

Rugby Borough Council  
Development Management  
Town Hall  
Evreux Way  
Rugby  
CV21 2RR

Our ref: 902832.12  
Your ref: R25/0565

1<sup>st</sup> August 2025

Dear Sir / Madam,

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

On behalf of our client Richborough, Marrons are submitting additional and updated documents following the invalidation letter received 11th July 2025.

Due to an update to the site location boundary, Richborough will be paying an additional application fee of £1,701.00, sent directly to RBC through the online payments system.

A Certificate B notice has now been delivered to WCC highways.

Due to some reports requiring additional surveying work, the Ecology reports and Contaminated Land Assessment are still being finalised and will be issued week commencing 4<sup>th</sup> August.

The following documents supersede previously submitted documents:

- Site Location Plan (P10-001-Location Plan Rev E)
- Site Access Plan (T21542.001 Rev D)
- Air Quality Assessment
- Design and Access Statement
- Flood Risk Assessment
- Acoustics Assessment
- Heritage Impact Assessment
- Planning Statement
- Landscape Visual Appraisal
- Land Use & Parameter Plan
- Arboricultural Impact Assessment

The following documents have not previously been submitted:

- Sustainable Drainage Statement
- Travel Plan

The following will be submitted the week commencing 4<sup>th</sup> August :

- Updated Application Form
- Biodiversity Net Gain Report & BNG Metric in Excel format
- Bat Survey Report
- Habitat Suitability Index Assessment
- Preliminary Ecological Appraisal
- Contaminated Land Assessment

Regarding RBC's request to update the Stage 1 RSA within the Transport Assessment, Hub Transport Planning have provided the below commentary:

*As part of their response to the Transport Assessment Scoping Report, submitted in June 2021, WCC raised several comments on the initial access proposals and requested that a Stage 1 Road Safety Audit (RSA1) and designers' response be provided as part of the TA submission. The comments included:*

- *Minimum clearance of 15.0m between nearside of a vehicular access onto the major road and the give-way line at an adjacent junction with a minor road/side road.*
- *Concerns that vehicles may not be able to adequately indicate their intention to perform a right turn manoeuvre into Newall Close immediately after turning into the site access road from Rugby Road.*
- *Concern that refuse vehicles egressing Newall Close will not be able to straighten up on the site access road before the junction stop line with Rugby Road.*
- *Newall Close should be widened to a minimum width of 5.0m following a swept path analysis.*

*On the basis of the above WCC response, an RSA1 was commissioned and a Designer's response provided within an updated drawing, which accepted all of the recommendations and prepared an updated drawing to incorporate them.*

*WCC's Traffic and Road Safety Team subsequently provided their own response to the RSA1 (an Audit Review), confirming that the recommendations in the RSA were appropriate; WCC did not raise any other issues that needed to be addressed.*

*The current access proposals presented in Drawing T25501.001 Rev C have been informed by the WCC comments as well as the items raised within the RSA1, and are therefore considered to be suitable to support the proposed development and to be included as part of this planning application.*

*Essentially, the RSA process has already been followed to inform the current design; as such, we do not consider it necessary to undertake another RSA1 at this stage. That said, a further (Stage 2) RSA will be undertaken at the detailed design stage.*

I look forward to receiving confirmation from you of your registration of the application.

Yours sincerely,

**Max Morgan**  
Graduate Planner

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