon Dunsmore C of E Primary School will be supported where the land is adjacent to the school.

The establishment of an Early Years Play Group within the village of Clifton upon Dunsmore is supported.

Transport

6.54 Clifton upon Dunsmore is situated just off the A5, with close proximity to Junction 1 of the M6 and between junction 18 / 19 of the M1 and the A14, making it an excellent hub for connections and the reason for the nearby situation of Daventry International Rail Freight Terminal (DIRFT). The Oxford canal passes through the Parish and was once a significant means of travel and commerce for the Parish. It is now well used for leisure purposes.

6.55 The private car is the major form of transport for parishioners especially for work and shopping in nearby larger conurbations such as Rugby. The number 9 bus provides public transport from Clifton and Houlton to Rugby throughout the day.

6.56 The Rugby train station is 20 minutes' walk to the centre of Clifton upon Dunsmore village – the steep gradient tends to increase the duration of the walk home. This station is on the West Coast main line with quick journey times to London (50 mins) and Birmingham (40 mins). A significant number of people commute to London from this station.

Rugby Parkway Railway Station

6.57 Rugby Parkway is a proposed railway station on the eastern outskirts of Rugby just outside the Parish boundary but of significant importance. Promoted by Warwickshire County Council. It was the subject of a high-level feasibility study, which recommended the station to be located on the Northampton Loop Line, near the Hillmorton area of Rugby, and close to Houlton and DIRFT.

6.58 This is seen as a good and popular move with the local community as it gives further access to the rail network from Houlton especially. It is important that this is seen as and becomes a transport

interchange to access bus services in and out of Rugby and into DIRFT and Junction 18 Logistics and warehousing businesses to discourage the use of cars for this purpose.

6.59 An application for outline planning permission for Rugby Parkway Station was submitted in late 2023.

Road Junctions

6.60 Particular areas of concern include Hillmorton Lane and Houlton Way junction and Houlton Way and Clifton Road junction. At both junctions, right-hand turns are prohibited and this is a source of much discontent by villagers due to the inability to get home from Houlton. With no left turn from Hillmorton at the Hillmorton Lane and Houlton Way junction, traffic bound for the main business and retail park areas in Rugby is forced to travel along a much longer route through the village of Clifton upon Dunsmore.

6.61 Efforts to link up Houlton and Clifton are discouraged by the right-hand turn restrictions.

6.62 Consideration of growth in Clifton village traffic levels will need to be taken removing the current right-hand turn restriction.

6.63 The Hillmorton Lane and Houlton Way junction prevents left hand turn when travelling from Hillmorton.

6.64 Houlton Way has been adopted by Warwickshire County Council with a proposed left turn from Hillmorton Lane (from the Kent) to Houlton Way and a right turn from Houlton Way to Hillmorton Lane (to the Kent) and right turn from Hillmorton Lane (from Clifton) to Houlton Way.

Speed of traffic

6.65 Community consultation has shown that parishioners feel the speed of traffic travelling through the Parish is a problem.

6.66 The parish is adjacent to numerous large distribution centres, with many more in construction/planning. This generates growing numbers of cars, commercial vehicles and HGVs looking for through routes and short cuts to the trunk road and motorway network. Clifton Village is a 20mph Zone posted on road entrances, along with speed humps and cushions in the roads. A 7.5 tonne weight limit (except for access) restriction is signposted at various locations when approaching the village. Both have had a positive impact on traffic in the Village, but this could be improved. Houlton speed signage is confusing, with 30mph gate signs on all entrances to the town but with 20mph repeater speed limit signs on lamp posts on the same road. Many roads still do not yet have a top surface layer, but speed restrictions are reinforced by the intrinsic road design. There are also repeater signs on lampposts and a 20mph zone around the high school as well as speed measuring light up signs (set to 20mph). There is a temporary "No HGV" sign at the Houlton Way /Rugby Road junction and Dolman Road A428 Junctions.

6.67 During community consultation, parishioners observed there are no 20 mph repeater signs in Clifton Village hence no visual reinforcement of the limit. The speed cushions in the village are seen as inadequate encouraging weaving in the road to straddle the cushions. Additional traffic calming to further reduce/reenforce vehicle speed compliance would be welcome.

6.68 The location of weight restriction signs could also be improved, particularly on Newton Manor Lane, coming from the A5. The signs are currently located away from the junction after Peri Ltd.'s entrance, with no realistic opportunity for HGVs to divert. Placing them on the junction would enable HGVs on the A5 to reroute before making the turn.

6.69 The parishioners also consider that Houlton should have clear unambiguous speed signage and repeater signs clearly marking residential areas with a 20mph speed limits as well as permanent HGV 7.5tonne restriction signage in place on the entrance junctions into the town. At these junctions traffic comes onto modern wide carriageways which rapidly turns into a residential road. These roads have limited capacity for large vehicles to turn around once enroute.

POLICY T1: TRAFFIC MANAGEMENT - With regard to the highway network of the Parish and the need to minimise any increase in vehicular traffic all development that has the potential to result in additional traffic must:

- a) Be designed to minimize additional traffic generation and movement through the village of Clifton upon Dunsmore;
- b) Incorporate sufficient off-road parking;
- c) Not remove or compromise the use of any existing off-road parking areas, including garages, unless a suitable equivalent alternative is provided;
- d) Provide any necessary improvements to site access, communal parking and the highway network either directly or by financial contributions;

Parking

6.70 Parking for centre of Clifton upon Dunsmore to visit The Bull, Townsend Memorial Hall, the church and village shops (especially the increasingly popular Clifton village stores) can cause a build-up of parked vehicles at different times. Cars often park in the layby designated as a bus stop, causing buses to stop in the road holding up traffic.

6.71 Many of the existing small cottages rely on street parking even on the Main Street which causes congestion,

6.72 The church car parks are available to use for members of the public visiting local shops and could perhaps be better signposted for those drivers who don't know of its availability. An additional pedestrian crossing in the centre of the village may also enable and encourage safer walking.



6.73 Congestion around the school, twice each weekday in term time, is an issue; parents are asked to park at the Bull Inn car park and walk their children to school. The school car park is insufficient for the number of staff, thus some staff park on either Station or North Road. The school is short of playground space. Reducing this further for more staff parking would be an unpopular decision.

6.74 Parishioners have questioned whether a primary school bus for residents of Newton/Butlers leap/Strawberry Fields an option and a way could be to reduce the use of cars for the school run.



6.75 Parking at the sports ground is a problem when sporting events are taking place. The location and covenants covering the use of the grounds make providing more car parking quite difficult.

6.76 It is important that any new developments have suitable amounts of off-road parking to minimise parking on footpaths and blocking streets.

Bus services and public transport

6.77 The Lilbourne Community Minibus operates once on Mon, Wed, Fri and Sat through the Parish. The nearest bus service for Hillmorton Locks is the No 1 / 2 operating Mondays to Sundays.

6.78 Rugby train station is 20 mins from Clifton upon Dunsmore and provides regular services to London and Birmingham.

6.79 The No 9 Flexibus runs every 38 minutes from 7.33am to approximately 18.35 Monday to Saturday within the village of Clifton upon Dunsmore. The route covers many of the wards within Rugby ensuring that residents have access to the town centre and out of town shopping.

6.80 Stagecoach runs the 3A route from Newbold/Overslade to Hillmorton which provides public transport access for residents at Hillmorton Locks.

6.81 The 96 bus route runs from Rugby to Northampton with stops at Houlton, Radio Station by the school. Services on the route run from 6.33am to 23.45 Monday to Sunday and can be accessed in Rugby Town Centre either at Church Street or Clifton Road.

When surveyed about public transport 25% felt that public transport could be improved.

Electric Vehicles

6.82 The UK government has recently announced its intention to ban sales of new petrol and diesel cars from 2035 to combat rising levels of air pollution and address climate change concerns. The implication is that the number of 'pure' (i.e., not hybrid) electric vehicles (EVs) on the road will certainly increase rapidly (there is some evidence this is already starting). If EVs are to have a similar range to today's petrol/diesel cars, they will need to have large capacity batteries installed.

6.83 This raises the crucial question of battery recharging. Residential charging is probably the current norm but using a typical generator size of 3.7kW (as currently installed as standard on board EVs and similar electrical usage as a domestic kettle), this would take 19 hours to re-charge the battery (assuming a typical run-down state of 25% of maximum). The lower capacity (and lower range <100miles) Nissan Leaf would take about 6 hours.

6.84 The availability of larger capacity on-board generators (7kW) is emerging, which would halve these times, but this is then the maximum that would be possible using current standard domestic electricity supply (single phase 240volt). However, residential charging is only allowed where off-road parking is available and there is a significant amount of housing which does not have off-road parking. This issue is already influencing planning and building regulations, for example in London any new development that includes more than 5 parking spaces must include electric charging points in greater than 5% of these.

6.85 Similarly, commercial/communal rapid charging facilities are growing across the country (making use of 3-phase supply not possible at the domestic level and reducing the 7KW re-charge time by a factor of 3). These could be utilized in the Parish for example by installation in a permanent parking area as described above, providing re-charging for residents with no off-road parking, and allowing fast re-charge for all residents. Charging points have been installed in Houlton behind the new Co-op store.

POLICY T2: ELECTRIC VEHICLES - The provision of communal vehicular charging points within the Parish will be supported so long as there is universal access and minimises negative impact on the availability of existing parking within the Parish.

Businesses and employment

The local economy

6.86 Clifton upon Dunsmore has traditionally been an agricultural community. Today, there are still active farms within the parish; most of the land is used for sheep, dairy and beef cattle, with some arable farming and market gardening. Whilst farming has ceased to be a major employee it remains an important part of the local economy and essential to the maintenance of the area is more of character.

6.87 The presence of the canal and West Coast mainline to the south of the village has also provided valuable employment in the past and has contributed to the ribbon development of the village along Rugby Road to the railway cottages at the Vicarage Hill. The railway connection has long passed, although in the past there was a station cottage and level crossing at the bottom of Station Road, providing all the main ways of travelling to Rugby and Market Harborough. Clifton cruisers at the bottom of Vicarage Hill are a well-established local business meeting the modern demand for narrow boat holidays on the canals.

6.88 The Parish of Clifton upon Dunsmore has seen a significant change in its overall geography with the development of Houlton on the old mast site and the mushrooming of distribution centres around the boundary of the Parish.

6.89 Employment within the Parish comprises mostly of small to medium enterprises: of shops and a pub with a cluster of small businesses grouped around the canal. For example, the construction and servicing of narrow boats and the use of Canalside buildings for small businesses, based at Hillmorton locks and Clifton Cruisers. The Parish also houses several care homes, which use large manor house type buildings. It also has rural type businesses including farming, both arable and livestock and leisure activities, fishing ponds, based on and around the river Avon, which forms the upper boundary of the Parish.

6.90 The existing village of Clifton upon Dunsmore and the new Houlton development are primarily dormitory's serving the external businesses and major distribution hubs outside of the Parish. It is therefore important that there are transport and infrastructure that can help effectively move people between and their place of work and where they live sustainably and safely.

6.91 Local shops and amenities are important in providing food, goods and other local services. The Plan supports the development of other retail outlets within the Parish to help reduce unnecessary car journeys to and from shops outside the Parish.

6.92 It is also important that the necessary infrastructure exists to support existing enterprises to protect and strengthen the economic base within the Parish. Where there are buildings dedicated to business use in the Parish, they should be protected against being lost to other uses e.g., converting to dwellings, namely the business units and outlets at Hillmorton locks and the shops, Townshend Memorial Hall and The Bull Inn Pub and its car park at the centre of Clifton upon Dunsmore.

6.93 For economic activity to thrive in the Parish, it is important that the necessary infrastructure exists, including sufficient fast and stable internet connections. Consequently, in order to protect and strengthen the economic base within the Parish, where there are buildings dedicated to business use in the Parish, they should be protected against being lost to other uses.

Leisure and dining

The Bull Inn

6.94 A former farmhouse at the centre of the village. In 1835, beer was served out of a wooden barrel from an opening in the wall, a common practice that usually led to the building becoming an inn. For some time, it was run as both farm and inn, but it was sold as a public house in 1848. The Bull Inn and the Red Lion before it was demolished were important venues for village meetings - local courts, inquests, anniversary dinners and meetings of friendly societies were all held at The Bull.

6.95 The Bull was recently refurbished and now comprises a large L shaped bar/lounge with up to 60 covers. It's still remains the centre of the community with 59% of survey respondents supporting the importance of the Bull, which provides a large secure patio and a children's play area/equipment. There's extensive parking to the rear, good food served, private events catered and live music. The pub is dog friendly.

The Lounge at Clifton Wharf

6.96 The Lounge is a cosy kitchen and bar that is located by the canal and Clifton Cruisers. It is a popular venue with 72% of survey respondents valuing its place in the community. The Lounge support community breakfasts and provides quality meals as well as themed nights with food and live entertainment.

Tuning Fork Café Houlton

6.97 A popular café venue Based at Dollman Farm that serves breakfast, lunch and evening meals. The premises have disability access as well as being child friendly. There are outdoor seating and on-line ordering available.

The Houlton Paddle

6.98 A recently opened café located at Dollman Farm serving fresh, handmade pizza and gelato.

The café is open from noon Tuesday to Saturday providing indoor seating or takeaway.

Canal Chef Café - Hillmorton Locks

6.99 This is a friendly little café located at Badsey's Wharf, Hillmorton Locks. The Café sits alongside the Oxford canal and provides British and Vegetarian food - serving breakfast, lunch and evening meals. Parking is available with outside eating, an extensive menu that is prepared to order.

POLICY BE1: SUPPORT FOR EXISTING BUSINESSES & EMPLOYMENT OPPORTUNITIES - There will be a presumption against the loss of commercial premises or land that provides employment. Applications for a change of use to an activity that does not provide employment opportunities will only be supported if it can be demonstrated that:

- a) The commercial premises or land in question has not been in active use for at least 24 months; and
- b) The commercial premises or land in question has no potential for either reoccupation or redevelopment for employment-generating uses. This will be demonstrated through the results both of a full valuation report and a marketing campaign lasting for a continuous period of at least 12 months.

Support for new businesses and employment

6.100 New employment initiatives can help to boost and diversify the local economy, thus providing more local employment opportunities.

6.101 Parishioners have been clear that any new employment initiatives should be small-scale, such as individual shops and offices. Employment proposals should only be approved if they avoid harmful impacts on other matters agreed to be locally important.

6.102 Traffic through the village has been a major concern especially with the increasing number of adjacent distribution hubs and heavy goods vehicles that introduces to local road systems. Commercial development should only be allowed if it could be shown not to increase heavy goods traffic, not to be detrimental to visual amenity and not to have a negative environmental impact on neighbouring properties.

POLICY BE2: SUPPORT FOR NEW BUSINESSES AND EMPLOYMENT - In supporting additional employment opportunities, new development will be required to:

- a) Be of a size and scale not adversely affecting the character, infrastructure and environment of the Parish, including the countryside;
- b) Not generate unacceptable levels of traffic movement and on road parking and make appropriate off-road parking provision;
- c) Fall within the boundary of planned limits of development for the Parish, unless it relates to small-scale leisure or tourism activities, or other forms of commercial/employment related development appropriate to a countryside location;
- d) Where possible, development should be sited in existing buildings or on areas of previously developed land;
- e) Not involve the loss of dwellings;
- f) Not increase noise levels or light pollution or introduce any pollution to an extent that they would unacceptably disturb occupants of nearby residential property; and
- g) Contribute to the character, the design of the local built environment and the vitality of the local area

Retail

Clifton Village Stores

6.103 This is a key facility in the village and is very popular. They sell groceries, fresh meals to take home to cook, newsprint and have a popular deli counter where they prepare food and hot drinks to parishioners, passing trade and local businesses. The store also has a small café facility and can cater for external events.

Other Clifton shopping facilities

6.104 Shopping facilities along Main Street include Baked Brownies, which had previously been the local Post Office. The building reflects features found on the Townsend Memorial Hall and cottages with hanging tiles at first floor level and a steeply pitched roof – these buildings form an important grouping at the heart of the village. Other facilities include the Therapy Rooms, which recently relocated from Hillmorton Locks, Pink Chocolate and, alongside the canal, The Fish Tank, opened in late 2022 selling live fish and other aquatic products.

6.105 The survey recognised that 99% of respondents feel that the shops within the village are

important and used on a daily basis especially, the Village Store.

The Houlton Co-op

6.106 Opened in the ward of Houlton on 17th September 2021, the store features a cash point, elf-scan till points, Costa Coffee and Tango Ice Blast machines, as well as customer toilets and a lifesaving defibrillator available to the local community – this is the third defibrillator available in the Parish.

6.107 It is focused on selling groceries & household goods, with an emphasis on social responsibility. The store has invested in green technology that includes special eco-friendly fridges and lighting, which is part of the retailer's eco-friendly ethos.

Shop Frontages and Signage

6.108 The visual appearance of shops and businesses in the village centre is important in maintaining its character.

6.109 Where some existing shop fronts are of indifferent or poor design, replacement with shop fronts of high-quality design and materials which complement the design and proportions of the host building will be encouraged.

6.110 Run down or broken shop fronts should be repaired rather than replaced where they make an important contribution to the local distinctiveness of the building or area.

6.111 Signage is also an important feature of the village centre. All signage must be designed to fit sympathetically with the local character. Internally illuminated box signs that are fixed externally to a building are not in keeping and will not normally be permitted.

6.112 The eclectic mix of frontages and signage at present suggests that it is not currently subject to regulations or guidance. It is felt that greater influence over this could significantly improve the overall visual appearance of the village centre, which, in turn, could enhance the footfall and profitability of businesses.

POLICY BE3: SHOP FRONTS & SIGNAGE - Development proposals to alter or replace any existing shop frontage or create a new shop frontage will be supported where they:

- a) Conserve and enhance the special qualities and significance of the building and area; and relate well to their context in terms of design, quality, scale, material and colour;
- b) Do not remove, replace or substantially harm shop fronts or the frontages of buildings; and
- c) Have regard to the guidelines set out in Clifton Upon Dunsmore Design Policy G2

Home working

6.113 There is an increasing trend for residents to work from home, accelerated by the pandemic. Some of these are full-time workers working entirely from home, others splitting their existing work between office and home locations.

6.114 With improving internet connectivity locally and changing employment patterns nationally, this trend is likely to continue and potentially accelerates, making the Parish a place where a greater percentage of the population are spending more of their time within the Parish. This could create opportunities - for joint working, business hubs, support groups and room hire for meetings.

6.115 A key benefit of supporting home working is that it helps to promote local employment activities whilst reducing dependency on the car for journeys to employment sites outside the Parish. This, in turn, can help to reduce traffic volume within the Parish.

6.116 However, it is recognised that people may not have a suitable space within their home from which to run a business, or they may wish to separate their work and living spaces distinctly and deliberately. The construction of extensions, the conversion of outbuildings, and the development of new freestanding buildings in gardens from which businesses can operate will be supported. This is intended to maximise the opportunities for entrepreneurial activity and employment in Clifton-upon-Dunsmore Parish.

Visitors and tourism

6.117 Clifton upon Dunsmore Village, church, Townsend Memorial Hall and other facilities attract visitors who often use car parking at the church and in centre of the village. The church yard is also a popular waypoint with cyclists. The Clifton playing fields are also used for Sunday league football, which attracts players to the village.

6.118 In general, we would seek to encourage visitors to Clifton to bring much needed income to local businesses. An element of control is required to ensure visitors gain the best possible experience and, equally, to minimize any negative impact on the Parish.

Farming and Agriculture

6.119 Originally Agriculture was inefficient with the medieval open field strip farming system, the result of which can still be seen in the fields bordering the river Avon. This produced sufficient supplies to survive on, but efficiency improved in the seventeenth century through the enclosure of open fields.

6.120 Until the second half of the twentieth century the Parish had an agriculturally based economy and the traditional landscape was one of regular hedged field boundaries. Current farming businesses are fewer in number but cover large areas with the majority of farming in the parish predominantly grazing and livestock, rather than arable.

6.121 There is general support for farm diversification. The conversion of former agricultural

buildings could enable diversification and lead to the sustainable re-use of vacant buildings providing opportunities for the establishment and development of small businesses that generate local employment opportunities.

POLICY BE4: FARM DIVERSIFICATION - To support farm diversification and the sustainable growth and expansion of businesses, the conversion of existing agricultural buildings and/or change of use of agricultural land will be supported where:

- a) The use proposed is appropriate to the rural location; and
- b) Conversion/adaptation works does not have a detrimental effect on the distinctive rural character of the Parish; and
- c) Any development will not have an adverse impact on any archaeological; and architectural, historic or environmental features; and
- d) The local road system is capable of accommodating the traffic generated by the proposed new use and does not adversely affect the Parish infrastructure, particularly local road networks, water supply and sewerage, and will meet parking requirements within the curtilage of the farm; and
- e) There is no significant adverse impact on neighbours through noise, light or other pollution, increased traffic levels or increased flood risk.

Communications

6.122 Over recent years, access to high quality communications, networks and infrastructure have become increasingly essential to many businesses, services and households within the Parish. Currently, the Parish is reasonably well served with telephone and broadband infrastructure at commercially competitive pricing delivered to most premises by a combination of landlines and fibre.

6.123 Openreach are in the process of replacing the old Copper/Aluminum wire infrastructure nationally with fiber cable allowing for a more stable connection and giving faster speeds by December 2026. Currently parts of the Parish are unable to get fibre connectivity as there are capacity issues within the old Openreach infrastructure.

6.124 Various ISP's have access to the Openreach infrastructure within the Parish to supply a broadband service to households and businesses. The Parish has good 4G mobile coverage and a limited 5G at the moment.

POLICY C1: COMMUNICATIONS INFRASTRUCTURE - Improvements to communications infrastructure services will be supported.

Where it becomes necessary to install new masts or equipment in clear sight, to minimize visual impact and intrusion; these should be shared by more than one provider wherever feasible.

Preferably, new or refurbished infrastructure should be delivered to premises in a visually unobtrusive manner such as via underground conduits rather than by external aerial wiring to telegraph posts.

Infrastructure improvements requiring above ground installations, must be sympathetically located and designed to integrate into the existing buildings and landscape, for example, mobile masts not to be in or near to open landscapes.

7. Community Action

7.1 A number of community actions are set out below. These have been identified as being of importance to the local community but are not subject to any Neighbourhood Plan policy. They are highlighted in this section of the Neighbourhood Plan for information purposes only.

Community Action 1: Footpaths

- a) New and existing footpaths should be of good quality and access standards – and be properly maintained to encourage use throughout the year.
- b) Promote the creation of a pavement/cycle path between Clifton upon Dunsmore and Houlton Way.

Community Action 2: Communication

- a) The Parish will work to enhance communication to maximise knowledge and use of community facilities. For example: the availability of leisure facilities for all.

Community Action 3: Public Transport

- a) The Parish will work with partners to maintain and enhance the current bus services in Clifton upon Dunsmore;

Community Action 4: Community Transport

- a) The Parish will explore the potential to develop a community transport system to support residents in Clifton upon Dunsmore who do not have transport and are unable to access public transport to attend for example; opticians, dentists, hospital appointments etc.

8. Monitoring and Review

8.1 This Neighbourhood Plan covers the period up to 2031. During this time, it is likely that the circumstances which this Plan seeks to address will change.

8.2 This Neighbourhood Plan will be regularly monitored for its continued relevance. The policies and measures contained in this Neighbourhood Plan will form the core of the monitoring activity, but other data collected and reported at the Parish level, relevant to the delivery of this Neighbourhood Plan, will also be included.

8.3 The Parish Council proposes to formally review this Neighbourhood Plan on a two-year cycle commencing in 2028 or to coincide with the review of the Local Plan, if this cycle is different.

8.4 The Parish Council will appoint a group made up of Councillors and residents to perform the monitoring task to report to the Parish Council.

9. Acknowledgements

9.1 Thank you to everyone on the Advisory Committee and Theme Groups that contributed to the development of the Clifton upon Dunsmore Neighbourhood Plan. Without your knowledge, perseverance and commitment to the Parish, this document would still be an idea we talk about in the pub!

Advisory Committee

Councillor Lesley Edwards, Chair

Councillor Andy Moore,

Councillor Alan Harris

Councillor Pete Dignan

Councillor Adam Daly

Mrs Lindsay Foster, Clerk

Steve Woodford

Tim Banks

Matt White

Sustainability Theme Group

Councillor Andy Moore (Chair)

Councillor Lesley Edwards

Gary Thompson

Aileen Thompson

Angela Fairfield Smith

Dave Pritchard

Mike Preston

Warwick Brooker

Housing Theme Group

Alan Harris (Chair)

Steve Woodford

Gary Thomson

Lynda Palmer

Tony McIntyre

Tim Banks

Rajesh Gowda

Jim Pang

Environment Theme Group

Councillor Pete Dignan (Chair)

Andy Moore

Marcus Hollingsworth

Ian Lauder

Clifton-upon-Dunsmore

Housing Needs Assessment (HNA)

July 2023

Quality information

Prepared by	Checked by	Approved by
Omar Ezzet Consultant	Paul Avery Principal Consultant	Paul Avery Principal Consultant

Revision History

Revision	Revision date	Details	Authorised Name		Position
1	January 2023	First Draft	OE	Omar Ezzet	Consultant
2	February 2023	Internal Review	PA	Paul Avery	Principal Consultant
3	June 2023	Group Review	GK	Gary Kirk	Consultant to NP Advisory Group
4	July 2023	Locality Review	AO	Annabel Osborne	Neighbourhood Planning Officer
5	July 2023	Final Report	OC	Olivia Carr	Housing Consultant

Prepared for: Clifton-upon-Dunsmore Parish Council

Prepared by:

AECOM Infrastructure & Environment UK Limited
Aldgate Tower
2 Lemn Street
London E1 8FA
United Kingdom
aecom.com

© 2023 AECOM Infrastructure & Environment UK Limited. All Rights Reserved.

This document has been prepared by AECOM Infrastructure & Environment UK Limited (“AECOM”) for sole use of our client (the “Client”) in accordance with generally accepted consultancy principles, the budget for fees and the terms of reference agreed between AECOM and the Client. Any information provided by third parties and referred to herein has not been checked or verified by AECOM, unless otherwise expressly stated in the document. No third party may rely upon this document without the prior and express written agreement of AECOM.

Table of Contents

1. Executive Summary.....	6
2. Context	12
Local context.....	12
The Housing Market Area Context	14
Planning policy context	14
Policies in the adopted local plan	14
3. Approach	16
Research Questions.....	16
Tenure and Affordability	16
Type and Size.....	16
Specialist Housing for Older People.....	17
Relevant Data	17
4. RQ 1: Tenure, Affordability and the Need for Affordable Housing	18
Introduction	18
Current tenure profile	20
Affordability	21
House prices	21
Income	23
Affordability Thresholds.....	23
Affordable housing- quantity needed.....	29
Affordable Housing policy guidance	34
Conclusions- Tenure and Affordability	38
5. RQ 2: Type and Size.....	43
Introduction	43
Existing types and sizes.....	43
Background and definitions	43
Dwelling type.....	44
Dwelling size	45
Population characteristics.....	46
Household composition	47
Occupancy ratings	48
Future population and size needs	49
Conclusions- Type and Size	52
6. RQ 3: Specialist housing for older people.....	54
Introduction	54
Current supply of specialist housing for older people.....	55
Tenure-led projections.....	55
Housing LIN-recommended provision	59
SHMA findings.....	61
Conclusions- Specialist Housing for Older People	61
7. Next Steps.....	64
Recommendations for next steps.....	64
Appendix A : Calculation of Affordability Thresholds	65

A.1	Assessment geography	65
A.2	Market housing	65
i)	Market sales	66
ii)	Private Rented Sector (PRS)	67
A.3	Affordable Housing	67
i)	Social rent.....	67
ii)	Affordable rent	68
iii)	Affordable home ownership.....	69
	Appendix B : Housing Needs Assessment Glossary	72

List of acronyms used in the text:

CPC	Clifton-upon-Dunsmore Parish Council
CuD	Clifton-upon-Dunsmore
DLUHC	Department for Levelling Up, Housing and Communities (formerly MHCLG)
HMA	Housing Market Area
HNA	Housing Needs Assessment
HRF	Housing Requirement Figure (the total number of homes the NA is expected to plan for, usually supplied by LPAs)
HLIN	Housing Learning and Improvement Network
HRP	Household Reference Person
LA	Local Authority
LHN	Local Housing Need
LHNA	Local Housing Needs Assessment
LPA	Local Planning Authority
NA	Neighbourhood (Plan) Area
NP	Neighbourhood Plan
NPPF	National Planning Policy Framework
ONS	Office for National Statistics
PPG	Planning Practice Guidance
PRS	Private Rented Sector
RBC	Rugby Borough Council
RLP	Rugby Borough Local Plan
RQ	Research Question
SHMA	Strategic Housing Market Assessment
VOA	Valuation Office Agency

1. Executive Summary

1. Clifton-upon-Dunsmore is a Neighbourhood Area (NA) located in the local authority area of Rugby Borough Council. The NA, which was designated in February 2022, coincides with the boundary of the civil parish of Clifton-upon-Dunsmore.
2. The 2021 Census data gives a population figure of 2,993 for the parish – indicating population growth of around 1,689 individuals, representing 130% growth since 2011. Almost all of this is attributable to a major new development at Houlton, south of the parish (at the former Rugby Radio strategic site) planned for up to 6,200 homes.
3. There has been significant development in Clifton-upon-Dunsmore since 2011, with Rugby Borough Council (RBC) providing completions data from 2011 to 2021 showing the delivery of 1,269 dwellings. These include 16 dwellings in the village of Clifton-upon-Dunsmore and the rest are within the major urban extension at Houlton. According to RBC no affordable housing has been delivered in the parish recently however Houlton is expected to provide new affordable housing units with plans for 158 units currently under way¹.
4. Data from the 2021 Census is being released throughout 2023. At present, the available data covers population (although not at the most localised level), households, tenure, and dwelling stock characteristics. Some data from the Census 2021 at the localised level, including parishes, will not be available until later in 2023, as well as data comparing numerous variables. As such this housing needs assessment (HNA) will draw on the latest available data from the 2021 Census where possible and will also continue to use other data sets, including 2011 Census, Valuation Office Agency data, and ONS parish projections where necessary to build up evidence at the neighbourhood level.
5. Our Executive Summary which follows details the conclusions of each chapter of the report, addressing the 3 research questions formulated at the outset of the research.

Conclusions - Tenure and Affordability

6. Clifton-upon-Dunsmore's current tenure mix shows a high degree of owner occupation compared to the wider borough and the national average with correspondingly lower proportions of private and affordable rents. Notably shared ownership is more prevalent in the parish compared to the wider geographies.
7. Home values in the parish have risen over the long term with the average entry-level home now costing around £105,938 more than it did in 2012. The overall average price grew by 58% in the period 2012 to 2021. There is a £59,935 (or 25%) price differential between the lower quartile property price (currently £244,938) and the median price (£304,873).

¹ Source: [Plans for 158 affordable homes at Houlton, Rugby | Midland Heart Group](#)

8. AECOM has estimated the annual income required to afford various tenures of housing in the parish – each of which is explained in detail in Appendix A. These thresholds are compared to local incomes to determine which options are the most appropriate for local people going forward. The average household income in Clifton-upon-Dunsmore is £50,300 and the lower quartile income (per person) for Rugby is £18,139.
9. It was found that a household would need an income comfortably above the average (or a very large deposit) to qualify for a mortgage even for an entry-level home in the parish. Home ownership through the mainstream market is not an option for the majority of local people.
10. Private renting is affordable for average earning households but households made up of two lower quartile earners cannot afford the given rental thresholds. Broadly speaking, anyone earning between £43,720 and £54,1934 can afford to rent but not to buy. These households may benefit from affordable home ownership options such as shared ownership, discounted market housing (including First Homes), and rent to buy, all of which are found to be suitable in Clifton-upon-Dunsmore.
11. The above products bring home ownership within reach of average and dual lower quartile earning households, but lower earners will still need affordable rented housing.

Quantity of Affordable Housing needed

12. This report estimates Clifton-upon-Dunsmore's Affordable Housing needs through two calculations that use locally specific data as far as possible. The first estimates the need for affordable rented housing and the second considers the potential demand for affordable home ownership.
13. There are currently 8 Clifton-upon-Dunsmore households on Rugby Borough Council's Housing register. Despite this backlog of need, the estimate suggests Clifton-upon-Dunsmore will have a surplus of one affordable rented unit per year going forward.
14. This is initially surprising given the aforementioned register data. However, the model is effectively saying that the estimated quantity of newly arising need each year is likely to be satisfied by turnover in the existing stock. We assume that roughly 3% of the occupants of Clifton-upon-Dunsmore's social rented stock will vacate their property in any given year, as they move to a new location, pass away, or cease to become eligible as their income rises. This is theoretically enough to satisfy expected newly arising need each year.
15. In practice, it would be better to frontload any future rented Affordable Housing provision to meet current outstanding needs as soon as possible, leaving newly arising need in future to be met by turnover in the existing stock. Furthermore, there is a clear need for Affordable Housing across the borough as a whole, and it is reasonable to expect Clifton-upon-Dunsmore to satisfy some of that need through Houlton (whether from local households or those elsewhere in the borough).
16. As such, it is recommended that the Advisory Committee seeks to secure some affordable rented housing, particularly early in the Plan period, with the understanding that if this

results in oversupply in future years, the vacancies created when existing occupants leave their properties may need to satisfy new need from elsewhere in Rugby.

17. Turning to Affordable Housing (AH) providing a route to home ownership, we estimate that around 5 households per year may be interested in such products (43 over the Plan period). It is important to keep in mind that the households identified in this estimate are, by and large, adequately housed in the private rented sector. They do not lack their own housing but would prefer to buy rather than rent. They have been included in the national planning definition of those in need of Affordable Housing, but their needs are less acute than those on the waiting list for affordable rented housing.

Policy considerations

18. The strategic site allocated in the Rugby Local Plan (RLP) should deliver at least 498 units of Affordable Housing in the parish by 2031.
19. Applying the adopted RLP policy which requires 16% of AH to be affordable ownership tenures would produce around 80 dwellings in the parish with the remaining 418 defaulting to affordable rents. However, the RLP also states that the specific mix will be informed by evidence available at the time of application with the SHMA proposed mix as a starting point for negotiation. There is therefore potential for the Neighbourhood Plan to add greater specificity on this issue beyond the wider NPPF requirement for 10% of all housing to be for affordable home ownership.
20. As noted above, it is estimated that Clifton-upon-Dunsmore has limited long-term need for affordable rented housing and a high potential demand for affordable home ownership.
21. It is not recommended to strictly limit the future provision of affordable rented housing for the following reasons: there is currently a backlog of need from 8 households; the wider district continues to have need; and economic circumstances could change or the assumptions for turnover in the stock used here may not be borne out in practice. Furthermore, given that expected future provision will be in Houlton as part of the strategic development there, there may be some benefit in providing additional AH within the village envelope for those wishing to remain in the existing community.
22. However, there is justification to seek a higher proportion of affordable home ownership than the 16% (of the affordable total) sought in the RLP. Furthermore, as noted above, a majority of affordable home ownership products have been found to be helpful in widening housing access to those earning at and below the average locally.
23. AECOM therefore proposes an indicative Affordable Housing tenure mix of 60% affordable home ownership and 40% affordable rent, which could be sought in the Neighbourhood Plan if it is not in conflict with other community objectives.

Conclusions - Type and size

24. This study provides an indication of the likely need for different types and sizes of homes based on demographic change. It is important to remember that other factors should be considered in determining the dwelling mix that is desirable in the parish or on any particular site. These include the specific characteristics of the nearby stock of housing (such as its condition and design), the role of the NA or site within the wider housing market area (linked to any Local Authority strategies or plans) and site-specific factors which may justify a particular dwelling mix.

The existing stock

25. Clifton-upon-Dunsmore housing stock is dominated by larger detached and semi-detached homes with relatively smaller proportions of terraces and flats.
26. Recent development has doubled the parish's housing stock and has helped to bring forward some flats and terraced homes, but the overall development has tended to favour larger homes with detached and semi-detached dwellings currently forming three quarters of the total stock. This is also reflected in the size of new development which has tended to favour 3 and 4 bedroom units (77% of stock).
27. There may be capacity to usefully increase the number of homes with 2-3 bedrooms given the affordability findings above. Delivering more, small to medium, housing such 2-3 bedroom terraces may offer an appropriately affordable choice for young families and smaller flats (e.g. 1 bedrooms) would also help accommodate young people seeking more affordable options.

Demographics

28. The age structure of the population is a key indicator of the future need for housing. As of 2021 Clifton-upon-Dunsmore has a relatively well-balanced population, evenly split between those aged 0-44 and those aged 45 plus. Notably there has been a significant increase since 2011 in the number of young children (91% growth). The proportion of residents aged 65 and over grew by 31% with substantial growth (44%) in the 85 plus cohort. This pattern of growth is likely to be influenced by the large new development at Houlton.

The future dwelling mix

29. The life-stage modelling exercise which largely reflects the needs of the population of the village (excluding Houlton) and looks at the sizes of dwelling occupied by households at different life stages suggests that new development might benefit from a focus on mid-sized homes (3 bedroom) as well as smaller (1-2 bedroom) homes.
30. To best meet the needs of the large cohort of older households expected to be present by the end of the Plan period, it should be considered whether the existing options are well tailored to older people's requirements in terms space, flexibility, quality, location and accessibility. Variety should be sought within the mid-sized homes that come forward in future to attract both newly forming households on lower budgets and older households with substantial equity from their existing larger homes. Facilitating

downsizing among older households may release those larger homes for use by families who need more bedrooms.

Conclusions - Specialist housing for older people

31. Currently the NP area has no provision of specialist housing stock for older people.
32. It is projected that there will be an increase of 105 individuals in the 75+ age group by 2031 in Clifton-upon-Dunsmore village (excluding Houlton).
33. The potential need for specialist housing with some form of additional care for older people can be estimated by bringing together data on population projections, rates of disability, and what tenure of housing the current 55-75 cohort occupy in the NA. This can be sense-checked using a toolkit based on national research and assumptions.
34. These two methods of estimating the future need in Clifton-upon-Dunsmore produce a range of 26 to 37 specialist accommodation units that might be required during the Plan period. These estimates are based on the projected growth of the older population, thereby assuming that today's older households are already well accommodated. If this is found not to be the case, it would justify aspiring to exceed the range identified here. The majority of need (75%) is identified for specialist market housing.
35. Given that there is no specified quantity of additional specialist housing provision in the Rugby Local Plan, another avenue open to the Neighbourhood Planning groups is to discuss the standards of accessibility and adaptability in new development to be met in the Local Plan with the LPA. The local level evidence supplied in this report could be used to influence borough level policies. Groups may also be able to encourage the adaptation of existing properties through grant schemes and other means (though it is acknowledged that Neighbourhood Plans may have limited influence over changes to the existing stock).
36. Local Plan policy H6 provides explicit encouragement for development to accommodate specific groups such as older people. However, it does not set specific targets for the proportion of new housing that might be required to meet national standards for accessibility and adaptability (Category M4(2)), or for wheelchair users (Category M4(3)). The evidence gathered here would appear to justify the Advisory Committee approaching the LPA to discuss setting requirements on accessibility and adaptability at a borough level. It is unclear whether Neighbourhood Plans can set their own requirements for the application of the national standards of adaptability and accessibility for new housing and so discussions with the LPA are advised if this is a key priority.
37. It is relatively common for Local Plans to require that all or a majority of new housing meets Category M4(2) standards in response to the demographic shifts being observed nationwide, and the localised evidence gathered here would further justify this. The proportion of new housing that might accommodate those using wheelchairs might be set with reference to the proportion of affordable housing applicants in the district/borough falling into this category.

38. While it is important to maximise the accessibility of all new housing, it is particularly important for specialist housing for older people to be provided in sustainable, accessible locations, for a number of reasons, as follows:
- so that residents, who often lack cars of their own, are able to access local services and facilities, such as shops and doctor's surgeries, on foot;
 - so that any staff working there have the choice to access their workplace by more sustainable transport modes; and
 - so that family members and other visitors have the choice to access relatives and friends living in specialist accommodation by more sustainable transport modes.
39. Alongside the need for specialist housing to be provided in accessible locations, another important requirement is for cost effectiveness and economies of scale. This can be achieved by serving the specialist elderly housing needs arising from a number of different locations and/or Neighbourhood Areas from a single, centralised point (i.e. what is sometimes referred to as a 'hub-and-spoke' model).
40. It is considered that Clifton-upon-Dunsmore's position in the settlement hierarchy makes it a relatively less suitable location for specialist accommodation on the basis of the accessibility criteria and the considerations of cost-effectiveness above. As such, noting that there is no specific requirement or obligation to provide the specialist accommodation need arising from Clifton-upon-Dunsmore entirely within the Neighbourhood Area boundaries, it is recommended it could be provided in a 'hub and spoke' model. In the case of Clifton-upon-Dunsmore, Rugby is considered to have potential to accommodate the specialist housing need arising from the Neighbourhood Area (i.e. to be the hub in the hub-and-spoke model). Also given policy H6, the large-scale development at Houlton may form an emerging hub which could be the most suitable location for needs arising in the village. If this were to take place, then the number of specialist dwellings to be provided and the overall dwellings target for the Neighbourhood Area itself would not overlap.
41. Wherever specialist housing is to be accommodated, partnership working with specialist developers is recommended, so as to introduce a greater degree of choice into the housing options for older people who wish to move in later life.

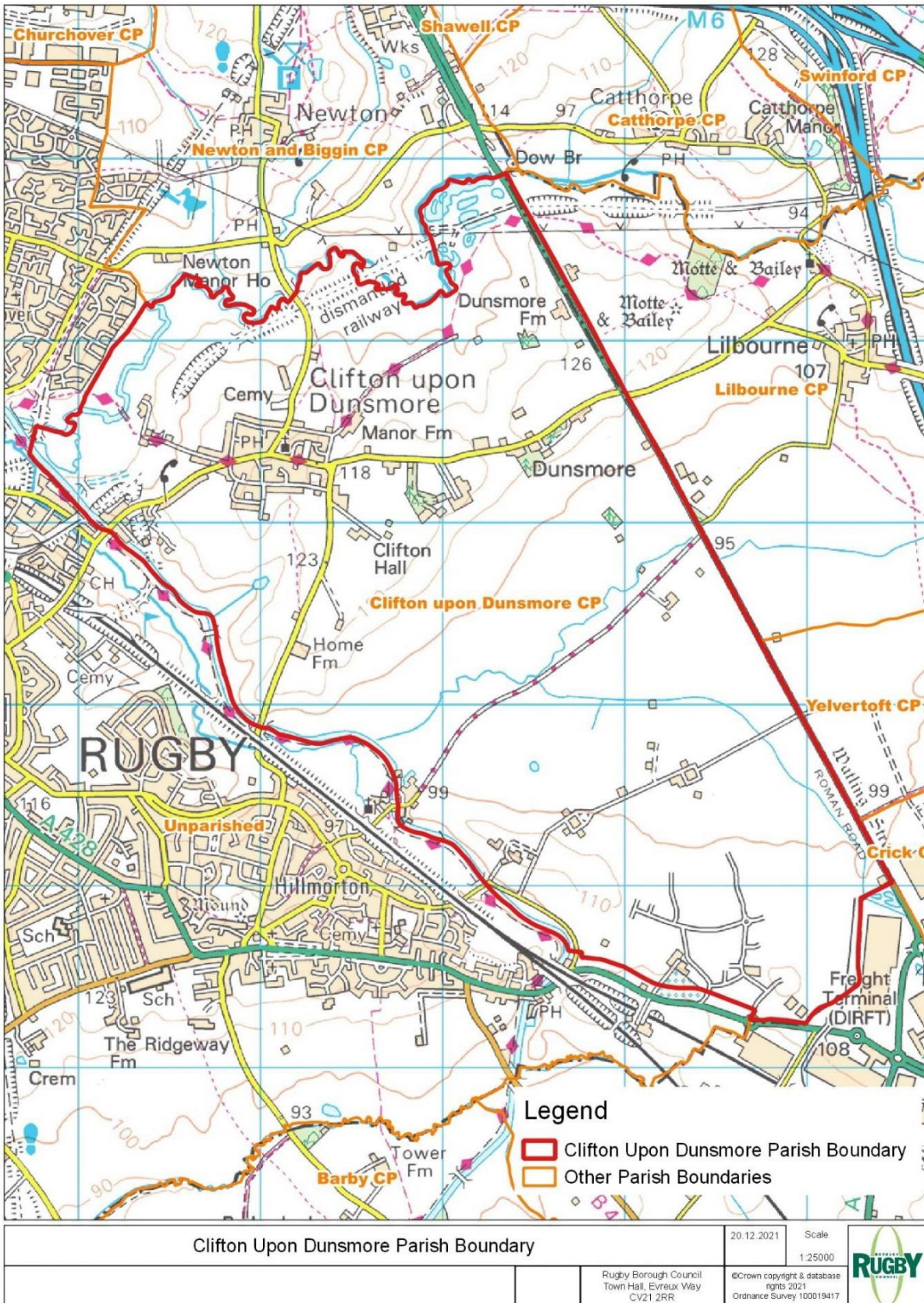
2. Context

Local context

42. Clifton-upon-Dunsmore is a Neighbourhood Area located in the north-east of Rugby borough, in Warwickshire. The Neighbourhood Area (NA), which was designated in February 2022, coincides with the boundary of the civil parish of Clifton-upon-Dunsmore.
43. The proposed Neighbourhood Plan period starts in 2022 and extends to 2031, therefore comprising a planning period of 9 years. The evidence supplied in this report will look forward to the Plan end date of 2031, but where possible will also provide annualised figures which can be extrapolated to a different term if the Plan period changes.
44. Clifton-upon-Dunsmore (Figure 2-1) is located east of Rugby within the county of Warwickshire in the West Midlands. The village of Clifton-upon-Dunsmore is less than 3 miles from Rugby town centre, 16 miles east of Coventry and 85 miles north-west of London. The Oxford Canal runs along the western boundary of the parish and the River Avon flows along its northern boundary. The A5 forms the eastern boundary of the Neighbourhood Area (NA) linking it to the M1 and M6 motorways. The A428, which runs along the south east of the parish, links the NA to Coventry and Northampton. Rugby railway station is the nearest train station; less than 2 miles away, providing train services to London, Birmingham, Glasgow, Manchester, Chester, Liverpool, Blackpool, Preston, Carlisle, Wolverhampton, Crewe and Lancaster.
45. For Census purposes, the Neighbourhood Area is made up, like the rest of England, of statistical units called Output Areas (OAs). The Plan area equates to the following OAs, which have been used throughout as a statistical proxy for the NA boundary and which can be interrogated for data from the 2001, 2011 and 2021 Censuses:
- 2021 Census data: E00158668, E00158670, E00158671, EE0158672, E00186849, E00186851, E00186859, E00186861 and E00187023 Output Areas (OA).
 - 2011 Census data: E01031129 Lower Layer Super Output Area (LSOA) and E00158669 Output Area (OA).
 - 2001 Census data: E01031129 LOSA and 44UDGA0003 OA
46. The statistics show that at time of the 2011 Census Clifton-upon-Dunsmore had a total of 1,304 residents, formed into 560 households and occupying 586 dwellings. The 2021 Census data gives a figure of 2,993 for the parish – indicating population growth of around 1,689 individuals, representing 130% growth since 2011. Almost all of this is attributable to a major new development at Houlton, south of the parish (at the former Rugby Radio site) for up to 6,200 homes. There have been 1,269 completions since 2011 according to Rugby Borough Council’s housing data².

