

Land North of Rounds Gardens, Rugby, CV21 2BS

Appeal Ref: APP/E3715/W/25/3373251

CORE DOCUMENTS LIST

Ref.	Document
CD1	Application Plans and Reports (determination package)
1.1.	Application Form Redacted
1.2.	Planning Statement
1.3.	Updated Site Walkover Letter Statement
1.4.	Preliminary Ecological Appraisal
1.5.	Reptile Survey Report
1.6.	Nocturnal Bat and Activity Survey Report
1.7.	Badger Survey Report and Method Statement
1.8.	Arboricultural Impact Assessment and Report
1.9.	80-671-R8-6 Biodiversity Metric Report (4.0)
1.10.	0921-SMH-001-RevB Rounds Gardens Rugby
1.11.	Rounds Gardens DBA_v1-0
1.12.	Travel Plan
1.13.	Active Travel Comments Response 2025-02-13
1.14.	05554-CI-F-0001-P03 Highway Improvement Works East Existing Traffic Regulation Orders
1.15.	05554-CI-F-0002-P03 Highway Improvement Works East Proposed Traffic Regulation Orders
1.16.	05554-CI-F-0003-P03 Highway Improvement Works East Revoked Traffic Regulation Orders
1.17.	05554-CI-F-0010-P03 Highway Improvement Works East Tracking Sheet 1 of 2

Ref.	Document
1.18.	05554-CI-F-0011-P03 Highway Improvement Works East Tracking Sheet 2 of 2
1.19.	105554-CI-F-0050-P03 Highway Improvement Works West General Arrangement
1.20.	05554-CI-F-0060-P02 Highway Improvement Works West Tracking Sheet 1 of 3
1.21.	05554-CI-F-0061-P02 Highway Improvement Works West Tracking Sheet 2 of 3
1.22.	05554-CI-F-0062-P02 Highway Improvement Works West Tracking Sheet 3 of 3
1.23.	05554-R-01-B Transport Assessment Part 2
1.24.	05554-R-01-B Transport Assessment Part 1
1.25.	05554-R-01-B Transport Assessment Part 3
1.26.	05554-R-01-B Transport Assessment Part 4a
1.27.	05554-R-01-B Transport Assessment Part 4b
1.28.	05554-R-01-B Transport Assessment Part 5
1.29.	05554-R-03-A Land North of Rounds Gardens, Rugby - Preliminary GI Summary of Findings
1.30.	05554-R-04-A Land North of Rounds Gardens Rugby Demo Specification
1.31.	05554-R-05-A Land North of Rounds Gardens Rugby FRA and DS Strategy Part4
1.32.	05554-R-05-A Land North of Rounds Gardens Rugby FRA and DS Strategy Part5
1.33.	05554-R-05-A Land North of Rounds Gardens Rugby FRA and DS Strategy Part6
1.34.	05554-R-05-A Land North of Rounds Gardens Rugby FRA and DS Strategy Part1
1.35.	05554-R-05-A Land North of Rounds Gardens Rugby FRA and DS Strategy Part2
1.36.	05554-R-05-A Land North of Rounds Gardens Rugby FRA and DS Strategy Part3
1.37.	10689 Land North of Rounds Gardens - Landscape Management Plan
1.38.	10689_P8001_C01 Landscape Masterplan LR
1.39.	10689_P8002_C01 Habitat Creation
1.40.	10689_P8003_C01 Detailed POS
1.41.	10689_P8004_P01 Rounds Gardens - Tree Pit Details

Ref.	Document
1.42.	10689_P8301 On-Plot Planting Plans Sheet 1
1.43.	10689_P8302 On-Plot Planting Plans Sheet 2
1.44.	10689_P8303 On-Plot Planting Plans Sheet 3
1.45.	10689_P8304 On-Plot Planting Plans Sheet 4
1.46.	10689_P8305 On-Plot Planting Plans Sheet 5
1.47.	10689-SK202 R9112-RLA-23-XX-DR-A-SK202 P03 Tree Removal Plan
1.48.	619940Decision_Refusal_of_Planning_Permission_902
1.49.	3422356-HLE-RP-AQ Rugby Rounds Gardens Rev01
1.50.	Biodiversity Metric 4.0 Calculation Tool
1.51.	CEMP
1.52.	Design and Access statement v3_Part1
1.53.	Design and Access statement v3_Part2
1.54.	Design and Access statement v3_Part3
1.55.	Design and Access statement v3_Part4
1.56.	Design and Access statement v3_Part5
1.57.	Design and Access statement v3_Part6
1.58.	Final Rounds Green Rugby Interim Sports Mitigation Strategy January 2024
1.59.	Baseline Noise Assessment-Rev 1
1.60.	Health Impact Assessment Screening Report
1.61.	(S38) - RSA1 Report
1.62.	New Connections Report
1.63.	R9112-PJA-23-XX-DR-C-0120-P1 External Levels (Sheet 1 of 4)
1.64.	R9112-PJA-23-XX-DR-C-0121-P1 External Levels (Sheet 2 of 4)
1.65.	R9112-PJA-23-XX-DR-C-0122-P1 External Levels (Sheet 3 of 4)

