

Appeal 6000704

Submitted on 11 September 2025.

Before you start

Local planning authority	Rugby
Appeal type	Full planning
Decision date	19 March 2025

Prepare appeal

Was the application made in your name?	No, I'm acting on behalf of the applicant
What is the applicant's name?	Sam Rogers St, Modwen Homes
Contact details	Debbie Farrington Cerde Planning Limited
What is your phone number?	+447483174705
What is the address of the appeal site?	Land North of Rounds Gardens Rugby CV21 2BS
What is the area of the appeal site?	5.1 ha
Is the appeal site in a green belt?	No
Do you own all of the land involved in the appeal?	Yes
Is the appeal site part of an agricultural holding?	No
Will an inspector need to access your land or property?	No
Are there any health and safety issues on the appeal site?	No
What is the application reference number?	R24/0111
What date did you submit your application?	9 February 2024
Was your application for a major or minor development?	Major development

Was your application about any of the following?	Other
Enter the description of development that you submitted in your application	Demolition of the existing pavilion and all other remaining structures and enclosures; and the erection of new dwelling houses, accesses, landscaping, car parking and associated works
Did the local planning authority change the description of development?	Yes, I agreed a new description with the local planning authority
How would you prefer us to decide your appeal?	Inquiry
Why would you prefer an inquiry?	<p>Need for the evidence to be tested through formal questioning by an advocate. There are extensive and complex matters of expert evidence in relation to:</p> <ul style="list-style-type: none"> - Flood Risk Sequential Assessment - Highway Safety - Loss of playing fields - Design <p>all of which are contested between the Council and the Appellant. Case law in relation to the interpretation of legislation, national policy and guidance means detailed legal submissions will also likely be necessary, as well as testing through formal questioning by an advocate in support of their respective positions.</p>
How many days would you expect the inquiry to last?	5
How many witnesses would you expect to give evidence at the inquiry?	4
Are there other appeals linked to your development?	No

Upload documents

Application form	Application Form Redacted.pdf (/document/2b196552-9d0d-4444-9c70-823699d0bc8a)
Agreement to change the description of development	491419Acknowledgement_4396.pdf (/document/198ae958-180a-4e4c-b54c-d1a02be96156)
Decision letter	619940Decision_Refusal_of_Planning_Permission_902.pdf (/document/c85d8f7b-4a7a-4aa4-ae53-5e52b7022ca8)

Do you plan to submit a planning obligation to support your appeal?	Yes
What is the status of your planning obligation?	Not started yet
Did you submit a separate ownership certificate and agricultural land declaration with your application?	No
Appeal statement	Final Statement of Case -Land North of Rounds Gardens 4.9.25.pdf (/document/800be04e-3e08-4291-a992-9d5249f40ec3)
Draft statement of common ground	SOCG Land North of Rounds Gardens draft SOCG V3 4.9.25.docx (/document/b7223dd6-6931-4821-990b-72a53243fab7)
Do you need to apply for an award of appeal costs?	No
Did you submit a design and access statement with your application?	Yes
Design and access statement	Design and Access statement v3 Part1.pdf (/document/6748121f-0ffd-4aee-b270-6334bb5ad788) Design and Access statement v3 Part5.pdf (/document/e0fbcf52-4028-43cc-aa21-7689611c8b15) Design and Access statement v3 Part6.pdf (/document/8daccb7e-8854-4b82-921e-816320ae49cb) Design and Access statement v3 Part4.pdf (/document/20eb19a9-d993-4590-b92c-bd4141a42603) Design and Access statement v3 Part3.pdf (/document/f3bd7de4-6dc7-4dc9-8c5e-d51fa4ee7d82) Design and Access statement v3 Part2.pdf (/document/131348a6-cb5b-49f5-8f01-f8060047e2b1)
Plans, drawings and supporting documents	Planning Statement Final 31.01.24.pdf (/document/5e6d54ac-d204-4496-a23a-19e9041a3c4b) R9112-RLA-23-XX-DR-A-3001 Existing Site Plan.pdf (/document/43ec50fa-24d5-4410-9435-3cb914479881) R9112-RLA-23-XX-DR-A-3200 Proposed Site Plan.pdf (/document/81069071-d697-4e22-ba4e-8db55b567abb) R9112-RLA-23-XX-DR-A-3000 Site Location Plan.pdf (/document/5b13e860-1aa0-4c93-9722-95215dde011f) Submitted Plans and Documents List.pdf

Do you have any new plans or drawings that support your appeal?	Yes
New plans or drawings	Revised Plans and Documents List (8 February 2024).pdf (/document/70f49027-7986-4f0b-ab87-4ca22f305069) Design and Access statement v4_Part1.pdf (/document/4ceb2882-c6d2-431c-bdff-6aecce97f036) PINS Correspondence.pdf (/document/6b7c454d-d442-477c-8fc2-96b4c75afac1) Revised Plans and Documents List (10 July 2024).pdf (/document/26d2d7f1-071b-4e38-a0f1-b3962275da5f) Revised Plans and Documents List (31 October 2024).pdf (/document/686b1efc-3104-4407-b473-dad638b27c45)
Do you have any other new documents that support your appeal?	Yes
Other new supporting documents	PINS Correspondence.pdf (/document/6fe58ed8-e588-4f1a-bb1d-7b21a4444904) Revised Plans and Documents not accepted by the Authority to be relied upon during Appeal.pdf (/document/6b361333-7c04-408a-b00d-e8a402b83e2c)