² Source: Email of 27th Jan 2023 from Rugby Borough Council

Figure 2-1 Map of the Clifton-upon-Dunsmore Neighbourhood Area



Source: www.rugby.gov.uk

The Housing Market Area Context

47. Whilst this HNA focuses on Clifton-upon-Dunsmore neighbourhood area it is important to keep in mind that neighbourhoods are not self-contained housing market areas. Housing market areas are usually wider than local authority areas and often stretch across a number of districts or boroughs. This is because housing market areas are inherently linked to the labour market, employment patterns and travel to work areas. In the case of Clifton-upon-Dunsmore, the parish sits within a housing market area which covers Coventry, Rugby, North Warwickshire, Nuneaton and Bedworth, Stratford-on-Avon and Warwick³. This means that when households who live in these authorities move home, the vast majority move within this geography.
48. At the neighbourhood scale it is not possible to be definitive about housing need and demand because neighbourhoods, including Clifton-upon-Dunsmore, are closely linked to other areas. In the case of Clifton-upon-Dunsmore the substantial development at Houlton is likely to meet some of the housing needs from neighbouring settlements.
49. In summary, Clifton-upon-Dunsmore functions within a wider strategic area. As well as fostering good working relationships with the local planning authority Rugby Borough Council, it is therefore useful to think about the role of the neighbourhood within the wider area. This HNA can provide evidence to understand this role and the specific features of the neighbourhood within this wider context. Neighbourhood Plans can have a significant impact in shaping their neighbourhoods, enhancing the positive role the neighbourhood plays within the wider housing market, or developing policies to change entrenched patterns and improve housing outcomes in the neighbourhood and wider area.

Planning policy context

50. Neighbourhood Plans are required to be in general conformity with adopted strategic local policies⁴. In the case of Clifton-upon-Dunsmore, the relevant adopted Local Plan is the Rugby Borough Council Local Plan 2011-2031 (RLP) was adopted in 2019 and sets out the Council's policies and proposals to support the development of the Borough through to 2031. The Council has recently started a review of RLP but this is in the early stages (at time of writing).

Policies in the adopted local plan

51. Table 2-1 below summarises adopted Local Plan policies that are relevant to housing need and delivery in Clifton-upon-Dunsmore.

³ [Strategic Housing Market Assessment \(SHMA\) Joint Update Rugby Borough Council](#)

⁴ A description of the Basic Conditions of Neighbourhood Planning is available at <https://www.gov.uk/guidance/neighbourhood-planning--2#basic-conditions-for-neighbourhood-plan-to-referendum>

Table 2-1: Summary of relevant adopted policies in the Rugby Borough Local Plan

Policy	Provisions
GP2 Settlement Hierarchy	Identifies Clifton-upon-Dunsmore as a 'Main Rural Settlement' where development will be permitted within the existing boundaries and on allocated sites.
DS3 Residential Allocations	Allocates a large strategic site, Rugby Radio Station Urban Extension (Houlton), as the location for an urban extension of up to 6,200 homes and employment land (16 ha).
H1 Informing Housing Mix	Seeks the delivery of wide choice of homes comprising a mix of market housing, house types and sizes consistent with the latest Strategic Housing Market Assessment (SHMA). New residential development must take into account local housing need particularly for older people and first time buyers.
H2 Affordable Housing Provision	Affordable housing is to be provided on developments of at least 0.36 ha or capable of accommodating 11 dwellings or more. 20% AH sought on previously developed land 30% AH on green field sites The AH mix is to be in compliance with the latest SHMA guidance.
H6 Specialist Housing	Supports provision of housing to maximise the independence and choice of older people and those with specific housing needs. Development on Sustainable Urban Extensions (SUE) will be expected to provide opportunities for the provision of housing that meets the needs of older persons including provision of residential care homes.

Source: Rugby Borough Council Local Plan 2011-2031

3. Approach

Research Questions

52. The following research questions were formulated at the outset of the research through discussion with the Clifton-upon-Dunsmore Neighbourhood Plan Advisory Committee. They serve to direct the research and provide the structure for the HNA.

Tenure and Affordability

53. The Advisory Committee would like to understand the needs of the community for housing of varying tenures, as well as the relative affordability of those tenures that should be provided to meet local need now and into the future.
54. This evidence will allow Clifton-upon-Dunsmore to establish the right conditions for new development to come forward that is affordable, both in the broader sense of market housing attainable for first-time buyers, and as Affordable Housing for those who may be currently priced out of the market.

RQ 1: What Affordable Housing (e.g. social housing, affordable rented, shared ownership, discounted market sale, intermediate rented) and other market tenures should be planned for in the housing mix over the Neighbourhood Plan period?

Type and Size

55. The Advisory Committee is seeking to determine what size and type of housing would be best suited to the local community. The Parish has seen significant housing development recently within the strategic BLP allocated site (DS3.3 Rugby Radio Station) in Houlton. In total up to 6,200 new homes are expected to be delivered on this site. This is an SUE development which, once built out, will be within half a mile of the village of Clifton-upon-Dunsmore. The Advisory Committee consider that there are currently lots of larger 4-5 bedroom homes which may not be suitable for the needs of first time buyers and the large proportion of older residents who may wish to downsize.
56. The aim of this research question is to provide evidence on the types and sizes needed by the local community. This will help to shape future development so that it better reflects what residents need.
57. While this study is not able to advise on space standards or home configurations, it may reveal imbalances between the available stock and demographic trends.
58. Note, however, that the evidence gathered here takes the current population as its starting point and projects forward trends that exist today. It therefore risks embedding features of the housing stock and occupation patterns that the community may actually wish to change. In that sense, the findings in this report might be viewed as the baseline scenario on top of which the community's objectives and primary evidence should be layered to create a more complete picture and vision for the future.

RQ 2: What type (terrace, semi, bungalows, flats and detached) and size (number of bedrooms) of housing is appropriate for the Plan area over the Neighbourhood Plan period?

Specialist Housing for Older People

59. This chapter supplements the demographic evidence relating to Type and Size, including the potential demand for downsizing, to consider the quantity and characteristics of need for housing for older people with some form of additional care.

RQ 3: What provision should be made for specialist housing for older people over the Neighbourhood Plan period?

Relevant Data

60. This HNA assesses a range of evidence to ensure its findings are robust for the purposes of developing policy at the Neighbourhood Plan level and is locally specific. This includes data from the 2011 Census and the 2021 Census in addition to a range of other data sources, including:

- Other Office of National Statistics (ONS) datasets providing more up-to-date demographic information;
- ONS population and household projections for future years;
- Valuation Office Agency (VOA) data on the current stock of housing;
- Land Registry data on prices paid for housing within the local market;
- Rental prices from Home.co.uk;
- Local Authority housing waiting list data; and
- The Strategic Housing Market Assessment (SHMA) Joint Update, provides an updated housing need assessment for the Coventry-Warwickshire HMA⁵ which dates from 2015.

61. More recent data sources for the population and existing housing stock will be used wherever possible in this report. Census 2021 datasets providing, for example, the breakdown of households (as opposed to individuals) by age and the tenure of dwellings are used where this is available, otherwise patterns observed from the earlier Census (2011) are generally assumed to persist to the present day.

⁵ [SHMA Joint Update](#) (September 2015)

4. RQ 1: Tenure, Affordability and the Need for Affordable Housing

RQ1: What Affordable Housing (e.g. social housing, affordable rented, shared ownership, discounted market sale, intermediate rented) and other market tenures should be planned for in the housing mix over the Neighbourhood Plan period?

Introduction

62. This section approaches the question of affordability from two perspectives. First, it examines what tenure options are currently available in the parish and which of them might be most appropriate going forward, based on the relationship between how much they cost and local incomes. Second, it estimates the quantity of Affordable Housing that might be required during the Neighbourhood Plan period. The scale of need for these homes can justify planning policies to guide new development.
63. Tenure refers to the way a household occupies their home. Broadly speaking, there are two categories of tenure: market housing (such as homes available to purchase outright or rent from a private landlord) and Affordable Housing (including subsidised products like social rent and shared ownership). We refer to Affordable Housing, with capital letters, to denote the specific tenures that are classified as affordable in the current NPPF. A relatively less expensive home for market sale may be affordable but it is not a form of Affordable Housing.
64. The definition of Affordable Housing set out in the NPPF 2021 makes clear the Government's commitment to home ownership by broadening the definition to include a range of low-cost housing opportunities for those aspiring to own a home. The NPPF defines Affordable Housing as *'housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers; and which complies with one or more of the following definitions'*⁶. The full document further outlines the tenures included in this definition. Those outlined in Table 4-1 would fall under this NPPF definition of Affordable Housing.

⁶ Available here -

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1005759/NPPF_July_2021.pdf

Table 4-1: Breakdown of Affordable Housing tenures

Tenure	Rent/Ownership	Brief Description
Social Rent	Rent	<p>This tenure is owned by local authorities (what used to be called Council housing) and private registered providers (also known as housing associations).</p> <p>Guideline target rents are determined through the national rent regime and are typically the lowest-cost form of housing available.</p> <p>Households must be eligible on the basis of incomes and other circumstances, and there are usually waiting lists.</p>
Affordable Rent	Rent	<p>This is similar to Social Rent (above). Affordable Rent is not subject to the national rent regime but must have a rent of no more than 80% of the local market.</p> <p>Households must be eligible on the basis of incomes and other circumstances, and there are usually waiting lists.</p>
Rent to Buy	Combination	<p>Rent to Buy is a relatively uncommon tenure. Subsidy allows the occupant to save a portion of their rent to be used to build up a deposit to eventually purchase the home.</p>
Shared Ownership	Ownership	<p>An affordable home ownership product where a purchaser buys part (generally between 25% and 75%, but can be as little as 10%) of the value of the property. The remaining (un-owned part) is rented from a housing association or local authority.</p> <p>This Generally applies to new build properties, but re-sales occasionally become available.</p>
First Homes	Ownership	<p>First Homes are an affordable home ownership product introduced in 2021. Discounts on the market price can be set at 30%, 40%, or 50%.</p> <p>New developments will be required to provide 25% of the Affordable Housing as First Homes. This product is discussed in more detail in the commentary following this table.</p>

65. As part of the effort to expand home ownership, the Government introduced the First Homes product in 2021.⁷ Because the First Homes product is new and expected to be an important part of the strategy for improving access to home ownership, it is worth summarising its key features and implications:
- First Homes should be available to buy with a minimum discount of 30% below their full market value (i.e. the value of an equivalent new home);
 - The discount level can be set higher than 30% – at 40% or 50% – where this can be suitably evidenced. The setting and justifying of discount levels can happen at neighbourhood as well as local authority scale;
 - After the discount is applied the initial sale price must not exceed £250,000 (or £420,000 in Greater London), and lower caps can be set locally;
 - Purchasers must be first-time buyers with an income less than £80,000 (or £90,000 in Greater London), and First Homes can be prioritised for local people and/or key workers;
 - They will be subject to legal restrictions ensuring the discount is retained for future occupants, and renting out or sub-letting will not normally be permitted;
 - In addition to setting the discount level, local authorities and neighbourhood planning groups can apply additional criteria, such as a lower income cap, local connection test or prioritisation for key workers through adopted plans, emerging policy or Supplementary Planning Documents.
 - 25% of all homes delivered through section 106 developer contributions on sites enabled through the planning process should be sold as First Homes. In simpler terms, 25% of all subsidised Affordable Housing on mainstream housing developments should be First Homes. This is likely to mean that First Homes will take the place of shared ownership housing in many circumstances, and in some cases may also displace social or affordable rented homes.

Current tenure profile

66. The current tenure profile is a key feature of the Neighbourhood Area (NA). Patterns of home ownership, private renting and affordable/social renting reflect demographic characteristics including age (with older households more likely to own their own homes), and patterns of income and wealth which influence whether households can afford to rent or buy and whether they need subsidy to access housing.
67. Table 4-2 presents data on tenure in Clifton-upon-Dunsmore compared with Rugby borough and England from the 2021 Census, which is the most recent available source of this information.
68. The data shows a significantly higher proportion of owner occupiers (79%) in the NA compared to the wider borough (68%) and the national average (61%). Conversely,

⁷ The shape that the new First Homes product will take is set out in a Ministerial Statement issued in May 2021, available here: <https://questions-statements.parliament.uk/written-statements/detail/2021-05-24/hlws48>. The relevant update to PPG is available here: <https://www.gov.uk/guidance/first-homes#contents>.

there is a substantially smaller social rented sector in the parish (9%) compared to the wider geographies (13% and 17% respectively). Private rents also form a smaller proportion of the tenure profile in the parish (8%) than in the borough (18%) and England (21%). The relatively low proportions of social and private rents are likely to limit the ability of lower income households to reside in the parish. Notably shared ownership is much more prevalent in the parish at around 5% of total compared to 1%-2% in the wider geographies. This is likely a result of new construction at Houlton.

Table 4-2: Tenure (households) in Clifton-upon-Dunsmore, 2021

Tenure	Clifton upon Dunsmore	Rugby	England
Owned	79.0%	67.5%	61.3%
Shared ownership	4.7%	1.5%	1.0%
Social rented	8.6%	12.9%	17.1%
Private rented	7.7%	18.2%	20.6%

Sources: Census 2021, AECOM Calculations

69. It is also worth comparing how the tenure mix has changed in the last ten years, using the 2011 Census (see Table 4-3). The data shows a 111% jump in owner occupation with shared ownership growing exponentially, albeit from a very small starting base in 2011. In the same period, the social and private rented sectors expanded considerably by 60% and 84% (respectively), representing much higher rates of growth than those observed for the wider borough (1.4% social rents and 45% private rents) and England as a whole (3% social and 20% private rents). The growth in shared ownership and rented sectors, particularly social rents, are positive with respect to improving affordability.

Table 4-3: Tenure change (households) in Clifton-upon-Dunsmore, 2011-2021

Tenure	2011	2021	% change
Owned	439	925	110.7%
Shared ownership	2	55	2650.0%
Social rented	63	101	60.3%
Private rented	49	90	83.7%

Sources: Census 2021 and 2011, AECOM Calculations

Affordability

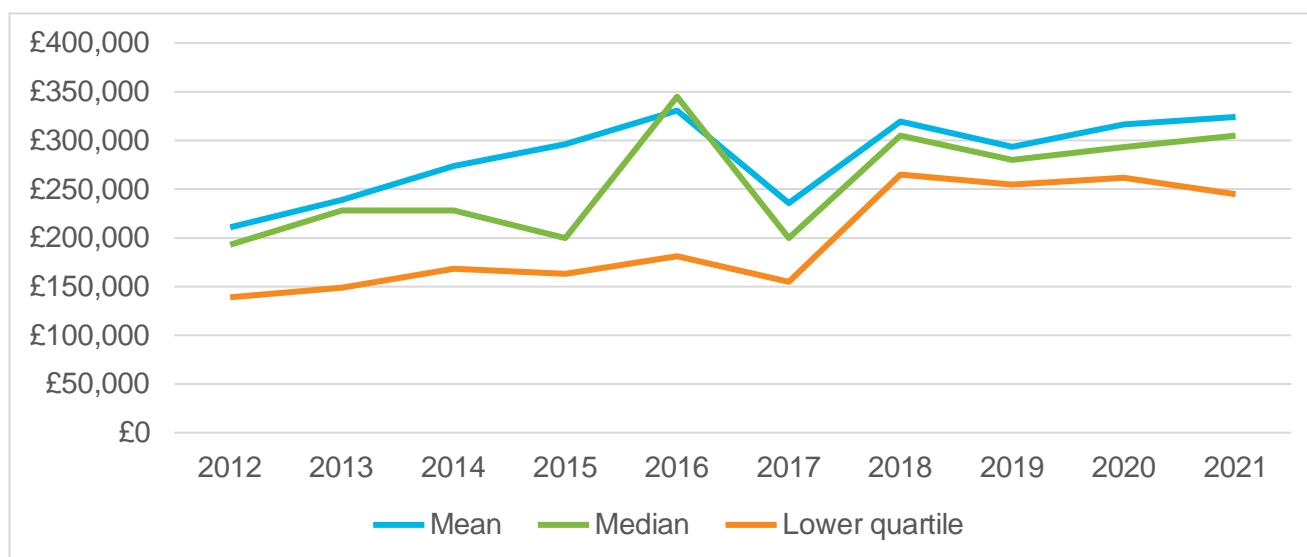
House prices

70. House prices provide an indication of the level of demand for homes within an area. The relationship between house prices and incomes determines whether housing is affordable to local households and, to a large extent, what tenure, type and size of home they occupy. Changes in affordability over time can indicate pressures in the

housing market. As such, it is useful for the evidence base for plans to examine trends in prices and consider what this reveals about the local housing market.

71. Figure 4-1 looks at selected measures of house prices in Clifton-upon-Dunsmore. It shows that prices have generally risen over the long term with some year-on-year fluctuations. The mean, median and lower quartile priced properties have followed a similar trend line, ending 54%, 58% and 76% higher in 2021 than 2012. There is a £59,935 (or 25%) price differential between the lower quartile property price (currently £244,938) and the median⁸ price (£304,873).

Figure 4-1: House prices by quartile in Clifton-upon-Dunsmore, 2012-2021



Source: Land Registry PPD

72. Table 4-4 breaks down house prices by type, presenting the median within each type. It shows terraced properties have seen the greatest price growth at around 77% though this due to the majority of newer transactions (since 2019) being new build properties which attract a premium over exiting stock. Detached homes, semis and flats also saw substantial increases of around 44%-49% over the past decade.

Table 4-4: Median house prices by type in Clifton-upon-Dunsmore, 2012-2021 (£)

Type	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	Growth
Detached	290,000	273,750	342,500	430,000	465,000	315,000	364,950	340,000	365,750	404,750	40%
Semi-detached	193,000	226,500	202,500	202,500	280,000	207,500	274,950	259,750	279,995	287,875	49%
Terraced	135,000	140,000	153,500	156,000	160,000	186,000	209,950	259,995	214,000	238,375	77%
Flats	-	-	-	105,000	-	45,849	112,000	114,000	82,000	151,050	44%
All Types	193,000	228,000	228,250	200,000	345,000	200,000	304,995	279,995	293,250	304,873	58%

Source: Land Registry PPD

⁸ The median is the middle number when the data is sorted from smallest to largest. Because the mean captures the average of all the house prices, both high and low, the few outlying data points on the high end cause the mean to increase, making it higher than the median.

Income

73. Household incomes determine the ability of households to exercise choice in the housing market, and consequently the level of need for affordable housing products. Two sources of data are used to examine household incomes in the NA.
74. The first source is ONS's estimates of incomes in small areas. This is locally specific but limited to the overall average income (i.e. it does not provide the average income of lower earners). The average total household income locally was £50,300 in 2018. A map of the area to which this data applies is provided in Appendix A.
75. The second source is ONS's annual estimates of UK employee earnings. This provides lower quartile average earnings (i.e. the income of the lowest 25% of earners). However, it is only available at the Local Authority level. It also relates to individual earnings. While this is an accurate representation of household incomes where there is only one earner, it does not represent household income where there are two or more people earning. Rugby's gross individual lower quartile annual earnings were £18,139 in 2020. To estimate the income of households with two lower quartile earners, this figure is doubled to £36,278.
76. It is immediately clear from this data that there is a large gap between the spending power of average earning households and those earning the lowest 25% of incomes, particularly where the household in question has one earner only.

Affordability Thresholds

77. To gain a clearer understanding of local affordability, it is useful to understand what levels of income are required to afford different tenures. This is done using 'affordability thresholds': the estimated amount of annual income required to cover the cost of rent or a mortgage given local housing prices.
78. AECOM has determined thresholds for the income required in Clifton-upon-Dunsmore to buy a home in the open market (average and entry-level prices), and the income required to afford private rent and the range of Affordable Housing tenures as set out in the NPPF. These calculations are detailed and discussed in more detail in Appendix A.
79. The key assumptions made in assessing the affordability of different tenures are explained alongside the calculations, but it is worth noting here that we have assumed that the maximum percentage of household income that should be spent on rent is 30% and that mortgage financing will be offered at a maximum of 3.5 times household income. These are standard assumptions across housing needs assessments at neighbourhood and local authority scale although different approaches are sometimes taken and a case can be made for alternatives.
80. The mortgage multiplier is particularly variable, with multipliers up to 4.5 or even above 5 times income increasingly available, although the actual average in practice tends to be lower, particularly where applicants are dual earning. The Financial Conduct

Authority uses 3.5 or more as its standard assumption for single applicants and 2.75 or more for dual applicants.

81. The percentage of income to be spent on rent also varies considerably for individuals, and it is increasingly common for households to dedicate a larger proportion of their earnings to rent. When considering affordability, it is considered good practice to be conservative, and the 30% benchmark is used as ONS's current standard assumption.
82. While larger mortgages and higher rents may be feasible for individuals, this creates vulnerability to changing economic circumstances and may not be a possibility for many people with the most acute housing needs. Different assumptions would, however, alter the picture of affordability that emerges here. This is another reason to interpret the findings with a degree of flexibility.
83. Table 4-5 summarises the estimated cost of each tenure, the annual income required to support these costs within the NA, and whether local incomes are sufficient. The income required column assumes the household already has access to a deposit (which we have assumed to be 10% of the value to be purchased) but does not reflect the possibility that households may already hold equity from an existing property. Although these factors may be crucial to whether housing will be affordable, they are highly dependent on individual circumstances that cannot be anticipated here.
84. The same information is presented as a graph in Figure 4-1 on a subsequent page, with selected measures from the table presented for clarity.

Table 4-5: Affordability thresholds in Clifton-upon-Dunsmore (income required, £)

Tenure	Mortgage value (90% of price)	Annual rent	Income required	Affordable on average incomes? £50,300	Affordable on LQ earnings (single earner)? £18,139	Affordable on LQ earnings (2 earners)? £36,278
Market Housing						
Median House Price	£274,385	-	£78,396	No	No	No
NA New Build Entry-Level House Price	£192,269		£54,934	No	No	No
LQ/Entry-level House Price	£220,444	-	£62,984	No	No	No
LA New Build Median House Price	£278,996	-	£79,713	No	No	No
Average Market Rent	-	£15,024	£50,080	Yes	No	No
Entry-level Market Rent	-	£13,116	£43,720	Yes	No	No
Affordable Home Ownership						
First Homes (-30%)	£134,588	-	£38,454	Yes	No	No
First Homes (-40%)	£115,361	-	£32,960	Yes	No	Yes
First Homes (-50%)	£96,134	-	£27,467	Yes	No	Yes
Shared Ownership (50%)	£96,134	£2,670	£36,368	Yes	No	Yes
Shared Ownership (25%)	£48,067	£4,006	£27,085	Yes	No	Yes
Shared Ownership (10%)	£19,227	£4,807	£21,516	Yes	No	Yes
Affordable Rented Housing						
Affordable Rent	-	£5,908	£19,674	Yes	No	Yes
Social Rent	-	£5,114	£17,029	Yes	Yes	Yes

Source: AECOM Calculations

85. Before considering each tenure category in turn, it is important to stress that these affordability thresholds have been calculated to give a sufficiently robust indication of the costs of various tenures to inform Neighbourhood Plan policy choices. These figures rely on existing data and assumptions, and it is not possible to estimate every possible permutation. The income figures also disguise a large degree of variation. For simplicity the analysis below speaks in terms of tenure products being 'affordable' or 'not affordable' for different groups, but individual circumstances and the location, condition and other factors of specific properties in each category have a large impact. These conclusions should therefore be interpreted flexibly.

Market housing for purchase and rent

86. Thinking about housing for purchase on the open market, it appears that local households on average incomes are unable to access even entry-level homes unless they have the advantage of a very large deposit. Market housing, even with the benefit of a higher than average income, is likely to remain out of reach to most. The median house price would require an annual income 56% higher than the current average.
87. Private renting is generally only affordable to average earners. Households made up of two lower quartile earners cannot afford the given rental thresholds. Affordability is improved if households are able or willing to dedicate a larger proportion of their incomes to rental costs, although this has repercussions for other quality of life aspects and cannot be assumed to suit all individuals' circumstances.

Affordable home ownership

88. There is a relatively large group of households in Clifton-upon-Dunsmore who may be able to afford to rent privately but cannot afford home ownership. They are typically earning between around £43,720 per year (at which point entry-level rents become affordable) and £54,934 (at which point entry-level market sale homes become affordable). This 'can rent, can't buy' cohort may benefit from the range of affordable home ownership products such as First Homes and shared ownership.
89. First Homes are to be offered at a discount of at least 30% on equivalent market prices (i.e. new build, entry-level properties). Local authorities and neighbourhood plan qualifying bodies will have discretion to increase the discount on First Homes to 40% or 50% where there is evidence to suggest this is appropriate.
90. This report has estimated the income required to afford First Homes and tested the implications of 30%, 40% and 50% discount levels. It appears that whilst a 30% discount would bring First Homes within reach of average income households, a 40% discount would extend the First Homes option to double earning LQ households as well. On this basis a 40% discount would extend affordable ownership options to the widest number of households (average and double LQ earners) and may be a suitable option for the Parish but there are other considerations, such as the financial impact of higher discounts on the development overall, which creates the risk that fewer affordable rented homes might be provided. This is a matter for discussion with RBC if relevant.

91. Table 4-6 shows the discount required for First Homes to be affordable to the four income groups. The cost of a typical First Home is calculated using the average price of new build flats and terraced homes sold in the Parish in 2021, as outlined in the Appendix. It is also worth considering the discounts required for some additional price benchmarks. The table above uses the average NA new build entry-level house price based on average prices paid for flats and terraced properties sold in 2021 in the NA as the best estimate for the cost of a newly built entry-level home in the area, because this reflects the local market and accounts for the price premium usually associated with newly built housing. However, it is worth thinking about First Homes in relation to the cost of new build prices in the wider area, as well as median and entry-level existing prices locally to get a more complete picture. The discount levels required for these alternative benchmarks are given below.

Table 4-6: Discount on sale price required for households to afford First Homes

House price benchmark	Mean household income	Single LQ earner	Dual LQ earning household
NA Median House Price	36%	77%	54%
NA New Build Entry-Level House Price	8%	67%	34%
NA Entry-Level House Price	20%	71%	42%
LA Median New Build House Price	37%	77%	54%

Source: Land Registry PPD; ONS MSOA total household income

92. Shared ownership appears to be less affordable than First Homes but is broadly accessible to the same groups. Government has recently announced that the minimum equity share for shared ownership will fall to 10% of the property value.⁹ If this is delivered in the NA, it will make shared ownership easier to access for more people. However, while the income threshold for a 10% equity shared ownership home is lower, this product may not necessarily be more attractive than the alternatives (such as shared ownership at higher equity shares and First Homes) for those who can afford them.
93. The transition from 10% to 100% ownership would be long, and during this period the rent on the 90% unsold value would not be subsidised, meaning that monthly costs for occupants will remain relatively high and the build-up of equity will be relatively slow. This product would therefore only be a realistic route to full ownership for households prepared to take a long-term view.
94. The income required to access Rent to Buy, a product designed to allow residents to transition from renting to ownership by allowing a discount on the market rent to be used to save a deposit, is assumed to be the same as that required to afford market rents. On that basis, First Homes and shared ownership are more affordable options.

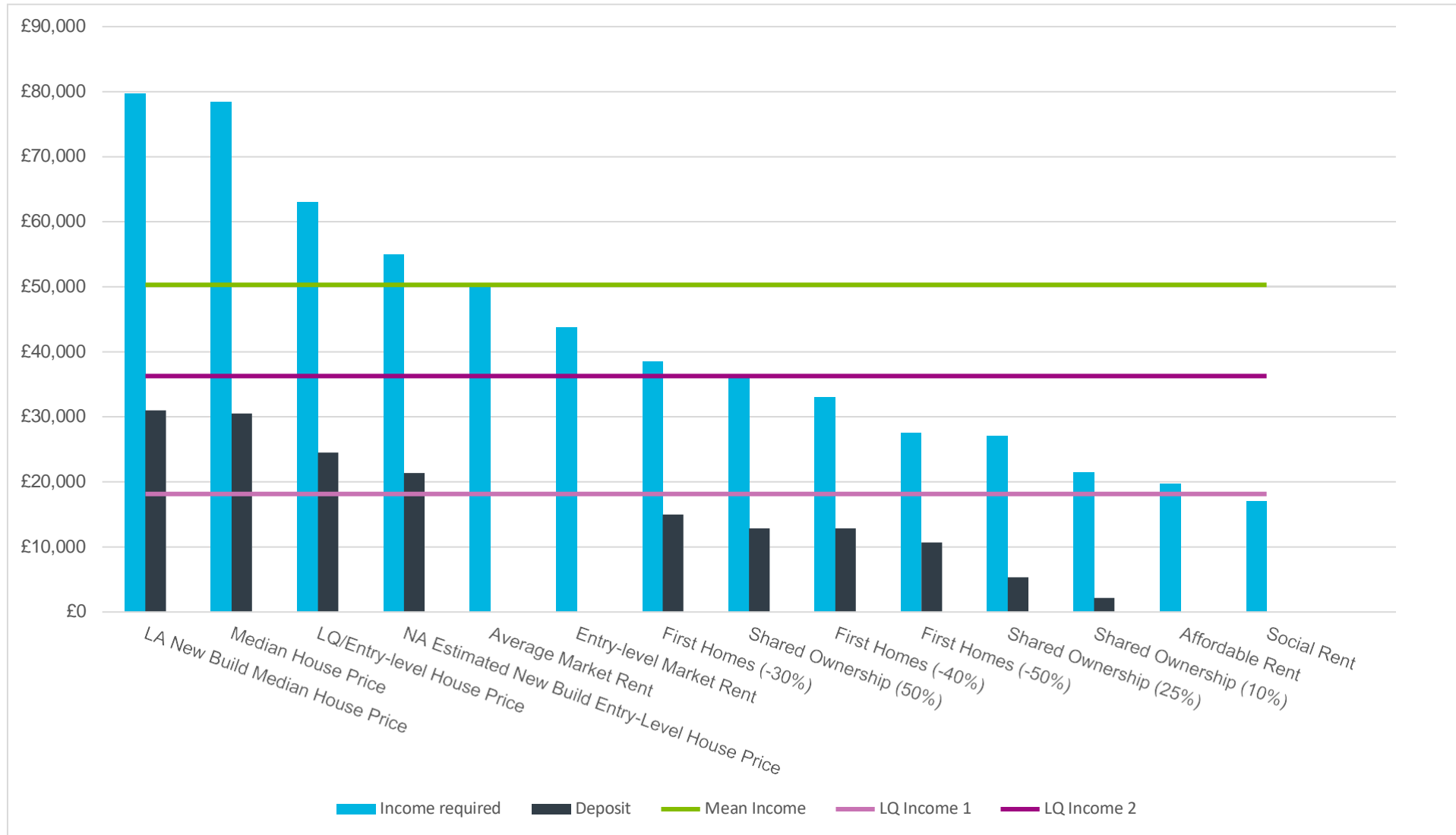
⁹ The previous minimum equity share was 25%. This change took effect from 28 June 2021 and transitional arrangements are in place for planning policy documents that are prepared during the implementation timeframe. Changes are also introduced to make the process of staircasing to full ownership more gradual with lower minimum increments of 1%. The ministerial statement confirming and detailing the changes is available here: <https://questions-statements.parliament.uk/written-statements/detail/2021-05-24/hlws48>.

95. These three products need to be considered in relation to what they offer occupants in the long term beyond simply being affordable to access or not.
- First Homes allow for a greater ownership stake in the property, enabling occupiers to benefit from price appreciation over time. Monthly outgoings are also limited to mortgage costs alone, which tend to be cheaper than renting.
 - Shared ownership at high equity shares performs a similar function to First Homes, but there are additional costs associated with the rented portion.
 - Shared ownership at low equity shares can usually be accessed by lower earning households (than First Homes) and requires a smaller deposit. However, this is a potentially less attractive route to eventual ownership because monthly outgoings remain high. The occupant has to pay a significant monthly rent as well as service charges and other costs, so it can be harder for them to save funds to buy out a greater share in the property over time.
 - Rent to Buy requires no deposit, thereby benefitting those with sufficient incomes but low savings. It is more attractive than renting but results in a much slower accumulation of the funds that can provide an eventual route to ownership than the other tenures discussed above.
96. In conclusion, all of these products would provide value to different segments of the local population, with shared ownership at a lower than 25% equity share potentially allowing lower earning households to get a foot on the housing ladder, while Rent to Buy is helpful to those with little or no savings for a deposit, and First Homes (especially at 40% discount) may provide a better long-term investment to those who can afford to access it.

Affordable rented housing

97. Affordable rented housing is generally affordable to households with two lower earners depending on their household size (average earning households are unlikely to be eligible). Households with a single lower earner are able to afford socially rented units. Many such individuals will, if unable to secure a social rented dwelling require additional subsidy through Housing Benefit to access housing.
98. The evidence in this chapter suggests that the affordable rented sector performs a vital function in Clifton-upon-Dunsmore as the only option for a large segment of those in the greatest need. Social rents are cheaper and would therefore leave households on lower earnings better off and better able to afford their other living costs, such as food and fuel etc. Where households are supported by housing benefit the difference in the cost of affordable and social rents may be irrelevant as the level of housing benefit flexes according to the rent. This means that households supported by housing benefit may be no better off in social rented accommodation because they receive a lower rate of housing benefit to cover their rent.

Figure 4-2: Affordability thresholds in Clifton-upon-Dunsmore, income required (additional cost of deposit in black)



Source: AECOM Calculations

Affordable housing- quantity needed

99. The starting point for understanding the need for affordable housing in Clifton-upon-Dunsmore is the relevant Strategic Housing Market Assessment. A SHMA¹⁰ was undertaken for the Coventry-Warwickshire HMA in 2013 and subsequently updated in 2015. This study estimates the need for affordable housing in the Borough based on analyses other data sets in line with Planning Practice Guidance at the time. The SHMA identifies the need for 171 additional affordable homes each year in Rugby as a whole. The majority (84%) of estimated need is for social/affordable rent as it relates to households who live in unsuitable housing and who cannot afford to access market rents and the remaining 16% is for affordable ownership tenures.
100. Prorating the SHMA figures to Clifton-upon-Dunsmore based on its share of the population (2.6% of Rugby borough's population), produces 4.4 dwellings per annum (predominately for social/affordable rent) or 40 Affordable Homes over the Neighbourhood Plan period (2022-2031). However, pro-rating borough level estimates of affordable housing need to rural areas presents problems in practice. The borough level figures are likely to represent higher needs in the urban areas of Rugby where there is a large social housing stock and larger numbers of households living in the PRS on housing benefit. Both of these factors tend to generate higher needs. The RLP classifies the NA as a Main Rural Settlement, and whilst the village retains its rural character, the large development at Houlton will be more urban in character once built out. In rural areas like Clifton-upon-Dunsmore village, the lack of social housing means there is no need generated from households already living in the sector. Similarly, households who may need social housing often move away to areas where their needs are more likely to be met (either because there is social housing available or more private rented housing). This means it is difficult to identify need for social/affordable rented housing within Clifton-upon-Dunsmore. Furthermore, given its age, the SHMA (published in 2013 and updated in 2015) is of less value in estimating future need.
101. In Table 4-7 we have calculated, using PPG as a starting point,¹¹ an estimate of the total need for affordable rented housing in Clifton-upon-Dunsmore over the Plan period. It should be noted that the accuracy of the findings generated by the model is only as strong as the evidence we have available to us. However, given the test of proportionality for evidence supporting neighbourhood plans, and the need to be in conformity with Local Authority strategic policies, the calculations set out here are considered a reasonable basis for understanding and planning for neighbourhood-level affordable housing need.
102. It should also be noted that figures in Table 4-7 are largely dependent on information provided by RBC in its capacity as manager of the local housing

¹⁰ [Updated Assessment of Housing Need: Coventry-Warwickshire HMA](#)

¹¹ Paragraphs 024-026 Reference ID: 2a-026-20140306, at <https://www.gov.uk/guidance/housing-and-economic-land-availability-assessment>

- waiting list. The Council's housing waiting list currently has 8 households seeking housing within Clifton-upon-Dunsmore.
103. The table shows that there are currently about 8 households in Clifton-upon-Dunsmore unable to access affordable rented homes suitable for their needs. The table also suggests that, a surplus of 1.1 AH for rent is expected per annum or 10 over the Plan period once supply through turnover (affordable re-lets/transfers) is deducted.
 104. This result may initially be surprising since there is understood to be a current backlog of need (in the region of 8 households). The reason for the affordable rented housing need being met over the long-term with the presumed existing stock, is that model uses an estimated rate of turnover of stock of 3%. Therefore, of the 101 units of affordable rented accommodation existing currently, it can be expected that around 3 will come vacant in any given year as their current occupants move to a new location, pass away or cease to be eligible as their circumstances change. This satisfies the projected newly arising need as well as some of the backlog, which is effectively spread out over the 10-year period to produce an annualized figure. However, a shortfall can result should there be a small uptick in need or lower than expected turnover in affordable rented stock.
 105. An important caveat to this finding is that the NA may be meeting wider needs within the borough. As such, whilst it may be possible to address localised needs through the existing stock, new affordable rented housing may be required to continue to provide homes for households in acute need living elsewhere in the Borough.
 106. A further caveat worth emphasizing is that one unit of Affordable Housing does not necessarily service one household worth of need, since the unit might have 2 bedrooms while the applicant household might require 4 bedrooms, may be located in an inappropriate location, or be otherwise unsuitable. Furthermore, to 'spread out' the current need for AH rented housing over the Plan period suggests that some of them can be accommodated in ten years' time once a sufficient surplus has been built up through new supply and turnover of the existing stock. While possible, this is not favourable to the individuals involved. In practice, it would be better to frontload any future affordable rented provision to meet those needs as soon as possible, leaving newly arising need in future to be met by turnover in the existing stock.
 107. As such, it may be appropriate for Clifton-upon-Dunsmore to encourage the delivery of some affordable rented housing, with the understanding even if this would meet all of the localised need, it may also help to meet needs from elsewhere in the district. The NA's wider strategic role in the delivery of Affordable Housing should be discussed with RBC.

Table 4-7: Estimate of need for Affordable Housing for rent in Clifton-upon-Dunsmore

Stage and Step in Calculation	Total	Description
STAGE 1: CURRENT NEED		
1.1 Current households in need	8.0	Waiting list data for the NA provided by RBC
1.2 Per annum	0.9	Step 1.1 divided by the plan period (2022-2031) to produce an annualised figure.
STAGE 2: NEWLY ARISING NEED		
2.1 New household formation	47.5	DLUHC 2018-based household projections for the LA between start and end of plan period. % increase applied to NA.
2.2 Proportion of new households unable to rent in the market	19.0%	(Steps 1.1 + 2.2.1 + 2.2.2) divided by number of households in NA.
2.2.1 Current number of social renters in parish	101.0	2021 Census
2.2.2 Number of private renters on housing benefits	8.6	Housing benefit caseload May 2018. Pro rata for NA.
2.3 New households unable to rent	9.0	Step 2.1 x Step 2.2.
2.4 Per annum	1.0	Step 2.3 divided by plan period 2022-2031
STAGE 3: TURNOVER OF AFFORDABLE HOUSING		
3.1 Supply of social/affordable re-lets (including transfers) %	3.0%	Assumed proportion of stock re-let each year.
3.2 Supply of social/affordable re-lets (including transfers)	3.0	Step 3.1 x NA social rented stock (2.2.1).
NET SHORTFALL OF RENTED UNITS PER ANNUM		
Overall surplus per annum	-1.1	Step 1.2 + Step 2.4 - Step 3.2
Overall surplus over the Plan period	-10.3	(Step 1.1 + Step 2.3) - (Step 3.2 x Plan period)

Source: AECOM model, using Census 2011, 2021 Census, English Housing Survey 2018, DLUHC 2018 based household projections and net additions to affordable housing stock. 2018 is the latest reliable data for some datasets so is used throughout for consistency. Figures may not sum due to rounding.

108. Turning now to Affordable Housing providing a route to home ownership, Table 4-8 estimates the potential demand in Clifton-upon-Dunsmore. This model aims to estimate the number of households that might wish to own their own home but cannot afford to – the ‘can rent, can’t buy’ group described in the previous section. The model is consistent with methods used at Local Authority scale in taking as its starting point households currently living in or expected to enter the private rented sector who are not on housing benefit.
109. There may be other barriers to these households accessing home ownership on the open market, including being unable to save for a deposit, or being unable to afford a home of the right type/size or in the right location. The model also discounts 25% of households potentially in need, assuming a proportion will be renting out of choice. This assumption is based on consistent results for surveys and polls at the national level which demonstrate that most households (typically 80% or more) aspire to home ownership.¹² However, the substantial

¹² <http://www.ipsos-mori-generations.com/housing.html>

increase in shared ownership tenures in the parish over the last decade, largely driven by substantial new development in Houlton, suggests aspirations may be higher in the NA.

110. The result of the calculation is 4.7 households per annum who may be interested in affordable home ownership (or 43 for the entirety of the Plan period).
111. Again, this assumes that a rate of turnover in the existing stock will satisfy some need, though in the case of Clifton-upon-Dunsmore shared ownership tenures are limited, amounting to around 55 units (4.7% of stock) in 2021.
112. It is important to keep in mind that the households identified in this estimate are, by and large, adequately housed in the private rented sector, Affordable Housing, or living in other circumstances. They do not necessarily lack their own housing but would prefer to buy rather than rent. They have been included in the national planning definition of those in need of Affordable Housing, but their needs are less acute than those on the waiting list for affordable rented housing.

Table 4-8: Estimate of the potential demand for affordable housing for sale in Clifton-upon-Dunsmore

Stage and Step in Calculation	Total	Description
STAGE 1: CURRENT NEED		
1.1 Current number of renters in parish	90.0	Census 2021
1.2 Percentage renters on housing benefit in LA	9.5%	% of renters in 2018 on housing benefit.
1.3 Number of renters on housing benefits in parish	8.6	Step 1.1 x Step 1.2.
1.4 Current need (households)	61.1	Current renters minus those on housing benefit and minus 25% assumed to rent by choice. ¹³
1.5 Per annum	6.8	Step 1.4 divided by plan period.
STAGE 2: NEWLY ARISING NEED		
2.1 New household formation	47.5	LA household projections for plan period (2018 based) pro rated to NA.
2.2 % of households unable to buy but able to rent	18.7%	(Step 1.4 + Step 3.1) divided by number of households in NA.
2.3 Total newly arising need	8.9	Step 2.1 x Step 2.2.
2.4 Total newly arising need per annum	0.7	Step 2.3 divided by plan period.
STAGE 3: SUPPLY OF AFFORDABLE HOUSING		
3.1 Supply of affordable housing	55.0	Census 2021
3.2 Supply - intermediate resales	2.8	Step 3.1 x 5% (assumed rate of re-sale).
NET SHORTFALL PER ANNUM		
Overall shortfall per annum	4.7	(Step 1.5 + Step 2.4) - Step 3.2.
Overall shortfall (or surplus) over the plan period	42.5	(Step 1.4 + Step 2.3) – (Step 3.2 x NP period)

Source: AECOM model, using Census 2011, English Housing Survey 2018, DLUHC 2018 based household projections and net additions to affordable housing stock. 2018 is the latest reliable data for some datasets so is used throughout for consistency.

113. There is no policy or legal obligation on the part either of the Local Authority or Neighbourhood Plan to meet affordable housing needs in full, though there are tools available to the Advisory Committee that can help ensure that it is met to a greater extent if resources permit (e.g. the ability to allocate sites for affordable housing).
114. It is also important to remember that even after the Neighbourhood Plan is adopted, the assessment of need for Affordable Housing, the allocation of affordable rented housing to those in need, and the management of the housing waiting list all remain the responsibility of the Local Authority rather than the neighbourhood planning group.

¹³ The assumption of approximately 25% preferring to rent and 75% preferring to buy is AECOM's judgement, based on national level polls which consistently reveal that most households who prefer home ownership e.g. <http://www.ipsos-mori-generations.com/housing.html> and informed by our experience across numerous neighbourhood level HNAs. The assumption is based on the fact that some households choose to rent at certain stages in their life (e.g. when young, when needing flexibility in employment market, or when new migrants move into an area). While most households prefer the added security and independence of owning their own home, private renting is nevertheless a tenure of choice at a certain points in many households' journey through the housing market. The actual percentage of preference will differ between areas, being higher in large metropolitan areas with younger households and more new migrants, but lower in other areas. 25% is used as a reasonable proxy and for consistency across HNAs and similar assumptions are used in some larger scale assessments such as LHNAs and SHMAs. If the neighbourhood planning group feel this is not an appropriate assumption in their particular locality they could use the results of a local residents survey to refine or confirm this calculation.

Affordable Housing policy guidance

115. RBC's adopted policy on this subject (H2) requires 20%-30% AH provision on sites with an area 0.36 ha and over / or capable of accommodating 11 or more dwellings. The Policy requires 20% AH contribution on previously developed land and 30% on greenfield sites. It is understood that this target is not usually met on sites in the NA as RBC advised that they could not find evidence of AH completions since 2011 in Clifton-upon-Dunsmore. However, the strategic site at Houlton will include some AH¹⁴ provision.
116. The overall proportion of housing that must be affordable is not an area of policy that a Neighbourhood Plan can usually influence, but it is worth emphasizing that the HNA finds there to be robust evidence of need for Affordable Housing in the NA, and every effort should be made to maximise delivery where viable.
117. How the Affordable Housing that comes forward through mainstream development sites is broken down into specific tenures – such as the balance between rented tenures and routes to home ownership – is to be informed by the latest SHMA according to RLP policy H1. This policy also states that the Council will consider an alternative mix in certain circumstances, including where *'a mix of housing would compromise the ability of the development to meet a specifically identified affordable or specialist housing need'*. The RLP (paragraph 5.17) adds that the specific mix will be informed by evidence available at the time of application with the SHMA proposed mix as a starting point for negotiation. The SHMA proposed an 84% rented to 16% affordable ownership split for Rugby. This HNA can supply more localized evidence, and this section summarises the factors that might be taken into account before proposing a suggested Affordable Housing tenure mix that might be suitable for Clifton-upon-Dunsmore specifically.
118. The following evidence and considerations may be used as a starting point in the development of policy concerning the Affordable Housing mix:
- A. **Evidence of need for Affordable Housing:** This study estimates that Clifton-upon-Dunsmore has limited long-term need for affordable rented housing and quite a high potential demand for affordable home ownership.
- It is not recommended to strictly limit the future provision of affordable rented housing for the following reasons: there is currently a backlog of need from 8 households; the wider borough continues to have need; and economic circumstances could change or the assumptions for turnover in the stock used here may not be borne out in practice.
- However, there is justification in seeking a higher proportion of affordable home ownership than the 16% proposed in the SHMA. Furthermore, a majority of affordable home ownership products have been found to be helpful in widening housing access to those earning at and below the

¹⁴ Source: www.midlandheartgroup.org.uk & <https://houltonrugby.co.uk/>

average locally. This is also borne out by the rapid growth in shared ownership tenures in the NA since 2011.

- B. Can Affordable Housing needs be met in full?** The Local Plan allocates a site for a major urban extension within the parish, at the former Rugby Radio site, for up to 6,200 dwellings. Of this around 2,490 units are expected to be delivered by the end of the Plan period (2031). If the Local Plan target of 20% (the percentage applicable on previously developed land) was achieved on this site, up to around 498 affordable homes might be expected in the NA by 2031. This would considerably exceed the total potential demand for Affordable Housing identified here. As such, there is no need to prioritise more urgent needs, as might be the case in a context of limited expected delivery. However as all of this provision will be in Houlton, there may be some benefit in providing additional AH within the village envelope for those wishing to remain in the existing community.
- C. Government policy (e.g. NPPF) requirements:** current NPPF policy requires 10% of all homes to be delivered for affordable home ownership. For 10% of all housing to be affordable ownership in Rugby borough, where 20% (on previously developed land), of all housing should be affordable, 50% of Affordable Housing should be for affordable ownership.
- There can be exceptions to this requirement if it would prevent the delivery of other forms of Affordable Housing. Given the potential AH provision and the findings of this HNA there is no evidence that this is the case in Clifton-upon-Dunsmore.
- D. Local Plan policy:** As noted above, the adopted Local Plan requires the AH tenure split to be informed by the SHMA which seeks 86% affordable rents to 16% affordable ownership homes.
- E. First Homes policy:** the Government recently concluded a consultation on the introduction of First Homes (to provide at least 30% discount on new build home prices). The proposals have now been enacted through a ministerial statement. A minimum of 25% of all Affordable Housing secured through developer contributions are now required to be First Homes. First Homes appear to be an appropriate product in the parish, so the introduction of this requirement would not be expected to have any adverse effects.