Ref.	Document
1.66.	R9112-PJA-23-XX-DR-C-0123-P1 External Levels (Sheet 4 of 4)
1.67.	R9112-PJA-23-XX-DR-C-0124-P1 Drainage Layout (Sheet 1 of 4)
1.68.	R9112-PJA-23-XX-DR-C-0125-P1 Drainage Layout (Sheet 2 of 4)
1.69.	R9112-PJA-23-XX-DR-C-0126-P1 Drainage Layout (Sheet 3 of 4)
1.70.	R9112-PJA-23-XX-DR-C-0127-P1 Drainage Layout (Sheet 4 of 4)
1.71.	R9112-PJA-23-XX-DR-C-0128-P1 Drainage Layout (Overview)
1.72.	R9112-PJA-23-XX-DR-C-0129-P1 Flood Exceedance
1.73.	R9112-PJA-23-XX-DR-C-0130-P1 Surface Water Catchment Plan
1.74.	R9112-PJA-23-XX-DR-C-0132-P0 Swale Sections and Permeable Paving and Gravel Margin Strip Details
1.75.	R9112-PJA-23-XX-DR-C-0135-P1 Highways GA Plan
1.76.	R9112-PJA-23-XX-DR-C-0136-P1 Kerbing Plan
1.77.	R9112-PJA-23-XX-DR-C-0137-P2 Visibility Splays
1.78.	R9112-PJA-23-XX-DR-C-0138-P2 Vehicle Swept Path Analysis - Large Car
1.79.	R9112-PJA-23-XX-DR-C-0139-P2 Vehicle Swept Path Analysis - Fire Tender
1.80.	R9112-PJA-23-XX-DR-C-0140-P2 Vehicle Swept Path Analysis - Refuse Vehicle Eastern Section
1.81.	R9112-PJA-23-XX-DR-C-0141-P2 Vehicle Swept Path Analysis - Refuse Vehicle Western Section
1.82.	R9112-PJA-23-XX-DR-C-0142-P0 Vehicle Swept Path Analysis - Refuse Vehicle Private Drives
1.83.	R9112-PJA-23-XX-DR-C-0145-P1 Planning Earthworks Appraisal
1.84.	R9112-RLA-23-XX-DR-A-3000 Site Location Plan
1.85.	R9112-RLA-23-XX-DR-A-3001 Existing Site Plan
1.86.	R9112-RLA-23-XX-DR-A-3020 Existing Site Sections
1.87.	R9112-RLA-23-XX-DR-A-3030 Existing Pavilion Floor Plans
1.88.	R9112-RLA-23-XX-DR-A-3040 Existing Pavilion Elevations
1.89.	R9112-RLA-23-XX-DR-A-3200 Proposed Site Plan

Ref.	Document
1.90.	R9112-RLA-23-XX-DR-A-3201 Proposed Boundaries Plan
1.91.	R9112-RLA-23-XX-DR-A-3202 Proposed Materials Plan
1.92.	R9112-RLA-23-XX-DR-A-3204 Proposed Heights Plan
1.93.	R9112-RLA-23-XX-DR-A-3205 Proposed Garden Area Plan
1.94.	R9112-RLA-23-XX-DR-A-3206 Proposed Unit Mix Plan
1.95.	R9112-RLA-23-XX-DR-A-3220 Proposed Street Elevations
1.96.	R9112-RLA-23-XX-DR-A-3230 Proposed Site Sections
1.97.	R9112-RLA-23-XX-DR-A-3240 Single Garage Plans and Elevations
1.98.	R9112-RLA-23-XX-DR-A-3241 Double Garage Plans and Elevations
1.99.	R9112-RLA-23-XX-DR-A-3242 Proposed Bin & Cycle Storage Details
1.100.	R9112-RLA-23-XX-DR-A-3530 Proposed Waste Management Plan
1.101.	R9112-RLA-23-XX-DR-A-3540 Proposed Plots 98-109 Shadow Study
1.102.	R9112-RLA-23-XX-DR-A-3570 Proposed Car Parking Plan
1.103.	R9112-RLA-23-XX-DR-A-3580 Proposed PV Layout Plan
1.104.	R9112-RLA-23-ZZ-DR-A-3250 C01 Housetype 569 AS Plans and Elevations
1.105.	R9112-RLA-23-ZZ-DR-A-3251 C01 Housetype 569 AS Plans and Elevations
1.106.	R9112-RLA-23-ZZ-DR-A-3252 C01 Housetype 758 AS Plans and Elevations
1.107.	R9112-RLA-23-ZZ-DR-A-3253 C01 Housetype 800 AS Plans and Elevations
1.108.	R9112-RLA-23-ZZ-DR-A-3254 C01 Housetype 774 AS Plans and Elevations
1.109.	R9112-RLA-23-ZZ-DR-A-3255 C01 Housetype 774 AS Plans Elevations
1.110.	R9112-RLA-23-ZZ-DR-A-3256 C01 Housetype 814 AS Plans Elevations
1.111.	R9112-RLA-23-ZZ-DR-A-3257 C01 Housetype 777 AS Plans Elevations
1.112.	R9112-RLA-23-ZZ-DR-A-3258 C01 Housetype 932 AS Plans Elevations
1.113.	R9112-RLA-23-ZZ-DR-A-3259 C01 Housetype 932 AS Plans Elevations

