

## The Planning Inspectorate

### QUESTIONNAIRE (s78) and (s20) PLANNING AND LISTED BUILDING CONSENT (Online Version)

You must ensure that a copy of the completed questionnaire, together with any attachments, are sent to the appellant/agent by the date given in the start letter. **You must include details of the statutory development plan, even if you intend to rely more heavily on some other emerging plan.**

If notification or consultation under an Act, Order or Departmental Circular would have been necessary before granting permission and has not yet taken place, please inform the appropriate bodies of the appeal now and ask for any comments to be sent direct to us by the date your statement is due.

Appeal Reference

APP/E3715/W/25/3373251

Appeal By

ST MODWEN HOMES

Site Address

Land North of Rounds Gardens  
Rugby  
CV21 2BS  
Grid Ref Easting: 449881  
Grid Ref Northing: 275725

#### PART 1

1.a. Do you consider the written representation procedure to be suitable?

Yes

☐ No



*Note: If the written procedure is agreed, the Inspector will visit the site **unaccompanied** by either party unless the relevant part of the site cannot be seen from a road or other public land, or it is essential for the Inspector to enter the site to check measurements or other relevant facts.*

1.b. Do you wish to be heard by an Inspector at;

Inquiry ☒ Hearing ☐

1.c. How long do you expect an inquiry would last?

5 day(s)

1.d. How many witnesses do you intend to call?

5

2.a. If the written procedure is agreed, can the relevant part of the appeal site be seen from a road, public footpath, bridleway or other public land?

Yes

☐ No



2.b. Is it essential for the Inspector to enter the site to assess the impact of the proposal?

Yes

☒ No



Please explain

Yes to review the level changes and TPO trees and access which cannot be viewed from public land.

2.c. Are there any known health and safety issues that would affect the conduct of the site inspection?

Yes

☒ No



Please describe

Site adjacent to GE site with various security measures and very overgrown.

3.a. Are there any other appeals or matters relating to the same site still being considered by us or the Secretary of State?

Yes

☐ No



3.b. Are there any other appeals or matters adjacent or close to the site still

Yes

☐ No



being considered by us or the Secretary of State?

## PART 2

4. Does the appeal relate to an application for approval of reserved matters? Yes ☐ No ☒

5. Was a site ownership certificate submitted with the application? Yes ☒ No ☐

6. Did you give publicity to the application in accordance with either Article 15 of the DMPO 2015, Section 67/73 of the Planning (Listed Buildings and Conservation Areas) Act 1990 or Regulation 5 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990? Yes ☒ No ☐

6.a. If a press advert notice was published, please upload a copy

☒ see 'Questionnaire Documents' section

7. Does the appeal relate to a county matter? Yes ☐ No ☒

### 8. Please indicate the development type for the application to which the appeal relates.

Major Developments ☒

Minor Developments ☐

Other Developments ☐

#### 8.a. Major Developments

Dwellings ☒

Offices/R and D/light industry ☐

General industry/storage/warehousing ☐

Retail and services ☐

Traveller caravan pitches ☐

All other major developments ☐

#### Is the appeal site within:

9.a. A Green Belt? Yes ☐ No ☒

9.b. An Area of Outstanding Natural Beauty? Yes ☐ No ☒

10. Is there a known surface or underground mineral interest at or within 400 metres of the appeal site which is likely to be a material consideration in determining the appeal? Yes ☐ No ☒

## PART 3

11. Would the development require the stopping up or diverting of a public right of way? Yes ☐ No ☒

12.a. Is the site in a Conservation Area? Yes ☐ No ☒

12.b. Is the site adjacent to a Conservation Area? Yes ☐ No ☒

12.c. Does the appeal proposal include the demolition of a non-listed building within a conservation area? Yes ☐ No ☒

13.a. Does the proposed development involve the demolition, alteration or extension of a Grade I / II\* / II listed building? Yes ☐ No ☒

13.b. Would the proposed development affect the setting of a listed building? Yes ☐ No ☒

14. Has a grant been made under s3A or s4 of the Historic Buildings and Ancient Monuments Act 1953?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
15.a. Would the proposals affect an Ancient Monument (whether scheduled or not)?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
16. Is any part of the site subject to a Tree Preservation Order?	Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/>
Please send a plan showing the extent of the Order and any relevant details. <input checked="" type="checkbox"/> see 'Questionnaire Documents' section			
17. Have you made a Local Development Order under s61A to 61C of the Town and Country Planning Act 1990 (as inserted by s40 of the Planning & Compulsory Purchase Act 2004) relating to the application site?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
18. Does the appeal involve persons claiming Gypsy/Traveller status, whether or not this is accepted by the planning authority?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
19.a. Is the appeal site in or adjacent to or likely to affect an SSSI or an internationally designated site (ie. cSAC, SAC, pSPA, SPA Ramsar)?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
19.b. Are any protected species likely to be affected by the proposals?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>

## PART 4

### Environmental Impact Assessment - Schedule 1

20.a.i. Is the proposed development Schedule 1 development as described in Schedule 1 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
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### Environmental Impact Assessment - Schedule 2