This new minimum requirement may have the effect of displacing other products in any established tenure mix, and will reduce the amount of social or affordable rent if this was proposed to be more than 75% of Affordable Housing. This would be the case in this instance as the SHMA proposes 86% AH for rent.

National policy dictates that after the 25% First Homes requirement has been met, the remaining 75% of Affordable Housing units should as a first priority protect the provision for social rent set out in the relevant Local Plan, with any remaining units allocated to other tenure products in the relative proportions set out in the Local Plan.

AECOM is aware that some Local Planning Authorities are considering 'top slicing' their affordable housing quota to provide 25% First Homes and then allocating the remaining proportion according to their existing policy tenure split. If this was done in Rugby borough, the remaining 75% of the affordable housing provision would then be apportioned 86% to affordable rent and 16% to affordable home ownership. If this approach is taken, all other things being equal, it would reduce the provision of rented forms of affordable housing since it would effectively protect the provision of other forms of affordable home ownership alongside First Homes. Some LPAs are considering this approach because of the existing business models of registered providers which have relied on shared ownership to cross subsidise affordable rented housing and uncertainty over whether First Homes could replace this model.

This guidance generally applies to district-level policy, and there may still be potential for a neighbourhood plan tenure mix to deviate from how the other tenures are rebalanced if appropriate.

- F. **Viability:** HNAs cannot take into consideration the factors which affect viability in the neighbourhood area or at the site-specific level. Viability issues are recognised in the Local Plan and it is acknowledged that this may affect the provision of affordable housing, the mix of tenures provided and the discounts that can be sought on First Homes properties.
- G. **Funding:** the availability of funding to support the delivery of different forms of Affordable Housing may also influence what it is appropriate to provide at a particular point in time or on any one site. The neighbourhood planning group may wish to keep this in mind so that it can take up any opportunities to secure funding if they become available.
- H. **Existing tenure mix in Clifton-upon-Dunsmore:** The 2021 Census data shows that the parish has a smaller proportion of social rented accommodation (9%) compared to the wider borough (13%) and the national average (17%). This suggests that further provision of affordable rented homes would offer a wider choice of homes for local residents and, importantly, may allow those on lower incomes including newly forming households and younger families to remain in or move to the area.
- I. **Views of registered providers:** it is not within the scope of this HNA to investigate whether it would be viable for housing associations (registered providers) to deliver and manage affordable rented homes in the parish. The funding arrangements available to housing associations will determine rent levels.
- J. **Wider policy objectives:** the neighbourhood planning group may wish to take account of broader policy objectives for Clifton-upon-Dunsmore and/or the wider district. These could include, but are not restricted to, policies to attract younger households, families or working age people to the NA. These wider considerations may influence the mix of Affordable Housing provided.

119. On the basis of the considerations above, Table 4-9 proposes an indicative Affordable Housing tenure mix that might be sought through Neighbourhood Plan policy.
120. This indicative mix is chiefly a response to the fact that Clifton-upon-Dunsmore is expecting a significant volume of development in the Plan period, combined with the understanding that there is limited long-term need for affordable rents and potentially high demand for affordable home ownership products. It is not advisable to limit affordable rented provision entirely in case circumstances change and because there are currently households on the waiting list. But there is scope to boost the provision of tenures providing an affordable route to ownership, which this analysis has found to be broadly affordable to local people on average and below-average incomes.
121. Since First Homes appear the most affordable and helpful option locally, assuming it can be offered at the appropriate discount level, national policy that First Homes should represent 25% of the affordable mix is suitable here. The evidence gathered here suggests that this proposal would not impact on the ability of the parish to accommodate those with the most acute needs. In the interests of diversity and maximizing choice, a further 25% is allocated to shared ownership rather than more First Homes and 10% is allocated to Rent to Buy. The latter is less affordable than the other ownership tenures considered but has the advantage not requiring a deposit.
122. This mix should be viewed as a starting point, based primarily on secondary evidence, which should be reconsidered in light of considerations F to J above, and in particular the views and objectives of the community.
123. Where the neighbourhood planning group wish to develop policy that deviates from that outlined in the Local Plan – either by differing from the headline split between renting and ownership or by specifying a greater level of detail around sub-tenures, it is important that they liaise with RBC to gather more detailed income and viability information, and to ensure that departures from the local policy context have their support.
124. Another option when developing Neighbourhood Plan policies on tenure splits is to add caveats to the policy in question, to the effect that the precise mix of affordable housing will be considered on the basis of site-by-site circumstances in addition to this evidence.

Table 4-9: Indicative tenure split (Affordable Housing)

Tenure	Indicative mix	Considerations and uncertainties
Routes to home ownership, of which	60%	
First Homes	25%	Product untested so uncertainties around viability, developer, lenders and buyer appetite etc.
Shared ownership	25%	Recently confirmed changes to the model to allow purchases of 10% share - impact on viability unknown. RPs business plans currently reliant on shared ownership model. Impact of displacement by First Homes unknown.
Rent to Buy	10%	Emerging product with popularity and effectiveness as yet unknown. Impact of displacement by First Homes unknown.
Affordable Housing for rent, of which	40%	
Social rent	To be set by Registered Providers	Uncertain how much funding available to support this tenure in local area. Uncertain whether RPs willing to own/manage stock in this area.
Affordable rent	To be set by Registered Providers	Uncertain whether RPs willing to own/manage stock in this area.

Source: AECOM calculations

Conclusions- Tenure and Affordability

Affordability issues and tenure options

125. Clifton-upon-Dunsmore's current tenure mix shows a high degree of owner occupation compared to the wider borough and the national average with correspondingly lower proportions of private and affordable rents. Notably shared ownership is more prevalent in the parish compared to the wider geographies.
126. Home values have risen over the long term with some year-on-year fluctuations. The average entry-level home now costs around £105,938 more than it did in 2012. The average price growth rate for all housing in Clifton-upon-Dunsmore between 2012 and 2021 was 58%. There is a £59,935 (or 25%) price

differential between the lower quartile property price (currently £244,938) and the median¹⁵ price (£304,873).

127. AECOM has estimated the annual income required to afford various tenures of housing in the parish – each of which is explained in detail in Appendix A. These thresholds are compared to local incomes to determine which options are the most appropriate for local people going forward. The average household income in Clifton-upon-Dunsmore is £50,300 and the lower quartile income (per person) for Rugby is £18,139.
128. It was found that a household would need an income comfortably above the average (or a very large deposit) to qualify for a mortgage even for an entry-level home in the parish. Home ownership through the mainstream market is not an option for the majority of local people.
129. Private renting is affordable for average earning households. Households made up of two lower quartile earners cannot afford the given rental thresholds. Broadly speaking, anyone earning between £43,720 and £54,1934 can afford to rent but not to buy. These households may benefit from affordable home ownership options such as shared ownership, discounted market housing (including First Homes), and rent to buy, all of which are found to be suitable in Clifton-upon-Dunsmore.
130. The above products bring home ownership within reach of average and dual lower quartile earning households, but lower earners will still need affordable rented housing.

Quantity of Affordable Housing needed

131. This report estimates Clifton-upon-Dunsmore's Affordable Housing needs through two calculations that use locally specific data as far as possible. The first estimates the need for affordable rented housing and the second considers the potential demand for affordable home ownership.
132. There are currently 8 Clifton-upon-Dunsmore households¹⁶ on Rugby Borough Council's Housing register. Despite this backlog of need, the estimate suggests Clifton-upon-Dunsmore will have a surplus of one affordable rented unit per year going forward.
133. This is initially surprising given the aforementioned register data. However, the model is effectively saying that the estimated quantity of newly arising need each year is likely to be satisfied by turnover in the existing stock. We assume that roughly 3% of the occupants of Clifton-upon-Dunsmore's social rented stock will vacate their property in any given year, as they move to a new location, pass away, or cease to become eligible as their income rises. This is theoretically enough to satisfy expected newly arising need each year.

¹⁵ The median is the middle number obtained when the data is sorted from smallest to largest. Because the mean captures the average of all the house prices, both high and low, the few outlying data points on the high end cause the mean to increase, making it higher than the median.

¹⁶ According to RBC's waiting list data: one of these households currently based the NA and 7 further applicants seeking housing within Clifton-upon-Dunsmore.

134. In practice, it would be better to frontload any future rented Affordable Housing provision to meet current outstanding needs as soon as possible, leaving newly arising need in future to be met by turnover in the existing stock. Furthermore, there is a clear need for Affordable Housing across the borough as a whole, and it is reasonable to expect Clifton-upon-Dunsmore to satisfy some of that need through Houlton (whether from local households or those elsewhere in the borough).
135. As such, it is recommended that the Advisory Committee seeks to secure some affordable rented housing, particularly early in the Plan period, with the understanding that if this results in oversupply in future years, the vacancies created when existing occupants leave their properties may need to satisfy new need from elsewhere in Rugby.
136. Turning to Affordable Housing (AH) providing a route to home ownership, we estimate that around 5 households per year may be interested in such products (43 over the Plan period). It is important to keep in mind that the households identified in this estimate are, by and large, adequately housed in the private rented sector. They do not lack their own housing but would prefer to buy rather than rent. They have been included in the national planning definition of those in need of Affordable Housing, but their needs are less acute than those on the waiting list for affordable rented housing.

Policy considerations

137. The strategic site allocated in the RLP should deliver at least 498 units of Affordable Housing in the parish by 2031.
138. Applying the adopted RLP policy which requires 16% of AH to be affordable ownership tenures would produce around 80 dwellings in the parish with the remaining 418 defaulting to affordable rents. However, the RLP also states that the specific mix will be informed by evidence available at the time of application with the SHMA proposed mix as a starting point for negotiation. There is therefore potential for the Neighbourhood Plan to add greater specificity on this issue beyond the wider NPPF requirement for 10% of all housing to be for affordable home ownership.
139. As noted above, it is estimated that Clifton-upon-Dunsmore has limited long-term need for affordable rented housing and a high potential demand for affordable home ownership.
140. It is not recommended to strictly limit the future provision of affordable rented housing for the following reasons: there is currently a backlog of need from 8 households; the wider district continues to have need; and economic circumstances could change or the assumptions for turnover in the stock used here may not be borne out in practice. Furthermore, given that expected future provision will be in Houlton as part of the strategic development there, there may be some benefit in providing additional AH within the village envelope for those wishing to remain in the existing community.

141. However, there is justification to seek a higher proportion of affordable home ownership than the 16% (of the affordable total) sought in the RLP. Furthermore, as noted above, a majority of affordable home ownership products have been found to be helpful in widening housing access to those earning at and below the average locally.
142. AECOM therefore proposes an indicative Affordable Housing tenure mix of 60% affordable home ownership and 40% affordable rent, which could be sought in the Neighbourhood Plan if it is not in conflict with other community objectives.

Delivery expectations

143. Table 4-10 summarises Clifton-upon-Dunsmore’s position with regards to the expected delivery of Affordable Housing, and how this might ideally be apportioned among sub-categories of tenure to meet local needs over the Plan period. This exercise simply applies the housing requirement figure for the area to the Local Plan policy expectation and shows the quantities of affordable housing for rent and sale that would be delivered if the tenure mix proposed in this HNA were to be rigidly enforced. In this sense it is hypothetical, and the outcomes in practice may differ, either as a result of measures taken in the neighbourhood plan (e.g. if the Advisory Committee plans for more housing and therefore more affordable housing than the local plan, or if the group decides to influence the tenure mix in other ways), or as a result of site-specific constraints.

Table 4-10: Estimated delivery of Affordable Housing in Clifton-upon-Dunsmore

	Step in Estimation	Expected delivery
A	Provisional capacity figure ¹⁷	2,490
B	Affordable housing quota (%) in LPA’s Local Plan	20%
C	Potential total Affordable Housing in NA (A x B)	498
D	Rented % (e.g. social/ affordable rented)	40%
E	Rented number (C x D)	199
F	Affordable home ownership % (e.g. First Homes, Rent to Buy)	60%
G	Affordable home ownership number (C x F)	299

Source: AECOM estimate based on LPA’s affordable housing policies, AECOM’s indicative tenure mix

¹⁷ The projected amount of housing growth on the strategic allocation at former Rugby Radio/ Houlton development by 2031 as outlined in [RBC’s Housing Background Paper \(2016\)](#)

144. This expected level of delivery substantially exceeds the quantity of demand identified in estimates of the need for affordable housing.

5. RQ 2: Type and Size

RQ 2: What type (terrace, semi, bungalows, flats and detached) and size (number of bedrooms) of housing is appropriate for the Plan area over the Neighbourhood Plan period?

Introduction

145. The evidence in this chapter is intended to give a snapshot of the existing dwelling stock in Clifton-upon-Dunsmore in terms of type and size, as well as some of the population characteristics that tend to influence housing needs. From this, it is possible to develop an understanding of what sort of housing would be appropriate going forward.
146. It is worth emphasising that this evidence assumes that existing demographic and occupation patterns will persist into the future. It can therefore be thought of as the baseline or default scenario, into which the community may wish to intervene – for example to attract a different or more balanced demographic. The recommendations in this chapter, particularly the final suggested size mix, are a starting point that may be adjusted in light of other community objectives and primary evidence.

Existing types and sizes

Background and definitions

147. Before beginning to explore issues of dwelling type and size, it is important to note that the demand for housing by size and type tends to be determined primarily by wealth – with those having more buying power choosing to occupy larger homes, and often preferring detached properties to denser types, such as flats.
148. This study is concerned primarily with need rather than demand. Need for homes of different sizes is chiefly determined by the number of people occupying the home. In the strict sense, there is no ‘need’ for dwellings of any particular type, other than the specific needs of those with certain disabilities for level access properties, for example.
149. The best proxy for the number of people in a household is age or ‘life stage’, with younger and then older households tending to have one or two people, and those in between these poles more likely to have larger families including children. Life stage is therefore a main indicator considered here for the size of housing needed. But it is worth pointing out that wealth is also correlated with age, so it is not possible to attain a pure view of what is needed from the secondary data alone.
150. It is also useful to clarify the terminology around dwellings and households. Dwellings are counted in the Census by combining address information with Census returns on whether people’s accommodation is self-contained. As

such, all dwellings are classified as either shared or unshared dwellings. Households are groups of people who live together as a coherent unit (such as a family), and a dwelling is shared where there is more than one household occupying it (e.g. two families or a group of individual students). Hence, there is usually a different number of households and dwellings in any given area. The number of dwellings can also exceed that of households in areas with large numbers of holiday or second homes.

151. The 2021 Census data is used for the current mix of dwellings in the NA, such as the type and size mix of homes.

Dwelling type

152. The 2021 Census data shows that Clifton-upon-Dunsmore has a large proportion of detached homes (43%) followed by with semis (31%) and terraces (18%) with a relatively small proportion of flats (6%). Comparing the 2021 data with the 2011 data shows a trend favouring more detached and semi-detached dwellings and fewer terraces and flats. In terms of growth rates, semis experienced the highest growth rate (170%) in the intercensal period followed by detached dwellings (109%) with terraces and flats also growing by 36% and 60%, respectively. Largely as a result of the development of Houlton, the stock appears slightly less balanced due to the greater prevalence of detached and semi-detached units and the smaller overall proportions of terraces and flats.

Table 5-1: Accommodation type, Clifton-upon-Dunsmore, 2011 and 2021

Dwelling type	2011 Census		2021 Census		% Change
Flat	47	8.0%	75	6.4%	59.6%
Terrace	158	27.0%	211	18.0%	33.5%
Semi- detached	136	23.2%	367	31.3%	169.9%
Detached	240	41.0%	502	42.9%	109.2%
Unknown/ other	5	0.8%	16	1.4%	87.5%
Total	586	100.0%	1,171	100.0%	99.8%

Source: ONS 2011, 2021, AECOM Calculations

153. It is useful to compare the mix of dwelling types in percentage terms with wider geographies (Table 5-2 below). The data for Clifton-upon-Dunsmore village (excluding Houlton) shows that village has a greater proportion of detached housing than the wider borough and the national average with correspondingly fewer semis and flats. Notably the village has a larger proportion of terraced housing compared to the wider geographies. Looking at the NA as whole (including Houlton) shows recent development has led to more detached and semidetached housing, with these now forming three quarters of stock. The proportion of flats has also gone down. This indicates that recent development has tended to favour more detached and semidetached housing which has potentially adverse effects on affordability as smaller dwellings such as terraced homes and flats tend to be more affordable.

Dwelling type	CuD NA	CuD Village	Rugby	England
Flat	6.4%	8.1%	12.6%	22.2%
Terrace	18.0%	26.9%	22.6%	23.0%
Semi-detached	31.3%	25.0%	33.9%	31.5%
Detached	42.9%	37.3%	30.5%	22.9%
Unknown/other	1.4%	2.6%	0.4%	0.4%

Source: ONS 2021, AECOM Calculations

Dwelling size

154. Table 5-3 below sets out current the mix of housing by number of bedrooms in Clifton-upon-Dunsmore NA. It is dominated by mid-sized homes 3 bedrooms followed by larger, 4 bedroom plus, dwellings. 2011 Census data is presented alongside, which shows that development since 2011 has been focused on the most common existing size categories, with more medium and larger homes introduced and proportionally smaller increases in 1-2 bedroom dwellings, which now form a smaller percentage of the housing stock. Again, this has potentially adverse implications on affordability as smaller properties tend to be more affordable.

Table 5-3: Dwelling size (bedrooms), Clifton-upon-Dunsmore NA, 2011 and 2021

Number of bedrooms	2011	%	2021	%
1	39	7.0%	67	5.7%
2	134	23.9%	206	17.6%
3	244	43.6%	511	43.7%
4+	143	25.5%	386	33.0%

Source: ONS 2011 & 2021, AECOM Calculations

155. Again, it is useful to look at the percentage breakdown of dwelling sizes in comparison with the wider borough and country. Table 5-4 shows that Clifton-upon-Dunsmore's stock is generally larger than the wider borough's and the national average with a particularly smaller proportion of 1-2 bedroom homes. These collectively make up 23% of stock in the parish compared to 32% in the wider borough and 40% nationally. Clifton-upon-Dunsmore village has very similar levels of 3 and 4+ bedroom properties to the wider borough. Compared to the NA as a whole the village has a relatively more balanced stock with larger proportions of 1-2 bedroom homes and fewer larger homes (4+ bedrooms).

Table 5-4: Dwelling size (bedrooms), various geographies, 2021

Number of bedrooms	CuD NA	CuD village	Rugby	England
1	5.7%	9.8%	7.9%	11.6%
2	17.6%	22.5%	24.1%	27.3%
3	43.7%	41.7%	41.8%	40.0%
4+	33.0%	26.0%	26.2%	21.1%

Source: AECOM Calculations, 2021 Census

Population characteristics

156. This section examines key characteristics of the local population that have a bearing on what housing might be needed in future years. Where available, recent data is used. However, for some information it is necessary to fall back on the 2011 Census.
157. Table 5-5 shows the most recent estimated age structure of the NA population, alongside 2011 Census figures. The population is almost evenly split between those aged 44 and under (51%) and those aged 45 plus (49%). Notably there has been a significant increase since 2011 in the number of young children with this group experiencing 91% growth. The next fastest growing group is the 25-44 cohort which grew by 57%. The proportion of residents aged 65 and over grew by 31% with substantial growth (44%) in the 85 plus cohort. This pattern of growth in the younger to middle aged groups is atypical for rural/ semi-rural parishes and can be largely attributed to the substantial new development at Houlton, whereas the growth in the older age groups may reflect organic growth in Clifton-upon-Dunsmore (village) population.
158. Note that the ONS advises exercising caution with population estimates by single year of age (from which this 2020 data has been derived), as patterns of variance and bias make it relatively less accurate compared to Census data (which has not yet been released for age at small scales).

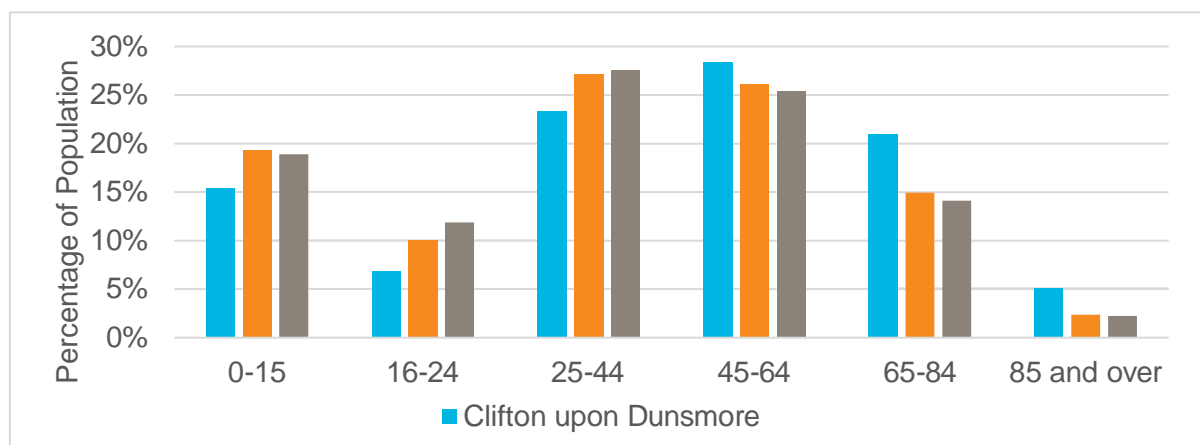
Table 5-5: Age structure of Clifton-upon-Dunsmore population, 2011 and 2020

Age group	2011 (Census)		2020 (ONS, estimated)		%
0-15	201	15%	384	20.6%	91.0%
16-24	90	7%	99	5.3%	10.0%
25-44	304	23%	478	25.6%	57.2%
45-64	370	28%	463	24.8%	25.1%
65-84	273	21%	348	18.6%	27.5%
85 and over	66	5%	95	5.1%	43.9%
Total	1,304		1,867		43.2%

Source: ONS 2011, ONS mid-2020 population estimates, AECOM Calculations

159. The 2021 Census data for Rugby shows that the borough's population increased by just over 14% to around 114,400 in 2021; the largest percentage increase in the West Midlands (which grew by 6%). The NA experienced a much higher growth (43% according to the ONS estimate), again this largely due to the urban extension at Houlton.
160. For context, it is useful to look at the parish population structure alongside that of the borough and country. Figure 5-1 (using 2011 Census data) shows that parish population was consistently older than in the wider borough and national average (more people in older age groups and fewer people in younger ones).

Figure 5-1: Age structure in Clifton-upon-Dunsmore, 2011



Source: ONS 2011, AECOM Calculations

Household composition

161. Household composition (i.e. the combination and relationships of adults and children in a dwelling) is an important factor in the size (and to an extent, the type) of housing needed over the Neighbourhood Plan period. Table 5-6 shows that Clifton-upon-Dunsmore has a smaller proportion of one person households than the borough or country. Of the family households, the majority are younger than 66 and more of them have dependent children than do not. These characteristics are also shared at wider geographies.
162. Note that non-dependent children refer to households in which adult children are living at home, or which students still call their primary residence despite living for most of the year near to university. A marked increase in this category can be taken to indicate the relative unaffordability of entry-level homes, where young people are financially unable to move out and form their own households. It is interesting to observe that this category grew by 65% between 2011 and 2021 in the parish; three times the rate observed for the wider borough (22%).

Household composition		CuD.	Rugby	England
One person household	Total	21.8%	27.2%	30.1%
	Aged 66 and over	9.1%	12.1%	12.8%
	Other	12.6%	15.1%	17.3%
One family only	Total	73.2%	66.9%	63.1%
	All aged 66 and over	9.1%	10.0%	9.2%
	With no children	25.0%	18.3%	16.8%
	With dependent children	34.4%	28.1%	25.8%
	With non-dependent children	6.5%	9.8%	10.5%
Other household types	Total	5.0%	5.9%	6.9%

Source: ONS 2021, AECOM Calculations

Occupancy ratings

163. The tendency of households to over- or under-occupy their homes is another relevant consideration to the future size needs of the NA. A person is considered to under-occupy their home when there are more bedrooms in their home than a family of their size and composition would normally be expected to need. This is expressed as an occupancy rating of +1 or +2, indicating that there is one surplus bedroom or at least two surplus bedrooms (respectively). Over-occupancy works in the same way, with a rating of -1 indicating at least one bedroom too few.
164. Table 5-7 shows that in Clifton-upon-Dunsmore a combined 84% of households live in a home with at least one bedroom more than they would be expected to need and 48% have two or more extra bedrooms. Only 1% of households have too few. Over occupancy is particularly prevalent among the 65 plus family households and under 65 family households without children.
165. The previous chapter established the high property values in the area, so it would appear that the largest homes are not necessarily occupied by those with the largest families but by those with the financial capacity to do so, irrespective of their household size, or by older people who have not chosen or be able to move to smaller properties. This latter point is confirmed when considering the data for different household types. Around 97% of couples aged over 65 have more bedrooms than they would be expected to need.

Household type	+2 rating	+1 rating	0 rating	-1 rating
Family 65+	74.3%	22.9%	2.9%	0.0%
Single person 65+	50.6%	39.5%	9.9%	0.0%
Family under 65 - no children	74.4%	19.7%	6.0%	0.0%
Family under 65 - dependent children	30.0%	44.2%	23.3%	2.5%
Family under 65 - adult children	28.3%	47.8%	23.9%	0.0%
Single person under 65	37.2%	41.5%	21.3%	0.0%
All households	48%	36%	16%	1%

Source: ONS 2011, AECOM Calculations

166. As noted in the introduction to this chapter, the life stage of households is strongly correlated with the size of home they tend to occupy. Figure 5-2 sets out this relationship for Rugby in 2011 (because this data is not available at smaller scales). The graph shows how the youngest households tend to occupy the smallest dwellings, before rapidly taking up larger homes as their families expand, and then more gradually downsizing to smaller homes again as they age.

Figure 5-2: Age of household reference person by dwelling size in Rugby, 2011



Source: AECOM Calculations, 2011 Census

Future population and size needs

167. This section projects the future age profile of the population in Clifton-upon-Dunsmore at the end of the Neighbourhood Plan period and then estimates the mix of dwelling sizes they may need. It is important to note that this largely reflects the needs of the population of the village, excluding Houlton, for two reasons;

- Firstly: the dwelling mix for Houlton has already been determined, is unlikely to be meaningfully influenced by the NP, and will contain a broad range of dwelling typologies because of its sheer scale. In addition, the

current population of Houlton have fairly recently arrived and are unlikely to have developed unmet needs for different forms of accommodation – in other words they are likely to already be living in a dwelling appropriate to their needs and financial capability. They are also likely to be able to find a suitable alternative in the coming years as Houlton’s development proceeds.

- Secondly, this model relies on data on the age profile of households that currently only exists for 2011 – and therefore represents the parish prior to the development of Houlton. For consistency, data on the ‘current’ mix of dwelling sizes is also taken from the 2011 Census. This means that the results of the exercise, which predict what mix of sizes would best accommodate the evolving population in the future, show where the unmet needs of village households lie, independent of Houlton. In other words, the results show how the village itself may need to change to meet its own needs and correct any imbalances in its existing stock, as though it were self-contained. Houlton will have a significant impact on enabling local people to move to suitable housing, but for those wishing to remain in the village, this model shows what changes might be most beneficial.

168. The result of applying Local Authority level household projections to the age profile of Clifton-upon-Dunsmore households in 2011 is shown in Table 5-8. This makes clear that population growth can be expected to be driven by the oldest households, with the 65 and over category growing by 42% by the end of the Plan period to form 38% of the projected total population.

Table 5-8: Projected distribution of households by age of HRP, Clifton-upon-Dunsmore 2011-2031

Year	Age of HRP				
	24 and under	25 to 34	35 to 54	55 to 64	65 and over
2011	8	46	199	122	185
2031	7	48	221	147	262
% change 2011-2031	-14%	3%	11%	20%	42%

Source: AECOM Calculations

169. The demographic change discussed above can be translated into an ideal mix of dwelling sizes. This is achieved through a model that maps the dwelling size preferences by life stage shown earlier (Figure 5-2) onto the projected age profile for the NA in Table 5-8 above. The resulting ‘ideal’ future mix of dwelling sizes can then be compared to the current stock of housing to identify how future development might best fill the gaps.

170. This approach has limitations, in that it embeds existing size preferences and does not anticipate changes in what people want from their homes. As such, it is appropriate for the results to be taken as a baseline scenario – what would occur if current trends persisted. It may well be the intention of the community to intervene to produce a different outcome more in line with their interpretation of emerging trends and their place- and community-shaping objectives. Layering these factors on top of the indicative picture provided by this model is appropriate for the purpose of drafting neighbourhood plan policies.

171. The result of this exercise is presented in Table 5-9. The model suggests that any new residential development would best address the changing needs of the local population by focusing on mid-sized homes (3 bedroom) as well as smaller (1-2 bedroom) homes. There will remain a need for some larger 4 and 5 bedroom homes but to a lesser extent than small to mid-sized homes.

Table 5-9: Suggested dwelling size mix to 2031, Clifton-upon-Dunsmore

Number of bedrooms	Current mix (2011)	Target mix (2031)	Balance of new housing to reach target mix
1 bedroom	7.0%	8.5%	15.4%
2 bedrooms	23.9%	24.0%	24.4%
3 bedrooms	43.6%	44.9%	50.8%
4 bedrooms	19.8%	17.5%	7.1%
5 or more bedrooms	5.7%	5.1%	2.3%

Source: AECOM Calculations

172. Recent housing delivery in Houlton has tended to favour larger homes which would be less suitable for the village's future needs. Therefore, the community may wish to counteract this through the development of smaller homes going forward. The neighbourhood plan may be used to influence the size mix of housing coming forward with medium and smaller homes being the priority.
173. Providing smaller and mid-sized homes would both improve Clifton-upon-Dunsmore's offering for younger households who have few options for their next step on the property ladder and enable older households currently under-occupying larger homes to downsize and in so doing potentially create churn in the market (although it is acknowledged that many of the larger historic properties may be too expensive to be taken up by younger local families).
174. The preceding chapter found that affordability is a serious and worsening challenge in the NA. While the provision of Affordable Housing (subsidised tenure products) is one way to combat this, another is to ensure that homes come forward which are of an appropriate size, type and density for local residents' budgets. The provision smaller and mid-sized homes would help to address this situation.
175. The result of this model is therefore a relatively blunt measure of what could be beneficial given population change and existing imbalances in housing options. It is a starting point for thinking about how best to address the more nuanced needs of the future population. Those wishing to move within or relocate to the area will have a range of circumstances and preferences, and they should be offered a range of choices. As such, it is recommended that priority is given to 2-3 bedroom homes but that this is done to a degree that aligns with the wider objectives of the community and does not limit choice or threaten viability. The evidence in this section represents a starting point for further thought and consultation.
176. The SHMA estimated the sizes of affordable housing required for the Housing Market Area based on demographic trends at the time (2013). For Rugby as a

whole, the SHMA modelling indicated a marginally higher need for three-bed properties relative to the HMA and recommended the following mix of affordable housing by 2031:

- 1-bed properties: 30-35%
- 2-bed properties: 30-35%
- 3-bed properties: 20-25%
- 4+ bed properties: 5-10%

Conclusions- Type and Size

177. This study provides an indication of the likely need for different types and sizes of homes based on demographic change. It is important to remember that other factors should be considered in determining the dwelling mix that is desirable in the parish or on any particular site. These include the specific characteristics of the nearby stock of housing (such as its condition and design), the role of the NA or site within the wider housing market area (linked to any Local Authority strategies or plans) and site-specific factors which may justify a particular dwelling mix.

The existing stock

178. Clifton-upon-Dunsmore's village (excluding Houlton) stock has a greater proportion of detached housing than the wider borough and the national average with correspondingly fewer semis and flats. Notably the village has a larger proportion of terraced housing compared to the wider geographies. Looking at the NA as whole (including Houlton) shows recent development has led to more detached and semidetached housing, with these categories now forming three quarters of stock. The proportion of flats has also gone down. This has potentially adverse effects on affordability as smaller dwellings such as terraced homes and flats tend to be more affordable.

179. This is also reflected in the size of new homes; which has tended to favour 3 and 4 bedroom units (77% of stock). Compared to the NA as a whole; the village has a relatively more balanced stock with larger proportions of 1-2 bedroom homes and fewer larger homes (4+ bedrooms).

180. There may be capacity to usefully increase the number of homes with 2-3 bedrooms given the affordability findings above. Delivering more, small to medium, housing such 2-3 bedroom terraces may offer an appropriately affordable choice for young families and smaller flats (e.g. 1 bedrooms) would also help accommodate young people seeking more affordable options.

Demographics

181. The age structure of the population is a key indicator of the future need for housing. As of 2021 Clifton-upon-Dunsmore has a relatively well-balanced population, evenly split between those aged 0-44 and those aged 45 plus. Notably there has been a significant increase since 2011 in the number of young children (91% growth). The proportion of residents aged 65 and over grew by 31% with substantial growth (44%) in the 85 plus cohort. This pattern

of growth is likely to be influenced by the large new development at Houlton.

The future dwelling mix

182. The life-stage modelling exercise which largely reflects the needs of the population of the village, excluding Houlton and looks at the sizes of dwelling occupied by households at different life stages suggests that new development might benefit from a focus on mid-sized homes (3 bedroom) as well as smaller (1-2 bedroom) homes.
183. To best meet the needs of the large cohort of older households expected to be present by the end of the Plan period, it should be considered whether the existing options are well tailored to older people's requirements in terms space, flexibility, quality, location and accessibility. Variety should be sought within the mid-sized homes that come forward in future to attract both newly forming households on lower budgets and older households with substantial equity from their existing larger homes. Facilitating downsizing among older households may release those larger homes for use by families who need more bedrooms.

6. RQ 3: Specialist housing for older people

RQ 3: What provision should be made for specialist housing for older and disabled people over the Neighbourhood Plan period?

Introduction

184. This chapter considers in detail the specialist housing needs of older and disabled people in Clifton-upon-Dunsmore. The level of care associated with specialist housing products can vary widely, and is broadly categorised, in descending order from highest to lowest care level, as follows
- Specialist schemes that have 24-hour onsite care and support, typically including onsite catering (e.g. extra care, flexicare, and enhanced care);
 - Specialist housing that is designed with the relevant group in mind. This may be suitable for receiving care or support, but this is not typically provided onsite or at all times of day (e.g. sheltered housing); and
 - Mainstream housing that is adapted or capable of adaptation so that the inhabitant can live independently and care or support can be provided in the home.
185. People experience ageing differently. Much depends on their health, lifestyle and relationship with work. Some people live healthy and active lives into advanced old age while others may need support and care much earlier in their lives. Some will be interested in moving to a suitable home closer to services while for others ageing independently in place will be key to their wellbeing.
186. Because of the wide variation in the level of support needed, as well as the financial capabilities of those affected, the estimates of need presented here should be viewed with caution – as an idea of the broad scale of potential need rather than an obligatory target that must be met.
187. The specialist housing needs of older people (75+) are assessed below using two methods. The first is a tenure-led projection, based on rates of mobility limitation among this age group and the tenure of housing they currently occupy. The second, included for the purposes of comparison, is based on the Housing Learning and Improvement Network (HLIN) Strategic Housing for Older People (SHOP) tool,¹⁹ which is based on best practice nationally and sets a recommended level of provision per 1,000 head of population.
188. It is important to note that the need for housing for particular groups of people may well exceed, or be proportionally high in relation to, the total housing need or requirement. This is because the needs of particular groups will often be

¹⁹ Available at <https://www.housinglin.org.uk/Topics/browse/HousingExtraCare/ExtraCareStrategy/SHOP/SHOPv2/>

calculated having consideration to the whole population of an area as a baseline as opposed to the projected new households which form the baseline for estimating housing need overall¹.

189. This study covers the need for housing, i.e. buildings that the planning system classifies as Use Class C3 (private dwellings)². Residences that fall into Use Class C2 (institutions including prisons, boarding schools and some care homes for the elderly) are not within the scope of this research. Unfortunately, however, the dividing line between care homes for older people that fall into use class C2 and those where accommodation is counted as C3 is blurred. As such, the findings of this chapter may justify the provision of extra-care C3 housing and/or C2 care home units, but it is not possible to state definitively how much of each would be required.

Current supply of specialist housing for older people

190. When determining a final target for the need for specialist dwellings, it is necessary first to take account of current supply. Information on the current stock is collated manually using the search function on the Elderly Accommodation Counsel's Website: <http://www.housingcare.org>. There are currently no entries for Clifton-upon-Dunsmore. Two charities provide safe housing in the parish: Clifton Parish Houses (separate from the Paris Council) owns and lets 16 dwellings and Marriot's Almshouses provide two further properties. However, these are not limited to the elderly but also serve to provide housing for the disadvantaged and/ or vulnerable people who have a connection to the village.
191. ONS 2020 population estimates suggest that there are currently around 240 individuals aged 75 or over in Clifton-upon-Dunsmore. Provision of specialist housing supply is usually expressed in units per 1000 of 75+ population; which in this instance equates to 0 units per 1000.

Tenure-led projections

192. Turning to determining future need for specialist housing, the first step is to review data on the tenure of households aged 55-75 across Rugby Borough, as this is the most recent and smallest geography for which tenure by age bracket data is available.
193. The 2011 55-75 age bracket, is considered the best proxy for the group likely to fall into need for specialist accommodation during the Plan period to 2031. It is assumed that those currently occupying their own home will wish to do so for as long as practicably possible in future, even where downsizing or moving into specialist accommodation. Equally, those who currently rent, either in the private or social sectors, are projected to need affordable rented specialist accommodation.

¹ See Paragraph: 017 Reference ID: 2a-017-20190220, at <https://www.gov.uk/guidance/housing-and-economic-development-needs-assessments>)

² For a full description of Planning Use Classes, please refer to https://www.planningportal.co.uk/info/200130/common_projects/9/change_of_use

194. According to Table 6-1, the vast majority of 55-75 year olds in Rugby owned their own homes (81% of households) in 2011. The remaining 19% rented their home, mostly through social renting (13%) followed by private rents (5%). As stated above there is currently no stock in the parish and it may be surmised that the existing stock of specialist older persons housing in the wider district does not cater enough for the owner occupied sector based on Table 6-1. However, this is before taking into consideration mobility limitations specific to the NA and the fact that home adaptations may be more suitable for households that own their own home than those living in the social rented or private rented sector.

Table 6-1: Tenure of households aged 55-75 in Rugby Borough Council, 2011

All owned	Owned outright	Owned (mortgage) or Shared Ownership	All Rented	Social rented	Private rented	Living rent free
81.3%	58.5%	22.8%	18.7%	12.6%	5.1%	1.0%

Source: Census 2011

195. The next step is to project how the overall number of older people in Clifton-upon-Dunsmore is likely to change in future, by extrapolating from the ONS Sub-National Population Projections for Rugby at the end of the Plan period. The figure must be extrapolated from the Local Authority level data because such projections are not available at neighbourhood level. It is important to note that this data precedes development at Houlton and therefore the focus here is on Clifton-upon-Dunsmore village. The results (Table 6-2) show that Clifton-upon-Dunsmore has a larger proportion of people aged 75 and over than the wider district, both in 2011 and in 2031. In this period the proportion of the parish's residents aged 75 plus is projected to grow from 8% of the population in 2011 to 18% in 2031.

Table 6-2: Modelled projection of elderly population in Clifton-upon-Dunsmore by end of Plan period

Age group	2011		2031	
	Clifton upon Dunsmore	Rugby	Clifton upon Dunsmore	Rugby
All ages	1,304	100,075	1,537	117,947
75+	175	7,930	280	12,694
%	13.4%	7.9%	18.2%	10.8%

Source: ONS SNPP 2020, AECOM Calculations

196. A key assumption for the next stages of the calculation is that the older people living in the NA currently are already suitably accommodated, either because they occupy the existing stock of specialist accommodation, have made appropriate adaptations to their own homes or do not require support or adaptations. This is unlikely to be completely true, but it is not possible to determine how many such individuals are inadequately housed without evidence from a household survey (which itself may not give a complete

197. The people whose needs are the focus of the subsequent analysis are therefore the additional 105 individuals expected to join the 75+ age group by the end of the Plan period. This figure should also be converted into households with reference to the average number of people per household with a life stage of 75+ in Rugby in 2011 (the smallest and most recent dataset to capture households). In 2011 there were 7,930 individuals aged 75+ and 5,639 households headed by a person in that age group. The average household size is therefore 1.4, and the projected growth of 105 people in Clifton-upon-Dunsmore can be estimated to be formed into around 75 households. Whilst this represents an underestimate based on the latest estimates for the whole parish it remains an accurate representation of growth in the village population.
198. The next step is to multiply this figure by the percentages of 55-75 year olds occupying each tenure (shown in the table above). This is set out in Table 6-3. This provides a breakdown of which tenures those households are likely to need.

Table 6-3: Projected tenure of households aged 75+ in Clifton-upon-Dunsmore to the end of the Plan period

Owned	Owned outright	Owned (mortgage) or shared ownership	All rented	Social rented	Private rented	Living rent free
61	44	17	14	9	4	1

Source: Census 2011, ONS SNPP 2020, AECOM Calculations

199. Next, rates of disability by tenure are considered. The tendency for people in rented housing to have higher disability levels is well established. It arises partly because people with more limiting disabilities tend to have lower incomes. It also reflects the fact that as people develop support and care needs they may find that the only suitable and affordable option to them is available in the social rented sector. Table 6-4 presents this data for Clifton-upon-Dunsmore from the 2011 Census. Note that the closest proxy for the 75+ age group in the Census is the 65+ age group.

Table 6-4: Tenure and mobility limitations of those aged 65+ in Clifton-upon-Dunsmore, 2011

Tenure	Day-to-day activities limited a lot		Day-to-day activities limited a little		Day-to-day activities not limited	
	Count	Percentage	Count	Percentage	Count	Percentage
All categories	45	16.0%	90	32.0%	146	52.0%
<i>Owned Total</i>	36	14.3%	81	32.1%	135	53.6%
Owned outright	32	14.0%	72	31.4%	125	54.6%
Owned (mortgage) or shared ownership	4	17.4%	9	39.1%	10	43.5%
<i>Rented Total</i>	9	31.0%	9	31.0%	11	37.9%
Social rented	7	38.9%	4	22.2%	7	38.9%
Private rented or living rent free	2	18.2%	5	45.5%	4	36.4%

Source: DC3408EW Health status

200. It is now possible to multiply the projected number of 75+ households occupying each tenure by the rates of mobility limitation for that tenure to arrive at the final tenure-led estimate for specialist housing needs. The number of households falling into potential need for specialist accommodation over the Plan period is 37.
201. These findings set out in Table 6-5 are based on the assumption that those whose day-to-day activities are limited a lot may need housing with care (e.g. extra care housing, with significant on-site services, including potentially medical services), while those with their day to day activities limited only a little may simply need adaptations to their existing homes, or alternatively sheltered or retirement living that can provide some degree of oversight or additional services. However, it is important to note that, even those people who have high support or care needs can often be supported to live in their own homes. This is often reflected in policy of local authorities, with explicit aim to reduce the need to commission increasing numbers of care home beds.

Table 6-5: AECOM estimate of specialist housing need in Clifton-upon-Dunsmore by the end of the Plan period

Type	Affordable	Market	Total (rounded)
Housing with care (e.g. extra care)	Multiply the number of people across all rented tenures (not just social rent as those aged 65+ who need to rent are overwhelmingly likely to need Affordable Housing) by the percent of occupiers in that tenure who have day to day activity limitations limited a lot	Multiply the number of people across all owner-occupied housing by the percent of occupiers in that tenure who have day to day activity limitations limited a lot	13
	4	9	
Adaptations, sheltered, or retirement living	Multiply the number of people across all rented housing by the percent of occupiers in that tenure who have day to day activity limitations limited a little	Multiply the number of people across all owned housing by the percent of occupiers in that tenure who have day to day activity limitations limited a little	24
	4	20	
Total	9	28	37

Source: Census 2011, AECOM Calculations

Housing LIN-recommended provision

202. It is worth comparing these findings with the recommendations of the Housing Learning and Improvement Network (HLIN), one of the simplest and widely used models estimating for the housing needs of older people. Ta reproduces the key assumptions of HLIN's Strategic Housing for Older People (SHOP) toolkit. The table serves as a guide to the numbers of specialist dwellings for older people that should be provided given the increase in their numbers over the Plan period, and how these should be split into the different tenures.
203. It is worth highlighting that the HLIN model suggests that the level of unmet demand for specialist housing for older people of all kinds is approximately 251 units per 1,000 of the population aged 75+.

Table 6-7: Recommended provision of specialist housing for older people from the SHOP toolkit

FORM OF PROVISION	ESTIMATE OF DEMAND PER THOUSAND OF THE RELEVANT 75+ POPULATION
Conventional sheltered housing to rent	60
Leasehold sheltered housing	120
Enhanced sheltered housing (divided 50:50 between that for rent and that for sale) ³⁶	20
Extra care housing for rent	15
Extra care housing for sale	30
Housing based provision for dementia	6

Source: Housing LIN SHOP Toolkit

204. As Table 6-3 shows, Clifton-upon-Dunsmore is forecast to see an increase of 105 individuals aged 75+ by the end of the Plan period. According to the HLIN tool, this translates into need as follows:

- Conventional sheltered housing to rent = $60 \times 0.105 = 6.3$
- Leasehold sheltered housing = $120 \times 0.105 = 12.6$
- Enhanced sheltered housing (divided 50:50 between that for rent and that for sale) = $20 \times 0.105 = 2.1$
- Extra care housing for rent = $15 \times 0.105 = 1.6$
- Extra care housing for sale = $30 \times 0.105 = 3.2$
- Housing based provision for dementia = $6 \times 0.105 = 0.6$

205. This produces an overall total of 26 specialist dwellings which might be required by the end of the plan period.

206. Table 6-8 sets out the HLIN recommendations in the same format as Table 6-5. It is important to stress that the SHOP toolkit embeds assumptions that uplift the provision of specialist accommodation compared to current rates.

Table 6-8: HLIN estimate of specialist housing need in Clifton-upon-Dunsmore by the end of the Plan period

Type	Affordable	Market	Total
Housing with care (e.g. extra care)	Includes: enhanced sheltered housing for rent + extra care housing for rent + housing based provision for dementia	Includes: enhanced sheltered housing for sale + extra care housing for sale	7
	3.3	4.2	
Sheltered housing	Conventional sheltered housing for rent	Leasehold sheltered housing	19
	6.3	12.6	
Total	10	17	26

Source: Housing LIN, AECOM calculations

SHMA findings

207. The SHMA noted the ageing population profile of the HMA predicting that this would lead to an increased requirement for specialist housing options. It considered that the majority of need will be for extra-care housing. The SHMA estimated a net need for 1,873 extra care housing units in Rugby by 2031. This would translate to 24 units if prorated to Clifton-upon-Dunsmore based on its share of the borough's population, which is broadly in line with the estimates above.

Conclusions- Specialist Housing for Older People

208. Currently the NP area has no provision of specialist housing stock for older people.

209. It is projected that there will be an increase of 105 individuals in the 75+ age group by 2031 in Clifton-upon-Dunsmore village (excluding Houlton).

210. The potential need for specialist housing with some form of additional care for older people can be estimated by bringing together data on population projections, rates of disability, and what tenure of housing the current 55-75 cohort occupy in the NA. This can be sense-checked using a toolkit based on national research and assumptions.