Ref.	Document
1.114.	R9112-RLA-23-ZZ-DR-A-3260 C01 Housetype 933 AS Plans Elevations
1.115.	R9112-RLA-23-ZZ-DR-A-3261 C01 Housetype 933 AS Plans Elevations
1.116.	R9112-RLA-23-ZZ-DR-A-3262 C01 Housetype 974 AS Plans Elevations
1.117.	R9112-RLA-23-ZZ-DR-A-3263 C01 Housetype 1001 V1 AS Plans Elevations
1.118.	R9112-RLA-23-ZZ-DR-A-3264 C01 Housetype 1001 V1 AS Plans Elevations
1.119.	R9112-RLA-23-ZZ-DR-A-3265 C01 Housetype 1001 V2 AS Plans Elevations
1.120.	R9112-RLA-23-ZZ-DR-A-3266 C01 Housetype 1001 V2 AS Plans Elevations
1.121.	R9112-RLA-23-ZZ-DR-A-3267 C01 Housetype 1021 AS Plans Elevations
1.122.	R9112-RLA-23-ZZ-DR-A-3268 C01 Housetype 1021 AS Plans Elevations
1.123.	R9112-RLA-23-ZZ-DR-A-3269 C01 Housetype 1021 AS Plans Elevations
1.124.	R9112-RLA-23-ZZ-DR-A-3270 C01 Housetype 1206 AS Plans Elevations
1.125.	R9112-RLA-23-ZZ-DR-A-3271 C01 Housetype 1334 V1 AS Plans Elevations
1.126.	R9112-RLA-23-ZZ-DR-A-3272 C01 Housetype 1334 V2 AS Plans & Elevations
1.127.	R9112-RLA-23-ZZ-DR-A-3273 C01 Housetype 1428 V1 AS Plans Elevations
1.128.	R9112-RLA-23-ZZ-DR-A-3274 C01 Housetype 1428 V2 AS Plans Elevations
1.129.	R9112-RLA-23-ZZ-DR-A-3275 C01 Housetype 1454 AS Plans Elevations
1.130.	R9112-RLA-23-ZZ-DR-A-3276 C01 Housetype 1454 AS Plans Elevations
1.131.	R9112-RLA-23-ZZ-DR-A-3277 C01 Housetype 758 OPP Plans Elevations
1.132.	R9112-RLA-23-ZZ-DR-A-3278 C01 Housetype 800 OPP Plans Elevations
1.133.	R9112-RLA-23-ZZ-DR-A-3279 C01 Housetype 774 OPP Plans Elevations
1.134.	R9112-RLA-23-ZZ-DR-A-3280 C01 Housetype 774 OPP Plans Elevations
1.135.	R9112-RLA-23-ZZ-DR-A-3281 C01 Housetype 814 OPP Plans Elevations
1.136.	R9112-RLA-23-ZZ-DR-A-3282 C01 Housetype 777 OPP Plans Elevations
1.137.	R9112-RLA-23-ZZ-DR-A-3283 C01 Housetype 932 OPP Plans Elevations

Ref.	Document
1.138.	R9112-RLA-23-ZZ-DR-A-3284 C01 Housetype 932 OPP Plans Elevations
1.139.	R9112-RLA-23-ZZ-DR-A-3285 C01 Housetype 933 OPP Plan Elevations
1.140.	R9112-RLA-23-ZZ-DR-A-3286 C01 Housetype 933 OPP Plans Elevations
1.141.	R9112-RLA-23-ZZ-DR-A-3287 C01 Housetype 1001 V1 OPP Plans Elevations
1.142.	R9112-RLA-23-ZZ-DR-A-3288 C01 Housetype 1001 V2 OPP Plans Elevations
1.143.	R9112-RLA-23-ZZ-DR-A-3289 C01 Housetype 1001 V2 OPP Plans Elevations
1.144.	R9112-RLA-23-ZZ-DR-A-3290 C01 Housetype 1021 OPP Plans Elevations
1.145.	R9112-RLA-23-ZZ-DR-A-3291 C01 Housetype 1021 OPP Plans Elevations
1.146.	R9112-RLA-23-ZZ-DR-A-3292 C01 Housetype 1206 OPP Plans Elevations
1.147.	R9112-RLA-23-ZZ-DR-A-3293 C01 Housetype 1334 V1 OPP Plans Elevations
1.148.	R9112-RLA-23-ZZ-DR-A-3294 C01 Housetype 1334 V2 OPP Plans Elevations
1.149.	R9112-RLA-23-ZZ-DR-A-3295 C01 Housetype 1362 OPP Plans Elevations
1.150.	R9112-RLA-23-ZZ-DR-A-3296 C01 Housetype 1428 V2 OPP Plans Elevations
1.151.	R9112-RLA-23-ZZ-DR-A-3297 C01 Housetype 1454 OPP Plans Elevations
1.152.	R9112-RLA-23-ZZ-DR-A-3298 C01 Apartment 659-674 OPP Floor Plans
1.153.	R9112-RLA-23-ZZ-DR-A-3299 C01 Apartment 659-674 OPP Elevations
1.154.	Financial Viability Assessment Report FINAL
1.155.	Statement of Community Involvement (f) 31 January 2024 pdf
1.156.	Sustainability and Energy Statement_Revised
1.157.	Townscape and Visual Appraisal part 2
1.158.	Townscape and Visual Appraisal part 3
1.159.	Townscape and Visual Appraisal part 4
1.160.	Townscape and Visual Appraisal part 1
1.161.	Townscape and Visual Appraisal (combined)