20.b.i. Is the proposed development Schedule 2 development as described in Column 1, Schedule 2 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
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20.c.i. Have you issued a screening opinion (SO)	Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/>
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Please attach a copy of the SO that was placed on the planning register, and any other related correspondence  
☒ see 'Questionnaire Documents' section

20.c.ii. Did the SO state that the proposed development is EIA development as defined by the EIA Regulations?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
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### Environmental Impact Assessment - Environmental Statement (ES)

20.d. Has the appellant supplied an environmental statement?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
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### Environmental Impact Assessment - Publicity

20.e. If applicable, please attach a copy of the site notice and local advertisement published as required for EIA development.	Applies	<input type="checkbox"/> N/A	<input checked="" type="checkbox"/>
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21. Have all notifications or consultations under any Act, Order or Departmental Circular, necessary before granting permission, taken place?	Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/>
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Please attach copies of any comments that you have received in response.

☒ see 'Questionnaire Documents' section

## PART 5

22. Do you wish to attach your statement of case?

Yes

☐ No



### For appeals dealt with by written representations only

23. If this appeal is not following the written representations expedited procedure, do you intend to send a statement of case about this appeal?

Yes

☐ No



### Copies of the following documents must, if appropriate, be attached to this questionnaire

24.a. a copy of the letter with which you notified people about the appeal;



☒ see 'Questionnaire Documents' section

24.b. a list of the people you notified and the deadline you gave for their comments to be sent to us;



☒ see 'Questionnaire Documents' section

Deadline

07/11/2025

24.c. all representations received from interested parties about the original application;



24.d. the planning officer's report to committee or delegated report on the application and any other relevant documents/minutes;



☒ see 'Questionnaire Documents' section

☒ see 'Questionnaire Documents' section

24.e. any representations received as a result of a service of a site ownership notification;



24.f. extracts from any relevant statutory development plan policies (even if you intend to rely more heavily on the emerging plan);



*You must include the front page, the title and date of the approval/adoption, please give the status of the plan. Copies of the policies should include the relevant supporting text. You must provide this even if the appeal is against non-determination.*

☒ see 'Questionnaire Documents' section

☒ see 'Questionnaire Documents' section

List of policies

SDC1, SDC2, SDC5, HS4, D1, NE2

24.g. extracts of any relevant policies which have been 'saved' by way of a Direction;



24.h. extracts from any supplementary planning guidance, that you consider necessary, together with its status, whether it was the subject of public consultation and consequent modification, whether it was formally adopted and if so, when;



24.i. extracts from any supplementary planning document that you consider necessary, together with the date of its adoption;



*In the case of emerging documents, please state what stage they have reached.*

24.j. a comprehensive list of conditions which you consider should be imposed if planning permission is granted;



*Only tick that this applies if you intend to submit a list of conditions with the questionnaire. If you do not submit the list with the questionnaire, then this should be submitted by the date your statement is due. This list must be submitted separately from your appeal statement.*

24.k. if any Development Plan Document (DPD) or Neighbourhood Plan relevant to this appeal has been examined and found sound/met the basic conditions and passed a referendum, the date the DPD or Neighbourhood Plan is likely to be adopted and, if you consider this date will be before the



Inspector's decision on this appeal is issued, an explanation of the Council's policy position in respect of this appeal upon its adoption. You should also include an explanation of the status of existing policies and plans, as they relate to this appeal, upon adoption and which (if any) will be superseded;

24.l. if any DPD or Neighbourhood Plan relevant to this appeal has been submitted for examination, or in the case of a Neighbourhood Plan has been examined and is awaiting a referendum, an explanation of any substantive changes in the progress of the emerging plan, and their relevance to this appeal if it is considered that the plan will not be adopted before the Inspector's decision on this appeal is issued; ☐

24.m. your Authority's CIL charging schedule is being/has been examined; ☐

24.n. your Authority's CIL charging schedule has been/is likely to be adopted; ☒

Please provide the date of adoption:

01/04/2024

24.o. any other relevant information or correspondence you consider we should know about. ☐

#### For the Mayor of London cases only

25.a. Was it necessary to notify the Mayor of London about the application? Yes ☐ No ☐

25.b. Did the Mayor of London issue a direction to refuse planning permission? Yes ☐ No ☐

#### LPA Details

I certify that a copy of this appeal questionnaire and any enclosures will be sent to the appellant or agent today. ☒

LPA's reference

R24/0111

Completed by

Lucy Davison

On behalf of

Rugby Borough Council

Please provide the details of the officer we can contact for this appeal, if different from the Planning Inspectorate's usual contact for this type of appeal.