211. These two methods of estimating the future need in Clifton-upon-Dunsmore produce a range of 26 to 37 specialist accommodation units that might be required during the Plan period. These estimates are based on the projected growth of the older population, thereby assuming that today's older households

- are already well accommodated. If this is found not to be the case, it would justify aspiring to exceed the range identified here.
212. It is important to take into consideration the breakdown of levels of care and tenure within the need for specialist housing for older persons. When considering the AECOM calculations outlined in Table 6-5, the majority of the need, at 75%, is identified for specialist market housing. More need is identified for sheltered housing at 65% of total. The greatest sub-category of need was identified for market sheltered housing at 54% of the total need. However, this need is for individuals with less severe limitations and market housing is considered the most appropriate for adaptations, so at least some of this need could be met through adaptations or through ensuring that all new housing is accessible and adaptable for people with lower support needs.
 213. Rugby's adopted policy H6 (Specialist housing) supports the provision of housing aimed at maximising independence and choice of housing suitable for older people. It expects development proposals on Sustainable Urban Extensions (such as at Houlton) to provide opportunities for the provision of specialist housing. However, the policy does not include a specific quantity or percentage requirement.
 214. Given that there is not specified quantity of additional specialist housing provision in the RLP, another avenue open to the Neighbourhood Planning groups is to discuss the standards of accessibility and adaptability in new development to be met in the Local Plan with the LPA. The local level evidence supplied in this report could be used to influence borough level policies. Groups may also be able to encourage the adaptation of existing properties through grant schemes and other means (though it is acknowledged that Neighbourhood Plans may have limited influence over changes to the existing stock).
 215. Local Plan policy H6 provides explicit encouragement for development to accommodate specific groups such as older people. However, it does not set specific targets for the proportion of new housing that might be required to meet national standards for accessibility and adaptability (Category M4(2)), or for wheelchair users (Category M4(3)). The evidence gathered here would appear to justify the Advisory Committee approaching the LPA to discuss setting requirements on accessibility and adaptability at a borough level. It is unclear whether Neighbourhood Plans can set their own requirements for the application of the national standards of adaptability and accessibility for new housing and so discussions with the LPA are advised if this is a key priority.
 216. It is relatively common for Local Plans to require that all or a majority of new housing meets Category M4(2) standards in response to the demographic shifts being observed nationwide, and the localised evidence gathered here would further justify this. The proportion of new housing that might accommodate those using wheelchairs might be set with reference to the proportion of affordable housing applicants in the district/borough falling into this category.

217. While it is important to maximise the accessibility of all new housing, it is particularly important for specialist housing for older people to be provided in sustainable, accessible locations, for a number of reasons, as follows:
- so that residents, who often lack cars of their own, are able to access local services and facilities, such as shops and doctor's surgeries, on foot;
 - so that any staff working there have the choice to access their workplace by more sustainable transport modes; and
 - so that family members and other visitors have the choice to access relatives and friends living in specialist accommodation by more sustainable transport modes.
218. Alongside the need for specialist housing to be provided in accessible locations, another important requirement is for cost effectiveness and economies of scale. This can be achieved by serving the specialist elderly housing needs arising from a number of different locations and/or Neighbourhood Areas from a single, centralised point (i.e. what is sometimes referred to as a 'hub-and-spoke' model).
219. It is considered that Clifton-upon-Dunsmore's position in the settlement hierarchy makes it a relatively less suitable location for specialist accommodation on the basis of the accessibility criteria and the considerations of cost-effectiveness above. As such, noting that there is no specific requirement or obligation to provide the specialist accommodation need arising from Clifton-upon-Dunsmore entirely within the Neighbourhood Area boundaries, it is recommended it could be provided in a 'hub and spoke' model. In the case of Clifton-upon-Dunsmore, Rugby is considered to have potential to accommodate the specialist housing need arising from the Neighbourhood Area (i.e. to be the hub in the hub-and-spoke model). Also given policy H6, the large-scale development at Houlton may form an emerging hub which could be the most suitable location for needs arising in the village. If this were to take place, then the number of specialist dwellings to be provided and the overall dwellings target for the Neighbourhood Area itself would not overlap.
220. Wherever specialist housing is to be accommodated, partnership working with specialist developers is recommended, so as to introduce a greater degree of choice into the housing options for older people who wish to move in later life.

7. Next Steps

Recommendations for next steps

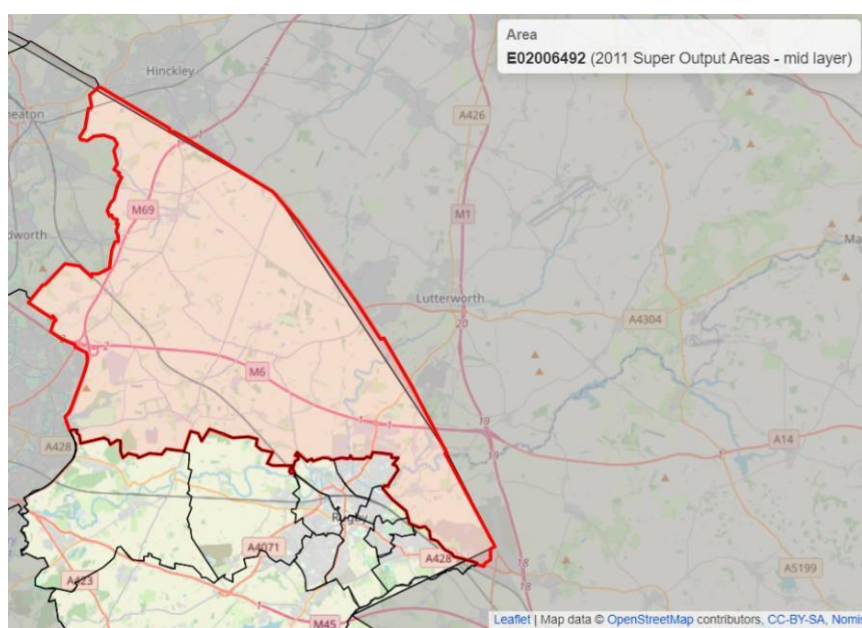
221. This Neighbourhood Plan housing needs assessment aims to provide Clifton-upon-Dunsmore with evidence on a range of housing trends and issues from a range of relevant sources. We recommend that the neighbourhood planners should, as a next step, discuss the contents and conclusions with Rugby Borough Council with a view to agreeing and formulating draft housing policies, bearing the following in mind:
- All Neighbourhood Planning Basic Conditions, but in particular Condition E, which is the need for the Neighbourhood Plan to be in general conformity with the strategic policies of the adopted development plan;
 - The views of Rugby Borough Council;
 - The views of local residents;
 - The views of other relevant local stakeholders, including housing developers and estate agents; and
 - The numerous supply-side considerations, including local environmental constraints, the location and characteristics of suitable land, and any capacity work carried out by Rugby Borough Council.
222. This assessment has been provided in good faith by AECOM consultants on the basis of housing data, national guidance and other relevant and available information current at the time of writing.
223. Bearing this in mind, it is recommended that the Neighbourhood Plan Advisory Committee should monitor carefully strategies and documents with an impact on housing policy produced by the Government, Rugby Borough Council or any other relevant party and review the Neighbourhood Plan accordingly to ensure that general conformity is maintained.
224. At the same time, monitoring on-going demographic or other trends over the Neighbourhood Plan period will help ensure the continued relevance and credibility of its policies.

Appendix A : Calculation of Affordability Thresholds

A.1 Assessment geography

225. As noted in the Tenure and Affordability chapter above, affordability thresholds can only be calculated on the basis of data on incomes across the Neighbourhood Area. Such data is available at MSOA level but not at the level of Neighbourhood Areas.
226. As such, when calculating affordability thresholds, an MSOA needs to be selected that is a best-fit proxy for the Neighbourhood Area. In the case of Clifton-upon-Dunsmore, it is considered that MSOA E02006492 is the closest realistic proxy for the Neighbourhood Area boundary when looking at income data, and as such, this is the assessment geography that has been selected. A map of E02006492 appears in Figure A-1.

Figure A-1: MSOA E02006492 used as a best-fit geographical proxy for the Neighbourhood Area



Source: ONS

A.2 Market housing

227. Market housing is not subsidised and tends to be primarily accessible to people on higher incomes.
228. To determine affordability in market housing, this assessment considers two primary indicators: income thresholds, which denote the maximum share of a family's income that should be spent on accommodation costs, and purchase thresholds, which denote the standard household income required to access mortgage products.

i) Market sales

229. The starting point for calculating the affordability of a dwelling for sale (i.e. the purchase threshold) from the perspective of a specific household is the loan to income ratio which most mortgage companies are prepared to agree. This ratio is conservatively estimated to be 3.5.
230. To produce a more accurate assessment of affordability, the savings required for a deposit should be taken into account in addition to the costs of servicing a mortgage. However, unlike for incomes, data is not available for the savings available to households in Clifton-upon-Dunsmore, and the precise deposit a mortgage provider will require of any buyer will be determined by their individual circumstances and the state of the mortgage market. An assumption is therefore made that a 10% purchase deposit is required and is available to the prospective buyer. In reality it is possible that the cost of the deposit is a greater barrier to home ownership than the mortgage costs.
231. The calculation for the purchase threshold for market housing is as follows:
- Value of a median NA house price (2021) = £304,873;
 - Purchase deposit at 10% of value = £30,487;
 - Value of dwelling for mortgage purposes = £274,385;
 - Divided by loan to income ratio of 3.5 = purchase threshold of £78,396.
232. The purchase threshold for an entry-level dwelling is a better representation of affordability to those with lower incomes or savings, such as first-time buyers. To determine this threshold, the same calculation is repeated but with reference to the lower quartile rather than the median house price. The lower quartile average in 2021 was £244,938, and the purchase threshold is therefore £62,984.
233. It is also worth assessing the purchase threshold for new build homes, since this most closely represents the cost of the new housing that will come forward in future. Land Registry records 56 sales of new build properties in the NA (all in Houlton) in 2021 with an average price of £321,743. AECOM has calculated an estimate for the cost of new build entry-level housing in the NA based on sales of new build terraced homes and flats in the NA in 2021. This is important as it is the expected lower end of the market for new housing in the near future, and it is also the benchmark used for the likely cost of affordable home ownership products (calculated later in the Appendix). This gives an estimated NA new build entry-level house price of £213,632 and purchase threshold of £54,934.
234. In order to provide a comparison with the wider local authority area, it is helpful to also look at the cost of new build housing across Rugby in 2021. The median cost of new build dwellings in Rugby was £309,995, with a purchase threshold of £79,713. Therefore, the average NA new build house price represents a 4% uplift on the borough's.

ii) Private Rented Sector (PRS)

235. Income thresholds are used to calculate the affordability of rented and affordable housing tenures. It is assumed here that rented housing is affordable if the annual rent does not exceed 30% of the household's gross annual income.
236. This is an important assumption because it is possible that a household will be able to afford tenures that are deemed not affordable in this report if they are willing or able to dedicate a higher proportion of their income to housing costs. It is becoming increasingly necessary for households to do so. However, for the purpose of planning it is considered more appropriate to use this conservative lower benchmark for affordability on the understanding that additional households may be willing or able to access housing this way than to use a higher benchmark which assumes that all households can afford to do so when their individual circumstances may well prevent it.
237. The property website [Home.co.uk](https://www.home.co.uk) shows rental values for property in the Neighbourhood Area. The best available data is derived from properties available for rent within the CV23 postcode area, which covers a larger area than the Plan area itself but can be used as a reasonable proxy for it. Moreover, because it forms a larger geography with a greater number of rental properties offered, the larger sample size is likely to generate more robust findings.
238. According to [home.co.uk](https://www.home.co.uk), there were 19 properties for rent at the time of search in December, 2022, with an average monthly rent of £1,252. There were 6 two-bed properties listed, with an average price of £1,093 per calendar month.
239. The calculation for the private rent income threshold for entry-level (2 bedroom) dwellings is as follows:
- Annual rent = £1,093 x 12 = £13,116;
 - Multiplied by 3.33 (so that no more than 30% of income is spent on rent) = income threshold of £43,720.
240. The calculation is repeated for the overall average to give an income threshold of £50,080.

A.3 Affordable Housing

241. There are a range of tenures that constitute the definition of Affordable Housing within the NPPF 2021: social rent and affordable rent, discounted market sales housing, and other affordable routes to home ownership. More recently, a new product called First Homes has been introduced in 2021. Each of the affordable housing tenures are considered below.

i) Social rent

242. Rents in socially rented properties reflect a formula based on property values and average earnings in each area, resulting in substantial discounts to market

rents. As such, this tenure is suitable for the needs of those on the lowest incomes and is subject to strict eligibility criteria.

243. To determine social rent levels, data and statistical return from Homes England is used. This data is only available at the LPA level so must act as a proxy for Clifton-upon-Dunsmore. This data provides information about rents and the size and type of stock owned and managed by private registered providers and is presented for Rugby Borough Council in the Table A-1.
244. To determine the income needed, it is assumed that no more than 30% of income should be spent on rent. This is an assumption only for what might generally make housing affordable or unaffordable – it is unrelated to the eligibility criteria of Affordable Housing policy at Local Authority level. The overall average across all property sizes is taken forward as the income threshold for social rent.

Table A-1: Social rent levels (£)

Size	1 bed	2 beds	3 beds	4 beds	All
Average social rent per week	£80.46	£96.42	£105.34	£121.95	£98.34
Annual average	£4,184	£5,014	£5,478	£6,341	£5,114
Income needed	£13,932	£16,696	£18,241	£21,117	£17,029

Source: Homes England, AECOM Calculations

ii) Affordable rent

245. Affordable rent is controlled at no more than 80% of the local market rent. However, registered providers who own and manage affordable rented housing may also apply a cap to the rent to ensure that it is affordable to those on housing benefit (where under Universal Credit the total received in all benefits to working age households is £20,000).
246. Even an 80% discount on the market rent may not be sufficient to ensure that households can afford this tenure, particularly when they are dependent on benefits. Registered Providers in some areas have applied caps to larger properties where the higher rents would make them unaffordable to families under Universal Credit. This may mean that the rents are actually 50-60% of market levels rather than 80%.
247. Data on the most realistic local affordable rent costs is obtained from the same source as social rent levels for Rugby. Again, it is assumed that no more than 30% of income should be spent on rent, and the overall average is taken forward.
248. Comparing this result with the average 2 bedroom annual private rent above indicates that affordable rents in the NA are actually closer to 40% of market rates than the maximum of 80%, a feature that is necessary to make them achievable to those in need.

Table A-2: Affordable rent levels (£)

Size	1 bed	2 beds	3 beds	4 beds	All
Average affordable rent per week	£90.90	£110.43	£125.53	No data	£113.62
Annual average	£4,727	£5,742	£6,528	-	£5,908
Income needed	£15,740	£19,122	£21,737	-	£19,674

Source: Homes England, AECOM Calculations

iii) Affordable home ownership

249. Affordable home ownership tenures include products for sale and rent provided at a cost above social rent, but below market levels. The three most widely available are discounted market housing (a subset of which is the new First Homes product), shared ownership, and Rent to Buy. These are considered in turn below.
250. In paragraph 65 of the NPPF 2021, the Government introduces a recommendation that “where major housing development is proposed, planning policies and decisions should expect at least 10% of the homes to be available for affordable home ownership.” The recently issued Ministerial Statement and updates to PPG state that 25% of all Affordable Housing should be First Homes – the Government’s new flagship discounted market sale product. When the NPPF is next updated, it is expected that the 10% affordable home ownership requirement referenced above may be replaced by the First Homes requirement.

First Homes

251. Whether to treat discounted market housing as affordable or not depends on whether discounting the asking price of new build homes of a size and type suitable to first time buyers would bring them within reach of people currently unable to buy market housing.
252. The starting point for these calculations is therefore the estimated cost of new build entry-level housing in the NA noted above of £213,632.
253. For the minimum discount of 30% the purchase threshold can be calculated as follows:
- Value of a new home (NA new build entry-level) = £213,632;
 - Discounted by 30% = £149,542
 - Purchase deposit at 10% of value = £14,954;
 - Value of dwelling for mortgage purposes = £134,588;
 - Divided by loan to income ratio of 3.5 = purchase threshold of £38,454.
254. The income thresholds analysis in the Tenure and Affordability chapter also compares local incomes with the costs of a 40% and 50% discounted First Home. This would require an income threshold of £32,960 and £27,467 respectively.

255. All of the income thresholds calculated here for First Homes are below the cap of £80,000 above which households are not eligible.
256. Note that discounted market sale homes may be unviable to develop if the discounted price is close to (or below) build costs. Build costs vary across the country but as an illustration, the build cost for a 2 bedroom home (assuming 70 sq. m and a build cost of £1,750 per sq. m²²) would be around £122,500. This cost excludes any land value or developer profit. This would not appear to be an issue for 30% discounted First Homes in Clifton-upon-Dunsmore. However, First Homes discounted at the highest rate (50%) would be around £107,000 which is below the estimated cost and therefore unlikely to be viable.

Shared ownership

257. Shared ownership involves the purchaser buying an initial share in a property, typically of between 25% and 75% (but now set at a minimum of 10%), and paying rent on the share retained by the provider. Shared ownership is flexible in two respects, in the share which can be purchased and in the rental payable on the share retained by the provider. Both of these are variable. The share owned by the occupant can be increased over time through a process known as 'staircasing'.
258. In exceptional circumstances (for example, as a result of financial difficulties, and where the alternative is repossession), and at the discretion of the provider, shared owners may staircase down, thereby reducing the share they own. Shared equity is available to first-time buyers, people who have owned a home previously and council and housing association tenants with a good credit rating whose annual household income does not exceed £80,000.
259. To determine the affordability of shared ownership, calculations are again based on the estimated costs of new build housing as discussed above. The deposit available to the prospective purchaser is assumed to be 10% of the value of the dwelling, and the standard loan to income ratio of 3.5 is used to calculate the income required to obtain a mortgage. The rental component is estimated at 2.5% of the value of the remaining (unsold) portion of the price. The income required to cover the rental component of the dwelling is based on the assumption that a household spends no more than 30% of the income on rent (as for the income threshold for the private rental sector).
260. The affordability threshold for a 25% equity share is calculated as follows:
- A 25% equity share of £213,632 is £53,408;
 - A 10% deposit of £53,408 is deducted, leaving a mortgage value of £48,067;
 - This is divided by the loan to value ratio of 3.5 to give a purchase threshold of £13,733;

²² It is estimated that in 2022, build costs for a house are between £1,750 and £3,000 per square metre - <https://urbanistarchitecture.co.uk/cost-to-build-a-house-uk/>

- Rent is charged on the remaining 75% shared ownership equity, i.e. the unsold value of £160,224;
 - The estimated annual rent at 2.5% of the unsold value is £4,006;
 - This requires an income of £13,352 (annual rent multiplied by 3.33 so that no more than 30% of income is spent on rent).
 - The total income required is £27,085 (£13,733 plus £13,352).
261. The same calculation is repeated for equity shares of 10% and 50% producing affordability thresholds of £21,516 and £36,368 respectively.
262. Again, all of these thresholds are below the £80,000 cap for eligible households.

Rent to Buy

263. Rent to Buy is a relatively new and less common tenure, which through subsidy allows the occupant to save a portion of their rent, which is intended to be used to build up a deposit to eventually purchase the home. It is therefore estimated to cost the same as private rents – the difference being that the occupant builds up savings with a portion of the rent.

Help to Buy (Equity Loan)

264. The Help to Buy Equity Loan is not an affordable housing tenure but allows households to afford market housing through a loan provided by the government. With a Help to Buy Equity Loan the government lends up to 20% (40% in London) of the cost of a newly built home. The household must pay a deposit of 5% or more and arrange a mortgage of 25% or more to make up the rest. Buyers are not charged interest on the 20% loan for the first five years of owning the home.
265. It is important to note that this product widens access to market housing but does not provide an affordable home in perpetuity.

Appendix B : Housing Needs Assessment Glossary

Adoption

This refers to the final confirmation of a local plan by a local planning authority.

Affordability

The terms 'affordability' and 'affordable housing' have different meanings. 'Affordability' is a measure of whether housing may be afforded by certain groups of households. 'Affordable housing' refers to particular products outside the main housing market.

Affordability Ratio

Assessing affordability involves comparing housing costs against the ability to pay. The ratio between lower quartile house prices and the lower quartile income or earnings can be used to assess the relative affordability of housing. The Ministry for Housing, Community and Local Governments publishes quarterly the ratio of lower quartile house price to lower quartile earnings by local authority (LQAR) as well as median house price to median earnings by local authority (MAR) e.g. income = £25,000, house price = £200,000. House price: income ratio = $\frac{£200,000}{£25,000} = 8$, (the house price is 8 times income).

Affordable Housing (NPPF Definition)

Housing for sale or rent, for those whose needs are not met by the market (including housing that provides a subsidised route to home ownership and/or is for essential local workers); and which complies with one or more of the following definitions:

- a) Affordable housing for rent: meets all of the following conditions: (a) the rent is set in accordance with the Government's rent policy for Social Rent or Affordable Rent, or is at least 20% below local market rents (including service charges where applicable); (b) the landlord is a registered provider, except where it is included as part of a Build to Rent scheme (in which case the landlord need not be a registered provider); and (c) it includes provisions to remain at an affordable price for future eligible households, or for the subsidy to be recycled for alternative affordable housing provision. For Build to Rent schemes affordable housing for rent is expected to be the normal form of affordable housing provision (and, in this context, is known as Affordable Private Rent).
- b) Discounted market sales housing: is that sold at a discount of at least 20% below local market value. Eligibility is determined with regard to local incomes and local house prices. Provisions should be in place to ensure housing remains at a discount for future eligible households.
- c) Other affordable routes to home ownership: is housing provided for sale that provides a route to ownership for those who could not achieve home ownership through the market. It includes shared ownership, relevant equity loans, other low-cost homes for sale (at a price equivalent to at least 20% below local market value) and

Rent to Buy (which includes a period of intermediate rent). Where public grant funding is provided, there should be provisions for the homes to remain at an affordable price for future eligible households, or for any receipts to be recycled for alternative affordable housing provision, or refunded to Government or the relevant authority specified in the funding agreement.

Affordable rented housing

Rented housing let by registered providers of social housing to households who are eligible for social rented housing. Affordable Rent is not subject to the national rent regime but is subject to other rent controls that require a rent of no more than 80% of the local market rent (including service charges, where applicable). The national rent regime is the regime under which the social rents of tenants of social housing are set, with particular reference to the Guide to Social Rent Reforms (March 2001) and the Rent Influencing Regime Guidance (October 2001). Local market rents are calculated using the Royal Institution for Chartered Surveyors (RICS) approved valuation methods²³.

Age-Restricted General Market Housing

A type of housing which is generally for people aged 55 and over and the active elderly. It may include some shared amenities such as communal gardens but does not include support or care services.

Annual Monitoring Report

A report submitted to the Government by local planning authorities assessing progress with and the effectiveness of a Local Development Framework.

Basic Conditions

The Basic Conditions are the legal tests that are considered at the examination stage of neighbourhood development plans. They need to be met before a plan can progress to referendum.

Backlog need

The backlog need constitutes those households who are eligible for Affordable Housing, on account of homelessness, over-crowding, concealment or affordability, but who are yet to be offered a home suited to their needs.

Bedroom Standard²⁴

The bedroom standard is a measure of occupancy (whether a property is overcrowded or under-occupied, based on the number of bedrooms in a property and the type of household in residence). The Census overcrowding data is based on occupancy rating (overcrowding by number of rooms not including bathrooms and hallways). This tends to produce higher levels of overcrowding/ under occupation. A detailed definition of the standard is given in the Glossary of the EHS Household Report.

²³ The Tenant Services Authority has issued an explanatory note on these methods at <http://www.communities.gov.uk/documents/planningandbuilding/pdf/1918430.pdf>

²⁴ See <https://www.gov.uk/government/statistics/english-housing-survey-2011-to-2012-household-report>

Co-living

Co-living denotes people who do not have family ties sharing either a self-contained dwelling (i.e., a 'house share') or new development akin to student housing in which people have a bedroom and bathroom to themselves, but share living and kitchen space with others. In co-living schemes each individual represents a separate 'household'.

Community Led Housing/Community Land Trusts

Housing development, provision and management that is led by the community is very often driven by a need to secure affordable housing for local people in the belief that housing that comes through the planning system may be neither the right tenure or price-point to be attractive or affordable to local people. The principal forms of community-led models include cooperatives, co-housing communities, self-help housing, community self-build housing, collective custom-build housing, and community land trusts. By bringing forward development which is owned by the community, the community is able to set rents and/or mortgage payments at a rate that it feels is appropriate. The Government has a range of support programmes for people interested in bringing forward community led housing.

Community Right to Build Order²⁵

A community right to build order is a special kind of neighbourhood development order, granting planning permission for small community development schemes, such as housing or new community facilities. Local community organisations that meet certain requirements or parish/town councils are able to prepare community right to build orders.

Concealed Families (Census definition)²⁶

The 2011 Census defined a concealed family as one with young adults living with a partner and/or child/children in the same household as their parents, older couples living with an adult child and their family or unrelated families sharing a household. A single person cannot be a concealed family; therefore one elderly parent living with their adult child and family or an adult child returning to the parental home is not a concealed family; the latter are reported in an ONS analysis on increasing numbers of young adults living with parents.

Equity Loans/Shared Equity

An equity loan which acts as a second charge on a property. For example, a household buys a £200,000 property with a 10% equity loan (£20,000). They pay a small amount for the loan and when the property is sold e.g. for £250,000 the lender receives 10% of the sale cost (£25,000). Some equity loans were available for the purchase of existing stock. The current scheme is to assist people to buy new build.

²⁵ See <https://www.gov.uk/guidance/national-planning-policy-framework/annex-2-glossary>

²⁶ See http://webarchive.nationalarchives.gov.uk/20160107160832/http://www.ons.gov.uk/ons/dcp171776_350282.pdf

Extra Care Housing or Housing-With-Care

Housing which usually consists of purpose-built or adapted flats or bungalows with a medium to high level of care available if required, through an onsite care agency registered through the Care Quality Commission (CQC). Residents are able to live independently with 24 hour access to support services and staff, and meals are also available. There are often extensive communal areas, such as space to socialise or a wellbeing centre. In some cases, these developments are included in retirement communities or villages - the intention is for residents to benefit from varying levels of care as time progresses.

Fair Share

'Fair share' is an approach to determining housing need within a given geographical area based on a proportional split according to the size of the area, the number of homes in it, or its population.

First Homes

First Homes is another form of discounted market housing which will provide a discount of at least 30% on the price of new homes, introduced in 2021. These homes are available to first time buyers as a priority but other households will be eligible depending on agreed criteria. New developments will be required to provide 25% of Affordable Housing as First Homes. A more detailed explanation of First Homes and its implications is provided in the main body of the HNA.

Habitable Rooms

The number of habitable rooms in a home is the total number of rooms, excluding bathrooms, toilets and halls.

Household Reference Person (HRP)

The concept of a Household Reference Person (HRP) was introduced in the 2001 Census (in common with other government surveys in 2001/2) to replace the traditional concept of the head of the household. HRPs provide an individual person within a household to act as a reference point for producing further derived statistics and for characterising a whole household according to characteristics of the chosen reference person.

Housing Market Area

A housing market area is a geographical area defined by household demand and preferences for all types of housing, reflecting the key functional linkages between places where people live and work. It might be the case that housing market areas overlap.

The extent of the housing market areas identified will vary, and many will in practice cut across various local planning authority administrative boundaries. Local planning authorities should work with all the other constituent authorities under the duty to cooperate.

Housing Needs

There is no official definition of housing need in either the National Planning Policy Framework or the National Planning Practice Guidance. Clearly, individuals have their own housing needs. The process of understanding housing needs at a population scale is undertaken via the preparation of a Strategic Housing Market Assessment (see below).

Housing Needs Assessment

A Housing Needs Assessment (HNA) is an assessment of housing needs at the Neighbourhood Area level.

Housing Products

Housing products simply refers to different types of housing as they are produced by developers of various kinds (including councils and housing associations). Housing products usually refers to specific tenures and types of new build housing.

Housing Size (Census Definition)

Housing size can be referred to either in terms of the number of bedrooms in a home (a bedroom is defined as any room that was intended to be used as a bedroom when the property was built, any rooms permanently converted for use as bedrooms); or in terms of the number of rooms, excluding bathrooms, toilets halls or landings, or rooms that can only be used for storage. All other rooms, for example, kitchens, living rooms, bedrooms, utility rooms, studies and conservatories are counted. If two rooms have been converted into one they are counted as one room. Rooms shared between more than one household, for example a shared kitchen, are not counted.

Housing Type (Census Definition)

This refers to the type of accommodation used or available for use by an individual household (i.e. detached, semi-detached, terraced including end of terraced, and flats). Flats are broken down into those in a purpose-built block of flats, in parts of a converted or shared house, or in a commercial building.

Housing Tenure (Census Definition)

Tenure provides information about whether a household rents or owns the accommodation that it occupies and, if rented, combines this with information about the type of landlord who owns or manages the accommodation.

Income Threshold

Income thresholds are derived as a result of the annualisation of the monthly rental cost and then asserting this cost should not exceed 35% of annual household income.

Intercensal Period

This means the period between the last two Censuses, i.e. between years 2001 and 2011.

Intermediate Housing

Intermediate housing is homes for sale and rent provided at a cost above social rent, but below market levels subject to the criteria in the Affordable Housing definition above. These can include shared equity (shared ownership and equity loans), other low-cost homes for sale and intermediate rent, but not affordable rented housing. Homes that do not meet the above definition of affordable housing, such as 'low-cost market' housing, may not be considered as affordable housing for planning purposes.

Life Stage modelling

Life Stage modelling is forecasting need for dwellings of different sizes by the end of the Plan period on the basis of changes in the distribution of household types and key age brackets (life stages) within the NA. Given the shared behavioural patterns associated with these metrics, they provide a helpful way of understanding and predicting future community need. This data is not available at neighbourhood level so LPA level data is employed on the basis of the NA falling within its defined Housing Market Area.

Life-time Homes

Dwellings constructed to make them more flexible, convenient adaptable and accessible than most 'normal' houses, usually according to the Lifetime Homes Standard, 16 design criteria that can be applied to new homes at minimal cost: <http://www.lifetimehomes.org.uk/>.

Life-time Neighbourhoods

Lifetime neighbourhoods extend the principles of Lifetime Homes into the wider neighbourhood to ensure the public realm is designed in such a way to be as inclusive as possible and designed to address the needs of older people, for example providing more greenery and more walkable, better connected places.

Local Development Order

An Order made by a local planning authority (under the Town and Country Planning Act 1990) that grants planning permission for a specific development proposal or classes of development.

Local Enterprise Partnership

A body, designated by the Secretary of State for Communities and Local Government, established for the purpose of creating or improving the conditions for economic growth in an area.

Local housing need (NPPF definition)

The number of homes identified as being needed through the application of the standard method set out in national planning guidance (or, in the context of preparing strategic policies only, this may be calculated using a justified alternative approach as provided for in paragraph 60 of this Framework).

Local Planning Authority

The public authority whose duty it is to carry out specific planning functions for a particular area. All references to local planning authority apply to the District Council, London Borough Council, County Council, Broads Authority, National Park Authority or the Greater London Authority, to the extent appropriate to their responsibilities.

Local Plan

This is the plan for the future development of the local area, drawn up by the local planning authority in consultation with the community. In law this is described as the development plan documents adopted under the Planning and Compulsory Purchase Act 2004. Current core strategies or other planning policies form part of the Local Plan and are known as 'Development Plan Documents' (DPDs).

Lower Quartile

The bottom 25% value, i.e. of all the properties sold, 25% were cheaper than this value and 75% were more expensive. The lower quartile price is used as an entry level price and is the recommended level used to evaluate affordability; for example for first time buyers.

Lower Quartile Affordability Ratio

The Lower Quartile Affordability Ratio reflects the relationship between Lower Quartile Household Incomes and Lower Quartile House Prices, and is a key indicator of affordability of market housing for people on relatively low incomes.

Market Housing

Market housing is housing which is built by developers (which may be private companies or housing associations, or Private Registered Providers), for the purposes of sale (or rent) on the open market.

Mean (Average)

The mean or the average is, mathematically, the sum of all values divided by the total number of values. This is the more commonly used "average" measure as it includes all values, unlike the median.

Median

The middle value, i.e. of all the properties sold, half were cheaper and half were more expensive. This is sometimes used instead of the mean average as it is not subject to skew by very large or very small statistical outliers.

Median Affordability Ratio

The Lower Quartile Affordability Ratio reflects the relationship between Median Household Incomes and Median House Prices and is a key indicator of affordability of market housing for people on middle-range incomes.

Mortgage Ratio

The mortgage ratio is the ratio of mortgage value to income which is typically deemed acceptable by banks. Approximately 75% of all mortgage lending ratios fell below 4 in recent years²⁷, i.e. the total value of the mortgage was less than 4 times the annual income of the person who was granted the mortgage.

Neighbourhood Development Order (NDO)

An NDO will grant planning permission for a particular type of development in a particular area. This could be either a particular development, or a particular class of development (for example retail or housing). A number of types of development will be excluded from NDOs, however. These are minerals and waste development, types of development that, regardless of scale, always need Environmental Impact Assessment, and Nationally Significant Infrastructure Projects.

Neighbourhood plan

A plan prepared by a Parish or Town Council or Neighbourhood Forum for a particular neighbourhood area (made under the Planning and Compulsory Purchase Act 2004).

Older People

People over retirement age, including the active, newly-retired through to the very frail elderly, whose housing needs can encompass accessible, adaptable general needs housing for those looking to downsize from family housing and the full range of retirement and specialised housing for those with support or care needs.

Output Area/Lower Super Output Area/Middle Super Output Area

An output area is the lowest level of geography for publishing statistics, and is the core geography from which statistics for other geographies are built. Output areas were created for England and Wales from the 2001 Census data, by grouping a number of households and populations together so that each output area's population is roughly the same. 175,434 output areas were created from the 2001 Census data, each containing a minimum of 100 persons with an average of 300 persons. Lower Super Output Areas consist of higher geographies of between 1,000-1,500 persons (made up of a number of individual Output Areas) and Middle Super Output Areas are higher than this, containing between 5,000 and 7,200 people, and made up of individual Lower Layer Super Output Areas. Some statistics are only available down to Middle Layer Super Output Area level, meaning that they are not available for individual Output Areas or parishes.

Overcrowding

There is no single agreed definition of overcrowding, however, utilising the Government's bedroom standard, overcrowding is deemed to be in households where there is more than one person in the household per room (excluding kitchens, bathrooms, halls and storage areas). As such, a home with one bedroom and one

²⁷ See <https://www.which.co.uk/news/2017/08/how-your-income-affects-your-mortgage-chances/>

living room and one kitchen would be deemed overcrowded if three adults were living there.

Planning Condition

A condition imposed on a grant of planning permission (in accordance with the Town and Country Planning Act 1990) or a condition included in a Local Development Order or Neighbourhood Development Order.

Planning Obligation

A legally enforceable obligation entered into under section 106 of the Town and Country Planning Act 1990 to mitigate the impacts of a development proposal.

Purchase Threshold

Purchase thresholds are calculated by netting 10% off the entry house price to reflect purchase deposit. The resulting cost is divided by 4 to reflect the standard household income requirement to access mortgage products.

Proportionate and Robust Evidence

Proportionate and robust evidence is evidence which is deemed appropriate in scale, scope and depth for the purposes of neighbourhood planning, sufficient so as to meet the Basic Conditions, as well as robust enough to withstand legal challenge. It is referred to a number of times in the PPG and its definition and interpretation relies on the judgement of professionals such as Neighbourhood Plan Examiners.

Private Rented

The Census tenure private rented includes a range of different living situations in practice, such as private rented/ other including households living “rent free”. Around 20% of the private rented sector are in this category, which will have included some benefit claimants whose housing benefit at the time was paid directly to their landlord. This could mean people whose rent is paid by their employer, including some people in the armed forces. Some housing association tenants may also have been counted as living in the private rented sector because of confusion about what a housing association is.

Retirement Living or Sheltered Housing

Housing for older people which usually consists of purpose-built flats or bungalows with limited communal facilities such as a lounge, laundry room and guest room. It does not generally provide care services, but provides some support to enable residents to live independently. This can include 24 hour on-site assistance (alarm) and a warden or house manager.

Residential Care Homes and Nursing Homes

Housing for older people comprising of individual rooms within a residential building and provide a high level of care meeting all activities of daily living. They do not usually

include support services for independent living. This type of housing can also include dementia care homes.

Rightsizing

Households who wish to move into a property that is a more appropriate size for their needs can be said to be rightsizing. This is often used to refer to older households who may be living in large family homes but whose children have left, and who intend to rightsize to a smaller dwelling. The popularity of this trend is debatable as ties to existing communities and the home itself may outweigh issues of space. Other factors, including wealth, health, status and family circumstance also need to be taken into consideration, and it should not be assumed that all older households in large dwellings wish to rightsize.

Rural Exception Sites

Small sites used for affordable housing in perpetuity where sites would not normally be used for housing. Rural exception sites seek to address the needs of the local community by accommodating households who are either current residents or have an existing family or employment connection. Small numbers of market homes may be allowed at the local authority's discretion, for example where essential to enable the delivery of affordable dwellings without grant funding.

Shared Ownership

Housing where a purchaser part buys and part rents from a housing association or local authority. Typical purchase share is between 25% and 75% (though this was lowered in 2021 to a minimum of 10%), and buyers are encouraged to buy the largest share they can afford. Generally applies to new build properties, but re-sales occasionally become available. There may be an opportunity to rent at intermediate rent level before purchasing a share in order to save/increase the deposit level

Sheltered Housing²⁸

Sheltered housing (also known as retirement housing) means having your own flat or bungalow in a block, or on a small estate, where all the other residents are older people (usually over 55). With a few exceptions, all developments (or 'schemes') provide independent, self-contained homes with their own front doors. There are many different types of scheme, both to rent and to buy. They usually contain between 15 and 40 properties, and range in size from studio flats (or 'bedsits') through to 2 and 3 bed roomed. Properties in most schemes are designed to make life a little easier for older people - with features like raised electric sockets, lowered worktops, walk-in showers, and so on. Some will usually be designed to accommodate wheelchair users. And they are usually linked to an emergency alarm service (sometimes called 'community alarm service') to call help if needed. Many schemes also have their own 'manager' or 'warden', either living on-site or nearby, whose job is to manage the scheme and help arrange any services residents need. Managed schemes will also

²⁸ See <http://www.housingcare.org/jargon-sheltered-housing.aspx>

usually have some shared or communal facilities such as a lounge for residents to meet, a laundry, a guest flat and a garden.

Strategic Housing Land Availability Assessment

A Strategic Housing Land Availability Assessment (SHLAA) is a document prepared by one or more local planning authorities to establish realistic assumptions about the availability, suitability and the likely economic viability of land to meet the identified need for housing over the Plan period. SHLAAs are sometimes also called LAAs (Land Availability Assessments) or HELAAs (Housing and Economic Land Availability Assessments) so as to integrate the need to balance assessed housing and economic needs as described below.

Strategic Housing Market Assessment (NPPF Definition)

A Strategic Housing Market Assessment (SHMA) is a document prepared by one or more local planning authorities to assess their housing needs under the 2012 version of the NPPF, usually across administrative boundaries to encompass the whole housing market area. The NPPF makes clear that SHMAs should identify the scale and mix of housing and the range of tenures the local population is likely to need over the Plan period. Sometimes SHMAs are combined with Economic Development Needs Assessments to create documents known as HEDNAs (Housing and Economic Development Needs Assessments).

Specialist Housing for the Elderly

Specialist housing for the elderly, sometimes known as specialist accommodation for the elderly, encompasses a wide range of housing types specifically aimed at older people, which may often be restricted to those in certain older age groups (usually 55+ or 65+). This could include residential institutions, sometimes known as care homes, sheltered housing, extra care housing, retirement housing and a range of other potential types of housing which has been designed and built to serve the needs of older people, including often providing care or other additional services. This housing can be provided in a range of tenures (often on a rented or leasehold basis).

Social Rented Housing

Social rented housing is owned by local authorities and private registered providers (as defined in Section 80 of the Housing and Regeneration Act 2008.). Guideline target rents for this tenure are determined through the national rent regime. It may also be owned by other persons and provided under equivalent rental arrangements to the above, as agreed with the local authority or with Homes England.²⁹

²⁹ See <http://www.communities.gov.uk/documents/planningandbuilding/doc/1980960.doc#Housing>

Clifton upon Dunsmore

Design Guidance and Codes

Quality information

Prepared by	Check by	Approved by
Colin Banon Associate	Ben Castell Director	Ben Castell Director
Benedict Lancaster Graduate Urban Designer		
Nicholas Pascalli Graduate Urban Designer		

Revision History

Issue no.	Issue date	Details	Issued by	Position
1	21/062023	First draft for QB review	Benedict Lancaster	Graduate Urban Designer
2	29/07/2023	Draft report review	Gary Kirk	Managing Director, Your Locale, external consultant working with NP Advisory Committee
3	07/08/2023	Final report for Locality review	Benedict Lancaster	Graduate Urban Designer

This document has been prepared by AECOM Limited ("AECOM") in accordance with its contract with Locality (the "Client") and in accordance with generally accepted consultancy principles, the budget for fees and the terms of reference agreed between AECOM and the Client. Any information provided by third parties and referred to herein has not been checked or verified by AECOM, unless otherwise expressly stated in the document. AECOM shall have no liability to any third party that makes use of or relies upon this document.

Contents

1	1. Introduction	5
	1.1 About this document	5
	1.2 Overview of Clifton upon Dunsmore	7
	1.3 Signpost to other documents	10
	1.4 Engagement	12
2	2. Codes to promote good design in Clifton upon Dunsmore	15
	2.1 Enhancing the village core	15
	2.2 Heritage	17
	2.3 Settlement pattern & form	19
	2.4 Distinctive palette	21
	2.5 Eco-homes	24
	2.6 Infill development & extensions	25
3	3. Design guidance and codes for Clifton upon Dunsmore's character areas	28
	3.1 Conservation Area	30
	3.2 Outer Village	35
	3.3 Linear Approach	40
	3.4 Hilmorton Locks	44
	3.5 Rural Hintrland	48
4	4. Checklist	53



Introduction

01

1. Introduction

Through the Department for Levelling Up, Housing and Communities Neighbourhood Planning Programme led by Locality, AECOM was commissioned to provide design support to Clifton upon Dunsmore Parish Council in support of the Clifton upon Dunsmore Neighbourhood Plan. The support is intended to provide design guidance and codes based on the character and local qualities of the parish to help ensure future development, particularly forthcoming housing, coheres with and enhances Clifton upon Dunsmore.

1.1 About this document

This document sets out design guidance and codes based on the existing features of Clifton upon Dunsmore. The Design Guidance and Codes are intended to sit alongside the Neighbourhood Plan to provide guidance for applicants preparing proposals in the area and as a guide for Neighbourhood Plan Advisory

Committee and Rugby District Council when considering planning applications. It sets out the expectations for proposals and ensures that they will reflect on Clifton upon Dunsmore's key defining characteristics.

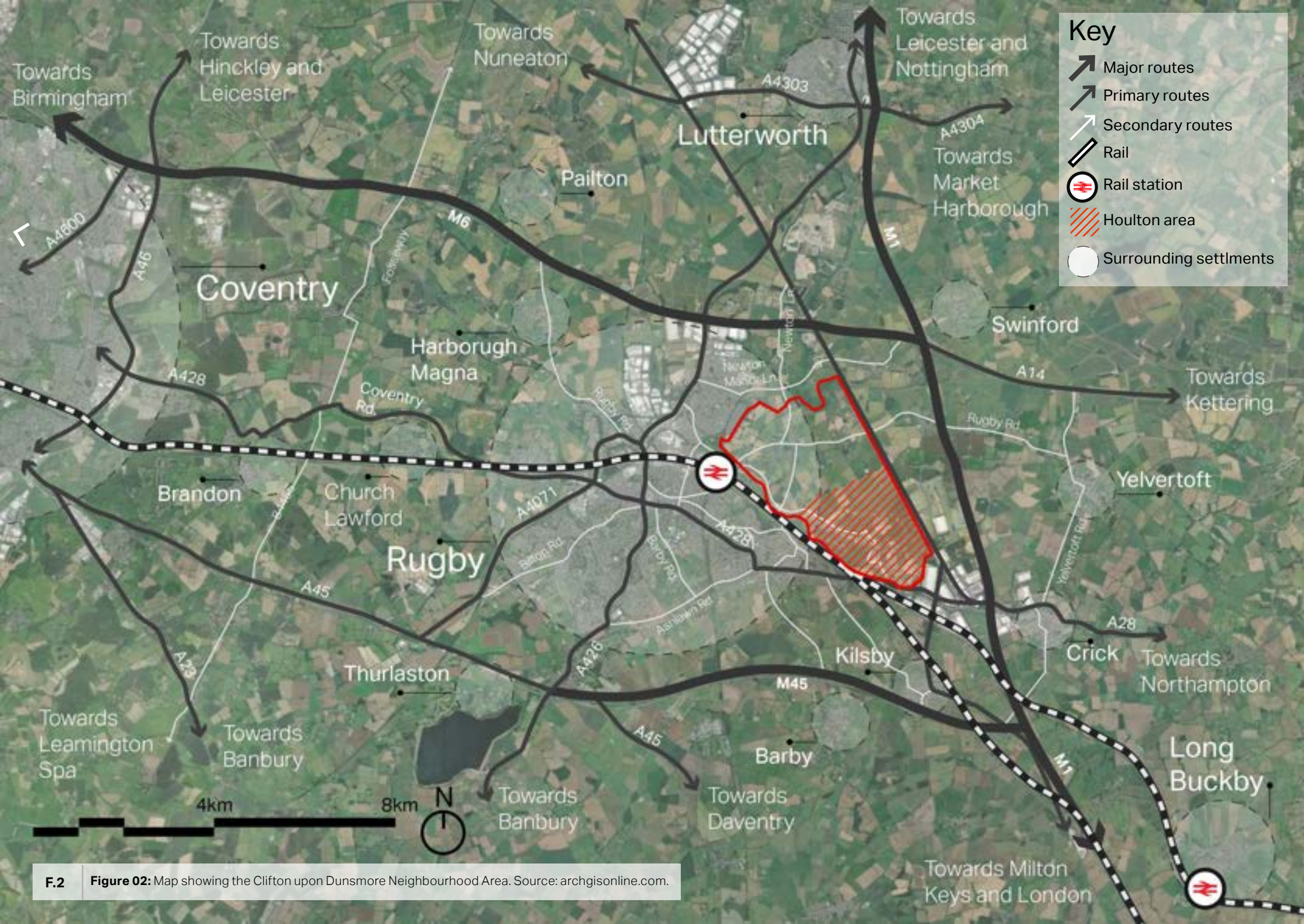
It is also important to note that codes and guidance within this document will not refer to development in Houlton to the south of the Neighbourhood Area. While Houlton is a part of the Parish, separate guidance and policies will apply.

What is Guidance versus Codes?

Design guidance identifies how development can be carried out in accordance with good design practice. Codes are requirements that provide specific, detailed parameters for development. Development must implement the codes and demonstrate how the guidance has informed the design. Code instructions will be found under *Implementation* in chapter 2.



F.1 Figure 01: Steps undertaken to produce this document



F.2 **Figure 02:** Map showing the Clifton upon Dunsmore Neighbourhood Area. Source: archgisonline.com.

1.2 Overview of Clifton upon Dunsmore

Clifton upon Dunsmore is a small, historic village located approximately 1.5 miles east of Rugby, Warwickshire. It is a key rural settlement within the borough, though it is primarily residential with a few small services such as a village store, a pub, a cafe and bakery, a salon and community uses, including St Mary's Church.