Ref.	Document
CD2	Additional Amended Documents and Drawings
2.1.	1. Revised Plans and Documents List (8 February 2024)
2.2.	Design and Access statement v4_Part1
2.3.	Design and Access statement v4_Part2
2.4.	Design and Access statement v4_Part3
2.5.	Design and Access statement v4_Part4
2.6.	Design and Access statement v4_Part5
2.7.	Design and Access statement v4_Part6
2.8.	R9112-RLA-23-ZZ-DR-A-3250 C02 Housetype 569 AS Plans & Elevations
2.9.	R9112-RLA-23-ZZ-DR-A-3251 C02 Housetype 569 AS Plans & Elevations
2.10.	R9112-RLA-23-ZZ-DR-A-3252 C02 Housetype 758 AS Plans & Elevations
2.11.	R9112-RLA-23-ZZ-DR-A-3256 C02 Housetype 814 AS Plans & Elevations
2.12.	R9112-RLA-23-ZZ-DR-A-3260 C02 Housetype 933 AS Plans & Elevations
2.13.	R9112-RLA-23-ZZ-DR-A-3264 C02 Housetype 1001 V1 AS Plans & Elevations
2.14.	R9112-RLA-23-ZZ-DR-A-3268 C02 Housetype 1021 AS Plans & Elevations
2.15.	R9112-RLA-23-ZZ-DR-A-3270 C02 Housetype 1206 AS Plans & Elevations
2.16.	R9112-RLA-23-ZZ-DR-A-3273 C02 Housetype 1428 V1 AS Plans & Elevations
2.17.	R9112-RLA-23-ZZ-DR-A-3274 C02 Housetype 1428 V2 AS Plans & Elevations
2.18.	R9112-RLA-23-ZZ-DR-A-3275 C02 Housetype 1454 AS Plans & Elevations
2.19.	R9112-RLA-23-ZZ-DR-A-3276 C02 Housetype 1454 AS Plans & Elevations
2.20.	R9112-RLA-23-ZZ-DR-A-3279 C02 Housetype 774 OPP Plans & Elevations
2.21.	R9112-RLA-23-ZZ-DR-A-3281 C02 Housetype 814 OPP Plans & Elevations
2.22.	R9112-RLA-23-ZZ-DR-A-3292 C02 Housetype 1206 OPP Plans & Elevations
2.23.	R9112-RLA-23-ZZ-DR-A-3296 C02 Housetype 1428 V2 OPP Plans & Elevations

Ref.	Document
2.24.	80-671-L2-1 Ecology Response Letter Statement
2.25.	80-671-R8-10 Biodiversity Metric Report (4.0)
2.26.	00701_HTAL_-_LVIA_Officer_comment_rebuttal_(200624)
2.27.	05554-B-CA-003-SWS-P1 - Surface Water Network - FEH13
2.28.	05554-CI-F-0002 P05 Highway Improvement Works East Proposed Traffic Regulation Orders
2.29.	05554-CI-F-0003 P04 Highway Improvement Works East Revoked Traffic Regulation Orders
2.30.	05554-CI-F-0010 P04 Highway Improvement Works East Tracking
2.31.	05554-R-05-P2 Land North of Rounds Gardens, Rugby FRA and DS Strategy Comp_Part1
2.32.	05554-R-05-P2 Land North of Rounds Gardens, Rugby FRA and DS Strategy Comp_Part2
2.33.	05554-R-05-P2 Land North of Rounds Gardens, Rugby FRA and DS Strategy Comp_Part3
2.34.	05554-R-05-P2 Land North of Rounds Gardens, Rugby FRA and DS Strategy Comp_Part4
2.35.	05554-R-05-P2 Land North of Rounds Gardens, Rugby FRA and DS Strategy Comp_Part5
2.36.	05554-TN-01-A TA Addendum (part 1)
2.37.	05554-TN-01-A TA Addendum (part 2)
2.38.	05554-TN-01-A TA Addendum (part 3)
2.39.	10689 Land North of Rounds Gardens - Landscape Management Plan C03
2.40.	10689_P8001_C04 Landscape Masterplan LR
2.41.	10689_P8002_C04_Habitat_Creation
2.42.	10689_P8003_C03 Detailed POS
2.43.	10689_P8301_C03_Rounds Gardens On-Plot Planting Plans Sheet 1
2.44.	10689_P8302_C03_Rounds Gardens On-Plot Planting Plans Sheet 2
2.45.	10689_P8303_C03_Rounds Gardens On-Plot Planting Plans Sheet 3
2.46.	10689_P8304_C03_Rounds Gardens On-Plot Planting Plans Sheet 4
2.47.	10689_P8305_C04_Rounds Gardens On-Plot Planting Plans Sheet 5

Ref.	Document
2.48.	10689-Design and Access Statement v5 Part1
2.49.	10689-Design and Access Statement v5 Part2
2.50.	10689-Design and Access Statement v5 Part3
2.51.	10689-Design and Access Statement v5 Part4
2.52.	10689-Design and Access Statement v5 Part5
2.53.	10689-Design and Access Statement v5 Part6
2.54.	12078_AIA.001
2.55.	Biodiversity Metric 4.0 Calculation Tool
2.56.	R9112-PJA-23-XX-DR-C-0120-P4 External Levels (Sheet 1 of 4)
2.57.	R9112-PJA-23-XX-DR-C-0121-P4 External Levels (Sheet 2 of 4)
2.58.	R9112-PJA-23-XX-DR-C-0122-P4 External Levels (Sheet 3 of 4)
2.59.	R9112-PJA-23-XX-DR-C-0123-P4 External Levels (Sheet 4 of 4)
2.60.	R9112-PJA-23-XX-DR-C-0124-P2 Drainage Layout (Sheet 1 of 4)
2.61.	R9112-PJA-23-XX-DR-C-0125-P2 Drainage Layout (Sheet 2 of 4)
2.62.	R9112-PJA-23-XX-DR-C-0126-P2 Drainage Layout (Sheet 3 of 4)
2.63.	R9112-PJA-23-XX-DR-C-0127-P2 Drainage Layout (Sheet 4 of 4)
2.64.	R9112-PJA-23-XX-DR-C-0129-P2 Flood Exceedance
2.65.	R9112-PJA-23-XX-DR-C-0130-P2 Surface Water Catchment Plan
2.66.	R9112-PJA-23-XX-DR-C-0131-P4 External Levels (Overview)
2.67.	R9112-PJA-23-XX-DR-C-0132-P1 Swale Sections & Permeable Paving and Gravel Margin Strip Details
2.68.	R9112-PJA-23-XX-DR-C-0133-P0 Flow Control Chamber Details
2.69.	R9112-PJA-23-XX-DR-C-0135-P2 Highways GA Plan
2.70.	R9112-PJA-23-XX-DR-C-0136-P2 Kerbing Plan
2.71.	R9112-PJA-23-XX-DR-C-0137-P4 Visibility Splays