Name

Phone no (including dialling code)

Email

**Please advise the case officer of any changes in circumstances occurring after the return of the questionnaire.**

## QUESTIONNAIRE DOCUMENTS

Appeal Reference APP/E3715/W/25/3373251

Appeal By ST MODWEN HOMES

Site Address  
Land North of Rounds Gardens  
Rugby  
CV21 2BS  
Grid Ref Easting: 449881  
Grid Ref Northing: 275725

### The documents listed below were uploaded with this form:

**Relates to Section:** PART 2

**Document Description:** 6.a. A copy of the notice published.

**File name:** Press Notice Edition 16.02.2024.pdf

**Relates to Section:** PART 3

**Document Description:** 16. A plan showing the extent of the Order and any relevant details.

**File name:** TPO R24-0111.pdf

**Relates to Section:** PART 4

**Document Description:** 20.c.i. A copy of the screening opinion (SO) that was placed on the planning register, along with any other related correspondence.

**File name:** 431685EIA\_Screening\_7.pdf

**Relates to Section:** PART 4

**Document Description:** 21. Copies of any comments that you have received in response.

**File name:** wcc prow march 2024.pdf

**File name:** wcc prow august 2024.pdf

**File name:** 678051-R24 0111 - PROW Path Numbers\_v1.pdf

**File name:** woodland trust.pdf

**File name:** 678053-R24 0111 - PROW Request\_v1.pdf

**File name:** wcc llfa nov 2024.pdf

**File name:** 678045-R24 0111 - Summary Response\_v1.pdf

**File name:** 678080-R24 0111 - PROW Path Numbers\_v1.pdf

**File name:** 678054-R24 0111 - Summary Response v3\_v1.pdf

**File name:** 678077-R24 0111 - Summary Response v2\_v1.pdf

**File name:** 678081-R24 0111 - PROW Request v2\_v1.pdf

**File name:** fire and rescue service.pdf

**File name:** rbc env health aug 2024.pdf

**File name:** rbc env health march 2024.pdf

**File name:** 678113-Amalgamated\_ Coventry NHS Trust Part 1 R24\_v1.pdf

**File name:** rbc tree march 2024.pdf

**File name:** rbc env health oct 2024.pdf

**File name:** NHS aug 2024.pdf

**File name:** rbc tree october 2024.pdf

**File name:** NHS feb 2024.pdf

**File name:** wcc archaeology.pdf

**File name:** sport england march 2024.pdf

**File name:** sport england august 2024.pdf

**File name:** warwickshire police.pdf

**File name:** RBC Estates.pdf

<b>File name:</b>	wcc ecology feb 2024.pdf
<b>File name:</b>	wcc highways oct 2024.pdf
<b>File name:</b>	wcc active travel oct 2024.pdf
<b>File name:</b>	wcc ecology august 2024.pdf
<b>File name:</b>	wcc ecology nov 2024.pdf
<b>File name:</b>	wcc highways nov 2024.pdf
<b>File name:</b>	wcc highways sept 2024.pdf
<b>File name:</b>	wcc highways feb 2025.pdf
<b>File name:</b>	wcc infrastructure 2oct 2024.pdf
<b>File name:</b>	wcc infrastructure march 2024.pdf
<b>File name:</b>	wcc highways march 2024.pdf
<b>File name:</b>	wcc infrastructure oct 2024.pdf
<b>File name:</b>	wcc llfa feb 2024.pdf
<b>File name:</b>	Planning Responses R24-0111.pdf
<b>Relates to Section:</b>	PART 5
<b>Document Description:</b>	24.a. A copy of the letter with which you notified people about the appeal.
<b>File name:</b>	Appeal notification letter.pdf
<b>Relates to Section:</b>	PART 5
<b>Document Description:</b>	24.b. A document containing a list of the people you notified of the appeal.
<b>File name:</b>	List of parties notified.pdf
<b>Relates to Section:</b>	PART 5
<b>Document Description:</b>	24.d. The planning officer's report to committee or delegated report on the application and any other relevant documents/minutes.
<b>File name:</b>	RGN_Final_Committee_Report.pdf
<b>File name:</b>	Planning_Committee_-_Addendum_R24-0111.pdf
<b>Relates to Section:</b>	PART 5
<b>Document Description:</b>	24.d. the planning officer's report to committee or delegated report on the application and any other relevant documents/minutes;
<b>File name:</b>	Minutes of Planning Committee 12 March 2025.pdf
<b>Relates to Section:</b>	PART 5
<b>Document Description:</b>	24.f. Copies of extracts from any relevant statutory development plan policies.
<b>File name:</b>	DEVELOPMENT PLAN TITLE AND FRONT PAGE.pdf
<b>Relates to Section:</b>	PART 5
<b>Document Description:</b>	24.f. Copies of extracts from any relevant statutory development plan policies.
<b>File name:</b>	SDC1 Sustainable Design.pdf
<b>File name:</b>	SDC2 Landscaping.pdf
<b>File name:</b>	SDC5 Flood Risk Management.pdf
<b>File name:</b>	HS4 Open Space.pdf
<b>File name:</b>	D1 Transport.pdf
<b>File name:</b>	NE2 Strategic Green and Blue Infrastructure.pdf
<b>Completed by</b>	Not Set
<b>Date</b>	09/10/2025 16:31:31
<b>LPA</b>	Rugby Borough Council