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30-Aug-2022

Reference: R22/0707

Reiss Sadler,  
Marrons Planning

Dear Reiss Sadler,

**EIA scoping request: Outline up to 550 dwellings & associated works**  
**Site Address: Land South West Of Cawston Lane, Dunchurch**

I refer to your letter dated 12<sup>th</sup> July 2022 in which you formally requested a scoping opinion in connection with the production of an Environmental Statement to be submitted in conjunction with a planning application for the development referred to above.

Having considered the content of the Scoping Report and appendices and taking into account the characteristics of the proposed development, the location of the site and its surroundings and the environmental aspects and features likely to be affected by the development, I am of the opinion that the main areas referred to, subject to the comments below, cover the key environmental issues that the Local Planning Authority would expect to be addressed and included in an Environmental Statement. In coming to this view, I am also mindful of the guidance set out in Schedule 4 of the regulations covering information for inclusion in Environmental Statements and the potential for the Local Planning Authority to require additional information to be submitted in connection with any Environmental Statement submitted with a planning application for the development referred to in the request (regulation 15(9)).

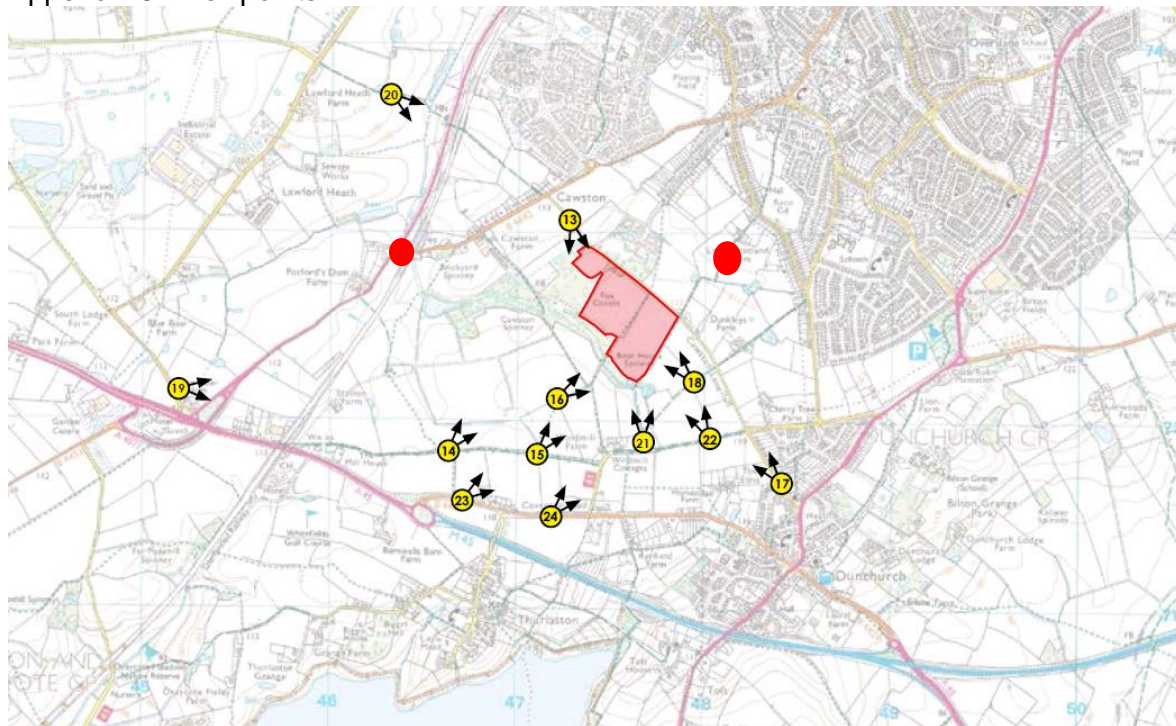
Notwithstanding the views expressed by the consultees as detailed in their responses (previously provided) and referred to below, I have some general comments on the content of the EIA Scoping Report which are as follows, using the paragraph numbers within the report:

- Section 2 describes the site and its surroundings. 2.2 reference should be made to the developments to the north-east and other properties off Cawston Lane to the south-east.
- 3.3 should include the scoping opinion for 350 dwellings at Land north of Station Farm Cottage (R22/0135).
- 3.3.1 policy DS3 Residential Allocations is also considered relevant.
- 4.6.1 The inter-relationship between the scoped in factors should also be scoped in.
- 5.2.4 The 2km core study area should be acceptable however as the ZTV has not been provided within the scoping report this can not be confirmed at this stage.
- Table above 5.3.6 NPPF is 2021 not 2012 and parts of the flood risk and coastal change PPG have been updated since 2014 (2015, 2016 and 2021 revisions).
- 5.4.12 Although the ancient woodland has a woodland management plan within the phase 1 application the cumulative impact on the ancient woodland still needs to be assessed.
- 5.5.4 The impacts on Dunchurch Crossroads and the Rugby Gyratory should be assessed.
- 5.5.14 The impacts of construction traffic on Dunchurch crossroads during peak hours must be considered and, if necessary, restricted.
- 5.6.8 Although there will have been a change in traffic noise given that there have been