Ref.	Document
2.72.	R9112-PJA-23-XX-DR-C-0138-P5 Vehicle Swept Path Analysis - Large Car
2.73.	R9112-PJA-23-XX-DR-C-0139-P5 Vehicle Swept Path Analysis - Fire Tender
2.74.	R9112-PJA-23-XX-DR-C-0140-P5 Vehicle Swept Path Analysis - Refuse Vehicle Eastern Section
2.75.	R9112-PJA-23-XX-DR-C-0141-P5 Vehicle Swept Path Analysis - Refuse Vehicle Western Section
2.76.	R9112-PJA-23-XX-DR-C-0142-P5 Vehicle Swept Path Analysis Refuse Vehicle Private Drives
2.77.	R9112-PJA-23-XX-DR-C-0145-P2 Planning Earthworks Appraisal
2.78.	R9112-PJA-24-XX-DR-C-0150-P0 Flood Storage Area Design
2.79.	R9112-RLA-23-XX-DR-A-3000 Site Location Plan
2.80.	R9112-RLA-23-XX-DR-A-3001 Existing Site Plan
2.81.	R9112-RLA-23-XX-DR-A-3020 Existing Site Sections
2.82.	R9112-RLA-23-XX-DR-A-3030 Existing Pavilion Floor Plans
2.83.	R9112-RLA-23-XX-DR-A-3040 Existing Pavilion Elevations
2.84.	R9112-RLA-23-XX-DR-A-3200 C02 Proposed Site Plan
2.85.	R9112-RLA-23-XX-DR-A-3201 C03 Proposed Boundaries Plan
2.86.	R9112-RLA-23-XX-DR-A-3202 C02 Proposed Materials Plan
2.87.	R9112-RLA-23-XX-DR-A-3204 C02 Proposed Heights Plan
2.88.	R9112-RLA-23-XX-DR-A-3205 C02 Proposed Garden Area Plan
2.89.	R9112-RLA-23-XX-DR-A-3206 C02 Proposed Unit Mix Plan
2.90.	R9112-RLA-23-XX-DR-A-3220 C02 Proposed Street Elevations
2.91.	R9112-RLA-23-XX-DR-A-3230 C02 Proposed Site Sections
2.92.	R9112-RLA-23-XX-DR-A-3240 C02 Single Garage Plans and Elevations
2.93.	R9112-RLA-23-XX-DR-A-3241 C02 Double Garage Plans and Elevations
2.94.	R9112-RLA-23-XX-DR-A-3242 C02 Proposed Bin & Cycle Storage Details
2.95.	R9112-RLA-23-XX-DR-A-3530 C02 Proposed Waste Management Plan

Ref.	Document
2.96.	R9112-RLA-23-XX-DR-A-3580 C02 Proposed PV Layout Plan
2.97.	R9112-RLA-23-XX-DR-A-3590 GE Boundary Treatment Plan
2.98.	R9112-RLA-23-ZZ-DR-A-3250 C02 Housetype 569 AS Plans & Elevations
2.99.	R9112-RLA-23-ZZ-DR-A-3252 C02 Housetype 758 AS Plans & Elevations
2.100.	R9112-RLA-23-ZZ-DR-A-3253 C02 Housetype C2 AS Plans & Elevations
2.101.	R9112-RLA-23-ZZ-DR-A-3254 C02 Housetype 774 AS Plans & Elevations
2.102.	R9112-RLA-23-ZZ-DR-A-3255 C02 Housetype 774 AS Plans & Elevations
2.103.	R9112-RLA-23-ZZ-DR-A-3256 C03 Housetype 814_V2 AS Plans & Elevations
2.104.	R9112-RLA-23-ZZ-DR-A-3257 C02 Housetype 777 AS Plans & Elevations
2.105.	R9112-RLA-23-ZZ-DR-A-3259 C02 Housetype 932 AS Plans & Elevations
2.106.	R9112-RLA-23-ZZ-DR-A-3260 C03 Housetype 933 AS Plans & Elevations
2.107.	R9112-RLA-23-ZZ-DR-A-3261 C02 Housetype 933 AS Plans & Elevations
2.108.	R9112-RLA-23-ZZ-DR-A-3262 C02 Housetype 974 AS Plans & Elevations
2.109.	R9112-RLA-23-ZZ-DR-A-3264 C03 Housetype 1001 V1 AS Plans & Elevations
2.110.	R9112-RLA-23-ZZ-DR-A-3265 C02 Housetype 1001 V2 AS Plans & Elevations
2.111.	R9112-RLA-23-ZZ-DR-A-3266 C02 Housetype 1001 V2 AS Plans & Elevations
2.112.	R9112-RLA-23-ZZ-DR-A-3267 C02 Housetype 1021 AS Plans & Elevations
2.113.	R9112-RLA-23-ZZ-DR-A-3268 C03 Housetype 1021 AS Plans & Elevations
2.114.	R9112-RLA-23-ZZ-DR-A-3270 C03 Housetype 1206 AS Plans & Elevations
2.115.	R9112-RLA-23-ZZ-DR-A-3273 C03 Housetype 1428 V1 AS Plans & Elevations
2.116.	R9112-RLA-23-ZZ-DR-A-3275 C03 Housetype 1454 AS Plans & Elevations
2.117.	R9112-RLA-23-ZZ-DR-A-3276 C03 Housetype 1454 AS Plans & Elevations
2.118.	R9112-RLA-23-ZZ-DR-A-3278 C02 Housetype C2 OPP Plans & Elevations
2.119.	R9112-RLA-23-ZZ-DR-A-3279 C03 Housetype 774 OPP Plans & Elevations

