

This matter is being dealt with by
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Development Management
Rugby Borough Council
Town Hall
Evreux Way
Rugby
CV21 2RR

Our ref: 902832.12
PP-14094677

24th June 2025

Dear Sir / Madam,

RE: Land East of Rugby Road, Clifton-upon-Dunsmore – Outline Planning Application

On behalf of our client Richborough, Marrons are submitting an outline planning application for the development of land East of Rugby Road, Clifton-upon-Dunsmore. The description of development is as follows:

“Outline planning application for the demolition of all buildings and the residential development of up to 160 dwellings, and creation of associated vehicular access off Rugby Road, pedestrian/cycle access points, parking, landscaping, drainage features, open space, children’s play area and associated infrastructure (all matters reserved except for vehicular access off Rugby Road).”

The application reflects pre-application advice received from Rugby Borough Council (PR25/0168), and correlates with the advice as to what was required for validation.

Application Documents

To assist in the validation of the application, alongside this covering letter the following documents have been submitted via the Planning Portal, under reference number PP-14094677.

The documents below highlighted in bold will be submitted separately.

Application Plans

- Site Location Plan (P10-001C-Location Plan 1-1250@A1)
- Parameter Plan (SK-02F Rugby Road Parameter Plan @A1)
- Site Access (T21542.001 rev B)
- Landscape Strategy (1686-L-D-PL-200-V1)
- Topographical Survey (53046_T_Rev0-A1@1000)

Document List

- Application Form
- Air Quality Assessment
- Acoustic Assessment
- Arboricultural Impact Assessment and Tree Survey
- CIL Additional Information Form
- Contaminated Land Assessment
- Daytime Bat Walkover Survey
- Design and Access Statement
- **Flood Risk Assessment**
- Habitat Suitability Index Assessment
- Health Impact Assessment Screening Report
- Heritage Impact Assessment
- Landscape & Visual Appraisal
- Planning Statement including Affordable Housing Statement, Broadband Statement, Open Space Assessment and Draft Heads of Terms
- Preliminary Ecological Appraisal
- Statement of Community Involvement
- Statutory BNG Metric
- Sustainability Checklist
- **Sustainable Drainage Statement including Surface Water Drainage Strategy**
- Transport Assessment

The pre-application response did not list an Outline Electric Vehicle Charging Provisions as a validation requirement for the application. Further correspondence with the case officer via email on 21st May confirmed an Energy Statement and Site Waste Management Plan are not required as part of an outline planning application.

An accommodation schedule has not been submitted as part of this application, as the scale and appearance of the dwellings is a reserved matter.

A Travel Plan has not been submitted as part of this application following Warwickshire County Council Highways indicating it is no longer a requirement. Please see Section 6 of the submitted Transport Assessment for further details.

The Biodiversity Net Gain Metric is included as an appendix in the submitted Biodiversity Net Gain Assessment. The BNG metric in Excel format will be provided post submission via email.

A floor plan of the existing building onsite is included as part of the topographical survey. Photographs showing the elevations of the building are included as appendix II of the Contaminated Land Assessment.

The application fee of £26,931.00 has been paid through the Planning Portal.

We trust the enclosed is sufficient for you to register this planning application, and we look forward to receiving confirmation of validation in due course. However, please contact me should you require any further information in respect of this submission.

Yours faithfully,

Gary Stephens
Partner

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