

Our Ref: JBB8244/C5864

SUBMITTED BY EMAIL

26th January 2018

Inspector Mike Hayden BSc(Hons) DipTP
Care of Carmel Edwards, Programme Officer
Rugby Borough Local Plan Examination
Town Hall
Evreux Way
Rugby
CV21 2RR

Dear Mr Hayden

Examination of Rugby Borough Local Plan: Further Submissions

On behalf of St Modwen Developments Ltd (1862) and further to the discussions relating to Lodge Farm during the first week of Hearings for Stage 1 of the above Examination, it is respectfully requested that the following are added to the Examination Library:

- **Response to SALFV's Transport Appraisal (OTH 03)** (Phil Jones Associates). As you are aware, OTH 03 was accepted as new evidence into the Examination Library on 4th January 2018; the day before the deadline for Hearing Statements. St Modwen did not have sufficient time to review and respond to this within their Hearing Statements and, therefore, have prepared the brief (5 page) note to provide clarification on certain points. In addition, and following the discussions held during the Hearing for Issue 3a, the statement provides St Modwen's position on the proposed bus service for Lodge Farm, having regard to Rugby Borough Council's Hearing Statement for Issue 3b which indicates a potential modification to Policy DS10 to exclude reference to the new bus service linking to Daventry. This also includes the **Transport Strategy Report for Lodge Farm** (September 2017) as an Appendix. This Report was referred to by Walker Engineering (SALFV) during the Hearing for Issue 3a and comprises Appendix 6 of St Modwen's Vision & Deliverability Document (appended to the Statement of Common Ground for Lodge Farm which was appended to Rugby Borough Council's Hearing Statement for Issue 3b); and
- **Updated Viability Report for Lodge Farm (CBRE)**. This updates the Report appended to St Modwen's Hearing Statement for Issue 3b (attached to the Deliverability Statement) taking into account the transport costs provided within Rugby Borough Council's Hearing Statement for Issue 3b (providing an updated Infrastructure Delivery Plan) and the updated bus service proposals.

St Modwen is conscious of the need to avoid further submissions during the Examination but consider that these documents are important in assisting yourself and interested parties with clear and up-to-date information on transport and viability for Lodge Farm. This will make for a more efficient Hearing session on the 31st January and we have submitted the statements in response to comments made by SALFV and well in advance so that all parties are able to review.

I hope this is acceptable and look forward to your response.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Paul Hill', written in a cursive style.

PAUL HILL BA(Hons) MA MRTPI

SENIOR DIRECTOR

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CC R Hickman, St Modwen Developments Ltd
P Rudd, St Modwen Developments Ltd

Enc.