Additional amenities are accessed within Rugby. These are primarily accessed via car, with journeys utilising the Rugby Road to drive into Rugby Town Centre. Additionally, the number 9 and L1 bus services provide connections via public transport.

Clifton upon Dunsmore benefits from close proximity to excellent rail connections along the West Coast Mainline from Rugby Railway Station. These include connections Coventry within 10 minutes, Birmingham New Street within 20 minutes and London Euston within 50 minutes.



F.3

Figure 03: Clifton upon Dunsmore Village Hall, formerly the local working men's social club.



F.5

Figure 05: Historic Cottages with a mix of red brick, coloured render and rough-cast exterior finishes contributing to the heritage value within the village centre.



F.4

Figure 04: Manor house in the Georgian style with stucco external finish.



F.6

Figure 06: House within a rural setting at the periphery of the village.

1.2.1 Village layout

Clifton upon Dunsmore is a small village close to Rugby, Warwickshire. Its boundary lies close to Rugby's urban core, separated by railways, a large industrial estate and recreational grounds. Rugby Road connects the village core with Rugby's urban centre and primarily consists of residential ribbon development.

The centre of Clifton upon Dunsmore meets at the crossroads of Main Street, Church Road and Lilbourne Road, initially as ribbon development along these routes. Furthermore, this junction sustains much of the activity within the village centre, with higher density residential units, shop fronts, a public house, St Mary's Church and the village hall.

Stemming from these key routes are secondary residential streets with cul-de-sacs and instances of backland development, where properties have been built to the rear of buildings and within their existing plot. These form a radial

street pattern around the village envelope with development backing onto open countryside and green spaces.

To the south of the parish is Hilmorton Locks, a small hamlet set along a series of locks along the Oxford Canal. The area is mixed use as set among old warehouses and a dry dock which is still in use today.

Additionally, to the south of the parish is Houlton, a very large, contemporary urban extension comprising of 6200 new homes. However, this area is not considered to be in the scope of this document.

1.2.2 Landscape

Clifton upon Dunsmore's main village envelope is compact, backing directly onto open countryside, without any gradual fraying of development.

Much of the surrounding countryside features extensive agricultural land, characterised by gently rolling hills. Many of these feature "meandering river valleys" and occasional remnants of former heathland.



Figure 07: Post-war terraced housing demonstrating larger scale development of Clifton upon Dunsmore's historic core.



Figure 08: Example of landscape to the north of the village.

1.2.3 Conservation Area

Clifton upon Dunsmore's Conservation Area was designated by Rugby Borough Council in October 1976 based on its heritage value. The Conservation Area covers the central core of the village. Main Street, Church Street and Lilbourne Road comprise the historic and meeting point of these roads. Parts of North Road, South Road and Hillmorton Lane complete the Conservation Area. The remainder of the village generally comprises twentieth century expansion surrounding the linear form of the Conservation Area. The oldest building is St Mary the Virgin Church, dating from the thirteenth Century with later additions and alterations. Other notable historic buildings include Sunnyside on Main Street which dates from the sixteenth and eighteenth century, The Old Hall from the seventeenth century and Clifton Manor and the Shelter Shed on North Road, from the eighteenth century. Much of the remainder of the designation accommodates Victorian buildings with later infilling from the twentieth century.

1.2.4 Listed buildings

The village has 9 listed buildings and approximately 23 important unlisted buildings, including some forming terraces. The following listed buildings are described briefly:

- Shelter Shed, Grade II Early C18. Characterful cob walls, upon stone plinth, with later weatherboarding to front. Corrugated iron roof above thatch.
- The Old Hall, Lilbourne Road, Grade II. House, formerly three cottages. C17 with later additions. Timber framed with brick noggin. Plain tiled roof with stacks to ridge.
- Sunnyside 9 Main Street, Grade II. House. C16 and C18., brick dated 1778. Cruck and timber framed, one pair of crucks remaining with later brick infill. Thatch roof with brick stacks to ridge and end.
- Clifton Manor, Lilbourne Road, Grade II. House. Early C18. Brick, in Flemish bond with slate roof and brick stacks to ridge.

- 2 Chest Tombs, dated 1717 and 1754, 4m south and east of chancel of Church of St Mary The Virgin, Church Street, Grade II.
- St Mary The Virgin Church, Grade II*. C13 with C15 alterations and restored late C19. Coursed sandstone with some re-used tiles inset in chancel walls. Lead roof to nave and aisles, plain tile roof to chancel and porch.



Figure 09: Sunnyside Cottage, one the nine listed buildings or structures within the Neighbourhood Area.

1.3 Signpost to other documents

National and local policy documents can provide valuable guidance on bringing about good design and the benefits accompanying it. Some are there to ensure adequate planning regulations are in place to ensure development is both fit for purpose and able to build sustainable, thriving communities. Other documents are more technical and offer specific design guidance which can inform design codes and masterplanning activities.

Applicants should refer to these key documents when planning future development in the Clifton upon Dunsmore Neighbourhood Area. The following documents have informed the design guidance and codes within this report.

NATIONAL LEVEL

2007 - Manual for Streets

Department for Transport

Development is expected to respond positively to the Manual for Streets, the Government's guidance on how to design, construct, adopt and maintain new and existing residential streets. It promotes streets and wider development that avoid car dominated layouts but that do place the needs of pedestrians and cyclists first.

2021 - National Planning Policy Framework

DLUHC

Development needs to consider national level planning policy guidance as set out in the National Planning Policy Framework (NPPF) and the National Planning Policy Guidance (NPPG). In particular, NPPF Chapter 12: Achieving well-designed places stresses the creation of high-quality buildings and places.

2021 - National Design Guide

DLUHC

The National Design Guide (Department for Levelling Up, Housing and Communities, 2021) illustrates how well-designed places that are beautiful, enduring and successful can be achieved in practice.

2021 - National Model Design Code (Part 1 & Part 2)

DLUHC

The purpose of the National Model Design Code is to provide detailed guidance on the production of design codes, guides and policies to promote successful design. It expands on the ten characteristics of good design set out in the National Design Guide, which reflects the government's priorities and provides a common overarching framework for design.



2020 - Building for a Healthy Life

Homes England

Building for a Healthy Life (BHL) is the new (2020) name for Building for Life, the government-endorsed industry standard for well-designed homes and neighbourhoods. The new name reflects the crucial role that the built environment has in promoting wellbeing. The BHL toolkit sets out principles to help guide discussions on planning applications and to help local planning authorities to assess the quality of proposed (and completed) developments, but can also provide useful prompts and questions for planning applicants to consider during the different stages of the design process.



2019 - Rugby Borough Council Local Plan 2011-31

The Local was adopted in June 2019. The document provides an important strategy for Rugby Borough Council, playing a significant role in delivering sustainable development in appropriate locations and in helping to protect the countryside, important green spaces, and the built and natural heritage from inappropriate or insensitive development, thus enhancing the quality of life for people and communities.

The following Supplementary Planning documents (SPD) sit beneath the Rugby Local Plan and provide additional guidance to assist with the interpretation and implementation of



Rugby Local Plan Policies particularly:

- Air Quality SPD
- Climate Change and Sustainable Design and Construction SPD
- Coton Park East
- Housing Needs
- Planning Obligations
- South West Rugby Masterplan
- Clifton Upon Dunsmore Conservation Area Appraisal

2010 - Clifton upon Dunsmore Conservation Area Appraisal.

Adopted in 2010, this document outlines the historic features which make the village distinct, outlining the character features in need of consideration for future development



1.4 Engagement

In preparation of this Design Code, AECOM engaged with the Clifton upon Dunsmore Parish Council, including members of the Neighbourhood Plan Advisory Committee. A meeting was held in April 2023 to discuss the Committee's priorities for the design code and how they wanted it to reflect the key areas of quality design and character within the village.

The group were asked multiple questions relating to the design code which was followed by a guided site visit

Additionally, the local community will be consulted on the design guide prior to submission of the Neighbourhood Plan.

Key points

- The group highlighted that infill development, housing extensions and parking were priority issues which the design code should address.
- There should be a greater understanding of the village's character reflected in the document.
- Greater emphasis on-eco homes and eco-design should be reflected within the design guide.
- An understanding of how the design guide can improve the quality of overall development.
- The role of the design guide in improving the wider understanding of the Clifton upon Dunsmore Conservation Area appraisal.

CLIFTON upon Dunsmore DESIGN CODE

Site visit: 6th April 2023

GROUP PREPARATION

Preparation for the site visit. Please consider these key questions this week, which we will discuss during the site visit.

Good design in Clifton upon Dunsmore

1. What is meant by 'good design'? What are the characteristics of a place that is well designed?
2. What makes Clifton upon Dunsmore special and different?
3. Specifically, what is good design characterised by in Clifton upon Dunsmore?
4. What are some recent developments in Clifton upon Dunsmore, and what is the design quality of them?

The Clifton upon Dunsmore Design Guide

1. What are the top 3 things that would be included in the Clifton upon Dunsmore Design Guide?
2. In terms of the specific guidance included (i.e., design approaches that development will be expected to follow), are there any specific things that you would like to propose? For example, approaches to car parking, sustainability, drainage, materials, etc.
3. Can you suggest any local or nearby examples of good practice, either built schemes or private plans, approaches etc. to help facilitate the Clifton upon Dunsmore Design Guide?

SITE VISIT AGENDA

1. Discussion on good design and the Clifton upon Dunsmore Design Guide (as above).
2. Discussion on proposed Character Areas.
Example: If Character Areas are currently proposed which are based on the existing designated Conservation Area making up the village core, and the surrounding rural landscape, it is noted that existing developments within both Character Areas vary, which will be noted in the Design Guide, but there is an overall sense of architectural unity. What is most important is whether future development in each Character Area will vary, as guidance in the Design Guide can be specific to each area.
3. Tour of Clifton upon Dunsmore particularly:
 - a. Village core conservation area
 - b. Key historic and heritage assets
 - c. Recent developments and potential future housing sites
 - d. Key neighbourhood plan policy destinations (e.g., key community facilities, school transport routes, public local green spaces and natural assets, important streets, footpath routes)

F.10 Figure 10: Site visit agenda shared with the Group prior to the visit on 6th April 2023.

1.5 How to use this document

The Design guidance and codes will be a valuable tool in securing context-driven, high quality development within Clifton upon Dunsmore. They will be used in different ways by different actors in the planning and development process.

What follows is a list of actors and how they will use the design guidelines:

Actors	How they will use the design guidelines
Applicants, developers, & landowners	As a guide to community and Local Planning Authority expectations on design, allowing a degree of certainty – they will be expected to follow the guidance and codes as planning consent is sought.
Rugby Borough Council	As a reference point, embedded in policy, against which to assess planning applications. The Design Guidance and Codes should be discussed with applicants during any pre application discussions.
Clifton upon Dunsmore Parish Council	As a guide when commenting on planning applications, ensuring that the Design Guidance and Codes are complied with.
Local Clifton upon Dunsmore organisations	As a tool to promote community-backed development and to inform comments on planning applications.
Statutory consultees	As a reference point when commenting on planning applications.



**Codes to promote good
design in Clifton upon
Dunsmore**

02

2. Codes to promote good design in Clifton upon Dunsmore

This section outlines the positive physical, historic and contextual characteristics of Clifton upon Dunsmore and how these features should be factored into new development or retrofit of existing buildings.

2.1 Enhancing the village core

Clifton upon Dunsmore’s historic core features key landmarks and numerous community and commercial uses. These include historic assets such as, the Church of St. Mary the Virgin, the Parish Hall, The Bull Inn and multiple retail units along Main St., including the Village Store, a salon, a therapy spa and a boutique bakery. Additionally there is a nursery school at the junction with Rugby Road.

Subsequently, this area contains much of the village’s key attractors and activity. As such, design codes are provided to enhance the quality of public realm in this area and sustain the value of these key assets.

Code	Implementation
VC.1 Respecting landmarks	New development should respect the significance of any designated and non-designated heritage asset and key landmarks, such as The Bull Inn. Particular consideration shall be given to maintaining their role in framing, punctuating or terminating key views through, out of and into the Conservation Area.
VC.2 Multi-use spaces	Key landmarks in the Conservation Area – such as the village hall and pub – are focal points for the village and act as an attraction for community connectivity, which could benefit from these spaces incorporating community events. Likewise, a local hub, such as around the Bull Inn pub would provide a central location for regular community events or markets.

Code	Implementation
VC.3 Wayfinding and legibility	Signage and way finding techniques encourage sustainable modes of transport, as they make traversing easier by ensuring that routes are direct and memorable. Local landmark buildings or distinctive landscape and building features can also be used as way finding aids as well as providing an attractive streetscape.



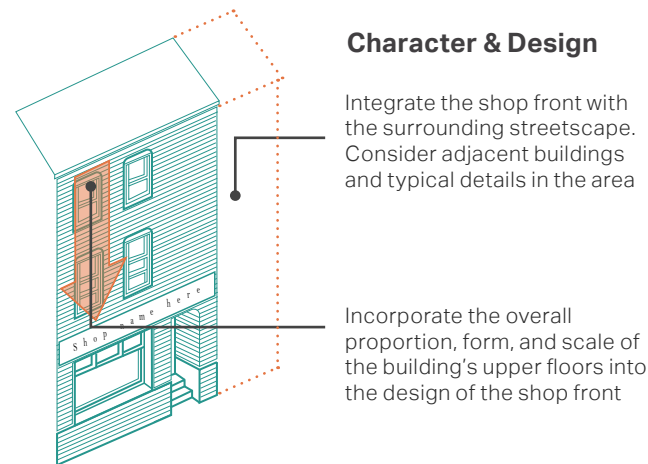
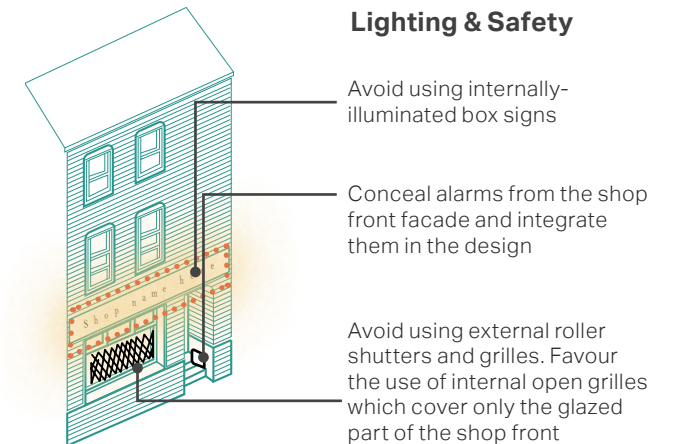
F.11 Church yard associated with St Mary’s Church is a key space within the village core.

Code	Implementation
VC.04 Shop fronts	The design of shop fronts should take account of the rhythm and character of the street such as the width of building, the horizontal or vertical emphasis, the variety of style and architecture of the building itself and signage that refers to the existing material and colour palettes. More traditional materials such as wood with neutral colours should be used, particularly for historic buildings
VC.05 Streets	Larger parking areas should have clear signage indicating public use. Where there is availability for on-street parking, interventions such as landscaping should be considered to delineate these spaces from pavements. In general, the relationship between pedestrians and cars should be considered carefully, with traffic calming measures along Main Street.

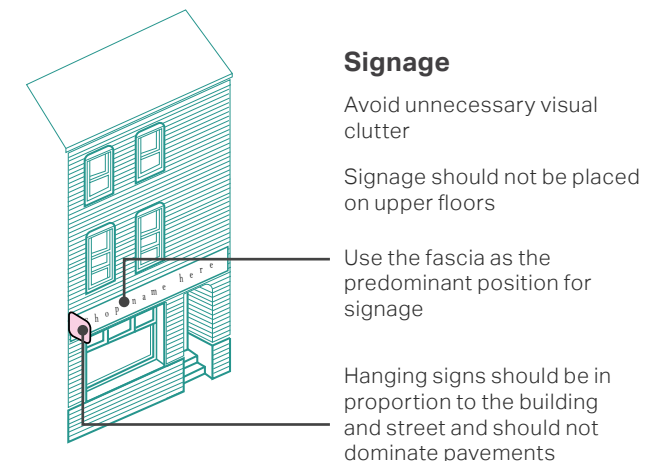


F.12

Figure 12: Varied shop fronts within the village core. Materiality and colour, particularly of signage, is not consistent with surrounding context, but good example of consistent alignment along the fascias.



F.13 **Figure 13:** Shop front design guidance diagrams.



2.2 Heritage

Clifton upon Dunsmore is a historic village abundant in heritage assets. While the greatest concentration of these lies within the Conservation Area, development throughout the Neighbourhood Area should be sensitive to the village’s overall historic value.

Historic assets within Clifton upon Dunsmore provide a variety of material palettes. Red brick cottages with Flemish bond brick and curved arches and sash windows with glazing panels are commonly found. Timber framed buildings also feature throughout the Neighbourhood Area, though not commonly. Many historic buildings also feature clay tiles and slate roof materials.

What’s more, the phased, historic growth of the village has preserved a distinct grain and offers a human scaled environment which sets a rhythm for scale and massing around the village. This enhances the historic feel of the Parish and should be a key inference for any future development.

Code	Implementation
HG.01 Sensitive character	New development must respect and respond to the historical context, particularly within the Conservation Area. Development should also respect the scale, mass and form of the surrounding context. This can also include both sensitive modern and historic designs, though it is advised to seek pre-application advice from the local planning authority.
HG.02 Protecting views	New development will respect the best elements of the village by retaining, conserving and enhancing the setting and views of the range of notable and listed buildings within and surrounding the village.
HG.03 Sensitive materiality	Proposals at any scale must be sensitive to the local historic vernacular, using materials and architectural finishes in keeping with



F.14

Figure 14: Example of heritage design features which enhance the overall character of the village.



F.15

Figure 15: Sunnyside, one of the few listed buildings in the village.

Code	Implementation
HG.03 Sensitive materiality (continued)	<p>surrounding historic buildings. The use of contrasting contemporary materials close to key heritage assets is generally discouraged, as well as poor quality pastiche traditional design not in keeping with the surrounding context. Likewise, The application of thatched roof to an existing building which did not feature thatch as its original roof material is discouraged.</p>



F.16

Figure 16: Historic terraced cottages with key heritage features such as red brick and gridded windows.



F.17

Figure 17: The Old Hall, a landmark building within the village built circa 17th Century.



F.18

Figure 18: Large Georgian era manor house now in uses as a care home.



F.19

Figure 19: St Mary's Church, a 13th Century structure with 15th Century alterations and the primary heritage asset within the village.

2.3 Settlement patterns & form

The historic settlement pattern of the main village envelope consists primarily of ribbon development along key routes. The dense, fine-grain and low-rise nature of the village ensures it is human scaled, with additional qualities such as enclosure and legibility. Furthermore, the arrival of the canal enabled early industrial development, particularly around Hilmorton Locks, featuring warehouses, dry docks and courtyards associated with canal boat repair and maintenance.

By the 1930s, the village envelope began to expand, with arable farmland developed into large plots for detached housing. A stretch of ribbon development extends along the south side of Rugby Road sustaining contiguous urban development between Clifton upon Dunsmore and Rugby, with further post-war development enhancing the sprawl of the village. Yet despite the rapid growth, development within Clifton upon Dunsmore has retained its human scale and overall quality in its built form.

Code	Implementation
SF.01 Layout	New development should consider the contribution of the development to the village as a whole, rather than in isolation, and Integrate with the existing building layout and pattern of development.
SF.02 Density	The housing density varies throughout the town, with higher densities located south of Main Street and Lilbourne road, mainly due to more frequent tandem development. Future development should look to follow similar densities and building heights to its surrounding context.
SF.03 Building line	The building line along a street should be consistent and form a unified whole but still allow for subtle variations in the form of recesses and protrusions. This provides interesting variety and movement along the street.



F.20

Figure 20: Cul-de-sac set off Rugby Road with 1960s semi-detached houses.



F.21

Figure 21: New development around Houlton.

Code	Implementation
SF.04 Boundary treatments	Proposed boundary treatments must reflect locally distinctive forms and materials, such as low brick walls or defined hedgerow.
SF.04 Walkable village	New development should not disrupt the existing pavement, pedestrian paths (colloquially referred to as a jitty) and walking routes along the roadway should provide safety from vehicles on the road. This requires a consistent footway, grass verge, "God cake" or pavement wide enough to ensure pedestrians do not conflict with vehicles.
SF.05 Edge treatment	New development along the village edge must have similar spacing between buildings to that commonly found on the street frontage to increase visual permeability and protect views of the surrounding landscape.



F.22

Figure 22: Colourful wooden gate with soft and hard boundary treatments.



F.23

Figure 23: Buildings set within a rear courtyard in a farmstead style a distinct arrangement underscoring an historic character.



F.24

Figure 24: Wooden picket fence and soft landscaping an example of softer boundary treatments commonly found in the village.



F.25

Figure 25: Set back, boundary treatments and typology arranged into ribbon development along Rugby Road. An example of inter-war period of growth within the village.

2.4 Distinctive palette

The Neighbourhood Area features a distinct material palette. In most cases, these are heavily influenced by historic buildings within the Clifton upon Dunsmore Conservation Area, as well as older industrial and agricultural buildings around the parish's periphery.

However, later housing interventions add variety to the village's overall vernacular. Many of these are synonymous with post-war housing throughout the UK, which in turn gives a more suburban feel closely associated with the sprawl of neighbouring Rugby.

Additionally, contemporary architectural detailing such as timber boarding, reclaimed brick and render has become increasingly common throughout the village. This represents a noticeable contrast to more historic palettes found across the parish. In some cases, these are well received and demonstrate an understanding of how contemporary features can enrich Clifton upon Dunsmore's vernacular, without compromising its overall historic feel.

Code	Implementation
DP.01 Detailed façades	New development should seek to provide architectural interest where possible by including detailing and features such as boarding, as well as a mix of finishes, materials and colour palettes. Blank facades or buildings which ignore their street or corner frontage should be avoided.
DP.02 Materiality	New development should utilise and reflect the existing outlined material palette across Clifton upon Dunsmore (see F.33).
DP.03 Colour palette	Where colour is applied to a building facade, a muted tone should be used which refers to the existing colour palette outlined within the guide (see F.33).
DP.04 Roofline	New development should reflect the surrounding roofline and infer from high-quality materials within the local context. Height and



F.26

Figure 26: Contemporary building with sensitive materials and design features such as timber weatherboarding.



F.27

Figure 27: Many post-war houses have since been extended or retreaded with contemporary finishes.

Code	Implementation
DP.04 Roofline (continued)	slope of the roofline should respond to the surrounding buildings, street width and sense of enclosure, topography and mature vegetation.
DP.05 Fenestration	New developments should consider the surrounding size, symmetry, profile and rhythm. Heavy profiled uPVC are discouraged in favour of wooden or powder coated aluminium with similar profiles and colour. Consultation with the local planning authority is encouraged regarding to listed or historic buildings.
DP.06 External features	Gutters should be designed unobtrusively or fitting with the surrounding context and should not detract from the surrounding character. security systems and satellites should be placed at the rear or out of sight from the street scene.



F.28

Figure 28: Sandstone quoins and other decorative brickwork on contemporary building



F.29

Figure 29: Contemporary development within the village using a more homogeneous palette selection.



F.30

Figure 30: Historic buildings within the village centre with a wide array of exterior finishes.



F.31

Figure 31: Contemporary building with sensitive external treatments and a wide range of materials including weatherboarding and red brick.

Fenestration



Dormer porch



Sash window with glazing bars



Gable dormer windows



Eyelid dormer



Casement windows



Decorative ridge board

Roof



Slate roof



Clay tiles



Varied roofline and roof types

Facades



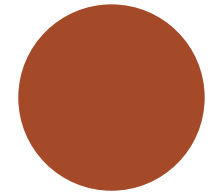
Flemish bond red brick



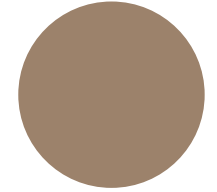
Mix of red brick and colour finishes



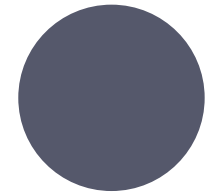
Stucco



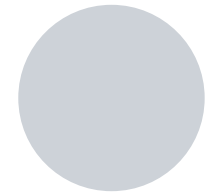
Red



Brown



Slate grey



Light grey



Beige

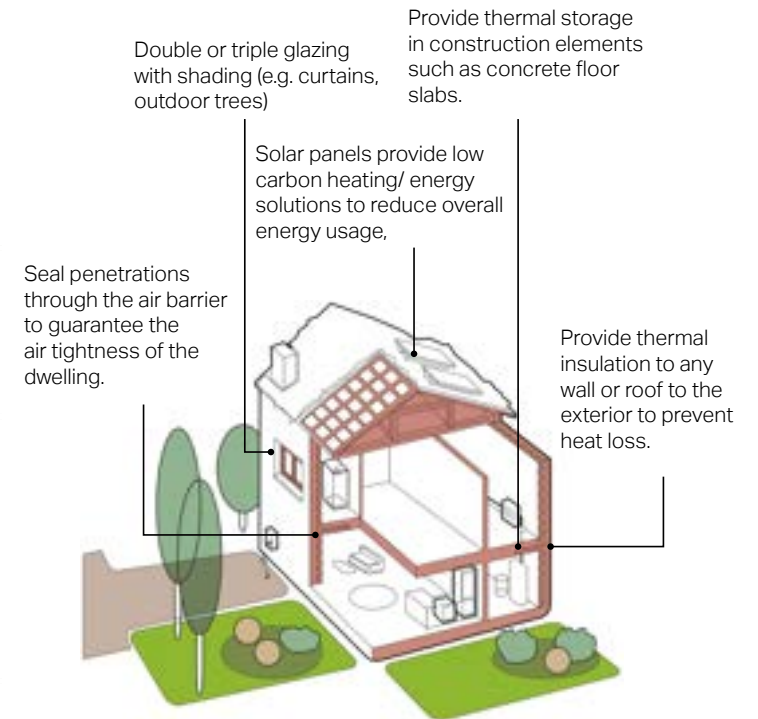
Colour palette

2.5 Eco-homes

This section focuses on energy-efficient technologies that could be incorporated into existing buildings and new build developments. Use of such features should be encouraged in order to contribute towards a more sustainable environment. Eco-design combines all around energy-efficient appliances with commercially available renewable energy systems, such as solar electricity and/or solar/ water heating.

In addition to combating climate change, eco-design is also used to mitigate the already prevalent effects of climate change, such as controlling indoor room temperatures. This will also have a cost-saving aspect concerning energy and utility bills.

Code	Implementation
ED.01 Passive design	Existing development should consider passive actions to achieve energy efficiency such as increasing glazing thickness, controlling daylight through louvres or blinds and utilising natural shading and cooling such as through trees and shrubbery.
ED.02 Active design	Ventilation with heat recovery, solar panels, ground and air source heat pumps must be considered alongside smart meters.
ED.03 Building Fabric	New development should utilise a 'fabric-first' approach with the highest standards of insulation and energy conservation - roof, wall and under floor insulation, efficient double or triple glazing and air-tightness.
ED.04 Drainage systems	All proposals must demonstrate sustainable surface drainage systems that will not unduly increase pressure on existing wastewater and natural drainage systems. New housing should demonstrate how rainwater will be stored and reused as grey water to reduce demand on mains supplies.



F.33

Figure 33: Diagram illustrating some aspects of the building fabric to be considered for eco-design.

2.6 Infill development & extensions

Clifton upon Dunsmore features areas of relatively high density. This is key feature of the village's overall character, stemming primarily from the pace of growth experienced within the village during the 20th Century.

Subsequently, contemporary development within the village has emerged as instances of infill or backland development. While it is widely accepted that these developments risk the distinctiveness of Clifton upon Dunsmore, recent instances in the village stand out as examples of best practice.

Additionally, many recent extensions to properties detract from the overall feel of the village, featuring poor quality facade treatments or obtrusive design. In some cases, housing extensions often have the impact housing affordability. This is exemplified by the practice of converting bungalows into multi storey homes.

Code	Implementation
IE.01 Infill setting behind the building line	Infill proposals set behind the main building line should not be obtrusive in character nor be an overbearing or dominant feature within its overall setting. It should respond sensitively to the scale, massing and architectural style of its immediate surroundings.
IE.02 Overlooking	Where infill is proposed behind the main building line, designs should minimise the impact of overlooking through appropriate design interventions or screening.
IE.03 Infill setting along the building line	Infill development along the main building line must be similarly responsive to context while not detracting from the existing rhythm and pattern of development. Here, allowances will be permitted for prominent features such as attenuation in appropriate areas.



F.34

Figure 34: Contemporary infill development sensitive to scale, massing and material palette of surrounding heritage buildings.



F.35

Figure 35: Backland development appropriate for surroundings with design interventions which prevent overlooking.

Code	Implementation
IE.04 Movement, access & refuse	Infill developments should retain access for refuse collection alongside discreet solutions to bin storage.
IE.05 Extension scale & placement	Housing extensions should not be greater in height or floorplan size from the existing building. Extensions must also be placed to the rear or side of properties and not interfere with the primary building line.
IE.06 Materials & facade treatments	Extensions must use complimentary facade treatments, in line with the detailed material palettes above.
IE.07 Typologies	Conversions should not change building typology, unless otherwise stated in local policy relating to housing need.



F.36

Figure 36: Ample access for refuse vehicles within infill development, though with poor passive surveillance and screening.



F.37

Figure 37: Direct pedestrian movement maintained within infill area to allow for direct access to adjacent properties.



F.38

Figure 38: Use of soft screening, including mature trees, to prevent overlooking.



F.39

Figure 39: Housing extension with appropriate scale set to the rear of the building with use of original materials.



Character area codes

03

3. Design guidance and codes for Clifton upon Dunsmore's character areas

This section provides design principles which are specific to the individual character areas demarcated across Clifton upon Dunsmore. These codes aim to provide highly context specific guidance.

3.1 Introduction

The following section outlines a set of design codes that have been put together based on the distinct character areas of Clifton upon Dunsmore.

These codes will aim to guide any changes or development within the Neighbourhood Area to ensure the local character is respected whilst still allowing space for innovation within the built environment.

The design codes have been applied by area based on their relevance to the prominent features, opportunities, and issues of their associated character area.

3.2 Character area codes

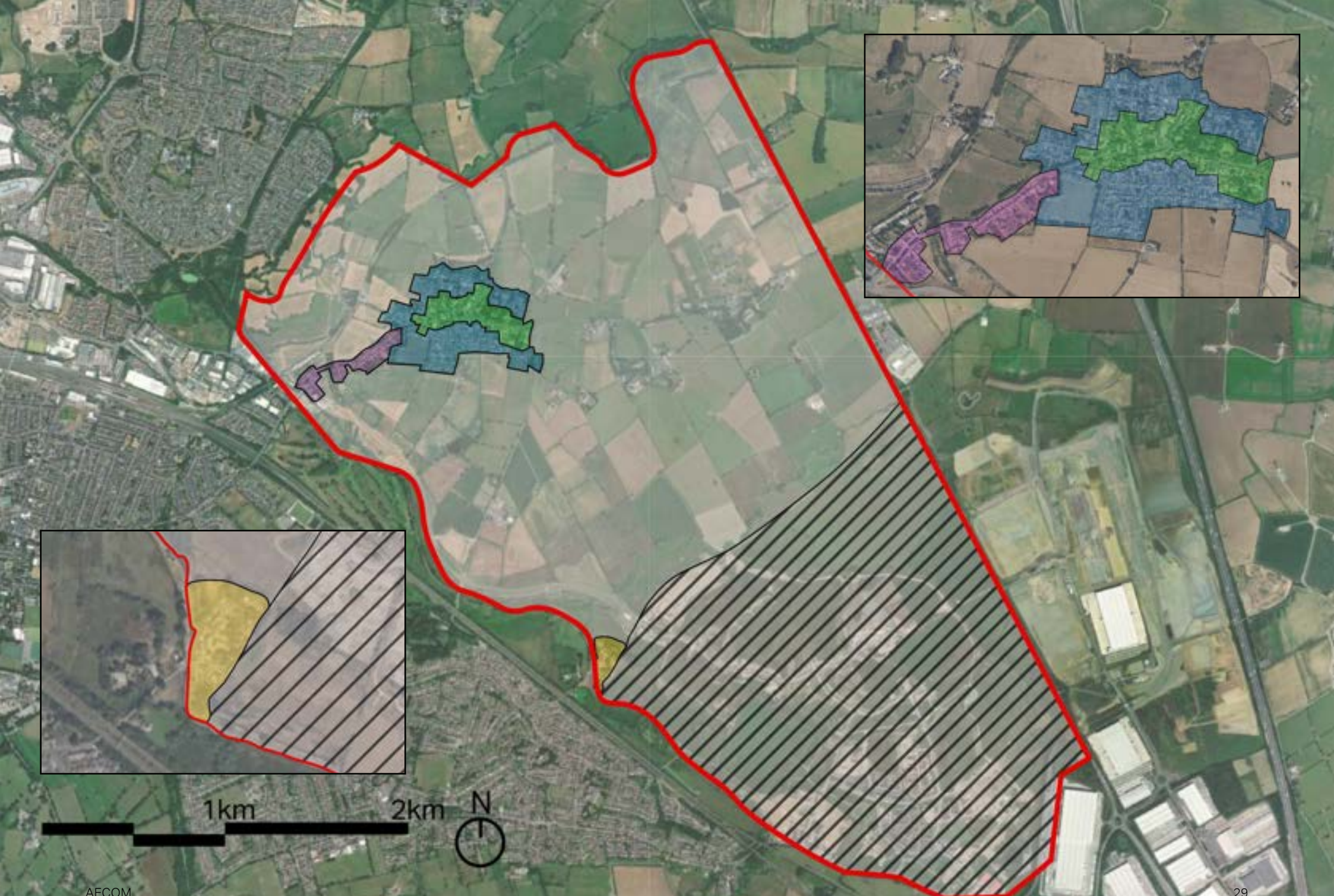
3.2.1 Overview

The character area codes are designed to provide specific guidance to areas within Clifton upon Dunsmore. The specific guidance builds upon the general design codes outlined in the previous section and highlights guidelines that will both preserve and enhance the existing character of each area.

Additionally, it should be noted that these character areas and subsequent guidance will not refer to Houlton due to the substantial development expected over the coming years, with separate design guidance and other policies influencing development.

These should be read jointly with the previous codes. Applicants seeking to develop in these areas should refer to these sections when considering the street layout, placemaking and architectural features of new development.

	1	Conservation Area
	2	Outer Village
	3	Linear Approach
	4	Hillmorton Locks
	5	Rural Hinterland



F.39 Figure 39: Map of character areas in Clifton upon Dunsmore. Source: archgisonline.com and bing.com.

3.3 CA1: Conservation Area

Introduction

This area covers the commercial and historic core of the Clifton upon Dunsmore, which features many of the village's core facilities and sustains high levels of overall activity. Here is the greatest concentration of historic buildings and the area strongly influences the village's overall character. To complement the existing conservation area appraisal, this analysis will inform the specific design codes for any future development within the conservation area.



F.40 Figure 40: Aerial view with character area boundary. Source: bing.com.



F.41 Figure 41: Restored cottages accessed from courtyards to the rear, underscoring the rural feel of Clifton upon Dunsmore.

Layout

The Conservation Area is primarily made up of fine-grain ribbon development along Main Street, Church Street and Lilbourne Road. Many buildings front directly onto the street, often with boundary treatments including verges, lawns and low brick walls with varying set back depths. There are some instances of cul-de-sacs and backland development, as well as more rural layouts with cottage backs serving as main access points from within internal courtyards.

Heights

Buildings are typically one to two storeys. However, there is differentiation in storey heights between buildings stemming from the range of ages, architectural details and building typologies within the area. Meanwhile, St Mary's Church serves as the main outlier, with its tower standing approximately 15m tall.



F.42 Figure 42: The Old Hall, a restored 17th Century Hall of local historical importance with red brick, timber frame and gable porch.

Streets

Main Street, Church Street and Lilbourne Road are the most prominent routes through the Conservation Area. These are key multi-modal routes, which, despite their narrow and enclosed character, carry greater volumes of traffic through the village core. Each has generous pavements with occasional instances of verges and trees associated with boundary treatments of adjoining properties. These routes converge at a key node around St Mary's Church and a series of shop fronts where there is traffic calming measures, as well as enhanced setbacks and parking bays for the local retail services.

Within the Conservation Area are two small cul-de-sacs, Goodacre Close and Everard Close. These are compact and feature generous parking bays for properties along these routes. Additionally, Hillmorton Lane serves as the eastern boundary for the village core. This route is rural in character featuring dense hedgerows to one side and pedestrian movement limited to grass verges.

Buildings

There is a wide variety of building typologies within the area, including cottages, converted historic barns, historic manor houses, red brick terraces, contemporary detached and semi-detached housing, as well as key landmarks such as the Bull Inn, Village Hall and St Mary's Church. Red brick is a commonly used material, with a mix of architectural details such as sash windows, pitched porches and timber frames.



F.43

Figure 43: Example of God Cake junction enhancing the rural feel of the village.



F.44

Figure 44: The Bull Inn is a prominent landmark within the Conservation Area underpinning the historic character of village.



F.45

Figure 45: St Mary's Church is 13 Century Church with distinct features such as its battlement roof design and coursed sandstone walls.

Conservation Area Codes



Figure 46: Shop fronts with parking bays and setbacks along High Street within the village core.



Figure 47: Terraced cottages featuring heritage features such as wooden sash windows with glazing bars, render lintels and weatherboarded dormer porches.

Code	Rationale	Implementation
CA1.01 Consider immediate context	<i>The Conservation Area core acts as a focal point for Clifton upon Dunsmore. The area is rich in built heritage and is successful in relaying the area's historic context.</i>	<ul style="list-style-type: none"> New development must demonstrate an understanding of immediate context and design proposals must respect the existing historic character, listed buildings and important non-designated buildings of the area.
CA1.02 Protect views and sight lines	<i>The landmarks and historic assets of the Conservation Area help to assist in creating memorable routes, allowing users to orient themselves.</i>	<ul style="list-style-type: none"> New development must be positioned in a way to retain and enhance valuable sight lines through the area of prominent landmarks, such as that of the view of the St Mary's Church tower. Any development or alterations to existing buildings should not exceed two storeys in height and should retain the roof pitch and angle. Any extensions to the roofline, such as dormer extensions, should be fitting in the style of the surrounding buildings and not obstruct the sight lines within the Conservation Area. The roofline has a consistent and rhythmic pattern of chimneys in the Conservation Area. These should be preserved and the roofline can be further enhanced with the addition of chimneys on the few buildings that currently lack them.
CA1.03 Preserve enclosure, building line and boundary treatment	<i>The Conservation Area is made up of fine-grain ribbon development and consistent boundary treatments that creates a sense of enclosure and dictates a direction of flow through the area.</i>	<ul style="list-style-type: none"> New development should be oriented front facing and parallel to the street and have a slight variation to the building line as is reminiscent of the existing built environment.

Conservation Area Codes

Code	Rationale	Implementation
CA1.03 Preserve enclosure, building line and boundary treatment (continued)		<ul style="list-style-type: none"> Boundary treatments should be consistent with existing examples, continuing the use of low brick walls, such as seen surrounding St Mary's Church, or hedgerows as seen at both ends of the Conservation Area. Tall fences that obscure sight lines between buildings should be avoided. High Street, Church Street and Lilbourne Road are narrow routes with a high level of enclosure – due to setback and boundary treatments – which should be retained in order to maintain the route's intimate character.
CA1.04 Architectural details	<p><i>The Conservation Area has a high concentration of listed buildings and important non-designated buildings that create a distinctive and unique character to the village which should be preserved and enhanced by new development.</i></p>	<ul style="list-style-type: none"> New development should reference the material and colour palette of neighbouring properties to strengthen the sense of a cohesive local vernacular. For the Conservation Area, this primarily consist of red brick and white render façades, wooden fenestration, grey slate and brown clay roof tiles and occasionally exposed timber framing. Existing dwellings should retain as much of the original building style and materials as possible as they have a genuine distinct character. This would include, for example, chimneys, dormer porches. eyebrow dormers and sash windows.



F.48

Figure 48: Cottages adjoining Townsend Memorial Hall within the Conservation Area.



F.49

Figure 49: Terraced cottages along Lilbourne Road within the village core.

Conservation Area Codes

Code	Rationale	Implementation
CA1.04 Architectural details (continued)		<ul style="list-style-type: none"> Fenestration on new developments should show consideration for rhythm and layout, potentially taking reference from surrounding context.
CA1.05 People friendly streets	<i>Excessive street parking conflicts with the intimate feel of the Conservation Area and could discourage active travel.</i>	<ul style="list-style-type: none"> Clear signage should be provided for the existing parking bays to convey that these are available for public use. There should be no new space delineated for street parking along the main routes of the High Street and Lilbourne Road. Adequate pedestrian crossings, green verges and "God cakes" (softscaped green traffic islands) and traffic calming measures should be provided for safe pedestrian movement through the site. Where street parking exists, a barrier should be in place, preferably through softscaping measures such as incorporating street planters. The two footpaths (colloquially referred to as a jitty) connecting Lilbourne Road to South Road, one located next to Townsend Memorial Hall and the other next to Goodacre Close, should be preserved as they aid and encourage pedestrian movement into and out of the Conservation Area.

3.4 CA2: Outer Village

Introduction

This character area includes the residential plots that surrounds the Conservation Area as well as local green spaces, gardening allotments and a sports field. This area has the largest volume of buildings and the most notable mix of architectural vernacular. Dwellings here vary in plot sizes, storeys, materiality and are an assortment of detached and semi-detached properties, lending the area as an ideal location for future infill development.



Figure 50: Boundary of the Outer Village Character Area. Source: bing.com.



Figure 51: A variety of building heights and roof pitches along North Road, including an uncommonly seen jerkinhead roof.

Layout

The street pattern in this area is more coarse-grain than the Conservation Area, with arrangements of large residential blocks that have fewer accessible breaks between. This is prevalent along North Road and with the impermeable residential block formed by the no through Shuttleworth Road. Density is higher south of Lilbourne road, mostly due to the arrangement of cul-de-sac infill developments. Housing plots throughout the area have a consistent layout, with

most dwellings having a setback from the road that accommodates a front garden, on-site parking and a back garden of varying sizes.

Heights

All of the dwellings within this area are one or two storeys in height. Most infill cul-de-sacs consist entirely of two-storey dwellings, with the exception of Orwell Close and Whiley Close which feature entirely bungalow housing.



Figure 52: Arrangement of bungalows within the Whiley Close cul-de-sac.

Streets

Most of the development surrounds North Road and South Road, running parallel with Main Street and Lilbourne Road. Multiple cul-de-sacs fall within this area including Orwell Close, Hadfield Close, Allans Close and Whiley Close. The southernmost end also features the no-through Shuttleworth Road with terraced housing bounding a public green space. These streets have consistent, unbroken pavements and grass verges with a sudden break in the pavement east of Orwell Close. The area also features key routes out of the village, including Rugby Road, Newton Road and Hillmorton Lane. Public Rights of Ways lead from the area south to Dunsmore Home Farm and north to Clifton Lakes.

Buildings

The primary land-use within this character area is for residential purpose. Along North Road is the highest level of architectural variety. Here, neighbouring dwelling heights and materiality vary, with mixes

of brick, wood paneling, render and pebbledash colours and differing roof pitches and fenestrations, such as the frequent inclusion of Dormer Windows. Most of the buildings along South Road share a consistent red brick style and layout. Along Shuttleworth Road are all two storey terraced houses and a scattering of bungalows to the south. There is overall a mix of detached, semi-detached and bungalow properties without an obvious uniformity or pattern.



Figure 53: Renovation utilising more contemporary finishes, though reflective of the historic character of the wider village.



Figure 54: Photo showing the typical width of streets in the area, including street parking, wide pavements and tree-lined verges.



Figure 55: Terraced post-war housing located along Shuttleworth Road that surround a public green space.

Outer Village Area Codes



Figure 56: Neighbouring dwellings with differing materiality including wood panelling, white render, pebble-dash and brick.

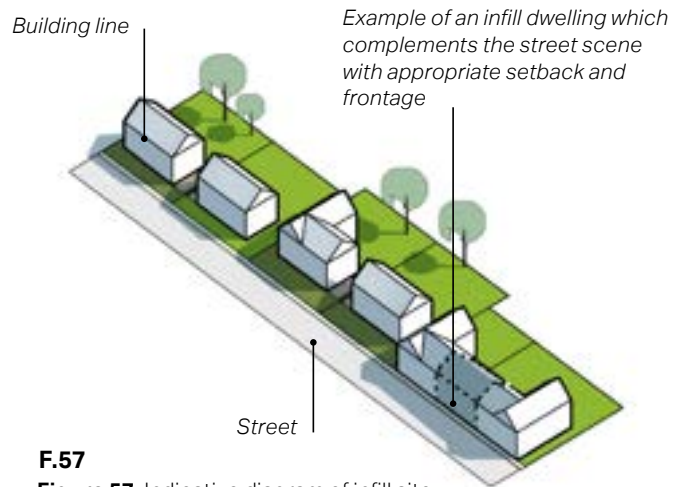


Figure 57: Indicative diagram of infill site.

Code	Rationale	Implementation
CA2.01 Settlement pattern and density	<i>New development that changes the density of the area could negatively impact the settlement pattern, streetscape, open space and overall feel of the area.</i>	<ul style="list-style-type: none"> New development proposals should reflect and respect the existing density, for example recognising the lower density north of Lilbourne Road. New developments of multiple dwellings should offer a variety of building typologies. New developments should reflect the informal pattern of the village by slightly staggering building lines in order to reflect the organic layout and appearance where individual dwellings have been added over time in an incremental fashion.
CA2.02 Setback and boundary treatment	<i>Setbacks allow space for greenery, on-plot parking and pavements which all affect movement patterns and general feel of the area, while boundary treatments are an opportunity to provide uniformity of the existing built environment.</i>	<ul style="list-style-type: none"> New developments should not infringe on the existing setback and where setback is not established these should allow adequate space for on-plot parking as is consistent within the outer village. Plot infill should largely respect the existing setback where there is a standard street edge. Boundary treatments vary throughout the outer village in terms of colour and materiality, but new development should match the height of boundary treatments of the surrounding context. Where no existing boundary treatment is present in the surrounding context, new development should avoid high walls and fencing and should choose a materiality of brick, wood or hedgerows as is common in the area.

Outer Village Area Codes

Code	Rationale	Implementation
CA2.04 Roofline and building heights	<p><i>There is a large variety of roof types found in this area creating an interesting roofscape and height variation. Buildings in these areas do not reach higher than two storeys, which is an important feature for viewlines looking into the village from the rural hinterland.</i></p>	<ul style="list-style-type: none"> • There is a large variety of roof types found in this area creating an interesting roofscape. Therefore, the following roof types can be used in this area: mixed pitched roof, gable ended pitched roof, hipped and half hipped with dormer window inclusions, jerkinhead roofs and skillion roofs. • Any development or alterations to existing buildings should not exceed two storeys in height and should be integrated into the landscape.
CA2.05 Views and green gap	<p><i>The outer village area is defined by its location on the settlement's fringe and its connection to the surrounding landscape. This is achieved through its layout which allows for viewpoints in each direction to the rural hinterland.</i></p>	<ul style="list-style-type: none"> • New development proposals should ensure that setbacks and distances between buildings are sufficient to allow for views through the village. • New development proposals should avoid blocking existing outward views into the countryside.
CA2.06 Connections and movement	<p><i>It is essential that the design of new developments incorporates the needs of pedestrians and cyclists. As the outer village surrounds the Conservation Area, active travel is highly desirable and needs safe and attractive features to create direct and memorable routes.</i></p>	<ul style="list-style-type: none"> • New developments should provide safe and legible crossings, including level paving finishes and dropped kerbs, and should connect to surrounding path networks. • New development proposals should have permeable layouts with cul-de-sacs which are relatively short and provide pedestrian links. • PRoWs, including jitties through to the surrounding landscape, should be preserved and new developments should facilitate outward connections by linking to PRoWs.



