

Lucy Davison

From: Jane Harrison <janeharrison@warwickshire.gov.uk>
Sent: 29 October 2025 09:56
To: Lucy Davison
Subject: Re: R24/0111 Rounds Gardens Planning Inquiry List of conditions/section 106 requests
Attachments: 0111x3.pdf; 0111x4.pdf

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Dear Lucy,

Please see attached our response, 0111x4, with recommendations for conditions.

I have also attached our previously most recent response dated 12/11/2024, which shows that we were not in agreement with the amended tree planting scheme. This was detailed in the response.

Because this is a pre-mandatory BNG application, we have recommended a LEMP, which will serve to distinguish from a mandatory HMMP. It also means that, should an offsetting scheme be required, we would be looking to secure that through a S106 as was the case in Warwickshire before 12th February 2024.

I also have a niggling question about badgers. Originally, after poor survey effort, a badger licence was said to be required, yet subsequently there were said to be no badgers on the site. I am uncertain about this turnaround.

I hope this is helpful. Please contact me if you have any questions.

Regards,
Jane

Jane Harrison ACIEEM
Ecologist

Infrastructure, Planning and Environment
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Do you need help with Biodiversity Net Gain? Try these links:

<https://www.warwickshire.gov.uk/biodiversityoffsetting>
<https://api.warwickshire.gov.uk/documents/WCCC-372917633-2998>

Pre-application ecological advice page: <https://www.warwickshire.gov.uk/sdcecologypreapp>

From: Jane Harrison
Sent: 23 October 2025 2:11 PM
To: Lucy Davison <Lucy.Davison@rugby.gov.uk>
Subject: RE: R24/0111 Rounds Gardens Planning Inquiry List of conditions/section 106 requests



Jane Harrison reacted to your message:

From: Lucy Davison <Lucy.Davison@rugby.gov.uk>
Sent: Thursday, October 23, 2025 12:03:56 PM
To: Jane Harrison <janeharrison@warwickshire.gov.uk>
Subject: R24/0111 Rounds Gardens Planning Inquiry List of conditions/section 106 requests

Hi Jane,

As part of my next submission to the Planning Inspectorate in relation to this appeal the LPA must provide a list of suggested conditions if the appeal was to be approved.

While we got to the position of the applicant to accept a condition for biodiversity to address net loss through biodiversity units/credits. On this basis the scheme therefore would deliver a net gain in biodiversity based on the credits/units being secured via condition/section 106.

Could you please provide a list of necessary conditions for the scheme if approved? If there are any section106 requirements, please let me know as this is being prepared for the application as well.

As the BNG reason for refusal was removed prior to the application being presented to the Planning Committee. It is the appellant's view that you must have been content with the amended tree planting scheme. I would welcome your position on this point.

Unfortunately, we have tight timeframes for the submission and therefore please could I have the detail above by **Monday 3rd November 2025** at the latest.

Any queries please let me know.

Regards,

Lucy Davison





KEEP IT LOCAL, SHOP RUGBY TOWN CENTRE.



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