

03_IL_NWBC_EP155_310325

31st March 2025

North Warwickshire Borough Council
Development Management Department
The Council House
South Street
Atherstone
Warwickshire
CV9 1DE

NORTH WARWICKSHIRE
BOROUGH COUNCIL**RECEIVED****01/04/2025****PLANNING & DEVELOPMENT
DIVISION**

Dear Sir/Madam,

Submission of outline planning application on land north of Orton Road, WartonPlanning Portal Reference - 13896419

Evolve Planning has been instructed by our client Richborough, ME Caton and AN Caton to submit an outline planning application in respect of land north of Orton Road, Warton, North Warwickshire, for the following:

"Outline planning application for the construction of up to 110 dwellings, with access, landscaping, sustainable drainage features, and associated infrastructure. All matters are reserved except for primary vehicular access from Church Road."

In light of North Warwickshire's deliverable housing supply shortfall, this site is being proposed to help boost housing delivery and meet identified housing needs.

In putting together this application, there has been early engagement with the local community and other key stakeholders. Pre-application advice was also provided by the North Warwickshire Borough Council.

Accordingly, the following documents and plans have been submitted in support of this application by Richborough, ME Caton and AN Caton:

Reports

- Planning Statement, prepared by Evolve Planning
- Design & Access Statement, prepared by Stantec
- Transport Statement, prepared by Hub Transport Planning Ltd
- Transport Plan, prepared by Hub Transport Planning Ltd
- Flood Risk Assessment & Drainage Strategy, prepared by Link Engineering
- Landscape & Visual Impact Assessment, prepared by Blade
- Preliminary Ecological Appraisal, prepared by Blade
- Breeding Birds Scoping Letter, prepared by Blade
- Biodiversity Net Gain Assessment, prepared by Blade
- Noise Assessment, prepared by Rappor
- Built Heritage Statement, prepared by RPS
- Archaeological Desk-Based Assessment, prepared by RPS
- Geophysical Survey Report, prepared by Magnitude Surveys
- Grounds Investigation Desk Study Report, prepared by ASL



- Soils & Agricultural Land Report, prepared by Land Research
- Arboricultural Impact Assessment, prepared by Midland Forestry
- Statement of Community Engagement, prepared by Evolve Planning
- Affordable Housing Statement, prepared by Evolve Planning

Plans

DOCUMENT NAME	PLAN TITLE AND REV
Site Location Plan	STN-GEN-SW-DR-MP-01 Rev K
Parameter Plan – Land Use	STN-GEN-SW-DR-MP-02 Rev J
Illustrative Framework Plan	RG-M-Ai02 Rev N
Landscape Strategy Plan	1708-L-D-PL-200 V3

The requisite planning application fee for this outline application is £22,757 which has been paid via the Planning Portal.

I look forward to the acknowledgement that the application has been received and registered.

Yours faithfully,



Neil Cox

Director