F.58

Figure 58: Example of soft and minimal hard boundary treatments used in tandem throughout the character area.



F.59

Figure 59: Landscaped areas with surface parking accessed from Robertson Close.

Outer Village Area Codes

Code	Rationale	Implementation
CA2.07 Parking	<i>Poorly designed on street parking can have a detrimental impact on the appearance of the streetscape and safety of pedestrians. Well designed parking can be integrated into the character of the street.</i>	<ul style="list-style-type: none"> New development should consider on-plot parking or dedicated bay parking to avoid on-street parking infringing on the pedestrian realm. Bay parking should be of appropriate scale and not dominate the spaces they are situated. Developments of multiple dwellings should consider including visitor parking spaces.



F.60

Figure 60: Typical post-war housing typology with minimal boundary treatments.



F.61

Figure 61: Typical street character within the Outer Village area.

3.5 CA3: Linear Approach

Introduction

Located west of the village centre, this character area follows the main route that connects Clifton upon Dunsmore to Rugby via Rugby Road. Three cul-de-sac developments turn off from the route in addition to one gravel road that travels along Oxford Canal. The buildings located within this character area are all residential dwellings with open agricultural land bordering the north and south of the route.



Figure 62: Boundary of the Linear Approach Character Area. Source: bing.com.



Figure 63: Single-storey detached and two-storey semi-detached neighbouring dwellings along Rugby Road.

Layout

Development in this area is linear, with dwellings lining the main route south of Rugby Road and on both sides of Vicarage Hill. The dwellings along Rugby Road have a consistent setback, unbroken pavement, wide grass verges, on-plot parking and narrow back gardens. There are three cul-de-sacs turning off of the main route, with all having unbroken pavements and varying setbacks. The dwellings along Newall Close and Vicarage Hill have a mix of on-plot parking or front gardens, as well as on street

parking along with properties on Avon Street, which also lack front gardens.

Heights

Buildings in this area consist primarily of two-storey dwellings with a scattering of single-storey dwellings on the eastern end of Rugby Road. The Buildings located along Vicarage Hill, Avon Street and Newall Close are all two stories in height. There is only one building along Clifton Wharf within the character area and it has one storey.



Figure 64: Newall Close cul-de-sac housing that all share similar architectural features, plot layout and parking provisions.

Streets

The most prominent route through the character area is via Rugby Road, which spans from Vicarage Hill to Main Street. Along the length south of the route is an unbroken pavement and wide grass verges which are occasionally used for parking. Vicarage Hill joins the Neighbourhood Area to east Rugby, connecting to Rugby's Clifton Road where the two converge above Oxford Canal. Three cul-de-sacs turn off from Vicarage Hill: Newall Close, Avon Street and one sharing the name with Vicarage Hill. Clifton Wharf is an unpaved gravel road that turns off of Vicarage Hill, leading to the business Clifton Cruisers Ltd. There are no public right-of-ways in this area, with the closest being along the canal in Rugby.

Buildings

Detached and semi-detached dwellings line the entire length south of Rugby Road. The materiality of these buildings is consistent, utilising a mix of red brick and a white or beige render. All the dwellings along Newall

Close share the same design with red brick facades. The dwellings along Avon Street have a terraced style, with each building attached in a single row. The greatest variety of building materiality is located to the south of Vicarage Hill, with neighbouring buildings having different coloured brick, painted and fully rendered facades, occasional narrow iron balconies, extruding bay windows and fenestrations of different materiality. The roofs of all the dwellings are pitched and shingled in multiple styles.



F.65

Figure 65: Housing on the main route along Vicarage Hill with varying materiality and decorative features.



F.66

Figure 66: Semi-detached dwellings lining Rugby Road with unbroken pavement, wide grass verges and on-plot parking.



F.67

Figure 67: Redbrick terraced housing towards the westernmost end of Rugby Road.

Linear Approach Area Codes



F.68

Figure 68: Semi-detached houses and green space set along Rugby Road.



F.69

Figure 69: Terraced houses along Rugby Road with low brick wall and fencing used as boundary treatments.

Code	Rationale	Implementation
CA3.01 Linear settlement pattern	<i>This area is defined by its strict linear settlement pattern which should be preserved and enhanced by new development.</i>	<ul style="list-style-type: none"> Integrate with the existing building layout, street-facing orientation, massing and typology, density of housing and strictly linear pattern of development.
CA3.02 Consistent building line and streetscape	<i>The linear approach consists primarily of one main route that connects the village centre with Rugby. This route will receive a relatively high volume of traffic and the buildings along the road will be viewed by all pedestrians travelling in and out of the village. Therefore, it is essential that the built environment here is representative of the good design seen throughout the village.</i>	<ul style="list-style-type: none"> The strong, consistent building line should be retained and allow for gaps between buildings to view the surrounding landscape. New development proposals should be oriented toward the street edge to produce active frontages and create passive surveillance. Boundary treatment should be low-rise and use materials found in surrounding context, including brick, masonry, wood and hedgerows. Plastic fencing and metal rails should be avoided. Boundary treatments in new developments should include planting such as front garden space, trees and hedges, as well as green verges.
CA3.03 Roofline and building heights	<i>The linear approach is a narrow strip of development that is bordered on both sides by the rural hinterland. The positioning of this area will be within view from multiple points of the rural landscape and therefore should have a consistent roofline and height that compliments the landscape.</i>	<ul style="list-style-type: none"> New development should have hipped or gable roofs, matching the angle of surrounding roofs. The material of roofs should consist of slate tiles or clay pantiles, referencing surrounding roofs' colour palettes. New development proposals should appropriately reference the height and typology of adjoining dwellings and not exceed two storeys in height.

Linear Approach Area Codes

Code	Rationale	Implementation
CA3.05 Parking	<i>It is essential to avoid congestion and vehicular clutter due to parking on this street as it is the primary route into and out of the village. Adequate parking will also discourage parking on green verges in front of the buildings, enhancing the road for pedestrians.</i>	<ul style="list-style-type: none"> • New development should consider on-plot parking to avoid on-street parking infringing on the pedestrian realm. • Developments of multiple dwellings must include visitor parking spaces.



F.70

Figure 70: Graphic demonstrating the regimented and uniform nature of the building line along Rugby Road. Source: bing.com.



F.71

Figure 71: Grass verges and linear development along Rugby Road.

3.6 CA4: Hillmorton Locks

Introduction

Hillmorton is a suburb of Rugby located to the southeast of Rugby town centre. Brindley Road leads northeast from the site over the Oxford Canal to the Hillmorton Locks, which is within the Clifton upon Dunsmore area boundary. This area is centred around a narrow lane and hosts a small number of residential dwellings and local retail offerings. The lane going through the character area is the boundary edge of the Houlton development area.



Figure 72: Boundary of the Hillmorton Locks Character Area. Source: bing.com.



F.73

Figure 73: Cottages set along The Locks fronting directly onto the street.

Layout

Hillmorton Locks is a dense cluster of light industrial courtyards and canal locks alongside tight knit residential development. Dwellings broadly lack setbacks, fronting directly onto the street while commercial buildings are punctuated with courtyards which are often used for parking. The area is surrounded by open countryside with an undulating topography, hemmed in by the Oxford Canal and a small dock on its western edge.

Heights

The heights of all the buildings within the area are one or two storeys. All of the residential dwellings have two storeys, the house adjacent to Hillmorton Locks has a varied height of one to two storeys, the cafe has one storey and the retail blocks have a varying height of one to two storeys, with the heights rising on either side as the block reaches its central, highest point.



F.74

Figure 74: Office building frontage with small courtyard area for parking.

Streets

The development of Hillmorton Locks within Clifton upon Dunsmore is located along a narrow, unpaved lane that connects Hillmorton to the new development in Houlton. A graveled road surrounds the area to the north leading to a pedestrian path to the Hillmorton Locks. A second graveled road to the south follows the canal to a standalone millhouse. The area has multiple dedicated parking bays located central to the retail offerings.

Buildings

Hillmorton Locks hosts a mixed-use offering of retail, housing and eateries. These include an upholstery shop, the Canalchef Cafe, a model railway hobby shop and a dog grooming service. The retail offerings are arranged over two building blocks of varying one to two-storey heights. These blocks share the same architectural features of entirely red brick facades, wooden fenestration and grey slate roofs. The cafe is in a diverging

style with a pebbledash blue and white facade. The building adjacent to the Hillmorton Locks is a large standalone red brick house immediately fronted by the canal. The residential houses along the narrow road towards Houlton are immediately fronting the lane, typically separated by a brick or wooden wall and occasionally have a gated entrance. These are detached and semi-detached, in a similar style to the retail blocks and have a mix of on-plot and street parking.



F.75

Figure 75: Intersection between commercial blocks with a dedicated parking bay within the centre.



F.76

Figure 76: An example of a residential dwelling with on-site parking, garage and perimeter fencing.



F.77

Figure 77: The narrow lane that goes through the centre of the character area towards Houlton to the northeast.

Hillmorton Locks Area Codes



Figure 78: View of the Hillmorton Locks from the bridge over Oxford Canal leading into the character area.



Figure 79: The Canalchef Cafe from behind looking towards the bridge connecting Hillmorton Locks to Rugby.

Code	Rationale	Implementation
CA4.01 Settlement pattern and low density	<i>Hillmorton Locks is arranged in a low density, nucleated settlement pattern which results in an intimate, rural character, distinct from the nearby area.</i>	<ul style="list-style-type: none"> New developments should reflect the building typology and low-density makeup of the area so as not to overwhelm the streetscape or threaten the intimate, rural character.
CA4.02 Fenestration and architectural details	<i>The buildings in the area have a uniform and consistent style, use of materials and colour palette that should be incorporated into any new development.</i>	<ul style="list-style-type: none"> Materials used for building façades in this area include red brick and dark accent bricks, white render, black, white and natural wood frames and grey slate tiles. All new development should incorporate this colour and material palette. New developments should match the rhythm and symmetry of fenestration from the surrounding context. Original windows should be preserved. Due to the short, narrow character of the lane, and the immediate fronting of existing buildings onto the lane, blank facades should be avoided. Detailing, such as decorative fascias and soldier course lintels, could be incorporated into new development to encourage a uniform character.
CA4.03 Roofline and building heights	<i>The roofline within this area is very uniform, consisting primarily of gable roofs, including detached garages. Creating uniformity of building height and roof style will not only enhance the site from the rural hinterland, but will also create a consistent character identity within the area.</i>	<ul style="list-style-type: none"> New development should have gable roofs to match the style of existing buildings. The angle of the roof should be consistent with surrounding context and should not exceed two storeys in height. The addition of chimneys could enhance the roofline and create uniformity with surrounding buildings.

Hillmorton Locks Area Codes

Code	Rationale	Implementation
CA4.04 Connections and movement	<i>The Hillmorton Locks attracts movement, particularly via the tow-path and surrounding Public Rights of Way. Active travel should be encouraged as this would also decrease levels of vehicular traffic through the area, which could undermine its overall character.</i>	<ul style="list-style-type: none"> Active movement between Hillmorton Locks and the surrounding development in Houlton and Rugby should be encouraged through appropriate way finding and signage, traffic calming measures and a consistent pavement or grass verge to walk along. PRoWs leading from the village area, Rugby and Houlton should be preserved, with no overgrown shrubbery or foliage restricting pedestrian access. Special consideration should be considered for the PRoW along the Oxford Canal.
CA4.05 Views and green gap	<i>The Hillmorton Locks are bordered to the west by the Oxford Canal and in all other directions by the rural hinterland. Both form the character of the built environment within the area, which could be negatively affected by disrupting the views of these from within the area.</i>	<ul style="list-style-type: none"> There should be adequate spacing between developments to allow for views to the Oxford Canal and surrounding rural hinterland. Boundary treatment should be low-rise so as not to disrupt the view out of the built-up area.
CA4.06 Parking	<i>The narrow, intimate feel of the street through the area would be disrupted by street parking. Active travel and pedestrian safety would also be threatened by the presence of parking blocking the narrow street.</i>	<ul style="list-style-type: none"> New development should consider on-plot parking to avoid on-street parking infringing on the pedestrian realm. Developments of multiple dwellings must include visitor parking spaces.



F.80

Figure 80: Dry dock at Hillmorton Locks in use for canal boat maintenance.



F.81

Figure 81: Crain used alongside the dry dock at Hillmorton Locks.

3.7 CA5: Rural Hinterland

Introduction

This character area consists of arable land located between the River Avon, Oxford Canal, the A5 and Houlton. It completely envelopes the Outer Village, Linear Approach and Hillmorton Locks character areas and is defined by its visibility of rolling topography and pattern of field boundaries. The new development in Houlton is being developed directly southeast of the character area, with this section focusing on the land north of Clifton Brook.



Figure 82: Boundary of the Rural Hinterland Character Area.
Source: bing.com.



Figure 83: Hillmorton Lane looking towards the junction with Houlton Way.

Landscape

This area has a pattern of neighbouring fields with a scattering of isolated cottages, stables, farms and a listed manor house. Clifton upon Dunsmore's rural hinterland has a landscape character classified as a Plateau Fringe with a Moderate and High landscape sensitivity according to the Borough of Rugby Landscape Assessment¹. The area of High landscape sensitivity is located along the River Avon north of Clifton upon Dunsmore's village centre.

¹ Landscape Assessment of the Borough of Rugby, Warwickshire County Council (2006)

The visibility within the area is of a generally moderate sensitivity due to the presence of small woodlands scattered over a rolling topography. Most of the farms in the area are located along Lilbourne Road which connects to the A5, with another directly east of the A5 and two along Hillmorton Lane. The layout of the field patterns within the site gives the area a Moderate cultural sensitivity, although the land-use of the area results in a Low ecological sensitivity with the exception being the highly sensitive River Avon.



Figure 84: Character of development along Lillbourne Road.

Streets

Multiple streets cut through the rural hinterland, connecting the developed areas of Clifton upon Dunsmore to the surrounding settlements. Lilbourne Road is the most occupied of these roads and is a country road going west to east of the village centre connecting to the A5. Newton Road cuts through the character area south to north, going over the River Avon and connecting to Newton Manor Lane. Shakespeare Avon Way PRow leading out of the village to the northeast where it meets the A5. Hillmorton Lane connects the outer village to Hillmorton and intersects with Houlton Way, which is the only street within this area that does not connect to the village, but links Rugby to the development in Houlton. There are multiple Public Right of Ways through the site including one that leads from South Road to Dunsmore Home Farm and one from Station Road to the A5 and Clifton Lakes via Main Street and Buckwell Lane.

Buildings

The buildings within the character area consists of farms, stables, farm houses and warehouses. The most prominent building in the site is the Grade II Listed Dunsmore House located adjacent to Lilbourne Road. This building dates back to 1881 and is in a Tudor-Gothic Revival style. The farm houses are typically one to two storeys in height and have red brick or render facades and gray slate pitched roofs.



Figure 85: View of agricultural buildings looking south along Hillmorton Lane.



Figure 86: Linear development along Lilbourne Road.



Figure 87: Dunsmore House, a Victorian manor house now in use as a nursing home. Source: HistoricEngland.org.uk

Rural Hinterland Area Codes



Figure 88: Views to the south of Clifton upon Dunsmore towards Bluebell Woods and Clifton Brook.



Figure 89: Landscape to the north of the Neighbourhood area, viewed from Buckwell Lane.

Code	Rationale	Implementation
CA5.01 Protecting landscape views	<i>The visibility within the area is of a generally moderate sensitivity due to the presence of small woodlands scattered over a rolling topography. Visibility of these landscape features should be protected and enhanced by any new development.</i>	<ul style="list-style-type: none"> Building height should remain between 1-2 storeys. Roof types should either be open gabled or hipped. New development should not impact upon key views, especially of the pockets of woodlands in the area.
CA5.02 Active travel	<i>The rural hinterland separates many of the built-up area in the parish, such as between the main village and Hillmorton Locks, and active travel should be encouraged between these sites rather than vehicular travel.</i>	<ul style="list-style-type: none"> Placement of any new landscaping along routes should retain clear access for pedestrians and cyclists while retaining existing form and habitat structure. This is especially important for the PRow along the canal.
CA5.03 Enhancing biodiversity	<i>Biodiversity is essential for ecologically friendly neighbourhood and enhancing biodiversity can have positive benefits to the neighbourhood such as improving pollution and also creating attractive, green features.</i>	<ul style="list-style-type: none"> New developments and building extensions should aim to strengthen biodiversity and the natural environment A range of small-scale biodiversity improvements should be considered in existing and new developments. These may include: nest boxes, bird feeders, bug hotels, hedgehog houses, bat boxes, log piles, pollinator nest sites and wildflower planting. These improvements should be carefully planned and should support native floral and fauna species. Roadside verges, hedges, and trees should act as natural buffers and should be protected when planning new developments.

Rural Hinterland Area Codes

Code	Rationale	Implementation
CA5.04 Edge softening and gateways	<i>The connection of the settlement to the surrounding landscape is a significant feature of the parish and this should be protected and enhanced by any new development.</i>	<ul style="list-style-type: none"> Comprehensive landscape buffering, or 'green curtains', should be implemented along the edge of new developments. Abrupt edges to development with little vegetation or landscape on the edge of the settlement should be avoided. Gateways from existing developments should be unobstructed and not disturbed by new development.
CA5.05 Settlement gaps	<i>The rural hinterlands has a rural landscape due to its settlement pattern and any development that changes this pattern will be changing the character of the area.</i>	<ul style="list-style-type: none"> New development should preserve the scattered settlement pattern of significant gaps between farmhouses and avoid any development that resembles ribbon development.



F.90

Figure 90: Countryside path at the boundary with Houlton.



F.91

Figure 91: View of countryside around Clifton upon Dunsmore.



**Checklist for new
development**

04

1

4. Checklist

Because the design guidelines and codes in this chapter cannot cover all design eventualities, this section provides a number of questions based on established good practice against which design proposals in Clifton upon Dunsmore should be evaluated. The aim is to assess all proposals by objectively answering the questions below. Not all the questions will apply to every development.

The relevant ones, however, should provide an assessment as to whether the design proposal has taken into account the context and provided an adequate design solution. As a first step in part 1, there are a number of ideas or principles that may be present in most proposals for new development. There may be some elements which are not relevant to minor householder applications such as modifications and extensions.

These are listed under 'General design guidelines for new development'. Following these ideas and principles, a number of questions are listed for more specific topics.

General design guidelines for new development:

- Integrate with existing paths, streets, circulation networks and patterns of activity;
- Reinforce or enhance the established settlement character of streets, greens, and other spaces;
- Harmonise and enhance existing settlement in terms of physical form, architecture and land use;
- Relate well to local topography and landscape features, including prominent ridge lines and long-distance views;
- Reflect, respect, and reinforce local architecture and historic distinctiveness;
- Retain and incorporate important existing features into the development;
- Respect surrounding buildings in terms of scale, height, form and massing;
- Adopt contextually appropriate materials and details;
- Provide adequate open space for the development in terms of both quantity and quality;
- Incorporate necessary services and drainage infrastructure without causing unacceptable harm to retained features;
- Ensure all components e.g. buildings, landscapes, access routes, parking and open space are well related to each other;
- Positively integrate energy efficient technologies;

1 (continued)

General design guidelines for new development:

- Make sufficient provision for sustainable waste management (including facilities for kerbside collection, waste separation, and minimisation where appropriate) without adverse impact on the street scene, the local landscape or the amenities of neighbours;
- Ensure that places are designed with management, maintenance and the upkeep of utilities in mind; and
- Seek to implement passive environmental design principles by, firstly, considering how the site layout can optimise beneficial solar gain and reduce energy demands (e.g. insulation), before specification of energy efficient building services and finally incorporate renewable energy sources.

2

Local green spaces, views & character:

- Have opportunities for enhancing existing amenity spaces been explored?
- Will any communal amenity space be created? If so, how this will be used by the new owners and how will it be managed?
- Is there opportunity to increase the local area biodiversity?
- Has the proposal been considered within its wider physical context?
- Has the impact on the landscape quality of the area been taken into account?
- How does the proposal impact on existing views which are important to the area and how are these views incorporated in the design?

3

Building line, access and boundary treatment:

- What are the characteristics of the building line?
- How has the building line been respected in the proposals?
- Has the appropriateness of the boundary treatments been considered in the context of the site?
- What is the arrival point, how is it designed?
- Does the proposal maintain or enhance the existing gaps between settlements?
- Does the proposal affect or change the setting of a listed building or listed landscape?
- Is the landscaping to be hard or soft?

4

Street grid and layout:

- Does it favour accessibility and connectivity? If not, why?
- Do the new points of access and street layout have regard for all users of the development; in particular pedestrians, cyclists and those with disabilities?
- What are the essential characteristics of the existing street pattern; are these reflected in the proposal?
- How will the new design or extension integrate with the existing street arrangement?
- Are the new points of access appropriate in terms of patterns of movement?
- Do the points of access conform to the statutory technical requirements?

5

Building heights and roofline:

- What are the characteristics of the roofline?
- Have the proposals paid careful attention to height, form, massing and scale?
- If a higher than average building(s) is proposed, what would be the reason for making the development higher?
- Will the roof structure be capable of supporting a photovoltaic or solar thermal array either now, or in the future?
- Will the inclusion of roof mounted renewable technologies be an issue from a visual or planning perspective? If so, can they be screened from view, being careful not to cause over shading?

6

Building materials & surface treatment:

- What is the distinctive material in the area?
- Does the proposed material harmonise with the local materials?
- Does the proposal use high-quality materials?
- Have the details of the windows, doors, eaves and roof details been addressed in the context of the overall design?
- Does the new proposed materials respect or enhance the existing area or adversely change its character?
- Are recycled materials, or those with high recycled content proposed?
- Has the embodied carbon of the materials been considered and are there options which can reduce the embodied carbon of the design? For example, wood structures and concrete alternatives.

6 (continued)

Building materials & surface treatment:

- Can the proposed materials be locally and/or responsibly sourced? E.g. FSC timber, or certified under BES 6001, ISO 14001 Environmental Management Systems?
- Has the embodied carbon of the materials been considered and are there options which can reduce the embodied carbon of the design? For example, wood structures and concrete alternatives.
- Can the proposed materials be locally and/or responsibly sourced? E.g. FSC timber, or certified under BES 6001, ISO 14001 Environmental Management Systems?

7

Buildings layout and grouping:

- Subject to topography and the clustering of existing buildings, are new buildings oriented to incorporate passive solar design principles, with, for example, one of the main glazed elevations within 30° due south, whilst also minimising overheating risk?
- Can buildings with complementary energy profiles be clustered together such that a communal low carbon energy source could be used to supply multiple buildings that might require energy at different times of day or night? This is to reduce peak loads. And/or can waste heat from one building be extracted to provide cooling to that building as well as heat to another building?
- What are the typical groupings of buildings?
- How have the existing groupings been reflected in the proposal?
- Are proposed groups of buildings offering variety and texture to the townscape?
- What effect would the proposal have on the streetscape?
- Does the proposal maintain the character of dwelling clusters stemming from the main road?
- Does the proposal overlook any adjacent properties or gardens? How is this mitigated?

8

Household extensions:

- Does the proposed design respect the character of the area and the immediate neighbourhood, and does it have an adverse impact on neighbouring properties in relation to privacy, overbearing or overshadowing impact?
- Is the roof form of the extension appropriate to the original dwelling (considering angle of pitch)?
- Do the proposed materials match those of the existing dwelling?
- In case of side extensions, does it retain important gaps within the street scene and avoid a 'terracing effect'?
- Are there any proposed dormer roof extensions set within the roof slope?
- Does the proposed extension respond to the existing pattern of window and door openings?
- Is the side extension set back from the front of the house?
- Does the extension offer the opportunity to retrofit energy efficiency measures to the existing building?
- Can any materials be re-used in situ to reduce waste and embodied carbon?

9

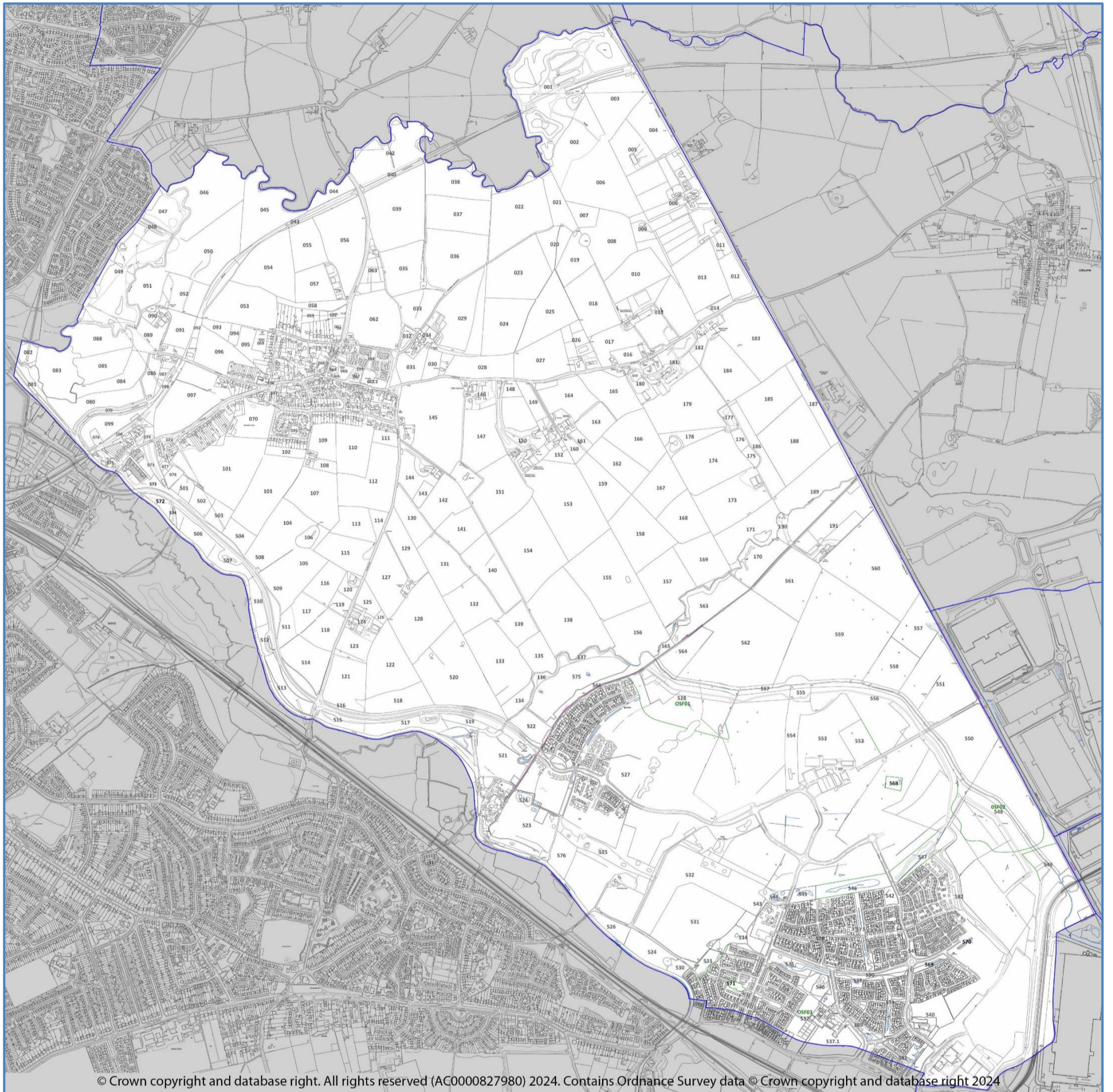
Car parking:

- What parking solutions have been considered?
- Are the car spaces located and arranged in a way that is not dominant or detrimental to the sense of place?
- Has planting been considered to soften the presence of cars?
- Does the proposed car parking compromise the amenity of adjoining properties?
- Have the needs of wheelchair users been considered?
- Can electric vehicle charging points be provided and integrated within the design?
- Can secure cycle storage be provided at individual building level or through a central facility where appropriate?
- If covered car ports or cycle storage is included, can it incorporate roof mounted photovoltaic panels or a biodiverse roof in its design?

CLIFTON UPON DUNSMORE PARISH NEIGHBOURHOOD PLAN

APPENDIX 3: INVENTORY OF LOCAL GREEN SPACE, OPEN SPACE AND OTHER ENVIRONMENTALLY SIGNIFICANT SITES

1. Location key map



2. Scoring criteria

Criterion (NPPF 2024)	Score range			Notes
LOCAL IN CHARACTER , not an extensive tract of land	N	Y		Yes is essential for LGS designation. The site should be a single bounded parcel of land, or a small, coherent group (evidence-based, with shared characteristics and in single ownership).
SPECIAL TO COMMUNITY:				
PROXIMITY	0	1-4	5	<p>5 = an open space <u>within</u> a settlement</p> <p>4 = adjacent to the settlement boundary (Limit to Development line when defined)</p> <p>3, 2, 1 = successively farther from settlement</p> <p>0 = most distant from main settlement(s)</p>
BEAUTY	0	1-2	3	Subjective, relative (give justification); use consultation 'dot' map results for views. Only the most attractive land in the Plan Area should qualify. Most should get 0 or 1.
TRANQUILLITY	0	1	2	<p>Tranquillity should be judged as a real experience; just being 'a long way from anywhere' doesn't make a site tranquil. Most sites should get 0.</p> <p>2 will probably be limited to e.g. churchyards, well-designed memorial gardens, managed semi-natural habitats where birdsong is louder than traffic noise.</p>
RECREATIONAL VALUE	0	1-4	5	<p>5, 4 = Public Open Spaces designed for sport and recreation or as facilities for children and young people</p> <p>3 = Membership sport facilities (tennis, bowls, etc.). Very well used park or other recreational space with full or comprehensive public access. Managed wildlife site with public access. Semi-natural parkland (trees, grass) with public footpaths and no restriction on access.</p> <p>2 = Paddock or grazing field with 1 or more public footpaths, e.g. well-used for dog-walking, traditional sledging field</p> <p>1 = arable farmland with public footpath but no other access.</p> <p>0 = private property with no public recreational value or access</p>
LOCAL SIGNIFICANCE:				
HISTORICAL SIGNIFICANCE	0	1-4	5	<p>Historical significance can only apply to sites and features that can be seen (to be appreciated) or are proven buried archaeological features.</p> <p>5, 4 = statutory site, includes or comprises Scheduled monument, Listed Building, feature or structure. National Trust or English Heritage site</p> <p>3, 2 = site with features in the County <i>Historic Environment Record</i> and/or Historic England <i>PastScape</i> records. <i>Registered park or garden</i>. Well-preserved <i>ridge and furrow</i>. Site includes feature, earthworks, proven buried archaeology, or building with known local historic environment significance (history includes 20th century). Faint <i>ridge and furrow</i></p> <p>1 = (parish background level), including site of local oral, social or recorded history importance, no actual structure</p> <p>0 = No evidence for historical environment significance</p>
RICHNESS OF WILDLIFE (= BIODIVERSITY); GEOLOGY	0	1-4	5	<p>Protection of habitats and species, in compliance with NPPF and English wildlife legislation, at the local level of individual land parcels.</p> <p>5 = Statutory site, includes or comprises SSSI (biodiversity or geology) or other national or European designation.</p> <p>4 = County Wildlife Trust nature reserve, Local Nature Reserve, <i>etc.</i></p> <p>3 – site with National, county and local biodiversity features, e.g. <i>Priority Habitats</i>, occurrence of one or more <i>Species of Conservation Concern</i> (use national or county Biodiversity Action Plan (BAP) Species lists), mapped Gt Crested newt ponds, bat roosts and foraging areas. County or local site designations e.g. <i>Local Wildlife Site (LWS)</i>, Regionally Important Geological Site (RIGS), <i>Site of Importance for Nature Conservation (SINC)</i>, <i>Local Nature Reserve</i>, <i>Community WildSpace</i>, <i>etc.</i></p> <p>2 = other site of known local biodiversity importance not recorded elsewhere with e.g. BAP species, species-rich hedgerows, watercourse, pond</p> <p>1 = (parish background level), moderate or potential wildlife value</p> <p>0 = no evidence for natural environment significance</p>
Maximum possible score			25	

3. Inventory

KEY TO COLOUR-CODING FOR DESIGNATIONS ETC.

 Local Green Space	 Important Open Space	 Historical significance	 Wildlife significance	 Statutory (historical) protection	 Ridge and furrow
---	--	---	---	---	--

INVENTORY MAP REFERENCE	DESCRIPTION / EVIDENCE	NPPF (2021) CRITERIA FOR LOCAL GREEN SPACE ASSESSMENT							TOTAL /25
		LOCAL: BOUNDED, NOT EXTENSIVE YES/NO	SPECIAL TO COMMUNITY (<15)				LOCAL SIGNIFICANCE (<10)		
			PROXIMITY 0-5	BEAUTY 0-3	TRANQUIL 0-2	REC. VALUE 0-5	HISTORY 0-5	WILDLIFE 0-5	
001	Clifton Lakes Fishing lakes, previously sand and gravel quarries. Crossed by embankment and other earthworks forming part of Warks Historic Environment Record site MWA 6915 Site of LNWR Rugby-Peterborough Railway (1850-1966) . Includes extensive areas of Open mosaic habitat (Priority Habitat, Natural England designation) . Also Warks Green Infrastructure designation as Local Wildlife Site SP57N1	N	0	2	2	2	3	3	12
002	Clifton Lakes extension Open mosaic habitat (Priority Habitat, Natural England designation) . Also Warks Green Infrastructure designation as Local Wildlife Site SP57N2	N	0	2	2	2	1	3	11
006	Includes areas of <i>woodland</i> habitat in Warks Green Infrastructure survey, 2015	N	1	1	1	0	1	3	7
009	Deciduous woodland Priority Habitat (Natural England designation)	Y	1	1	1	0	1	3	7
015	Includes area of <i>woodland</i> habitat in Warks Green Infrastructure survey, 2015	N	2	1	1	0	1	3	8
040	Part of Warks Historic Environment Record site MWA 6915 Site of LNWR Rugby-Peterborough Railway (1850-1966)	N	2	1	1	1	3	1	9
043	Part of Warks Historic Environment Record site MWA 6915 Site of LNWR Rugby-Peterborough Railway (1850-1966) NE end is floodplain grazing marsh Priority Habitat (Natural England designation). Also includes areas of <i>woodland</i> habitat in Warks Green Infrastructure survey, 2015	N	3	1	1	1	3	3	15
044	Floodplain grazing marsh Priority Habitat (Natural England designation)	Y	2	1	1	0	1	3	8
046	Includes (SW corner) part of Warks Historic Environment Record site MWA 4357 Old canal 800m SE of Brownsver (branch of Oxford Canal, disused pre-1903). Mainly floodplain grazing marsh Priority Habitat ; south end is deciduous woodland Priority Habitat (Natural England designations)	Y	2	1	1	0	3	3	10
047	Brownsver / River Avon open space and Charwelton Drive play area (part) Floodplain grazing marsh Priority Habitat (Natural England designation)	Y	3	2	1	5	1	3	15
048	Brownsver / River Avon open space and Charwelton Drive play area (part) Part of Warks Historic Environment Record site MWA 4357 Old canal 800m SE of Brownsver (branch of Oxford Canal, disused pre-1903) Deciduous woodland Priority Habitat (Natural England designation)	Y	3	2	1	5	3	3	17
049	Brownsver / River Avon open space and Charwelton Drive play area (part) Floodplain grazing marsh Priority Habitat (Natural England designation)	Y	3	2	1	5	1	3	15
050	Includes part of Warks Historic Environment Record site MWA 4357 Old canal 800m SE of Brownsver (branch of Oxford Canal, disused pre-1903). Also (SW corner) part of Warks Historic Environment Record site MWA 20156 Mill pond and associated water management features at Clifton Mill West side is floodplain grazing marsh Priority Habitat (Natural England designation)	Y	3	2	1	1	3	3	13

INVENTORY MAP REFERENCE	DESCRIPTION / EVIDENCE	NPPF (2021) CRITERIA FOR LOCAL GREEN SPACE ASSESSMENT							TOTAL /25
		LOCAL: BOUNDED, NOT EXTENSIVE YES/NO	SPECIAL TO COMMUNITY (<15)				LOCAL SIGNIFICANCE (<10)		
			PROXIMITY 0-5	BEAUTY 0-3	TRANQUIL 0-2	REC. VALUE 0-5	HISTORY 0-5	WILDLIFE 0-5	
051	(East side) Part of Warks Historic Environment Record site MWA 20156 <i>Mill pond and associated water management features at Clifton Mill</i> Floodplain grazing marsh Priority Habitat (Natural England designation)	Y	2	1	1	2	3	3	12
052	Includes part of (course of) Warks Historic Environment Record site MWA 4357 <i>Old canal 800m SE of Brownsver</i> (branch of Oxford Canal, disused pre-1903). Also (west side part of Warks Historic Environment Record site MWA 20156 <i>Mill pond and associated water management features at Clifton Mill</i>	Y	3	1	1	1	3	1	10
061	Newton Road allotments Open space <i>Allotment gardens</i>	Y	4	2	1	5	1	1	14
064	St Marys churchyard Open space <i>Cemetery/burial ground</i> Setting for Listed Building grade II* 1233440 <i>Church of St Mary the Virgin</i> and Listed Building grade II 1233441 <i>Group of chest tombs...</i> Also Warks Historic Environment Record site MWA 12539 <i>St Marys' Church graveyard</i> [Multiple statutory protections – Local Green Space designation not needed]	Y	5	3	2	5	5	2	22
065	Church car park Open space <i>Amenity greenspace</i>	Y	5	1	0	4	1	1	12
066	Robertson Close open space ('the Pocket Park') Mixed woodland, previously part of a garden. Retained in 1980 development scheme Open space <i>Amenity greenspace</i>	Y	5	2	1	4	1	2	15
067.1	Surviving section of Warks Historic Environment Record site MWA 12638 <i>Clifton Manor Garden (early 18th C pleasure grounds and paddock)</i>	Y	5	1	1	0	3	1	11
069	North Road allotments, Clifton Open space <i>Allotment gardens</i> . Clifton Parish Council	Y	5	2	1	5	1	2	16
070	Clifton recreation ground and play area Large open space with amenity grass, pitches, tennis courts, changing rooms/pavilion, playpark and fitness equipment, toilets, seating, ornamental trees and other plantings. Open space <i>Outdoor sport, Amenity Greenspace and Children's Play and Youth Provision</i> A highly-valued local amenity; created mid-20 th century at the same time that the post-war Shuttleworth Road estate was built	Y	5	2	1	5	2	2	17
072	Newell Close open space Amenity grass providing green area for these houses. Open space <i>Amenity greenspace</i>	Y	5	1	0	4	1	1	12
073	Disused railway Route (track-bed and earthworks) of connecting loop of LNWR Rugby-Peterborough line into main (west coast) line. Part of Warks Historic Environment Record site MWA 6917 <i>Site of the Rugby Loop Line and viaduct</i> . Includes areas of <i>woodland</i> habitat in Warks Green Infrastructure survey, 2015 Informal (unofficial) children's play	Y	5	1	0	1	3	3	13
074	Vicarage Hill open space / disused railway Route (track-bed and earthworks) of connecting loop of LNWR Rugby-Peterborough line into main (west coast) line. Open space <i>Amenity greenspace</i> Includes areas of <i>woodland</i> habitat in Warks Green Infrastructure survey, 2015	Y	5	1	0	4	1	3	13
076 077	Newell Close allotments, Clifton Open space <i>Allotment gardens</i> with additional meadow area, trees (and electricity substation).	Y	5	1	0	4	1	1	12
079	Part of Warks Historic Environment Record site MWA 4357 <i>Old canal 800m SE of Brownsver</i> (branch of Oxford Canal, disused pre-1903)	Y	4	1	0	1	3	1	10

INVENTORY MAP REFERENCE	DESCRIPTION / EVIDENCE	NPPF (2021) CRITERIA FOR LOCAL GREEN SPACE ASSESSMENT							TOTAL /25
		LOCAL: BOUNDED, NOT EXTENSIVE YES/NO	SPECIAL TO COMMUNITY (<15)				LOCAL SIGNIFICANCE (<10)		
			PROXIMITY 0-5	BEAUTY 0-3	TRANQUIL 0-2	REC. VALUE 0-5	HISTORY 0-5	WILDLIFE 0-5	
080	Northern strip is Floodplain grazing marsh Priority Habitat (Natural England designation)	Y	3	1	0	1	1	3	9
081	Deciduous woodland Priority Habitat (Natural England designation)	Y	2	1	0	1	1	3	8
082	Ashlawn Cutting (part in the Plan Area) Part of Great Central Walk (section in the Neighbourhood Area) Local Nature Reserve (part of Rugby BC statutory designation). Also deciduous woodland Priority Habitat (Natural England designation)	N	3	2	1	2	2	4	14
083	Floodplain grazing marsh Priority Habitat (Natural England designation)	Y	3	1	0	1	1	3	9
084	Floodplain grazing marsh Priority Habitat (Natural England designation)	Y	3	1	0	1	1	3	9
085	Floodplain grazing marsh Priority Habitat (Natural England designation)	Y	3	1	0	1	1	3	9
088	Floodplain grazing marsh Priority Habitat (Natural England designation)	Y	3	1	0	1	1	3	9
090	Clifton Mill Warks Historic Environment Record site MWA 20156 Clifton Mil. Also Part of Warks Historic Environment Record site MWA 20156 Mill pond and associated water management features at Clifton Mill.	Y	3	2	1	2	3	1	12
091	Includes part of (course of) Warks Historic Environment Record site MWA 4357 Old canal 800m SE of Brownsver (branch of Oxford Canal, disused pre-1903)	Y	3	1	0	0	3	1	8
092	Part of Warks Historic Environment Record site MWA 6915 Site of LNWR Rugby-Peterborough Railway (1850-1966) Includes areas of <i>woodland</i> habitat in Warks Green Infrastructure survey, 2015	Y	3	1	0	0	3	3	11
098	Part of Warks Historic Environment Record site MWA 4357 Old canal 800m SE of Brownsver (branch of Oxford Canal, disused pre-1903). Also part of Warks Historic Environment Record site MWA 6915 Site of LNWR Rugby-Peterborough Railway (1850-1966) Includes areas of <i>woodland</i> habitat in Warks Green Infrastructure survey, 2015	Y	3	1	0	0	3	3	11
100	Part of Warks Historic Environment Record site MWA 6915 Site of LNWR Rugby-Peterborough Railway (1850-1966) Includes areas of <i>woodland</i> habitat in Warks Green Infrastructure survey, 2015	Y	4	1	3	1	3	3	15
122	Arable field Includes Warks Historic Environment Record site MWA 12407 Large oval earthwork feature (undated) ... partly visible on the ground. [May have been ploughed out]	Y	2	1	0	1	2	1	7
134	<i>Grassland</i> habitat in Warks Green Infrastructure survey, 2015	Y	3	1	0	1	1	3	9
136	<i>Informal open space</i> in Houlton masterplan [Houlton Green Infrastructure masterplan 2016-22] <i>Natural and Semi-natural Greenspace</i> , this Plan. <i>Grassland</i> habitat in Warks Green Infrastructure survey, 2015. Also part of Warks Green Infrastructure designation as Hill Morton Radio Station Local Wildlife Site SP57M1	Y	3	1	0	3	1	3	11
137	<i>Informal open space</i> in Houlton masterplan [Houlton Green Infrastructure masterplan 2016-22] <i>Natural and Semi-natural Greenspace</i> , this Plan.	Y	3	1	0	3	1	3	11

INVENTORY MAP REFERENCE	DESCRIPTION / EVIDENCE	NPPF (2021) CRITERIA FOR LOCAL GREEN SPACE ASSESSMENT						TOTAL /25	
		LOCAL: BOUNDED, NOT EXTENSIVE YES/NO	SPECIAL TO COMMUNITY (<15)				LOCAL SIGNIFICANCE (<10)		
			PROXIMITY 0-5	BEAUTY 0-3	TRANQUIL 0-2	REC. VALUE 0-5	HISTORY 0-5		WILDLIFE 0-5
	<i>Grassland</i> habitat in Warks Green Infrastructure survey, 2015. Also part of Warks Green Infrastructure designation as Hill Morton Radio Station Local Wildlife Site SP57M1								
147	<i>Grassland</i> habitat in Warks Green Infrastructure survey, 2015	Y	3	1	0	1	1	3	9
150	Deciduous woodland Priority Habitat (Natural England designation); also includes areas of <i>woodland</i> habitat in Warks Green Infrastructure survey, 2015	Y	3	1	0	1	1	3	9
170	<i>Grassland</i> habitat in Warks Green Infrastructure survey, 2015	Y	2	1	0	1	1	3	8
171	<i>Grassland</i> habitat in Warks Green Infrastructure survey, 2015; also (southwest corner) <i>woodland</i> habitat in Warks Green Infrastructure survey, 2015	Y	2	1	0	1	1	3	8
175	Deciduous woodland Priority Habitat (Natural England designation)	Y	1	1	0	1	1	3	7
176	Deciduous woodland Priority Habitat (Natural England designation)	Y	1	1	0	1	1	3	7
177	Deciduous woodland Priority Habitat (Natural England designation)	Y	1	1	0	1	1	3	7
178	Southwest corner is surviving part (pond and woodland) of Warks Historic Environment Record site MWA 12644 Dunsmore Park/Garden . Includes areas of <i>woodland</i> habitat in Warks Green Infrastructure survey, 2015	Y	1	1	0	1	3	3	9
180	Includes surviving parts of Warks Historic Environment Record site MWA 12644 Dunsmore Park/Garden Deciduous woodland Priority Habitat (Natural England designation)	Y	1	1	0	1	3	3	9
181	Includes surviving parts of Warks Historic Environment Record site MWA 12644 Dunsmore Park/Garden Deciduous woodland Priority Habitat (Natural England designation). Also (other parts) <i>Woodland</i> habitat in Warks Green Infrastructure survey, 2015	Y	1	1	0	1	3	3	9
190	Includes areas of <i>woodland</i> habitat in Warks Green Infrastructure survey, 2015	Y	2	1	0	1	1	3	8
191	Includes part of Warks Historic Environment Record site MWA 9590 Rugby Radio Station .	Y	2	1	0	1	3	1	8
501	<i>Informal open space</i> in Houlton masterplan [Houlton Green Infrastructure masterplan 2016-22] <i>Natural and Semi-natural Greenspace</i> , this Plan.	Y	4	1	0	3	1	1	10
502	<i>Informal open space</i> in Houlton masterplan [Houlton Green Infrastructure masterplan 2016-22] <i>Natural and Semi-natural Greenspace</i> , this Plan.	Y	4	1	0	3	1	1	10
503	<i>Informal open space</i> in Houlton masterplan [Houlton Green Infrastructure masterplan 2016-22] <i>Natural and Semi-natural Greenspace</i> , this Plan.	Y	3	1	0	3	1	1	9
504	<i>Informal open space</i> in Houlton masterplan [Houlton Green Infrastructure masterplan 2016-22] <i>Natural and Semi-natural Greenspace</i> , this Plan.	Y	3	1	0	3	1	1	9
506	<i>Informal open space</i> in Houlton masterplan [Houlton Green Infrastructure masterplan 2016-22] <i>Natural and Semi-natural Greenspace</i> , this Plan.	Y	3	1	0	3	1	1	9
507	<i>Informal open space</i> in Houlton masterplan [Houlton Green Infrastructure masterplan 2016-22] <i>Natural and Semi-natural Greenspace</i> , this Plan.	Y	3	1	0	3	1	1	9
508	<i>Informal open space</i> in Houlton masterplan [Houlton Green Infrastructure masterplan 2016-22] <i>Natural and Semi-natural Greenspace</i> , this Plan.	Y	3	1	0	3	1	1	9

