



Thurlaston Parish Council  
Thurlaston  
Rugby

Email: [planning@thurlaston-pc.gov.uk](mailto:planning@thurlaston-pc.gov.uk)

5<sup>th</sup> July 2022

Joanne Orton ( Posted by email to [joanne.orton@rugby.gov.uk](mailto:joanne.orton@rugby.gov.uk))

Development Team  
Rugby Borough Council  
Evreux Way  
Town Hall  
Rugby  
CV21 2RR

Dear Jo,

**Rugby Borough Council Planning Applications R20/1030 & R21/0152  
Land at Thurlaston Meadows Care Home & Patricksfield, Thurlaston**

We have previously discussed progress with the above planning applications. Thurlaston Parish Council has been taking advice regarding the individual schemes and potential cumulative impact should both proceed.

TPC notes the site area of R20/1030 is said to be 3.40ha. By Regulation 3 Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (SI 2017/571) the Council must not grant planning permission for EIA Development unless an EIA is carried out. EIA Development is defined as including Schedule 2 development, which is likely to have a significant effect on the environment. It appears that R20/1030 alone (and certainly in combination with R21/0152) falls with paragraph 10(b) Schedule 2, paragraph 10(d) (i.e. more than 1ha of urban development which is not dwellinghouse development). It therefore appears that the Council is obliged to adopt a screening opinion determining whether the development alone or in combination amounts to EIA Development and therefore requires an Environmental Statement to be prepared.

We therefore invite RBC to adopt a screening opinion for both developments and conclude that it amounts to EIA Development.

We also wish to assess the cumulative impact of the schemes on highways and traffic. We note that WCC Highways has objected to R21/0152 (2 March 2021). Could you please forward a copy of their submission.

With regard to R21/0152 the Ecology Appraisal was not considered. However we note that the ecology consultee objected to the application (23 March 2021) on the basis of inadequate information on bats and great crested newts. We ask whether further information has been provided?

With regard to both planning applications TPC asks to be kept informed of all new documents. We specifically make this request because it appears likely that further information will be forthcoming to address the concerns of consultees.

Thanking you in anticipation.

Yours sincerely,

**Dr Keith Boardman**

Chairman Planning Subcommittee

Thurlaston Parish Council

cc Sam Green, RBC Planning (email: [sam.green@rugby.gov.uk](mailto:sam.green@rugby.gov.uk))