Ref.	Document
2.120.	R9112-RLA-23-ZZ-DR-A-3280 C01 Housetype 774 OPP Plans & Elevations
2.121.	R9112-RLA-23-ZZ-DR-A-3281 C03 Housetype 814 OPP Plans & Elevations
2.122.	R9112-RLA-23-ZZ-DR-A-3284 C02 Housetype 932 OPP Plans & Elevations
2.123.	R9112-RLA-23-ZZ-DR-A-3285 C02 Housetype 933 OPP Plans & Elevations
2.124.	R9112-RLA-23-ZZ-DR-A-3286 C02 Housetype 933 OPP Plans & Elevations
2.125.	R9112-RLA-23-ZZ-DR-A-3287 C01 Housetype 1001 V1 OPP Plans & Elevations
2.126.	R9112-RLA-23-ZZ-DR-A-3288 C02 Housetype 1001 V2 OPP Plans & Elevations
2.127.	R9112-RLA-23-ZZ-DR-A-3289 C02 Housetype 1001 V2 OPP Plans & Elevations
2.128.	R9112-RLA-23-ZZ-DR-A-3290 C02 Housetype 1021 OPP Plans & Elevations
2.129.	R9112-RLA-23-ZZ-DR-A-3291 C01 Housetype 1021 OPP Plans & Elevations
2.130.	R9112-RLA-23-ZZ-DR-A-3292 C03 Housetype 1206 OPP Plans & Elevations
2.131.	R9112-RLA-23-ZZ-DR-A-3295 C02 Housetype 1362 OPP Plans & Elevations
2.132.	R9112-RLA-23-ZZ-DR-A-3296 C03 Housetype 1428 V2 OPP Plans & Elevations
2.133.	R9112-RLA-23-ZZ-DR-A-3297 C02 Housetype 1454 OPP Plans & Elevations
2.134.	R9112-RLA-23-ZZ-DR-A-3300 C01 Housetype 1362 AS Plans & Elevations
2.135.	R9112-RLA-23-ZZ-DR-A-3301 C01 Housetype 1362 AS Plans & Elevations
2.136.	R9112-RLA-23-ZZ-DR-A-3302 C01 Housetype 758 AS Plans & Elevations
2.137.	R9112-RLA-23-ZZ-DR-A-3303 C01 Housetype 974 OPP Plans & Elevations
2.138.	R9112-RLA-23-ZZ-DR-A-3304 C01 Housetype 1001 V2 OPP Plans & Elevations
2.139.	R9112-RLA-23-ZZ-DR-A-3305 C01 Housetype 774 OPP Plans & Elevations
2.140.	R9112-RLA-23-ZZ-DR-A-3306 C01 Housetype 814 AS Plans & Elevations
2.141.	Round Gardens Addendum Report June 2024 Final
2.142.	Townscape and Visual Appraisal - Land North of Rounds Gardens, Rugby (240625 combined reduced)_Part1
2.143.	Townscape and Visual Appraisal - Land North of Rounds Gardens, Rugby (240625 combined reduced)_Part2

Ref.	Document
2.144.	Townscape and Visual Appraisal - Land North of Rounds Gardens, Rugby (240625 combined reduced)_Part3
2.145.	Townscape and Visual Appraisal - Land North of Rounds Gardens, Rugby (240625 combined reduced)_Part4
2.146.	1. Revised Plans and Documents List (31 October 2024)
2.147.	80-671-R8-10 Biodiversity Metric Report (4.0)
2.148.	10689_P8002_C05 Habitat Creation
2.149.	10689_P8003_C04 Detailed POS amended tree species WIP
2.150.	10689_P8302_C03_ On-Plot Planting Plans Sheet 2 tree canopy overlay
2.151	10689_P8304_C03_ On-Plot Planting Plans Sheet 4 tree canopy overlay
2.152	Biodiversity Metric 4.0 Calculation Tool
CD3	Key Consultation Responses
3.1	WCC Planning Infrastructure Team Consultation Response 08 March 2024
3.2	WCC Planning Infrastructure Team Consultation Response 08 March 2024
3.3	WCC Planning Infrastructure Team Education Request 08 March 2024
3.4	WCC Planning Infrastructure Team Consultation Response 02 October 2024
3.5	WCC Planning Infrastructure Team Consultation Response 02 October 2024
3.6	WCC Planning Infrastructure Team Education Request 02 October 2024
3.7	WCC Planning Infrastructure Team Consultation Response 22 October 2024
3.8	WCC Planning Infrastructure Team Consultation Response 22 October 2024
3.9	WCC Planning Infrastructure Team Education Request 22 October 2024
3.10	WCC Planning Infrastructure Team Libraries Request
3.11	WCC Planning Infrastructure Team Libraries Request 02 October 2024
3.12	WCC Planning Infrastructure Team Right of Way Contribution Request 02 October 2024
3.13	WCC Planning Infrastructure Team Right of Way Contribution Request Calculation 02 October 2024
3.14	NHS Clinical Commissioning Group Consultation Response 28 February 2024