INVENTORY MAP REFERENCE	DESCRIPTION / EVIDENCE	NPPF (2021) CRITERIA FOR LOCAL GREEN SPACE ASSESSMENT							TOTAL /25
		LOCAL: BOUNDED, NOT EXTENSIVE YES/NO	SPECIAL TO COMMUNITY (<15)				LOCAL SIGNIFICANCE (<10)		
			PROXIMITY 0-5	BEAUTY 0-3	TRANQUIL 0-2	REC. VALUE 0-5	HISTORY 0-5	WILDLIFE 0-5	
509	<i>Informal open space</i> in Houlton masterplan [Houlton Green Infrastructure masterplan 2016-22] <i>Natural and Semi-natural Greenspace</i> , this Plan.	Y	2	1	0	3	1	1	8
510	<i>Informal open space</i> in Houlton masterplan [Houlton Green Infrastructure masterplan 2016-22] <i>Natural and Semi-natural Greenspace</i> , this Plan.	Y	2	1	0	3	1	1	8
511	<i>Informal open space</i> in Houlton masterplan [Houlton Green Infrastructure masterplan 2016-22] <i>Natural and Semi-natural Greenspace</i> , this Plan.	Y	2	1	0	3	1	1	8
512	<i>Informal open space</i> in Houlton masterplan [Houlton Green Infrastructure masterplan 2016-22] <i>Natural and Semi-natural Greenspace</i> , this Plan.	Y	2	1	0	3	1	1	8
513	<i>Informal open space</i> in Houlton masterplan [Houlton Green Infrastructure masterplan 2016-22] <i>Natural and Semi-natural Greenspace</i> , this Plan.	Y	2	1	0	3	1	1	8
514	<i>Informal open space</i> in Houlton masterplan [Houlton Green Infrastructure masterplan 2016-22] <i>Natural and Semi-natural Greenspace</i> , this Plan.	Y	2	1	0	3	1	1	8
515	<i>Informal open space</i> in Houlton masterplan [Houlton Green Infrastructure masterplan 2016-22] <i>Natural and Semi-natural Greenspace</i> , this Plan.	Y	2	1	0	3	1	1	8
516	<i>Informal open space</i> in Houlton masterplan [Houlton Green Infrastructure masterplan 2016-22] <i>Natural and Semi-natural Greenspace</i> , this Plan.	Y	3	1	0	3	1	1	9
517	[<i>Informal open space</i> in Houlton masterplan [Houlton Green Infrastructure masterplan 2016-22] <i>Natural and Semi-natural Greenspace</i> , this Plan. Includes parts of Warks Historic Environment Record site MWA 30421 Former course of Oxford Canal north of Hillmorton Basin	Y	3	1	0	3	3	1	11
518	<i>Informal open space</i> in Houlton masterplan [Houlton Green Infrastructure masterplan 2016-22] <i>Natural and Semi-natural Greenspace</i> , this Plan.	Y	3	1	0	3	1	1	9
519	<i>Informal open space</i> in Houlton masterplan [Houlton Green Infrastructure masterplan 2016-22] <i>Natural and Semi-natural Greenspace</i> , this Plan. Includes parts of Warks Historic Environment Record site MWA 30421 Former course of Oxford Canal north of Hillmorton Basin	Y	4	1	0	3	3	1	12
520	<i>Informal open space</i> in Houlton masterplan [Houlton Green Infrastructure masterplan 2016-22] <i>Natural and Semi-natural Greenspace</i> , this Plan.	Y	4	1	0	3	1	1	10
521	[<i>Informal open space</i> in Houlton masterplan [Houlton Green Infrastructure masterplan 2016-22] <i>Natural and Semi-natural Greenspace</i> , this Plan. Includes parts of Warks Historic Environment Record site MWA 30421 Former course of Oxford Canal north of Hillmorton Basin . Also part of Warks Historic Environment Record site MWA 9590 Rugby Radio Station . <i>Grassland</i> habitat in Warks Green Infrastructure survey, 2015; also Includes areas of <i>woodland</i> habitat in Warks Green Infrastructure survey, 2015	Y	4	1	0	3	3	3	16
522	<i>Informal open space</i> in Houlton masterplan [Houlton Green Infrastructure masterplan 2016-22] <i>Natural and Semi-natural Greenspace</i> , this Plan. Part of Warks Historic Environment Record site MWA 9590 Rugby Radio Station . <i>Grassland</i> habitat in Warks Green Infrastructure survey, 2015. Also part of Warks Green Infrastructure designation as Hill Morton Radio Station Local Wildlife Site SP57M1	Y	4	1	0	3	3	3	16
525	<i>Informal open space</i> in Houlton masterplan [Houlton Green Infrastructure masterplan 2016-22] <i>Natural and Semi-natural Greenspace</i> , this Plan.	Y	5	1	0	3	1	1	11
531	Normandy Hill <i>Informal open space</i> in Houlton masterplan [Houlton Green Infrastructure masterplan 2016-22] <i>Natural and Semi-natural Greenspace</i> , this Plan. Part of Warks HER site MWA9590 . Also some structures associated with the Radio Station.	Y	5	2	1	3	3	3	17

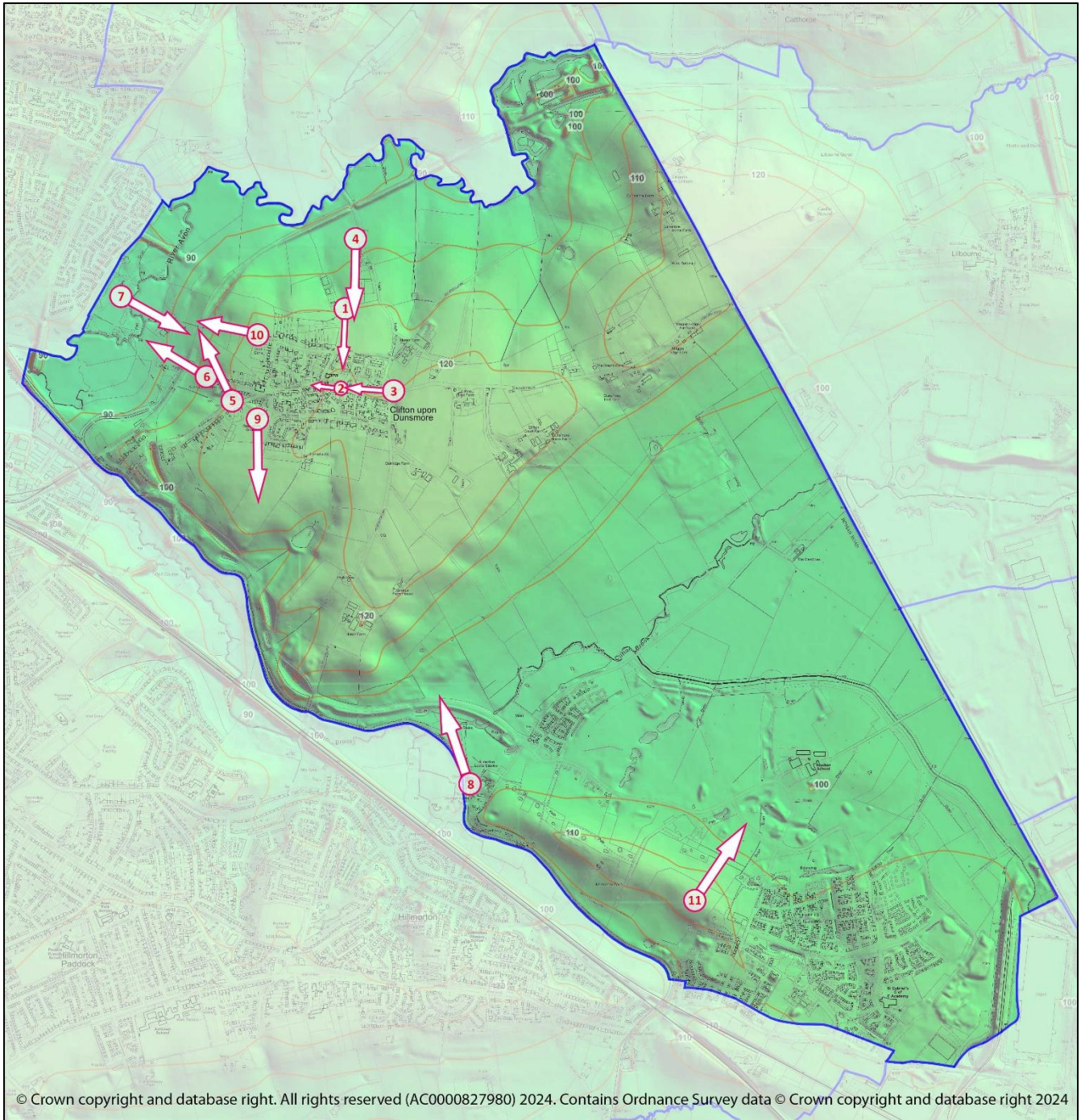
INVENTORY MAP REFERENCE	DESCRIPTION / EVIDENCE	NPPF (2021) CRITERIA FOR LOCAL GREEN SPACE ASSESSMENT							TOTAL /25
		LOCAL: BOUNDED, NOT EXTENSIVE YES/NO	SPECIAL TO COMMUNITY (<15)				LOCAL SIGNIFICANCE (<10)		
			PROXIMITY 0-5	BEAUTY 0-3	TRANQUIL 0-2	REC. VALUE 0-5	HISTORY 0-5	WILDLIFE 0-5	
	Ridge and furrow. <i>Grassland</i> habitat in Warks Green Infrastructure survey, 2015. Also part of Warks Green Infrastructure designation as Hill Morton Radio Station Local Wildlife Site SP57M1								
532	[Houlton Green Infrastructure masterplan 2016-22]. Part of Warks Historic Environment Record site MWA 9590 Rugby Radio Station . Part of Warks Green Infrastructure designation as Hill Morton Radio Station Local Wildlife Site SP57M1	Y	4	1	0	1	3	3	12
533	[Houlton Green Infrastructure masterplan 2016-22] Lincoln Drive open space <i>Amenity greenspace</i>	Y	5	1	1	3	1	1	12
534	[Houlton Green Infrastructure masterplan 2016-22] Normandy View open space west <i>Amenity greenspace</i>	Y	5	1	1	3	1	1	12
535	[Houlton Green Infrastructure masterplan 2016-22] Normandy View open space east <i>Amenity greenspace</i>	Y	5	1	1	3	1	1	12
536 537	[Houlton Green Infrastructure masterplan 2016-22] Houlton Park <i>Amenity greenspace</i> Formal Open Space OSF03	Y	5	2	1	5	1	2	16
537.1	[Houlton Green Infrastructure masterplan 2016-22] Traditional orchard (Habitat Action Plan habitat , Natural England designation)	Y	5	1	1	2	1	3	13
538	[Houlton Green Infrastructure masterplan 2016-22] Milnerton Close open space <i>Amenity greenspace</i>	Y	5	1	1	3	1	1	12
539	[Houlton Green Infrastructure masterplan 2016-22] Hughes Drive open space <i>Amenity greenspace</i>	Y	5	1	1	3	1	1	12
541	[Houlton Green Infrastructure masterplan 2016-22] Houlton Dive / Maine Street corner open space <i>Amenity greenspace</i>	Y	5	1	1	3	1	1	12
542	[Houlton Green Infrastructure masterplan 2016-22] Houlton Way play area <i>Children's Play and Youth Provision</i>	Y	5	1	1	4	1	1	13
543	[Houlton Green Infrastructure masterplan 2016-22] Green corridor west <i>Amenity greenspace</i>	Y	5	1	1	3	1	1	12
544	[Houlton Green Infrastructure masterplan 2016-22] Green corridor east <i>Amenity greenspace</i>	Y	5	1	1	3	1	1	12
548	[Houlton Green Infrastructure masterplan 2016-22] Houlton masterplan <i>Formal Open Space OSF02</i> Includes part of Warks Historic Environment Record site MWA 9590 Rugby Radio Station .	Y	4	1	0	4	3	113	
549	<i>Informal open space</i> in Houlton masterplan [Houlton Green Infrastructure masterplan 2016-22] <i>Natural and Semi-natural Greenspace</i> , this Plan.	Y	4	1	0	3	1	1	10
550	<i>Informal open space</i> in Houlton masterplan [Houlton Green Infrastructure masterplan 2016-22] <i>Natural and Semi-natural Greenspace</i> , this Plan. Part of Warks Historic Environment Record site MWA 9590 Rugby Radio Station . <i>Grassland</i> habitat in Warks Green Infrastructure survey, 2015. Also Part of Rugby Eadio Station A5 Meadows Local Wildlife Site SP57M2 for <i>grassland</i> habitat in Warks Green Infrastructure survey, 2015	y	3	1	0	3	3	4	14
551	<i>Informal open space</i> in Houlton masterplan [Houlton Green Infrastructure masterplan 2016-22] <i>Natural and Semi-natural Greenspace</i> , this Plan. Part of Warks Historic Environment Record site MWA 9590 Rugby Radio Station . <i>Grassland</i> habitat in Warks Green Infrastructure survey, 2015. Also Part of Rugby Eadio Station A5 Meadows Local Wildlife Site SP57M2 for <i>grassland</i> habitat in Warks Green Infrastructure survey, 2015	y	3	1	0	3	3	4	14

INVENTORY MAP REFERENCE	DESCRIPTION / EVIDENCE	NPPF (2021) CRITERIA FOR LOCAL GREEN SPACE ASSESSMENT							TOTAL /25
		LOCAL: BOUNDED, NOT EXTENSIVE YES/NO	SPECIAL TO COMMUNITY (<15)				LOCAL SIGNIFICANCE (<10)		
			PROXIMITY 0-5	BEAUTY 0-3	TRANQUIL 0-2	REC. VALUE 0-5	HISTORY 0-5	WILDLIFE 0-5	
557	<i>Informal open space</i> in Houlton masterplan [Houlton Green Infrastructure masterplan 2016-22] <i>Natural and Semi-natural Greenspace</i> , this Plan. Part of Warks Historic Environment Record site MWA 9590 Rugby Radio Station . <i>Grassland</i> habitat in Warks Green Infrastructure survey, 2015. Also part of Warks Green Infrastructure designation as Hill Morton Radio Station Local Wildlife Site SP57M1	Y	2	1	0	3	3	3	12
558	<i>Informal open space</i> in Houlton masterplan [Houlton Green Infrastructure masterplan 2016-22] <i>Natural and Semi-natural Greenspace</i> , this Plan. Part of Warks Historic Environment Record site MWA 9590 Rugby Radio Station . <i>Grassland</i> habitat in Warks Green Infrastructure survey, 2015. Also part of Warks Green Infrastructure designation as Hill Morton Radio Station Local Wildlife Site SP57M1	Y	2	1	0	3	3	3	12
559	<i>Informal open space</i> in Houlton masterplan [Houlton Green Infrastructure masterplan 2016-22] <i>Natural and Semi-natural Greenspace</i> , this Plan. Part of Warks Historic Environment Record site MWA 9590 Rugby Radio Station . <i>Grassland</i> habitat in Warks Green Infrastructure survey, 2015	Y	2	1	0	3	3	3	12
560	<i>Informal open space</i> in Houlton masterplan [Houlton Green Infrastructure masterplan 2016-22] <i>Natural and Semi-natural Greenspace</i> , this Plan. Part of Warks Historic Environment Record site MWA 9590 Rugby Radio Station .	Y	1	1	0	3	3	1	9
561	<i>Informal open space</i> in Houlton masterplan [Houlton Green Infrastructure masterplan 2016-22] <i>Natural and Semi-natural Greenspace</i> , this Plan. Part of Warks Historic Environment Record site MWA 9590 Rugby Radio Station . <i>Grassland</i> habitat in Warks Green Infrastructure survey, 2015. Also part of Warks Green Infrastructure designation as Hill Morton Radio Station Local Wildlife Site SP57M1	Y	2	1	0	3	3	3	12
562	<i>Informal open space</i> in Houlton masterplan [Houlton Green Infrastructure masterplan 2016-22] <i>Natural and Semi-natural Greenspace</i> , this Plan. Part of Warks Historic Environment Record site MWA 9590 Rugby Radio Station . <i>Grassland</i> habitat in Warks Green Infrastructure survey, 2015. Also part of Warks Green Infrastructure designation as Hill Morton Radio Station Local Wildlife Site SP57M1	Y	3	1	0	3	3	3	13
563	<i>Informal open space</i> in Houlton masterplan [Houlton Green Infrastructure masterplan 2016-22] <i>Natural and Semi-natural Greenspace</i> , this Plan. <i>Grassland</i> habitat in Warks Green Infrastructure survey, 2015. Also part of Warks Green Infrastructure designation as Hill Morton Radio Station Local Wildlife Site SP57M1	Y	4	1	0	3	1	3	12
564	<i>Informal open space</i> in Houlton masterplan [Houlton Green Infrastructure masterplan 2016-22] <i>Natural and Semi-natural Greenspace</i> , this Plan. Part of Warks Historic Environment Record site MWA 9590 Rugby Radio Station . <i>Grassland</i> habitat in Warks Green Infrastructure survey, 2015. Also part of Warks Green Infrastructure designation as Hill Morton Radio Station Local Wildlife Site SP57M1	Y	4	1	0	3	3	3	14
565	<i>Informal open space</i> in Houlton masterplan [Houlton Green Infrastructure masterplan 2016-22] <i>Natural and Semi-natural Greenspace</i> , this Plan. <i>Grassland</i> habitat in Warks Green Infrastructure survey, 2015. Also part of Warks Green Infrastructure designation as Hill Morton Radio Station Local Wildlife Site SP57M1	Y	4	1	0	3	1	3	12
566	[Houlton Green Infrastructure masterplan 2016-22] Part of Warks Historic Environment Record site MWA 9590 Rugby Radio Station . <i>Grassland</i> habitat in Warks Green Infrastructure survey, 2015	Y	4	1	0	1	3	3	12
572	<i>Informal open space</i> in Houlton masterplan [Houlton Green Infrastructure masterplan 2016-22] <i>Natural and Semi-natural Greenspace</i> , this Plan.	Y	3	1	0	3	1	1	9

INVENTORY MAP REFERENCE	DESCRIPTION / EVIDENCE	NPPF (2021) CRITERIA FOR LOCAL GREEN SPACE ASSESSMENT							TOTAL /25
		LOCAL: BOUNDED, NOT EXTENSIVE YES/NO	SPECIAL TO COMMUNITY (<15)				LOCAL SIGNIFICANCE (<10)		
			PROXIMITY 0-5	BEAUTY 0-3	TRANQUIL 0-2	REC. VALUE 0-5	HISTORY 0-5	WILDLIFE 0-5	
573	Avon Street Allotments, Clifton <i>Allotments and Community gardens, this Plan</i>	Y	5	2	1	5	1	2	16
574	Disused railway <i>Informal open space</i> in Houlton masterplan [Houlton Green Infrastructure masterplan 2016-22] <i>Natural and Semi-natural Greenspace, this Plan.</i> Route (track-bed and earthworks) of connecting loop of LNWR Rugby-Peterborough line into main (west coast) line. Part of Warks Historic Environment Record site MWA 6917 Site of the Rugby Loop Line and viaduct. Continuation of 073/074 but now separated from them by Houlton access road. Includes areas of <i>woodland</i> habitat in Warks Green Infrastructure survey, 2015	Y	4	1	0	3	3	3	14
575	[<i>Informal open space</i> in Houlton masterplan [Houlton Green Infrastructure masterplan 2016-22] <i>Natural and Semi-natural Greenspace, this Plan.</i> <i>Grassland</i> habitat in Warks Green Infrastructure survey, 2015. Also part of Warks Green Infrastructure designation as Hill Morton Radio Station Local Wildlife Site SP57M1	Y	4	1	0	3	1	3	12
576	[Houlton Green Infrastructure masterplan 2016-22] <i>Grassland</i> habitat in Warks Green Infrastructure survey, 2015. Also part of Warks Green Infrastructure designation as Hill Morton Radio Station Local Wildlife Site SP57M1	Y	4	1	0	1	1	3	10
577	[Houlton Green Infrastructure masterplan 2016-22] Gill Crescent open space <i>Amenity greenspace</i>	Y	5	1	0	3	1	1	11
580	<i>Informal open space</i> in Houlton masterplan [Houlton Green Infrastructure masterplan 2016-22] <i>Natural and Semi-natural Greenspace, this Plan.</i> Dollman Road corner open space <i>Amenity greenspace</i>	Y	5	1	0	3	1	1	11
581	[Houlton Green Infrastructure masterplan 2016-22] Copt Oak Road open space <i>Amenity greenspace</i>	Y	5	1	0	3	1	1	11
584	[Houlton Green Infrastructure masterplan 2016-22] Station Road / Stonegrave Avenue open space <i>Amenity greenspace</i>	Y	5	1	0	3	1	1	11
585	[Houlton Green Infrastructure masterplan 2016-22] Houlton Way open space <i>Amenity greenspace</i>	Y	5	1	0	3	1	1	11
590	[Houlton Green Infrastructure masterplan 2016-22] Maine Street verges central <i>Amenity greenspace</i>	Y	5	1	0	3	1	1	11
592	Clifton upon Dunsmore cemetery <i>Open space Cemetery and burial ground, this Plan.</i> Clifton Parish Council	Y	4	1	0	5	1	1	12
595	Shuttleworth Road open space <i>Open space Amenity greenspace</i>	Y	5	1	0	3	1	1	11
596	North Road / Main Street triangle <i>Open space Amenity greenspace</i>	Y	5	1	0	3	1	1	11
597	South Road / Rugby Road junction open space <i>Open space Amenity green space</i>	Y	5	1	0	3	1	1	11

Important views around Clifton upon Dunsmore and Houlton

LOCATIONS



EVIDENCE BASE

1. Gateway view (south) of Clifton upon Dunsmore village from Newton Road



2. Village view west in the centre of Clifton upon Dunsmore



3. Gateway view (west) into Clifton upon Dunsmore village from Lilbourne Road, with Old Hall Cottage and The Green



4. Distant view south from Newton Road of Clifton upon Dunsmore village and surrounding fields



5. From Rugby Road on the west side of the village. south over the River Avon valley



6. From Station Road, Clifton, toward the River Avon open space



7. From River Avon open space, distant view of Clifton upon Dunsmore village
8. From Hillmorton Locks northeast to Allan's Farm and (on skyline) Clifton upon Dunsmore village



8. From Clifton Recreation Ground, views south and southwest to Bluebell wood, Clifton Brook valley, the Oxford Canal (and Rugby)



9 From Clifton Recreation Ground, views south and southwest to Bluebell wood, Clifton Brook valley, the Oxford Canal (and Rugby)



10 From the entrance to Cow Field, off North Road, Clifton, west across open countryside to the parish boundary



11. From Normandy Hill, Houlton, extensive views north and east over Houlton and the historic site of Rugby Radio Station, including the Listed Buildings



Rugby Borough Council

Clifton upon Dunsmore Neighbourhood Development Plan

Decision Statement published pursuant to the Localism Act 2011, Schedule 38A(4) of the Planning and Compulsory Purchase Act 2004 and Regulations 19 & 20 of the Neighbourhood Planning (General) Regulations 2012

On 17 June 2026, Rugby Borough Council decided to make the Clifton upon Dunsmore Neighbourhood Development Plan under Section 38A(4) of the Planning and Compulsory Purchase Act 2004 (as amended). The Clifton upon Dunsmore Neighbourhood Development Plan now forms part of the Development Plan for Rugby Borough.

Reason for decision:

The Clifton upon Dunsmore Neighbourhood Development Plan meets the basic conditions set out in paragraph 8(2) of Schedule 4B of the Town and Country Planning Act 1990, is compatible with EU obligations as incorporated into UK law and the Convention rights and complies with relevant provision made by or under Section 38A and B of the Planning and Compulsory Purchase Act 2004 as amended.

Paragraph 38A(4)(a) of the Planning and Compulsory Purchase Act 2004 requires the Council to make the neighbourhood plan if more than half of those voting in the referendum have voted in favour of the Plan being used to help to decide planning applications in the area. The Plan was endorsed by more than the required threshold in the referendum held on **07 May 2026**.

This decision statement and Clifton upon Dunsmore Neighbourhood Development Plan can be viewed on the Rugby Borough Council website:

<https://www.rugby.gov.uk/w/clifton-upon-dunsmore-neighbourhood-plan-1>

A copy of this decision statement will also be sent to the qualifying body, namely Clifton upon Dunsmore Parish Council, and to any person who asked to be notified of the decision.

For further information please contact:

Development Strategy Team, Rugby Borough Council, Town Hall, Evreux Way, Rugby, CV21 2RR

Email: localplan@rugby.gov.uk Telephone: 01788 533741

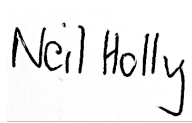
17 June 2026

EQUALITY IMPACT ASSESSMENT (EqIA)

Adoption of the Clifton upon Dunsmore Neighbourhood Plan

For Council on 17 Jun 2026

Policy being assessed	Adoption of the Clifton upon Dunsmore Neighbourhood Plan
Service Area	Growth & Investment
Name of Officer completing the assessment	Hayley Smith
Other Officers involved	
Date of this assessment	12 May 2026
Date of review	12 Jun 2028

Name and Signature of Responsible Officer	 Neil Holly
--	--

Stage 1 – Policy to be analysed	
(1) Describe the main aims, objectives and purpose of the Policy?	The Clifton upon Dunsmore Neighbourhood Plan, once adopted would form part of the planning policy framework for determining planning proposals within the parish of Clifton upon Dunsmore. The neighbourhood plan has been prepared by the parish council in line with Neighbourhood Planning Regulations, and subject to public consultation and a referendum. It addresses policy areas including housing, built environment, natural and historic environment and community sustainability.
(2) How does it fit with Rugby Borough Council's Corporate priorities and your service area priorities?	It does not directly relate to the Council's Corporate priorities as it has been produced by Clifton upon Dunsmore Parish Council to guide planning decisions in the parish.
(3) What are the expected outcomes you are hoping to achieve?	The Localism Act 2011 gave communities the right to produce neighbourhood plans. Section 38A(4)(a) of the Planning and Compulsory Purchase Act 2004 (as amended) sets out the requirements for adoption of a neighbourhood plan following a referendum. Once adopted, the policies designed by the local community would inform planning decisions in the parish.
(4) Does or will the policy affect: <ul style="list-style-type: none"> • Customers • Employees • Wider community or groups 	Customers, Wider Community or Groups, Employees Applicants applying for planning permission within the parish of Clifton upon Dunsmore will need to be informed regarding relevant policies. The intention is to positively shape planning proposals in the parish for the benefit of the local community, as defined by the local community. Council Planning staff would need to apply the policies in decision making.
(5) Will the policy involve substantial changes in resources?	No

<p>(6) Please describe how the policy will meet the aims of the Equality Duty:</p> <ol style="list-style-type: none"> a. Eliminate unlawful discrimination, harassment, victimisation and any other unlawful conduct prohibited by the act b. Advance equality of opportunity between people who share and people who do not share a relevant protected characteristic c. Foster good relations between people who share and people who do not share a relevant protected characteristic 	<p>The process of developing the neighbourhood plan is designed to be community led and collaborative, thus serving the aims of the equality duty. The policy content is designed to be locally responsive, protecting natural, historic and social assets, and shaping the design of new development for the benefit of the local community. The referendum result from 07 May 2026 demonstrates community support. No negative impacts have been identified.</p>
<p><u>Stage 2 – Evidence about user population and consultation</u></p>	
<p>(1) What does the data tell you about the groups this policy impacts?</p>	<p>The Clifton upon Dunsmore NDP has been prepared in accordance with the Neighbourhood Planning (General) Regulations 2012. It has been produced by the Parish Council in consultation with the local community – the nature of the community engagement is set out in the Consultation Statement submitted with the plan.</p> <p>The formal stages of the preparation of a neighbourhood plan include two rounds of public consultation (one undertaken by the Parish Council as ‘qualifying body’ and one by RBC). Following the outcome of an independent examination, the NDP was subject to a referendum, held on 07 May 2026. The outcome of that referendum was 76.44% ‘yes’ votes, and 19.11% ‘no’ votes, with a turnout of 41.34%.</p> <p>As part of the independent examination of the plan, the examiner considered the NDP in the context of EU obligations on human rights and those replicated in UK legislation, and equalities impact. The examiner found the NDP acceptable with regard to both (see paragraphs 4.5.7-4.5.10 of the Examination Report).</p>


Additional evidence can be found:	Clifton upon Dunsmore NP Consultation Statement.pdf Clifton upon Dunsmore NP Examination Report FINAL Feb 2026 (003).pdf		
<p>(2) Have you consulted or involved those groups that are likely to be affected by the policy you want to implement?</p> <p>If yes, please state which groups were involved in the consultation and what were their views and how have their views influenced the policy?</p> <p>If you have not consulted or engaged with communities that are likely to be affected by the policy, give details about when you intend to carry out consultation or provide reasons for why you feel this is not necessary</p>	<p>Yes</p> <p>As above, the Qualifying Body (Parish Council) consulted with the community in the preparation of the plan as set out in the submitted Consultation Statement. RBC ran a 6 week public consultation on the neighbourhood plan post submission. All representations received were shared with the independent examiner and the influence they have had on the final version is set out in the Examiner's report. The neighbourhood plan was subject to a referendum within the parish on 07 May 2026. 76.44% of votes were cast in favour of the neighbourhood plan with a 41.34% turnout.</p>		
Stage 3 – Analysis of impact			
<p>(1) Protected Characteristics</p> <p>From your data and consultations is there any positive or negative impacts identified for any particular group, which could amount to discrimination?</p> <p>If left blank, this means that no impacts have been identified for this group.</p>	Protected Characteristic	Nature of Impact Positive, Negative, Both	Explain why
	Age		
	Disability		
	Sex		
	Gender reassignment		
	Marriage/civil partnership		
	Pregnancy/maternity		

	Race		
	Religion/belief		
	Sexual Orientation		
(2) <u>Cross cutting themes</u>	Description of impact	Nature of impact Positive, Negative, Both	Explain why
	Socio-economic e.g.: child poverty, income level, education level, working hours/occupation, family/social support, access to good nutrition		
	Environmental e.g.: housing status, transport links, geography, access to services, air quality, noise pollution	Positive	Positive – the NDP seeks to shape development decisions within the parish. It includes policies to guide development in the local physical context, addressing matters such as local housing need, enhanced connections. This adds very localised context to policy themes addressed through the local plan.
(4) Are there any barriers to accessing the service? If yes, how can they be overcome?	No		

<p>(5) What data will be collected to analyse impact? How will the data collected be used?</p>	<p>The neighbourhood plan is concerned with land use and development. It doesn't however allocate any land or sites. The report of the independent examiner recommends that the policy be reviewed within 24 months to reflect the emerging local plan.</p>
<p>(6) Complete this section if any adverse impacts were identified in 3.1.</p> <p>Outline any actions that will be taken to remove or mitigate the adverse impacts identified in 3.1 to ensure that no discrimination is taking place. If removing or mitigating the impact is not possible, you may in certain circumstances, justify the discrimination. If that is the case, please give evidence for why justifying is possible in this case.</p>	

Climate Change and Environmental Impact Assessment Clifton upon Dunsmore Neighbourhood Plan

For Council on 17 Jun 2026

Name and Signature of Responsible Officer	 Neil Holly
--	--

Policy being assessed	Clifton upon Dunsmore Neighbourhood Plan
Service Area	Growth & Investment
Is this a new or existing policy/service	New
Name of Officer completing the assessment	
Timeline for policy/service delivery	Ongoing policy
Climate Change and Environmental Impact Assessment Review Team	
Date of this assessment	12 May 2026
Date of review	17 Jun 2028

Section 1: Summary of Policy/Service and Climate Change and Environmental Impacts

The Clifton upon Dunsmore Neighbourhood Plan was prepared by the parish council and is a document designed to guide planning decisions within the parish. It does not allocate land for development, but seeks to protect assets and shape development which may come forward. It has been designed with the local community and been subject to a referendum in the parish on 07 May 2026. To meet the basic conditions, a neighbourhood plan must be in general conformity with the strategic policies of the local plan. In this case, the plan is in general conformity with the adopted local plan, but has been developed alongside the emerging local plan. The independent examination of the Clifton upon Dunsmore Neighbourhood Plan recommended an early review of the neighbourhood plan in light of the emerging local plan.

Section 2 – How will the Policy/Service impact RBC's greenhouse gas emissions

Scope 1 Emissions

Direct emissions from council owned resources, for example through boilers or vehicles.

Nature of impact	No Impact
Description of impact	The Clifton upon Dunsmore Neighbourhood Plan has no impact on council owned resources and does not allocate land for development.
Any actions or mitigation to reduce negative impacts	
How will the impact be monitored?	

Scope 2 Emissions

Indirect emissions occurring at the location energy is produced for council activities. This would generally be the change in electricity usage.

Nature of impact	No Impact
-------------------------	-----------

Description of impact	As above, no land allocations beyond the adopted or emerging local plans.
Any actions or mitigation to reduce negative impacts	
How will the impact be monitored?	

Section 3 – What is the impact of the policy/service in relation to RBC's Climate Strategy

Workplaces and the Economy

Nature of impact	No Impact
Description of impact	
Any actions or mitigation to reduce negative impacts	
How will the impact be monitored?	

Transport

Nature of impact	Positive
-------------------------	----------

Description of impact	Minor impact - the neighbourhood plan seeks to enhance the local environment for active travel, and ensure that requirements for a sustainable community are maintained or enhanced. In addition to planning policies, there are 'community actions' identified on page 83. These are identified for information only as matters of importance to the community.
Any actions or mitigation to reduce negative impacts	
How will the impact be monitored?	<p>Impacts more appropriately monitored in respect of the adopted (and later emerging) local plan, as the neighbourhood plan does not include land allocations for development. The neighbourhood plan has been assessed to be in general conformity with the strategic policies of the adopted local plan and has been developed alongside the emerging local plan.</p> <p>RBC cannot directly monitor community actions as they are beyond the scope of planning policy, and identified only as matters highlighted as important to the local community, on which the local community may take further action.</p>
Natural Environment	
Nature of impact	Positive
Description of impact	The neighbourhood plan includes policies designed to protect existing green spaces, and other natural and historic features within the parish. Important open spaces are identified in policy ENV1, sites and features of natural environment significance are identified in ENV2, sites of historical significance are identified in ENV3, and ridge and furrow is addressed in ENV4.
Any actions or mitigation to reduce negative impacts	
How will the impact be monitored?	Through consideration and determination of development proposals.
Homes and Energy	

Nature of impact	No Impact
Description of impact	
Any actions or mitigation to reduce negative impacts	
How will the impact be monitored?	
Waste, Resources and the Circular Economy	
Nature of impact	No Impact
Description of impact	
Any actions or mitigation to reduce negative impacts	
How will the impact be monitored?	
Climate and Nature Positive Communities	
Nature of impact	No Impact
Description of impact	
Any actions or mitigation to reduce negative impacts	

How will the impact be monitored?	
Adaptation	
Nature of impact	Positive
Description of impact	Policy ENV7 addresses flood risk resilience and climate change. It seeks to direct development proposals away from locations at greatest risk of flooding where possible. It also seeks to support new or enhanced flood risk management schemes.
Any actions or mitigation to reduce negative impacts	
How will the impact be monitored?	Through the consideration and determination of planning proposals.

<u>Section 4 – Review</u>	
Review Date	17 Jun 2028
Key points to be considered through review	The neighbourhood plan is recommended for early review (by the independent examiner) following the adoption of the emerging local plan for the borough.
Review Summary To be completed following the review	

Supporting Documents	
-----------------------------	--

AGENDA MANAGEMENT SHEET

Report Title: Cycling Prohibition Byelaw - Update

Name of Committee: Council

Date of Meeting: 17 June 2026

Report Director: Strategic Director - Place

Portfolio: Growth and Investment

Ward Relevance: All

Prior Consultation: Finance and Performance, Legal and Governance, WCC Cycle Forum, Press Notice.

Contact Officer: Ella Casey, Principal Planning Officer (Town Centre Regeneration), ella.casey@rugby.gov.uk

Public or Private: Public

Report Subject to Call-In: No

Report En-Bloc: No

Key Decision: Yes

Corporate Priorities: This report relates to the following priority(ies):
 A Healthier Rugby – To support people to live healthier, longer, and more independent lives.
 A Thriving Rugby – To deliver a thriving economy which brings Borough-wide investment and regenerates Rugby Town Centre.
 A Greener Rugby – To protect the environment and ensure the Borough adapts to climate change.
 A Fairer Rugby – To reduce inequalities and improve housing across the Borough.
[Corporate Strategy 2025-2035](#)
 This report does not specifically relate to any Council priorities but

Summary: The report seeks Council approval for the revocation byelaw in the 1947 byelaw prohibiting use of persons riding bicycles, tricycles or other similar vehicles of certain footpaths.

Local Government Reorganisation Implications: None arising.

Financial Implications:	None arising.
Risk Management/Health and Safety Implications:	A dedicated strategic risk register is in place for each strand of the Corporate Strategy.
Environmental Implications:	Environmental implications are set out in Appendix 4 of Appendix 1 to this report. The revocation of the byelaw would positively contribute to the Council's climate change aspirations by allowing suitable routes to be added to the cycle route network and further promote active travel across the borough. It also seeks to promote modal shift specifically within the town centre (e.g. pedestrian, cycle and sustainable transport movements).
Legal Implications:	<p>The proposed revocation byelaw is required to follow the statutory process set out under section 236 of the Local Government Act 1972.</p> <p>Once commenced, the Council shall no longer have the legal power to enforce the provisions contained in the revoked byelaw.</p>
Equality and Diversity:	Equality and Diversity implications are set out in Appendix 5 of Appendix 1 to this report. The revocation of the byelaw could expand the cycle network and make more places safely accessible for those without a car. In addition it should promote active travel and reduce vehicle trips improving air quality in these locations.
Options:	<p><u>Option 1</u> Agree to recommend as set out within the report</p> <p><u>Option 2</u> Not agree the recommendation as set out within the report</p>
Recommendation:	The revocation byelaw (appendix 2) be approved and approval of the application to be submitted to the Secretary of State to confirm the byelaw be given.
Reasons for Recommendation:	This will ensure that the objectives and strategies within the Corporate Strategy, Warwickshire's Local Cycling and Walking Infrastructure Plan (LCWIP) and Warwickshire's Local Transport Plan can be enacted instigate positive change within the town centre to realise the opportunities in the town centre which will also deliver on the aims of the Corporate Strategy.

Council - 17 June 2025

Cycling Prohibition Byelaw - Update

Public Report of the Strategic Director - Place

Recommendation

The revocation byelaw (appendix 2) be approved and approval of the application to be submitted to the Secretary of State to confirm the byelaw be given.

1. EXECUTIVE SUMMARY

- 1.1 The purpose of this report is to update the revocation byelaw approved by Council on 22 October 2025. The detail of the 1947 byelaw (“the Byelaw”) which prohibits the use of persons riding bicycles, tricycles or other similar vehicles on certain footpaths and assessment made which is unaltered is within Appendix 1.

2. INTRODUCTION

- 2.1 The purpose of this report is to update the legislation to be used in order to revoke the existing byelaw (“the Byelaw”) prohibiting cycling on certain footpaths in the borough which was approved to be revoked by Council on 22 October 2025. Appendix 1 provides the previously approved cabinet report and its appendices. This report only seeks to update the legal section of the October 2025 report and appendix 2.

3. LEGAL PROCESS

- 3.1. The Byelaw was made under section 111 of the Rugby Corporation Act 1933. This act was repealed by the Statue Law (Repeals) Act 1995.
- 3.2. Pursuant to Section 236B subsections (1) to (4) of the Local Government Act 1972, a local authority may make a byelaw under this section to revoke a byelaw made by the local authority. Such power may be exercised only where the local authority has no other power to revoke the byelaw.
- 3.3. Section 236 of the Local Government Act 1972 sets out the legal process to be followed which includes prior notice and inspection, public consultation, submission to, sealing and commencement.
- 3.4. The draft revocation byelaw previously referred to section 164 of the Public Health Act 1875. However, it should have referred to Section 236B of the Local Government Act 1972 as referenced above. Therefore, Appendix 2 has been amended to reflect the correct legislation.

4. FINANCIAL IMPLICATIONS

- 4.1. None arising from this report as the byelaw is not enforced therefore there would be no loss of funds.

5. CONCLUSION

- 5.1 It is recommended to Council that the revocation byelaw (appendix 2) be approved and approval of the application to be submitted to the Secretary of State to confirm the byelaw be given.
- 5.2 This will ensure that the objectives and strategies within the Corporate Strategy, Warwickshire's Local Cycling and Walking Infrastructure Plan (LCWIP) and Warwickshire's Local Transport Plan can be enacted instigate positive change within the town centre to realise the opportunities in the town centre which will also deliver on the aims of the Corporate Strategy.

6. OPTIONS AVAILABLE

Option 1

Agree to recommend as set out within the report

Option 2

Not agree the recommendation as set out within the report

Name of Meeting: Council
Date of Meeting: 17 June 2025
Subject Matter: Cycling Prohibition Byelaw - Update
Originating Department: Growth and Investment

DO ANY BACKGROUND PAPERS APPLY **YES** **NO**

LIST OF BACKGROUND PAPERS

Doc No	Title of Document and Hyperlink
1	Warwickshire LCWIP - https://democracy.warwickshire.gov.uk/ieDecisionDetails.aspx?AllId=10487
2	Rugby Town Centre Public Realm Masterplan - 0bea332c-1f99-d800-7759-82cfa91ef38c
3	Warwickshire Local Transport Plan - WCCC-1980322935-2491
4	Warwickshire Sustainable Futures Strategy - Appendix 1 for Sustainable Futures Strategy.pdf

The background papers relating to reports on planning applications and which are open to public inspection under Section 100D of the Local Government Act 1972, consist of the planning applications, referred to in the reports, and all written responses to consultations made by the Local Planning Authority, in connection with those applications.

Exempt information is contained in the following documents:

Doc No	Relevant Paragraph of Schedule 12A

AGENDA MANAGEMENT SHEET

Report Title: Cycling Prohibition Byelaw

Name of Committee: Cabinet

Date of Meeting: 7 October 2025

Report Director: Chief Officer - Growth and Investment

Portfolio: Growth and Investment, Digital and Communications

Ward Relevance: All

Prior Consultation: Finance and Performance, Legal and Governance, WCC Cycle Forum, Press Notice.

Contact Officer: Ella Casey, Principal Planning Officer (Town Centre Regeneration), ella.casey@rugby.gov.uk

Public or Private: Public

Report Subject to Call-In: No

Report En-Bloc: No

Forward Plan: Yes

Corporate Priorities: This report relates to the following priority(ies):
 A Healthier Rugby – To support people to live healthier, longer, and more independent lives.
 A Thriving Rugby – To deliver a thriving economy which brings Borough-wide investment and regenerates Rugby Town Centre.
 A Greener Rugby – To protect the environment and ensure the Borough adapts to climate change.
 A Fairer Rugby – To reduce inequalities and improve housing across the Borough.
[Corporate Strategy 2025-2035](#)
 This report does not specifically relate to any Council priorities but

Summary: The report seeks Council approval for the revocation byelaw in the 1947 byelaw prohibiting use of persons riding bicycles, tricycles or other similar vehicles of certain footpaths.

Financial Implications: None arising.

Risk Management/Health and Safety Implications:	A dedicated strategic risk register is in place for each strand of the Corporate Strategy.
Environmental Implications:	Environmental implications are set out in Appendix 4. The revocation of the byelaw would positively contribute to the Council's climate change aspirations by allowing suitable routes to be added to the cycle route network and further promote active travel across the borough. It also seeks to promote modal shift specifically within the town centre (e.g. pedestrian, cycle and sustainable transport movements).
Legal Implications:	<p>The proposed revocation byelaw is required to follow the statutory process set out under section 236 of the Local Government Act 1972.</p> <p>Once commenced, the Council shall no longer have the legal power to enforce the provisions contained in the revoked byelaw.</p>
Equality and Diversity:	Equality and Diversity implications are set out in Appendix 5. The revocation of the byelaw could expand the cycle network and make more places safely accessible for those without a car. In addition it should promote active travel and reduce vehicle trips improving air quality in these locations.
Recommendation:	IT BE RECOMMENDED TO COUNCIL THAT the revocation byelaw (appendix 2) be approved and approval of the application to be submitted to the Secretary of State to confirm the byelaw be given.
Reasons for Recommendation:	This will ensure that the objectives and strategies within the Corporate Strategy, Warwickshire's Local Cycling and Walking Infrastructure Plan (LCWIP) and Warwickshire's Local Transport Plan can be enacted instigate positive change within the town centre to realise the opportunities in the town centre which will also deliver on the aims of the Corporate Strategy.

Cabinet - 7 October 2025

Cycling Prohibition Byelaw

Public Report of the Chief Officer - Growth and Investment

Recommendation

IT BE RECOMMENDED TO COUNCIL THAT the revocation byelaw (appendix 2) be approved and approval of the application to be submitted to the Secretary of State to confirm the byelaw be given.

1. EXECUTIVE SUMMARY

- 1.1 The purpose of this report is to set out the detail of the 1947 byelaw (“the Byelaw”) which prohibits the use of persons riding bicycles, tricycles or other similar vehicles on certain footpaths.
- 1.2 A public consultation was undertaken in relation to revoking the byelaw. No comments were received.
- 1.3 The footpaths named within the Byelaw have all been visited and individually assessed. Based on the assessment none of the footpaths require the byelaw to be in place and therefore the byelaw should be revoked. This would allow the Active Travel network within Rugby to be expanded and remove some routes that no longer exist or are already marked as Rights of Ways or cycle routes.

2. INTRODUCTION

- 2.1 The purpose of this report is to detail the existing byelaw (“the Byelaw”) prohibiting cycling on certain footpaths in the borough. Appendix 1 provides a copy of the byelaw which is currently in place. This report seeks to revoke the byelaw for the reasons given below.

3. PURPOSE OF BYELAW

- 3.1 The Byelaw (appendix 1) was made by the Council on 28th January 1947 to prohibit the use by persons riding bicycles, tricycles or other similar vehicles on certain footpaths. Any person offending against the Byelaw shall be liable on summary conviction to a fine not exceeding five pounds. The footpaths listed are:
 - 1. Church Walks
 - 2. Park Walk
 - 3. Footpath from Park Road to Kew Road
 - 4. Footpath from Plowman Street to West Leyes
 - 5. Footpath from Lawford Road to Pinfold Pit

6. Footpath from Avenue Road to Newbold
7. Footpaths on Bilton Green and Footpath leading from Bilton Green to Magnet Lane
8. Footpaths by Rounds Gardens
9. Castle Walk
10. Footpath from Rainsbrook Avenue to Ashlawn Road
11. Footpath from Pendred Road to New Street
12. Footpath from High Street to School Street, Hillmorton
13. Footpath from York Street to Hill Street
14. Footpath from Glebe Crescent to New Street
15. Footpath from Kingsley Avenue to Deerings Road
16. Footpath from Chamberlain Road to Bucknill Crescent
17. Footpath from Cromwell Road to Rugby Recreation Ground
18. Footpath from Magnet Lane to Bilton Allotments
19. Footpath from Parkfield Road to L.M.S. Railway Bridge, near Pinfolds Pit
20. Footpath from Craven Road to Graham Road
21. Footpath from Pytchley Road to Percival Road
22. Footpath from Hart Close to Lower Hillmorton Road
23. Footpath – L.M.S. Railway Bridge near Park Road to Bridge over River Avon

4. PUBLIC CONSULTATION

- 4.1. A press notice (appendix 2) was displayed in The Rugby Observer on 4 July 2025 and asked for any comments to be made to the Council within 30 days of the notice.
- 4.2. No comments were received.

