

Planning & Culture Services
Rugby Borough Council
Town Hall
Evreux Way
Rugby
Warwickshire
CV21 2RR

16th January 2018
304 RBC 160118 KC

For the attention of Karen McCulloch

Dear Karen

LAND NORTH OF COVENTRY ROAD, LONG LAWFORD – FULL PLANNING APPLICATION

Further to our recent consultation with you, please find enclosed a full planning application for the development of land north of Coventry Road, Long Lawford, to provide 153 dwellings with associated public open space and infrastructure. The application is submitted on behalf of Bloor Homes Limited.

In addition to the relevant application forms, notices and plans (as listed on the attached schedule of drawings), the application submission package includes a digital copy of the following documents:

- Planning Statement including draft S106 Heads of Terms;
- Design & Access Statement incorporating Involvement and Sustainability Statement;
- Transport Assessment;
- Flood Risk Assessment incorporating Drainage Strategy;
- Phase 1 Extended Habitat Survey, Bat Activity Survey, Reptile Survey and correspondence regarding habitat suitability for Great Crested Newt;
- Arboricultural Impact Assessment including Tree Survey;
- Air Quality Assessment;
- Noise Assessment;
- Geophysical Survey Report; and
- Historic Environment Desk-Based Assessment.

Please also find enclosed a cheque payable to Rugby Borough Council for the relevant planning application fee of £30,894.

As acknowledged in our pre-application correspondence, the application relates to land identified for housing development within the Publication Local Plan (PLP) that is to be examined shortly on behalf of the Secretary of State. In this regard, it relies upon the policies within the PLP and anticipates its subsequent adoption in due course.

The timing of this application reflects the Applicant's contractual obligations to progress the consideration of the site on this basis and the submitted documents focus on the planning policy context set out within the PLP. As such, it is anticipated that the application will not be determined until such time as the PLP is formally adopted.

I look forward to discussing the proposals with you and relevant officers further, but in the meantime I would be grateful if you could acknowledge registration and validation of the application by return.

Yours sincerely

A handwritten signature in black ink, appearing to read 'K. Clifton', with a stylized, cursive flourish at the end.

Kirstie Clifton
Associate

Encs