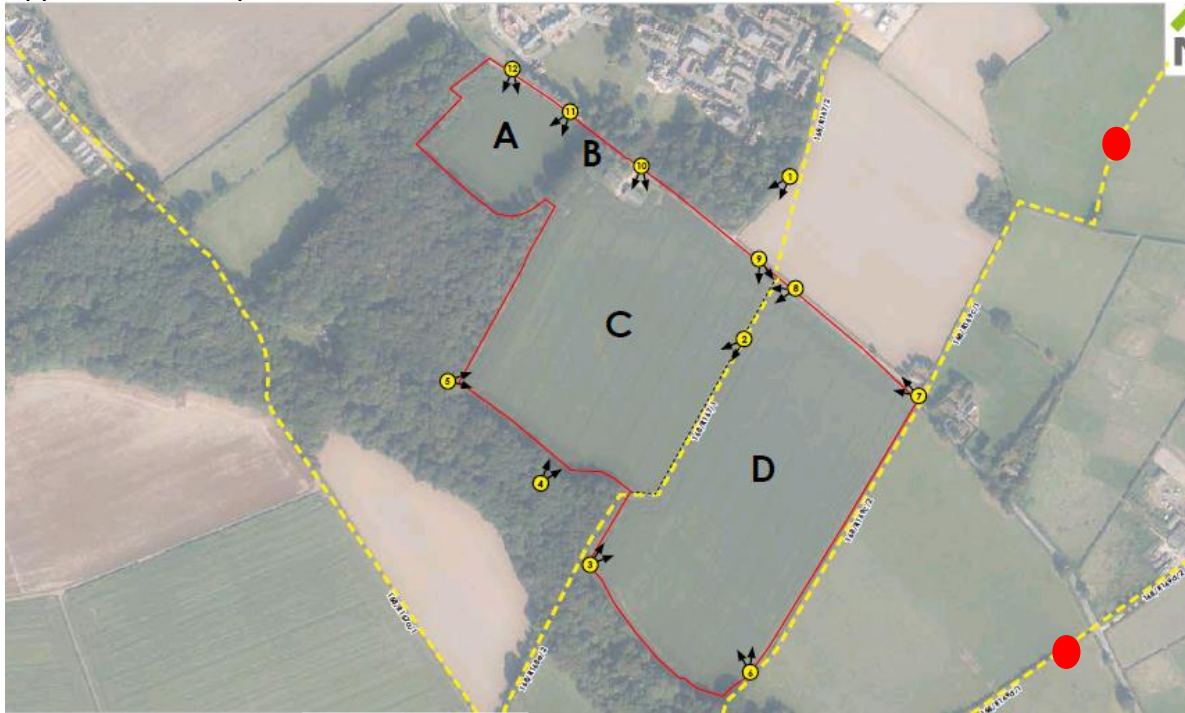
some developments in the area, given the effects of the pandemic it is likely that any increases in traffic are not significant for the purposes of the assessment.

- 5.6.14 if the proposed development is to incorporate piling in the foundation detail the developer must consult with Rugby Council Commercial Regulation Team to obtain guidance.
- 5.7.17 The potential impact on air quality within Rugby Town Centre, including the gyratory, and the Dunchurch Crossroads must be assessed.
- 6.2.1 whilst the impact on agricultural land is not to be included within the ES, information should be provided as to the amount of class 2 and 3a agricultural land to be lost.
- Within Appendix 3 and 4 it is considered that additional viewpoint locations should be included as follows (marked in red on the maps):-
  - the brideway from Scots Close to the site
  - where the Potsford Dam link will be provided
  - the brideway between Alwyn Road and Cawston Lane (not adjoining the site).

### Appendix 3 - viewpoints



## Appendix 4 - viewpoints



Information has not been provided in relation to the cumulative impacts of development in terms of the wider context of the site. The applications in relation to the allocation have been referred to however a list of proposed developments to be included in the relevant assessments (i.e. highways, air quality, etc.) is not included. If the applicant wishes to agree this, then this can be revisited at a later date.

In coming to the overall opinion referred to above, the Local Planning Authority has taken account of the views of consultation bodies who have to date responded to the consultation on the Scoping Report. Copies of the responses received have previously been forwarded to Marrons Planning. At the time of writing no response has been received from the following:

- Environment Agency
- Warwickshire CC Flood Risk Authority
- Warwickshire Police
- Warwickshire Fire & Rescue
- Warwickshire County Council - Highways
- Severn Trent Water
- Cadent Gas
- Rugby Borough Council – Landscape & Tree Officer

The opinion is therefore given without prejudice to any comments that may subsequently be received from these consultation bodies which will be forwarded on receipt and which the Local Planning Authority will expect to be taken into account in considering the content of the Environmental Statement.

With regard to the consultation responses received to date, copies of these have previously been forwarded to Marrons Planning. A summary of these responses is given below:

### Historic England

Outline what they would expect within the ES.

### Natural England

Set out a range of information they would expect to be included within the ES.

### Warwickshire County Council – Rights of Way

Draw attention to footpath R167, which dissects the site, being shown as a route within the scoping report which differs from the legally recorded alignment of the public footpath. Standard conditions

and informatives that are likely to be required at application stage are also included.

Warwickshire County Council – Archaeology

The site is in an area of significant archaeological potential. A desk-based assessment and geophysical survey alone will provide insufficient information to enable the archaeological implications of this proposal to be adequately assessed. The EIA should therefore undertake further archaeological evaluation (i.e. trial trenching). WCC Archaeology welcome and encourage consultation during the preparation of the Environmental Statement.

Warwickshire County Council Flood Risk Management

Comment that a Flood Risk Assessment will be required with the application and detail the information to be included in this.

Warwickshire Ramblers

General recommendations for the EIA given.

National Highways

It is likely that the development will have an impact upon the SRN. NH would welcome the opportunity to review the scope of the transport assessment.

Rugby Borough Council – Environmental Health

Overall, no objections to the EIA however have provided detailed comments on some aspects.

Warwickshire County Council – Ecology

The outline approach to the EIA is deemed satisfactory. Other information required to be submitted with the application is also detailed.

I trust that this information is of assistance.

Yours Sincerely

Ella Casey  
Rugby Borough Council