5. REVOCATION OF BYELAW

- 5.1 The Byelaw was made in 1947 and therefore there have been various changes to the built environment but also transportation modes.
- 5.2. The Corporate Strategy seeks to promote a Healthier Rugby and support residents to live well by promoting healthy behaviours and lifestyles.
- 5.3. Warwickshire's Local Cycling and Walking Infrastructure Plan (LCWIP) is a long-term plan for investment in walking, wheeling and cycling routes and Active Travel Zones. This links to Warwickshire's Sustainable Futures Strategy and Local Transport Plan with Active Travel (e.g. walking, cycling wheeling) being at the top of the transport hierarchy.
- 5.4. Warwickshire's Local Transport Plan sets one of the six key strategies as Active Travel. This seeks to promote the use of active travel to reduce carbon emissions on short journeys, including those for freight, and to promote mental and physical wellbeing. Decreases in vehicle usage also bring about the improvements in local amenity, air quality, noise pollution and carbon reduction that make Rugby a better place.

- 5.5. Rugby's Town Centre Public Realm Masterplan objectives seek to provide opportunities for sustainable and active travel to support public transport access to the town centre as well as improving walking, cycling and wheeling.
- 5.6. The footpaths named within section 3 have therefore all been reviewed with the current policy and strategies listed above in mind. Any other potential impacts have also been considered to ensure there would not be any adverse impact in revoking/amending the byelaw.

Footpath	Responsible Authority	Commentary	Justification to remove from Byelaw
1. Church Walks	WCC	Town Centre Improvement scheme identified within Rugby Town Centre Public Realm Masterplan and within LCWIP.	Yes
2. Park Walk	WCC	Identified in LCWIP as potential scheme R09 Caldecott Park and Poplar Grove: Medium priority	Yes
3. Footpath from Park Road to Kew Road	WCC	Footpath too narrow for cycling however given that it is a footpath and not a cycleway cycling is not permitted legally on the route.	Yes
4. Footpath from Plowman Street to West Leyes	WCC	Currently signed as a WCC cycle route.	Yes
5. Footpath from Lawford Road to Pinfold Pit	WCC	Currently signed as a WCC cycle route.	Yes
6. Footpath from Avenue Road to Newbold	WCC	WCC cycle route.	Yes
7. Footpaths on Bilton Green and Footpath leading from Bilton Green to Magnet Lane	WCC	Footpath too narrow for cycling however given that it is a footpath and not a cycleway cycling is not permitted legally on the route.	Yes
8. Footpaths by Rounds Gardens	N/A	No longer exists – built over.	Yes

9. Castle Walk	RBC	Route to Railway Terrace towards the train station therefore active travel should be promoted.	Yes
10. Footpath from Rainsbrook Avenue to Ashlawn Road	WCC	Footpath too narrow for cycling however given that it is a footpath and not a cycleway cycling is not permitted legally on the route.	Yes
11. Footpath from Pendred Road to New Street	WCC	Footpath too narrow for cycling however given that it is a footpath and not a cycleway cycling is not permitted legally on the route.	Yes
12. Footpath from High Street to School Street, Hillmorton	WCC	Footpath too narrow for cycling however given that it is a footpath and not a cycleway cycling is not permitted legally on the route.	Yes
13. Footpath from York Street to Hill Street	WCC	Footpath too narrow for cycling however given that it is a footpath and not a cycleway cycling is not permitted legally on the route.	Yes
14. Footpath from Glebe Crescent to New Street	WCC	Footpath too narrow for cycling however given that it is a footpath and not a cycleway cycling is not permitted legally on the route.	Yes
15. Footpath from Kingsley Avenue to Deerings Road	WCC	Passes through Hillmorton Recreation Ground. RBC does not restrict cycling within the public open space, and contains a skatepark/cycle facility and with cycle racks. Designated formally as a right of way (333/RB22/1 and F05770) therefore cycling is not prohibited by definition.	Yes
16. Footpath from Chamberlain Road to	WCC	Footpath too narrow for cycling however given that it is a footpath and not a cycleway cycling is	Yes

Bucknill Crescent		not permitted legally on the route.	
17. Footpath from Cromwell Road to Rugby Recreation Ground	RBC	Trevor White Drive, part of Whitehall Recreation Ground, and the car park. RBC does not restrict cycling, and cycle racks and skatepark/cycle facilities and Park Connector Route.	Yes
18. Footpath from Magnet Lane to Bilton Allotments	WCC	Designated formally as a right of way (333/RB21/1 and F05700) therefore cycling is not prohibited by definition.	Yes
19. Footpath from Parkfield Road to L.M.S. Railway Bridge, near Pinfolds Pit	WCC & RBC	Designated formally as a right of way (333/RB5b/2 and 1) therefore cycling is not prohibited by definition.	Yes
20. Footpath from Craven Road to Graham Road	WCC	Not identified as potential cycle route however could in the future.	Yes
21. Footpath from Pytchley Road to Percival Road	WCC	Signed as shared use path.	Yes
22. Footpath from Hart Close to Lower Hillmorton Road	WCC	Footpath too narrow for cycling however given that it is a footpath and not a cycleway cycling is not permitted legally on the route.	Yes
23. Footpath – L.M.S. Railway Bridge near Park Road to Bridge over River Avon	WCC	The Black Path is a key connector between Brownsover and Rugby Town Centre. Path used for cycling.	Yes

5.7 Based on the above table none of the footpaths require the byelaw to be in place and therefore the byelaw should be revoked. This would allow the Active Travel network within Rugby to be expanded and remove some routes that no longer exist or are already marked as Rights of Ways or cycle routes.

6. RISKS AND IMPLICATIONS

- 6.1 Each route listed within section 5 has been individually assessed in terms of physical suitability, legal status, and alignment with wider strategic objectives such as the Local Cycling and Walking Infrastructure Plan (LCWIP) and the Town Centre Public Realm Masterplan. On this basis, officers are satisfied that none of the footpaths require continued restriction under the Byelaw.
- 6.2 There are a number of routes above which are marked as too narrow for cycling. As expressed, cycling would not be permitted on these routes even if the byelaw was revoked due to the nature of the routes however it would not be a criminal offence if someone did cycle on them if the byelaw were to be revoked, unless the cyclist is cycling recklessly or carelessly.
- 6.3 The principal risks associated with revocation relate not to infrastructure but to behaviour and enforcement. At present, the existence of the Byelaw and associated signage provides a clear framework for responding to complaints from pedestrians where cycling causes nuisance or safety concerns, even if enforcement has been limited in recent years. Removal of this framework may increase cycle use in pedestrian areas and, in turn, generate additional complaints from residents, particularly those who are older or disabled.
- 6.4 In the absence of the Byelaw, the expectation is likely to fall on the Council's Community Safety Team to manage complaints. Public pressure may arise for the introduction of alternative controls, such as a Public Spaces Protection Order (PSPO). While this could replicate some of the prohibitions of the existing Byelaw, it would require a far more resource-intensive process including evidence gathering, statutory consultation, legal drafting, signage, and ongoing enforcement.
- 6.5 Another route which could be undertaken if it was deemed necessary that cycling be prohibited on any footpath named, is for Warwickshire County Council to implement a Traffic Regulation Order to prohibit the use of that footpath by cyclists. This would create a legally enforceable prohibition, enforceable by the Police. However, all of the named footpaths have been assessed and it is not deemed that this would be necessary.
- 6.6 Warwickshire County Council has confirmed that if any of these routes require cycling to be permitted formally it has powers (Cycle Tracks Order) as the Local Highway Authority to enact this.
- 6.7 Cabinet should therefore note that revoking the Byelaw does not necessarily remove the underlying risk of conflict between pedestrians and cyclists. Instead, it may transfer that risk into a more complex and costly enforcement framework, and this should be weighed alongside the benefits of supporting Active Travel and removing outdated regulation.
- 6.8 Appendix 3 shows the revocation byelaw based on the above assessment.

7. LEGAL PROCESS

- 7.1. The Byelaw was made under section 111 of the Rugby Corporation Act 1933. This act was repealed by the Statute Law (Repeals) Act 1995.
- 7.2. Pursuant to sections 236B (1) and 236B subsections (2) to (3) of the Local Government Act 1972, a local authority may make a byelaw under this section to revoke a byelaw made by the local authority. Such power may be exercised only where the local authority has no other power to revoke the byelaw.
- 7.3. Section 236 of the Local Government Act 1972 sets out the legal process to be followed which includes prior notice and inspection, public consultation, submission to, sealing and commencement.

8. FINANCIAL IMPLICATIONS

- 8.1. None arising from this report as the byelaw is not enforced therefore there would be no loss of funds.

9. CONCLUSION

- 9.1 It is recommended to Council that the revocation byelaw (appendix 2) be approved and approval of the application to be submitted to the Secretary of State to confirm the byelaw be given.
- 9.2 This will ensure that the objectives and strategies within the Corporate Strategy, Warwickshire's Local Cycling and Walking Infrastructure Plan (LCWIP) and Warwickshire's Local Transport Plan can be enacted instigate positive change within the town centre to realise the opportunities in the town centre which will also deliver on the aims of the Corporate Strategy.

10. OPTIONS AVAILABLE

Option 1

Agree to recommend as set out within the report

Option 2

Not agree the recommendation as set out within the report

Name of Meeting: Cabinet
Date of Meeting: 7 October 2025
Subject Matter: Cycling Prohibition Byelaw Amendment
Originating Department: Growth and Investment

DO ANY BACKGROUND PAPERS APPLY **YES** **NO**

LIST OF BACKGROUND PAPERS

Doc No	Title of Document and Hyperlink
1	Warwickshire LCWIP - https://democracy.warwickshire.gov.uk/ieDecisionDetails.aspx?AllId=10487
2	Rugby Town Centre Public Realm Masterplan - 0bea332c-1f99-d800-7759-82cfa91ef38c
3	Warwickshire Local Transport Plan - WCCC-1980322935-2491
4	Warwickshire Sustainable Futures Strategy - Appendix 1 for Sustainable Futures Strategy.pdf

The background papers relating to reports on planning applications and which are open to public inspection under Section 100D of the Local Government Act 1972, consist of the planning applications, referred to in the reports, and all written responses to consultations made by the Local Planning Authority, in connection with those applications.

Exempt information is contained in the following documents:

Doc No	Relevant Paragraph of Schedule 12A

I
FORCE
3/1/92.

BOROUGH OF RUGBY

11



BYELAW

Prohibiting the use by persons riding
bicycles, tricycles or other similar
vehicles of certain footpaths

Made by the Council on the 28th day of January, 1947

Borough of Rugby

BYELAW

made under the provisions of Section 111 of the Rugby Corporation Act, 1933, by the Mayor, Aldermen and Burgesses of the Borough of Rugby, acting by the Council, on the twenty-eighth day of January, 1947, prohibiting the use by persons riding bicycles, tricycles or other similar vehicles of certain footpaths within the said Borough.

1. Throughout this Byelaw the expression " the Council " means the Mayor, Aldermen and Burgesses of the Borough of Rugby acting by the Council.
2. In so far as the Council may indicate by notices conspicuously exhibited alongside any of the footpaths described in the Schedule to this Byelaw that the riding of bicycles, tricycles or other similar machines on such footpath is prohibited, no person shall ride any such bicycle, tricycle or other similar machine upon such footpath.

Provided that this Byelaw shall not apply to any person riding a bicycle, tricycle or other similar machine, otherwise than to the obstruction or danger of any other person lawfully using such footpath

- (a) on any footpath included in the Schedule to this Byelaw if the person so riding has lawful authority so to do, or
- (b) On the footpath numbered 20 in the Schedule, if the person so riding is *bona-fide* going to or coming from premises abutting on that footpath.

PENALTY.

3. Any person offending against this Byelaw shall be liable on summary conviction to a fine not exceeding five pounds.
4. From and after the date on which this Byelaw comes into operation the Byelaws made by the Council on the 30th April, 1935, under the provisions of Section 111 of the Rugby Corporation Act, 1933, and confirmed by the Secretary of State on the 20th June, 1935, shall be and are hereby repealed.

SCHEDULE REFERRED TO.

1. CHURCH WALKS.

- (a) That part of the footpath sometimes known as Church Road between Church Street and a point 45 yards south of its junction with Elsee Road.
- (b) The footpath running from Little Church Street opposite Windsor Court to the above-mentioned footpath 1(a).
- (c) The footpath running along the western side of the Parish Church of St. Andrew from Church Street to Little Church Street.
- (d) The footpath running along the southern side of the Parish Church of St. Andrew from the above-mentioned footpath 1(c) to the above-mentioned footpath 1(a).
- (e) The footpath running along the northern side of the Trinity Churchyard from the above-mentioned footpath 1(a) to Church Street.

2. PARK WALK.

The footpath running along the western side of Caldecott Park from the junction of Park Road, North Street and Newbold Road to Lancaster Road.

3. FOOTPATH FROM PARK ROAD TO KEW ROAD.

The footpath running from the western end of Kew Road in a westerly direction to Park Road.

4. FOOTPATH FROM PLOWMAN STREET TO WEST LEYES.

The footpath running from the northern end of Plowman Street to a point 35 yards west of the junction of West Leyes and Little Pennington Street.

5. FOOTPATH FROM LAWFORD ROAD TO PINFOLD PIT.

The footpath off the north side of Lawford Road (commencing at a point 100 yards to the east of the London, Midland and Scottish Railway line) and running for 233 yards in a north-easterly direction as far as the footbridge over the said railway line.

6. FOOTPATH FROM AVENUE ROAD TO NEWBOLD.

The footpath running in a westerly direction from the western end of Avenue Road as far as the footbridge over the London, Midland and Scottish Railway line.

7. FOOTPATHS ON BILTON GREEN AND FOOTPATH LEADING FROM BILTON GREEN TO MAGNET LANE.

The footpaths on Bilton Green and the footpath leading from the southern side of Bilton Green in a southerly direction to Magnet Lane.

8. FOOTPATHS BY ROUNDS GARDENS.

(a) The footpath running from the junction of Plowman Street and Bridget Street across the Rounds Gardens in a northerly direction for 183 yards and then running in an easterly direction for 220 yards to its junction with Newbold Road at the western side of the Northfield Nursing Home.

(b) The footpath running from the north side of Newbold footpath to its junction with footpath 8(a).

(c) The footpath running off the south side of Oliver Street to its junction with footpath 8(a).

9. CASTLE WALK.

The footpath running from the eastern end of Castle Street in an easterly direction to Railway Terrace.

10. FOOTPATH FROM RAINSBROOK AVENUE TO ASHLAWN ROAD.

The footpath running from the western end of Rainsbrook Avenue in a southerly direction to Ashlawn Road.

11. FOOTPATH FROM PENDRED ROAD TO NEW STREET.

The footpath running from the eastern end of Pendred Road in an easterly direction to New Street.

12. FOOTPATH FROM HIGH STREET TO SCHOOL STREET, HILLMORTON.

The footpath running from the north side of High Street, Hillmorton, in a northerly direction to School Street, Hillmorton, and commonly known as "Narrow Lane."

13. FOOTPATH FROM YORK STREET TO HILL STREET.

The footpath running from the western end of Hill Street to the eastern end of York Street.

14. FOOTPATH FROM GLEBE CRESCENT TO NEW STREET.

The footpath running from the western point of Glebe Crescent in a westerly direction to New Street.

15. FOOTPATH FROM KINGSLEY AVENUE TO DEERINGS ROAD.

The footpath running from the eastern side of the junction of Kingsley Avenue and Hillmorton Road in an easterly direction to Deerings Road.

16. FOOTPATH FROM CHAMBERLAIN ROAD TO BUCKNILL CRESCENT.

The footpath running from the southern side of Chamberlain Road in a southerly direction to Bucknill Crescent.

17. FOOTPATH FROM CROMWELL ROAD TO RUGBY RECREATION GROUND.

The footpath running from the southern end of Cromwell Road to the southern gateway of Rugby Recreation Ground.

18. FOOTPATH FROM MAGNET LANE TO BILTON ALLOTMENTS.

The footpath running from the southern side of Magnet Lane in a southerly direction for a distance of approximately 176 yards to the Bilton Allotments.

19. FOOTPATH FROM PARKFIELD ROAD TO L.M.S. RAILWAY BRIDGE, NEAR PINFOLDS PIT.

The footpath running from the eastern side of Parkfield Road in an easterly direction to the footbridge over the London, Midland and Scottish Railway Line.

20. FOOTPATH FROM CRAVEN ROAD TO GRAHAM ROAD.

The footpath running from the northern side of Craven Road to the southern side of Graham Road.

21. FOOTPATH FROM PYTCHLEY ROAD TO PERCIVAL ROAD.

The footpath running from the south-eastern end of Pytchley Road in an easterly direction across the London and North-Eastern Railway Bridge to Percival Road.

22. FOOTPATH FROM HART CLOSE TO LOWER HILLMORTON ROAD.

The footpath, being a continuation of Hart Close, and running in a south-westerly direction to its termination at Lower Hillmorton Road, 100 yards from the junction of the latter road with Boundary Road.

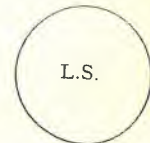
23. FOOTPATH—L.M.S. RAILWAY BRIDGE NEAR PARK ROAD TO BRIDGE OVER RIVER AVON.

The footpath running from the end of Park Road extension over the London, Midland and Scottish Railway Bridge in a northerly direction to a point approximately 36 yards north of the bridge over the River Avon.

The common seal of the Mayor, Aldermen and Burgesses of the Borough of Rugby was hereunto affixed on the fifth day of March, 1947, in the presence of

F. DYSON,
Mayor

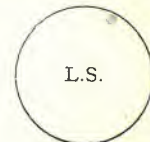
D. E. BIART,
Town Clerk



I hereby confirm the foregoing Byelaw and fix the date upon which it is to come into operation as the 1st June, 1947.

J. CHUTER EDE,
*One of His Majesty's
Principal Secretaries
of State.*

*Whitehall,
29th April, 1947.*



Classified

TELEPHONE 01527 588688 FACSIMILE 01527 584371

PUBLIC NOTICES

PUBLIC NOTICES



Notice of Byelaw Revocation

A Byelaw made by the Council on 28th January 1947 prohibits the use by persons riding bicycles, tricycles or other similar vehicles on the following footpaths:

- Church Walks
- Park Walk
- Footpath from Park Road to Kew Road
- Footpath from Plowman Street to West Leys
- Footpath from Lawford Road to Pinfold Pit
- Footpath from Avenue Road to Newbold
- Footpaths on Bilton Green and Footpath leading from Bilton Green to Magnet Lane
- Footpaths by Rounds Gardens
- Castle Walk
- Footpath from Rainsbrook Avenue to Ashlawn Road
- Footpath from Pendred Road to New Street
- Footpath from High Street to School Street, Hillmorton
- Footpath from York Street to Hill Street
- Footpath from Glebe Crescent to New Street
- Footpath from Kingsley Avenue to Deerings Road
- Footpath from Chamberlain Road to Bucknill Crescent
- Footpath from Cromwell Road to Rugby Recreation Ground
- Footpath from Magnet Lane to Bilton Allotments
- Footpath from Parkfield Road to L.M.S. Railway Bridge, near Pinfolds Pit
- Footpath from Craven Road to Graham Road
- Footpath from Pytchley Road to Percival Road
- Footpath from Hart Close to Lower Hillmorton Road
- Footpath - L.M.S. Railway Bridge near Park Road to Bridge over River Avon

Any person offending against the byelaw shall be liable on summary conviction to a fine not exceeding five pounds.

The Byelaw was made in 1947 and therefore there has been various changes to the built environment but also transportation modes. The Council are therefore seeking to revoke this byelaw under The Byelaws (alternative Procedure) (England) Regulations 2016 and put in place other measures to control cycling and wheeling on the footpaths listed above, where it is deemed necessary.

If you have any representations on the above please make them within 30 days of this notice either in writing to Regeneration, Town Hall, Evreux Way, Rugby, CV21 2RR or via email to regeneration@rugby.gov.uk

Goods Vehicle Operator's Licence

Springfarm Architectural Mouldings Group LTD of Newpark Industrial Estate, Greystone Road, Antrim, Northern Ireland BT41 2RU is applying for a licence to use Torrington Avenue, Coventry, CV4 9HP as an operating centre for 10 goods vehicles and 20 trailers.

Owners or occupiers of land (including buildings) near the operating centre(s) who believe that their use or enjoyment of that land would be affected, should make written representations to the Traffic Commissioner at Quarry House, Quarry Hill, Leeds, LS2 7UE, stating their reasons, within 21 days of this notice.

Representors must at the same time send a copy of their representations to the applicant at the address given at the top of this notice. A Guide to Making Representations is available from the Traffic Commissioner's office.

Goods Vehicle Operator's Licence

TS Powerlines Ltd of 1 Eaglesfield, Leire, Lutterworth LE17 5FG, is applying for a licence to use Elms Farm Industrial Estate, Ullleshope Road, Bitteswell, Leicestershire LE17 4LR as an operating centre for 3 goods vehicle and 2 trailers. Owners or occupiers of land (including buildings) near the operating centre(s) who believe that their use or enjoyment of that land would be affected, should make written representations to the Traffic Commissioner at Quarry House, Quarry Hill, Leeds LS2 7UE stating their reasons, within 21 days of this notice. Representors must at the same time send a copy of their representations to the applicant at the address given at the top of this notice. A Guide to making representations is available from the Traffic Commissioner's Office.

ANNOUNCEMENTS

FUNERAL DIRECTORS

Henry Ison & Sons Funeral Directors

A Funeral Plan to suit you



Plan ahead with a Choice Funeral Plan Visit henryison.co.uk/choice

02476 997 811

Branches in Coventry (Binley Rd, Allesley Old Rd and Daventry Rd), Kenilworth and Leamington Spa



For terms, conditions, exclusions and limitations, visit choiceplan.co.uk/terms

If you have a message for a loved one, give our team a call



01527 588688

SALES & WANTS

MISCELLANEOUS

BEDS NEW Doubles £95 Singles £59 King size £159. Second hand doubles £49 Singles £29 Fridges £49 Freezers £59 Can deliver 07703 925662

RECLINER CHAIR electric rise & recline £169 Manual recline chair £60 High seated chair £40 Can deliver 07703 925662

TITAN 40cm electric chain saw 2000W, chain hush sharpened, anti kick back, £20.00 phone 07780900015

LADIES Phase Eight navy / white shorts, size 12 £3. Tel: 07813 706 158 (Shirley area)

SJP Born Lovely 50ml EDP and 10ml EDP for handbag £12 Tel: 07813 706 158 (Shirley area)

WANTED

****WANTED: Vinyl Records CDs Cassettes Vintage or New****
Seeking classic rock, jazz, indie and rare finds. Cash paid
Call or text: 07765 142354 Or 01527 893992
Or email: welston@live.com
Paul (Albatross & Doomed Records)

MISCELLANEOUS

LADIES pink / white Adidas cloudfoam comfort trainers, size 8.5, brand new! £25 Tel: 07813 706 158 (Shirley area)

JANE Norman dress, size 10, brand new! £20 Tel: 07813 706 158 (Shirley area)

LADIES black lace up espadrilles, flat heel, size 8 / 41, brand new! £10 Tel: 07813 706 158 (Shirley area)

WILLIAM and Mary complete dvd box set £10 Tel: 07813 706 158 (Shirley area)

19 CDs - sealed for sale. Tel 0788 2124182

SKIN Care Gift set (4) £2. Tel: 01527 521363

RAFFIA for craft. Unused. 600g. £4. Tel: 01217441003

MIAMI Patio Set, 6 piece, brand new £40 Tel: 07769 078798

SERVICES

CONSERVATORIES & GLAZING

DOUBLE GLAZING REPAIRS

Locks, Hinges, Handles, Glass, Windows or Doors New Doors/Windows Also Supplied/Fitted
07973 200 623

GARDENING SERVICES

STUART'S GARDENING SERVICES

Landscaping & Tree Surgery
Fencing, Slabbing, Turfing, Block Paving, Bases, Mowing, Decking, Roofing and Guttering.
Mini-digger/Dumper
Fully Insured. Registered carrier of waste.
FREE ESTIMATES
02476 305992 • 07813 790889
01788 211064
www.stuarts-gardening-services.yolasite.com

HOME IMPROVEMENTS

HANDY MAN

If you're looking for a fast and reliable service

- Then call Lenny
- Plastering • Plumbing • Fencing
 - Gardening • Flooring • Kitchens
 - Bathrooms • Carpentry • Flat pack furniture
 - Tiling • Painting

02476 443 996
07794 784 266

NO VAT CHARGE

KITCHENS

S.W INSTALLATIONS

Kitchens & Bathrooms

FREE DESIGN & QUOTATION

QUALITY KITCHENS & BATHROOMS SUPPLIED & FITTED

PLUMBING, CARPENTRY, TILING, WORKTOP & DOOR REPLACEMENT

(Supply & fit, supply only or fit only)

LOCAL TRADESMAN 20YRS EXPERIENCE NO JOB TOO SMALL

01926 773386 or 07971 684 353

SOMETHING to sell?

You Can Raise Some Extra Cash and make someone else's Day

By SELLING Your Wonderful but Unwanted Gifts or Private Items

Simply by advertising them in The **Observer** or **The Standard**

And... If your item is valued at £500 or less – its FREE of charge in lineage (max 15 words)

But if you want your advertisement to really stand out or if your item is valued at over £500, you can place details in a boxed advertisement for just £5.75 (inc Vat)

Simply fill in the coupon below, tick the appropriate box, enclose your cheque or credit card details if required, and we'll do the rest - Or alternatively email your free ad to: freeads@bullivantmedia.com

Free Lineage (Items upto value £500) Paid for Boxed Ad (Items of any value)
 Details of Item For Sale for Publication (No Pets or Livestock or Firearms please): (MAX 15 WORDS)

 Telephone Number.....
 Details (Not for Publication):
 Mr/Ms/Ms..... Initials..... Surname.....
 Address.....
 Postcode..... Telephone..... Mobile.....
 Email address.....
 I enclose cheque, payable to Bullivant Media Ltd, value £.....
 or alternatively
 Please debit my card for £..... Visa/Mastercard/Maestro/Debit
 Credit Card Number.....
 Exp Date..... Start Date..... Security Number..... (Last 3 digits) Issue Number..... (if applicable)
 Send to Bullivant Media, Webb House, Church Green East, Redditch, Worcestershire. B98 8BP
 or email your advertisement to freeads@bullivantmedia.com

3 PIECE SUITE
brown leather,
perfect
condition
as new
£550
can deliver
Telephone
10234 567890

(£5.75 incVAT example boxed advertisement)

Rugby Borough Council

Climate Change and Environmental Impact Assessment

CONTEXT

In 2019 the UK Parliament set a commitment in law to reach net zero carbon emissions by 2050. Achieving this target will require considerable effort with public bodies, private sector organisations, the third sector and individuals working together to take action.

Rugby Borough Council declared a climate emergency in 2019 and the Council's Corporate Strategy (2021-2024) [link](#) sets ambitious outcomes in relation to Climate Change. These ambitions are further defined through the Council's Climate Change Strategy [link](#) and must now be progressed through the decisions which the Council makes.

It is therefore important that Rugby Borough Council gives due regard to climate change when making decisions. In the context of the Council's business, Climate Change includes greenhouse gas emissions, biodiversity, habitat loss and environmental destruction. When putting forward recommendations for decision, officers must assess how these recommendations are likely to influence our climate change commitments by completing the following Climate Change and Environmental Impact Assessment.

To help you complete this assessment, please see the following guidance on SharePoint [here](#).

A copy of this Climate Change and Environmental Impact Assessment, including relevant data and information should be forwarded to your Chief Officer for approval.

If you require help, advice and support to complete the form, please contact your Chief Officer.

SECTION 1: OVERVIEW

Portfolio and Service Area	Growth and Investment
Policy/Service/Change being assessed	Major Projects and Regeneration
Is this a new or existing Policy/Service/Change?	An existing strategy (Corporate Strategy2025-35) that is now being delivered.
If existing policy/service please state date of last assessment	22 nd October 2024
Ward Specific Impacts	Borough-wide
Summary of assessment Briefly summarise the policy/service/change and potential impacts	<p>The Corporate Strategy's aim is to achieve a more sustainable economy for all, where our natural environment, people and businesses are thriving. An objective of the strategy is to deliver a thriving town centre with a mix of retail, leisure, residential and community spaces. This includes an improved public realm.</p> <p>It is envisaged that there will be no negative impacts in relation to the assessment in stage 2 of the document. Positive impacts are identified in relation to sustainable transport/travel. These positive impacts are envisaged to be delivered in the next year.</p>
Completed By	Ella Casey (Principal Planning Officer – Town Centre Regeneration)
Authorised By	Nicola Smith (Chief Officer for Growth & Investment)
Date of Assessment	2 nd September 2025

SECTION 2: GREENHOUSE GAS EMISSIONS

	No Impact	Positive	Negative	Description of impact	Any actions or mitigation to reduce negative impacts	Action owner	Timescales
Scope 1 Emissions Direct emissions from council owned resources, for example through boilers or vehicles.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
Scope 2 Emissions Indirect emissions occurring at the location energy is produced for council activities. For example, electricity generation for council buildings.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				

SECTION 3: CLIMATE CHANGE STRATEGY

	No Impact	Positive	Negative	Description of impact	Any actions or mitigation to reduce negative impacts	Action owner	Timescales
Workplaces and the Economy	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	The revocation of the byelaw would allow suitable routes to be added to the cycle route network and further promote active travel across the borough. It also seeks to promote modal shift specifically within the town centre (e.g. pedestrian, cycle and sustainable transport movements). This should therefore enhance the economy.		Growth and Investment	2 years
Transport	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Improvement of pedestrian and cyclist routes within the town centre and wider borough would increase active travel and therefore help the air quality within the designated zone.		Growth and Investment	Ongoing
Natural Environment	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
Homes and Energy	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
Waste, Resources and the Circular Economy	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				

Appendix 4

	No Impact	Positive	Negative	Description of impact	Any actions or mitigation to reduce negative impacts	Action owner	Timescales
Climate and Nature Positive Communities	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				
Adaptation	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>				

SECTION 4: REVIEW

Where a negative impact is identified, the proposal and/or implementation can be adapted or changed; meaning there is a need for regular review. This review may also be needed to reflect additional data and evidence for a fuller assessment (proportionate to the decision in question). Please state the agreed review timescale for the identified impacts of the policy implementation or service change.

Review date	Not required
Key points to be considered through review	not required
Person responsible for review	Ella Casey (Principal Planning Officer – Town Centre Regeneration)
Authorised by	Nicola Smith (Chief Officer for Growth & Investment)

EQUALITY IMPACT ASSESSMENT (EqIA)

Context

1. The Public Sector Equality Duty as set out under section 149 of the Equality Act 2010 requires Rugby Borough Council when making decisions to have due regard to the following:
 - eliminating unlawful discrimination, harassment and victimisation, and other conduct prohibited by the Act,
 - advancing equality of opportunity between people who share a protected characteristic and those who do not,
 - fostering good relations between people who share a protected characteristic and those who do not, including tackling prejudice and promoting understanding.
2. The characteristics protected by the Equality Act are:
 - age
 - disability
 - gender reassignment
 - marriage/civil partnership
 - pregnancy/maternity
 - race
 - religion/belief
 - sex/gender
 - sexual orientation
3. In addition to the above-protected characteristics, you should consider the crosscutting elements of the proposed policy, such as impact on social inequalities and impact on carers who look after older people or people with disabilities as part of this assessment.
4. The Equality Impact Assessment (EqIA) document is a tool that enables RBC to test and analyse the nature and impact of what it is currently doing or is planning to do in the future. It can be used flexibly for reviewing existing arrangements but in particular should enable identification where further consultation, engagement and data is required.
5. The questions will enable you to record your findings.
6. Where the EqIA relates to a continuing project, it must be reviewed and updated at each stage of the decision.
7. Once completed and signed off the EqIA will be published [online](#).
8. An EqIA must accompany all **Key Decisions** and **Cabinet Reports**.
9. For further information, refer to the EqIA guidance for staff.
10. For advice and support, contact:
Rebecca Ewers
Corporate Equality & Diversity Officer
rebecca.ewers@rugby.gov.uk
01788 533509

Equality Impact Assessment

Service Area	Growth & Investment – Major Projects and Regeneration
Policy/Service being assessed	Cycling Prohibition Byelaw
Is this a new or existing policy/service? If existing policy/service please state date of last assessment	The Corporate Strategy 2025-35 is an existing strategy assessed 22nd October 2024. This report is about delivering the strategy.
EqlA Review Team – List of members	Ella Casey – Principal Planning Officer (Town Centre Regeneration)
Date of this assessment	2 nd September 2025
Signature of responsible officer (to be signed after the EqlA has been completed)	<i>E. Casey</i>

A copy of the completed and signed Equality Impact Assessment report, including relevant data and information to be forwarded to the Corporate Equality & Diversity Officer.

Details of Strategy/ Service/ Policy to be analysed

<u>Stage 1 – Policy to be analysed</u>	
(1) Describe the main aims, objectives and purpose of the Strategy/Service/Policy (or decision)?	This document sets a corporate vision for the town centre. The corporate strategy has reinforced a delivery focus in relation to regeneration in the town centre. The Strategy's aim is to achieve a more sustainable economy for all, where our natural environment, people and businesses are thriving. An objective of the strategy is to deliver a thriving town centre with a mix of retail, leisure, residential and community spaces. This includes an improved public realm.
(2) How does it fit with Rugby Borough Council's Corporate priorities and your service area priorities?	It primarily fits with 'A Thriving Rugby' and 'A Healthier Rugby'. Revoking the byelaw would expand the active travel network throughout the town centre and wider borough and have a significant impact on the public realm in the town centre.
(3) What are the expected outcomes you are hoping to achieve?	The promotion of active travel as a modal shift for users in order to generate more sustainable travel movements to and from the town centre and deliver a thriving place in line with the Corporate Strategy.
(4) Does or will the policy or decision affect: <ul style="list-style-type: none"> • Customers • Employees • Wider community or groups 	Yes- those who use the routes.
(5) Will the policy or decision involve substantial changes in resources?	No.
<u>Stage 2 – Evidence about user population and consultation</u>	

<p>(1) What does the data tell you about the groups this policy or decision impacts?</p> <p>Possible data sources:</p> <ul style="list-style-type: none"> • national statistics/census data • local statistics • evaluations • analysis of complaints • user feedback • outcomes from consultation/community voice • Council published information, service data • District and Ward Profile – Warwickshire Observatory • Office of National Statistics • Fingertips health profiles • Indices of Multiple Deprivation • RBC Annual Workforce Equality Report 	<p>Footfall in the town centre is currently very low and there are approximately 25% of shops which are vacant (including Rugby Central).</p> <p>Rugby is home to diverse communities with a number of faiths, nationalities and ethnicities represented.</p> <p>The last census showed 82% of residents were born in the UK; 92% were born within Europe; 2% Africa; 4% Middle East and Asia; 1% Americas and the Caribbean; and less than 1% Antarctica and Oceania</p> <p>Census data shows a population which is 86% white; 7% Asian, Asian British or Asian Welsh; 3% Black, Black British, Black Welsh, Caribbean or African; 3% mixed or multiple ethnic groups; and 1% defined as other ethnic groups.</p> <p>The census shows religions within the Borough as 51% Christian; 42 % no religion; 3% Hindu; 3% Muslim; 1% Sikh and <1% of each Jewish, and Buddhist.</p> <p>Age demographics demonstrate a population made up of 18% under 15 years old; 64% 15-64 years old and 18% over 64 years old.</p> <p>Furthermore, Rugby has a broad socioeconomic profile with significant variation between levels of deprivation being experienced.</p>
<p>(2a) Have you consulted or involved those groups that are likely to be affected by the strategy/ service/policy you want to implement?</p> <p>If yes, please state which groups were involved in the consultation and what were their views and how have their views influenced the policy/decision?</p>	<p>The Warwickshire County Council cycle forum has been consulted and a press notice was published in Jul 2025 for a period of 30 days. No comments were received.</p>

(2b) If you have not consulted or engaged with communities that are likely to be affected by the policy/decision, give details about when you intend to carry out consultation or provide reasons for why you feel this is not necessary.	N/A		
<u>Stage 3 – Analysis of impact</u>			
<p>(1) <u>Protected Characteristics</u> From your data and consultations is there any positive, adverse or negative impact identified for any particular group, which could amount to discrimination?</p> <p>If yes, identify the groups and how they are affected.</p>	Protected Characteristic	Nature of Impact Positive, Neutral, Adverse (explain why)	Extent of impact Low, medium, high
	Age	Neutral	N/A
	Disability	Neutral	N/A
	Sex	Neutral	N/A
	Gender reassignment	Neutral	N/A
	Marriage/civil partnership	Neutral	N/A
	Pregnancy/maternity	Neutral	N/A
	Race	Neutral	N/A
	Religion/belief	Neutral	N/A
	Sexual Orientation	Neutral Nothing within this assessment indicates there will be any particular impact on any given group currently.	N/A

Appendix 5

(2) <u>Cross cutting themes</u> (a) Are your proposals likely to impact on social inequalities e.g. child poverty, geographically disadvantaged communities? If yes, please explain how?	Description of impact	Nature of impact Positive, Neutral, Adverse (explain why)	Extent of impact Low, medium, high
	Socio-economic e.g.: child poverty, income level, education level, working hours/occupation, family/social support, access to good nutrition	Positive – the revocation could expand the cycle network and make more places safely accessible for those without a car.	Low
	Environmental e.g.: housing status, transport links, geography, access to services, air quality, noise pollution	Positive – the revocation should promote active travel and reduce vehicle trips improving air quality.	Medium
(3) Using the information gathered in stages 2 and 3, what will the positive impact of the strategy/policy be on equality?	The positive impact will be promoting active travel within the town centre and surrounding area.		
(4) Are there any obvious barriers to accessing the service? If yes, how can they be overcome?	No		
(5) What Equality Monitoring Data will be collected to analyse impact? How will the Equality Monitoring Data collected be used? If no Equality Monitoring Data is being collected, why not? For support with this section, please refer to the Equality Monitoring Guidance.	Nothing to be collected. Once confirmation of the routes to be cycle routes is confirmed and enacted by Warwickshire County council as the next stage to promote active travel it will be for them to assess the impact.		

<p>(6) Complete this section if any adverse impacts were identified in 3.1.</p> <p>Outline any actions that will be taken to remove or mitigate the adverse impacts identified in 3.1 to ensure that no discrimination is taking place. If removing or mitigating the impact is not possible, you may in certain circumstances, justify the discrimination. If that is the case, please give evidence for why justifying is possible in this case.</p>	
--	--

<p><u>Stage 4 – Action Planning, Review and Monitoring</u></p>	
<p>(1) Data analysis What does feedback from Equality Monitoring Data gathered tell you about impact on groups? Were there any unforeseen impacts (positive or negative)?</p> <p>The feedback/data should be used to inform your Action Plan in (2)</p>	<p>Positive – promotion of active travel creates more accessible places for all.</p>

<p>If No Further Action is required then go to – Review and Monitoring</p> <p>(2) Action Planning – Specify any changes or improvements that can be made to the service or policy to mitigate or eradicate negative or adverse impact on specific groups, including resource implications.</p>	<p>N/A</p> <p>EqlA Action Plan</p> <table border="1" data-bbox="875 352 2112 579"> <thead> <tr> <th>Action</th> <th>Lead Officer</th> <th>Date for completion</th> <th>Resource requirements</th> <th>Comments</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	Action	Lead Officer	Date for completion	Resource requirements	Comments																				
Action	Lead Officer	Date for completion	Resource requirements	Comments																						
<p>(3) Review and Monitoring</p> <p>State how and when you will monitor policy and Action Plan. Will you make any changes to the Equality Data that you are collecting or how you are collecting/using the data?</p>	<p>N/A</p>																									

Please annotate your policy with the following statement:

‘An Equality Impact Assessment on this policy was undertaken on 2nd September 2025.’

AGENDA MANAGEMENT SHEET

Report Title: Annual Report of Urgent Decisions

Name of Committee: Council

Date of Meeting: 17 June 2026

Report Director: Chief Executive

Portfolio: People, Resources and Governance

Ward Relevance: All Wards

Prior Consultation: N/A

Contact Officer: Linn Ashmore, Democratic Services Officer,
linn.ashmore@rugby.gov.uk

Public or Private: Public

Report Subject to Call-In: No

Report En-Bloc: No

Key Decision: No

Corporate Priorities: This report relates to the following priority(ies):
 A Healthier Rugby – To support people to live healthier, longer, and more independent lives.
 A Thriving Rugby – To deliver a thriving economy which brings Borough-wide investment and regenerates Rugby Town Centre.
 A Greener Rugby – To protect the environment and ensure the Borough adapts to climate change.
 A Fairer Rugby – To reduce inequalities and improve housing across the Borough.
[Corporate Strategy 2025-2035](#)
 This report does not specifically relate to any Council priorities but supports the Council's governance arrangements.

Summary: Under the Council's Constitution, there is a requirement that decisions taken as a matter of urgency shall be monitored annually, and a report submitted to the Council with proposals for review if necessary.

Local Government Reorganisation Implications: There are no direct Local Government Reorganisation Implications arising from the report.

Financial Implications:	There are no direct financial implications arising from the report.
Risk Management/Health and Safety Implications:	There are no risk management/health and safety implications arising from this report.
Environmental Implications:	There are no environmental implications arising from this report.
Legal Implications:	There are no legal implications arising from this report.
Equality and Diversity:	There are no equality and diversity implications arising from this report.
Options:	N/A
Recommendation:	The summary of urgent decisions taken during 2025 - 2026, attached at Appendix 1 to the report, be noted.
Reasons for Recommendation:	To comply with the Council's Constitution.

Council - 17 June 2026

Annual Report of Urgent Decisions

Public Report of the Chief Executive

Recommendation

The summary of urgent decisions taken during 2025 - 2026, attached at Appendix 1 to the report, be noted.

1. Executive Summary

- 1.1 Under the Council's Constitution, there is a requirement that decisions taken as a matter of urgency must be reported to the next available meeting of the Council together with the reasons for urgency, and the operation of the provisions relating to call-in and urgency shall be monitored annually, and a report submitted to the Council with proposals for review if necessary. To comply with the Constitution, the decisions listed in the table at Appendix 1 were all reported to Council meetings during 2025/26.

2. Urgent Decisions Taken During 2025/26

- 2.1 A table of the urgent decisions taken during the 2025 - 2026 municipal year is attached at Appendix 1.

Name of Meeting: Council
Date of Meeting: 17 June 2026
Subject Matter: Annual Report of Urgent Decisions
Originating Department: Chief Executive's Directorate

DO ANY BACKGROUND PAPERS APPLY YES NO

LIST OF BACKGROUND PAPERS

Doc No	Title of Document and Hyperlink

The background papers relating to reports on planning applications and which are open to public inspection under Section 100D of the Local Government Act 1972, consist of the planning applications, referred to in the reports, and all written responses to consultations made by the Local Planning Authority, in connection with those applications.

Exempt information is contained in the following documents:

Doc No	Relevant Paragraph of Schedule 12A

URGENT DECISIONS 2025/26

REPORT TITLE/DECISION SUMMARY	CONSULTEES	SERVICE AREA/OFFICER NAME	REASON FOR URGENCY	DATE DECISION AGREED	DATE OF CABINET/ COUNCIL MEETING
<p>Work Services Unit – Depot Reconfiguration</p> <p>The reconfiguration of the Work Services Unit Depot to enhance safety and facilitate the provision of a weekly household food waste collection.</p>	<p>Leader of the Council, Main Opposition Group Leader, Opposition Group Leader, Chair of Scrutiny Committee, Portfolio Holder for Operations and Traded Services.</p>	<p>Operations and Transformation Directorate Operations and Traded Services Claire Owen – Chief Officer for Operations and Traded Services</p>	<p>Following the findings from a service review, license inspections and staff training, operational gaps and an increased risk have been exposed. The reconfiguration would allow for swift corrective action to prevent potential service failure, regulatory breaches or a serious incident including the risk of a major accident or fatality.</p>	16/06/2025	09/07/2025
<p>St Andrew’s Church Public Realm Projects</p> <p>The revision of a budget for St Andrew’s Church Public Realm Projects to account for all VAT being irrecoverable.</p>	<p>Leader of the Council, Main Opposition Group Deputy Leader, Opposition Group Leader, Chair of Scrutiny Committee, Portfolio Holder for Growth and Investment.</p>	<p>Place Directorate Growth and Investment. Helen Nightingale – Major Projects and Regeneration Manager</p>	<p>The existing construction timelines and the need to avoid entering the 2026/27 financial year and encountering further delay.</p>	03/02/2026	18/02/2026

REPORT TITLE/DECISION SUMMARY	CONSULTEES	SERVICE AREA/OFFICER NAME	REASON FOR URGENCY	DATE DECISION AGREED	DATE OF CABINET/ COUNCIL MEETING
<p>Future of the Corporate Assurance Team</p> <p>The request to join the Central Midlands Audit Partnership and delegate powers to Derby City Council to perform the role of internal audit.</p>	<p>Leader of the Council, Portfolio Holder for Finance and Performance, Main Opposition Group Deputy Leader, Opposition Group Leader.</p>	<p>Chief Executive's Directorate Finance and Performance. Jon Illingworth – Chief Officer – Finance and Performance.</p>	<p>To request membership prior to the meeting of the Central Midlands Audit Partnership on 4 February, to allow Rugby Borough Council to join the partnership for 2026/27 financial year.</p>	<p>03/02/2026</p>	<p>03/03/2026</p>
<p>Pailton Parish Council Tax Precept</p> <p>To amend the Band D Council Tax Figure for Pailton Parish and subsequent changes to the totals in the Council Tax Resolution.</p>	<p>Leader of the Council, Portfolio Holder for Finance and Performance, Main Opposition Group Deputy Leader, Opposition Group Leader, Chair of Scrutiny Committee.</p>	<p>Chief Executive's Directorate Finance and Performance. Jon Illingworth – Chief Officer – Finance and Performance.</p>	<p>The need for the correct figure to be agreed within the existing budget setting timelines.</p>	<p>24/02/2026</p>	<p>18/03/2026</p>
<p>Temporary Changes to Polling Places for 2026 Elections</p> <p>To agree the temporary change to three polling places for the 2026 elections and to give the Returning Officer delegated authority to make further urgent temporary arrangements if necessary.</p>	<p>Leader of the Council, Portfolio Holder for Legal and Governance, Main Opposition Group Leader, Opposition Group Leader, Chair of Scrutiny Committee.</p>	<p>Chief Executive's Directorate Chief Executive's Office. Dan Green, Chief Executive</p>	<p>The need for the provision of suitable polling places to be implemented for the May 2026 elections.</p>	<p>09/03/2026</p>	<p>18/03/2026</p>

REPORT TITLE/DECISION SUMMARY	CONSULTEES	SERVICE AREA/OFFICER NAME	REASON FOR URGENCY	DATE DECISION AGREED	DATE OF CABINET/ COUNCIL MEETING
<p>IT Licensing Requirements at Rugby Borough Council</p> <p>To address the contractual variation required to meet the Microsoft SQL Server licensing requirements.</p>	<p>The Leader of the Council, Portfolio Holder for Digital and Communications, Main Opposition Group Leader, Chair of Scrutiny.</p>	<p>Operations and Transformation Digital and Communications. Dr Thomas Griffiths, Assistant Director – Digital and Communications.</p>	<p>The need to immediately address a shortfall in SQL server licenses.</p>	<p>23/03/2026</p>	<p>02/06/2026</p>
<p>Amendments to the 2026/27 Fees and Charges Schedule</p> <p>To approve the proposed changes to the approved fees and charges schedule for 2026/27.</p>	<p>The Leader of the Council, Portfolio Holder for Finance and Performance, Main Opposition Group Leader, Chair of Scrutiny.</p>	<p>Chief Executive's Directorate Finance and Performance. Gemma Lister, Lead Accountant.</p>	<p>To ensure that all Council services can charge the correct fees as intended and maximise income for the Council.</p>	<p>01/04/2026</p>	<p>17/06/2026</p>