Ref.	Document
3.15	NHS Clinical Commissioning Group Consultation Response 14 August 2024
3.16	University Hospitals Coventry and Warwickshire NHS Trust 20 February 2024
3.17	Fire and Rescue Service Consultation Response 09 February 2024
3.18	RBC Environmental Health Consultation Response 07 March 2024
3.19	RBC Environmental Health Consultation Response 08 August 2024
3.20	RBC Environmental Health Consultation Response 15 October 2024
3.21	RBC Estates and Project Management Team Consultation Response 08 August 2024
3.22	RBC Arboricultural Officer Consultation Response 01 March 2024
3.23	RBC Arboricultural Officer Consultation Response 08 October 2024
3.24	Sport England Consultation Response 01 March 2024
3.25	Sport England Consultation Response 01 August 2024
3.26	Warwickshire Police Consultation Response 17 July 2024
3.27	WCC Transport Officer Consultation Response 08 March 2024
3.28	WCC Archaeology Consultation Response 15 February 2024
3.29	WCC Ecology Unit Consultation Response 29 February 2024
3.30	WCC Ecology Unit Consultation Response 16 August 2024
3.31	WCC Ecology Unit Consultation Response 12 November 2024
3.32	WCC Highways Authority Consultation Response 13 March 2024
3.33	WCC Highways Authority Consultation Response 20 September 2024
3.34	WCC Highways Authority Consultation Response 25 October 2024
3.35	WCC Highways Authority Consultation Response 07 November 2024
3.36	WCC Highways Authority Consultation Response 25 February 2025
3.37	WCC Flood Risk Authority Consultation Response 28 February 2024
3.38	WCC Flood Risk Authority Consultation Response 11 November 2024

Ref.	Document
3.39	WCC Right of Way Team Consultation Response 01 March 2024
3.40	WCC Right of Way Team Consultation Response 08 August 2024
3.41	The Woodland Trust Consultation Response 07 March 2024
3.42	WCC Response to Biodiversity Metric
3.43	RBC Arboricultural Officer Consultation Response 01 March 2024 (ATTACHMENT)
CD4	Appellant Appeal Documents
4.1	Appeal Submission Form
4.2	Final Statement of Case -Land North of Rounds Gardens 4.9.25
4.3	Draft SoCG Land North of Rounds Gardens 07.11.2025
4.4	05554-TN-SoCG Note 23-09-2025
4.5	Justification for a Public Inquiry
4.6	05554-CI-F-0002-P08 Highway Improvement Works East Proposed Traffic Regulation Orders
4.7	05554-CI-F-0010-P07 Highway Improvement Works East Tracking
4.8	05554-CI-F-0011-P06 Highway Improvement Works East Tracking Sheet 2 of 2
4.9	05554-CI-F-0050-P04 Highway Improvement Works West General Arrangement
4.10	10689_P8003_C04 Detailed POS amended tree species WIP
4.11	10689_P8302_C03_ On-Plot Planting Plans Sheet 2 tree canopy overlay
4.12	10689_P8304_C03_ On-Plot Planting Plans Sheet 4 tree canopy overlay
4.13	12078_TN.01
4.14	Biodiversity Metric 4.0 Calculation Tool
CD5	LPA Appeal Documents
5.1	RBC SoC 07.11.2025 Land North of Rounds Gardens
5.2	RGN_Final_Committee_Report
5.3	431685EIA_Screening_7

Ref.	Document
5.4	Planning_Committee_-_Addendum_R24-0111
5.5	QUESTIONNAIRE - 1206658
5.6	Minutes of Planning Committee 12 March 2025
5.7	Decision Refusal of Planning Permission
5.8	List of conditions
5.9	Council Planning Proof of Evidence Lucy Davison
5.10	Council Design Proof of Evidence Abigail Murphy
5.11	Council Arboricultural Proof of Evidence David Gower
5.12	Sports Contribution Email to appellant agent 18 th November 2025 16:10pm
5.13	Rebuttal Statement of Abigail Murphy
5.14	Rebuttal Statement of Ella Casey
5.15	Rebuttal Statement of Neil Holly
CD6	The Development Plan/Policy/Guidance/Studies Documents
6.1	Rugby Borough Council Local Plan
6.2	Policy D1: Transport
6.3	Policy HS4: Open Space
6.4	Policy NE2: Strategic Green and Blue Infrastructure
6.5	Policy SDC1: Sustainable Design
6.6	Policy SDC2: Landscaping
6.7	Policy SDC5: Flood Risk Management
6.8	Playing Pitch and Outdoor Sport Strategy
6.9	Appendix_8c___GI_Policies_Map
6.10	NPPF
6.11	PPG part 2 – Design: process and tools

Ref.	Document
6.12	PPG part 4 – Healthy and safe communities
6.13	PPG part 6 – Housing supply and delivery
6.14	PPG part 7 – Natural environment
6.15	PPG part 8 – Open space, sports and recreation facilities, public rights of way and local green space
6.16	PPG part 9 – Planning obligations
6.17	PPG part 11 – Use of planning conditions
6.18	Planning Obligations Supplementary Planning Document (2012)
6.19	Housing Needs Supplementary Planning Document (2021)
6.20	Climate Change and Sustainable Design and Construction Supplementary Planning Document (2023)
6.21	National Design Guide (2021)
6.22	National Model Design Code (2021)
6.23	Housing and Economic Needs and Distribution Assessment (2022) (HEDNA)
6.24	Green Infrastructure Study 2009
6.25	Open Space, Playing Pitch and Sports Facilities Study (2015) - part 1
6.26	Open Space, Playing Pitch and Sports Facilities Study (2015) - part 2
6.27	Open Space, Playing Pitch and Sports Facilities Study (2015) - part 3
6.28	Open Space, Playing Pitch and Sports Facilities Study (2015) - part 4
6.29	Open Space, Playing Pitch and Sports Facilities Study (2015) - part 5
6.30	Open Space, Playing Pitch and Sports Facilities Study (2015) - part 6
6.31	Playing Pitch and Outdoor Sport Strategy (2023)
6.32	Playing Pitch and Outdoor Sport Strategy (2023) - Assessment Report
6.33	
6.34	

Ref.	Document
CD7	Other Documents
7.1	Five Year Housing Land Supply Position Statement 2025-2030
7.2	Authority Monitoring Report 2023-24
7.3	Local Development Scheme 2024
7.4	Council Cabinet Agenda January 2026 including Regulation 19 Local Plan publication
7.5	Post CMC Note Rugby
7.6	
CD8	Appeal consultation Responses
8.1	Harris K – Interested Party
8.2	Harris K – Interested Party
8.3	James R – Interested Party
8.4	Palmer G – Interested Party
8.5	Palmer G – Interested Party
8.6	Warren J – Interested Party
8.7	Warren J – Interested Party
8.8	Warren J – Interested Party
8.9	Warren J – Interested Party
8.10	Warren J – Interested Party
8.11	WCC Ecology Appeal Consultation Response
8.12	WCC Ecology Appeal Consultation Response
8.13	Tree conditions for appeal
8.14	WCC Highway Appeal Consultation Response
8.15	WCC Infrastructure Appeal Response

Ref.	Document
8.16	WCC Infrastructure Appeal Consultation Response
CD9	Appellant Planning Documents
9.1	Planning Proof of Evidence
9.2	Statement Common Ground - final
9.3	High Court Judgement - Stoke Mandeville Parish Council, R (On the Application Of) v Buckinghamshire Council [2025] EWHC 1213 (Admin)
9.4	Appeal Decision: Saffron, Walden (S62A.2025.0107)
9.5	Appeal Decision: Cheadle (3349845)
9.6	Rugby Tree Policy (2021)
9.7	SITE VISIT GE ENERGY SITE NEWBOLD RD RUGBY RE RISK TO SAFETY ABANDONED BUILDINGS.email
9.8	RE URGENT - Land Derelict Building - Previously GEC SportsSocial Club.email
9.10	Proof of Title - WK536969
9.11	Proof of Title - Official Copy (Register) - WK536969
9.12	Suggested Conditions Amended – to follow
9.13	APPEAL DECISION - 3369116 - Land East of Woodside, Baldwins Gate
CD10	Appellant Housing Land Supply Documents
10.1a	Housing Land Supply Proof of Evidence
10.1b	Appendices to PoE
10.2	Summary Proof
10.3	Housing Land Supply Statement of Common Ground
10.4	Five Year Housing Land Supply Position Statement 2025-2030
10.5	Appeal Decision: 3194926 - Woolpit appeal decision - 28th September 2018
10.6	Appeal Decision: 3355576 - Cherwell appeal decision - 16th December 2025
10.7	Appeal Decision: 3169314 - Woburn Sands SoS decision - 25th June 2020

Ref.	Document
10.8	Appeal Decision: 3194926 - Woolpit appeal decision - 28th September 2018
10.9	Appeal Decision: 2212671 - Darnhall School Lane SoS decision - 4th November 2019
10.10	Appeal Decision: 3181269 - Mill Road, Cranfield appeal decision - 20th March 2018
10.11	Appeal Decision: 3284820 - Tewkesbury appeal decision - 24th March 2023
10.12	Appeal Decision: 3310117 - Tewkesbury appeal decision - 26th June 2023
10.13	Appeal Decision: 3314936 - Tewkesbury appeal decision - 11th September 2023
10.14	Appeal Decision: 3313440 - Malvern Hills appeal decision - 14th August 2023
10.15	Appeal Decision: 3319752 - Warwick appeal decision - 24th May 2024
10.16	Appeal Decision: 3368728 – Land South of Kings Newton Lane, Melbourne
CD11	Appellant Trees Documents
11.1	Draft Statement of Common Ground- arboriculture
11.2	Trees Statement of Common Ground (Signed)
CD12	Appellant Ecology Documents
12.1	Draft Ecology SoCG
CD13	Appellant Highway Documents
13.1	Highway TN Response to Interested Parties
13.2	LNT 1/20 - Cycle Infrastructure Design
CD14	Appellant Design Documents
14.1	Urban Design Statement – Proof of Evidence
14.2	Architectural Comparison
14.3	Indicative 3D Visualizations
CD15	Legal Agreement

Ref.	Document
15.1	S106 Legal Agreement
15.2	Unilateral Undertaking
15.3	Section 106 Legal agreement draft 12.01.2026
15.4	RBC CIL Compliance Statement January 2026
15.5	R24 0111 WCC CIL Compliance 06 01 2026
15.6	Unilateral Undertaking 21 1 26
CD16	Documents submitted during Inquiry
16.1	Opening submissions on behalf of the appellant
16.2	Opening submissions on behalf of Rugby Borough Council
16.3	Interested Party – J Warren
16.4	Interested Party- Cllr Harrington
16.5	Ecology SoCG
16.6	Interested Party- S Simpson
16.7	Appeal Decision: 2187934&2193129 - Rushwick appeal decision - 10th June 2013
16.8	Local Planning Authority closing submissions
16.9	Appellant closing submissions
CD17	Documents submitted after Inquiry
17.1	S106 Rounds Garden UU CLEAN 23.1.26
17.2	R9112-RLA-23-XX-DR-A-3000_Site_Location_Plan- (duplicate CD2.79)
17.3	0111V190FinancialCalulatorpdf-V1
17.4	Rounds Gardens Financial Viability Assessment Report FINAL (duplicate CD1.154)
17.5	Round Gardens Addendum Report June 2024 Final (duplicate CD2.141)
17.6	Suggested Conditions 27.1.2026