



**TOWN AND COUNTRY PLANNING ACT 1990**

**STATEMENT OF COMMUNITY INVOLVEMENT**

**TO ACCOMPANY AN OUTLINE APPLICATION  
FOR:**

**DEMOLITION OF EXISTING BUILDINGS AND  
OUTLINE PLANNING APPLICATION FOR  
RESIDENTIAL DEVELOPMENT OF UP TO 137  
DWELLINGS (USE CLASS C3) INCLUDING  
MEANS OF ACCESS INTO THE SITE FROM THE  
RUGBY ROAD (NOT INTERNAL ROADS), NEW  
OPEN SPACE AND ASSOCIATED  
INFRASTRUCTURE. ALL OTHER MATTERS  
RELATING TO APPEARANCE, LANDSCAPE,  
LAYOUT AND SCALE RESERVED**

**AT COVENTRY STADIUM, RUGBY ROAD,  
BRANDON**

**ON BEHALF OF:  
BRANDON ESTATES LTD**

**JANUARY 2018**

**OUR REF: PF/9189**

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## 1.0 INTRODUCTION

- 1.1. This Statement of Community Involvement ('SCI') has been prepared by Framptons on behalf of Brandon Estates Limited, in support of an outline planning application for:

*"Demolition of existing buildings and outline planning application for residential development of up to 137 dwellings (Use Class C3) including means of access into the site from the Rugby Road (not internal roads), new open space and associated infrastructure. All other matters relating to appearance, landscape, layout and scale reserved."*

- 1.2. The public consultation process was primarily to make local residents aware of Brandon Estates Limited's intention to submit an outline application for the proposals. Government planning guidance recognises the importance of community engagement. The Government has sought to make the planning system more accessible to the public through the Localism Act of 2011 and the National Planning Policy Framework ('the Framework') (2012). Against this background, the Framework at paragraph 188 states that:

*"Early engagement has significant potential to improve the efficiency and effectiveness of the planning application systems for all parties. Good quality pre-application discussion enables better coordination between public and private resources and improved outcomes for the community."*

- 1.3. More specifically, the Framework at paragraph 189 states that:

*"Local planning authorities have a key role to play in encouraging other parties to take maximum advantage of the pre-application stage. They cannot require that a developer engages with them before submitting a planning application, but they should encourage take-up of any pre-application services they do offer. They should also, where they think this would be beneficial, encourage any applicants who are not already required to do so by law to engage with the local community before submitting their applications."*

- 1.4. The Framework also frames this encouragement to involve the public with specific regard to design. Paragraph 66 states that:

*"Applicants will be expected to work closely with those directly affected by their proposals to evolve designs that take account of the views of the community. Proposals that can demonstrate this in developing the design of the new development should be looked on more favourably."*

- 1.5. This SCI describes how Brandon Estates have engaged with the local community in Brandon and Binley Woods to establish views about the development proposal. This report describes: the method used to publicise a public exhibition; the information provided to the public at the exhibition; the method used to gather feedback on the proposals; and, a summary of the responses received during and after the public exhibition.

- 1.6. The intention of the public engagement process was to provide local residents with an opportunity to view, comment on and ultimately shape the development proposals prior to the submission of an application to Rugby Borough Council and to make comments on the content of the proposals.

- 1.7. A public exhibition was held at the Woodlands Suite, Mercure Brandon Hall Hotel & Spa, Main Street, Brandon, Warwickshire, CV8 3FW on Thursday 19<sup>th</sup> October 2017 between 2PM – 8PM.
- 1.8. A previous public exhibition was also held at the Binley Wood Village Hall on Saturday 18th October 2014 for a scheme comprising 250 residential dwellings. The community consultation process for both public exhibitions is detailed in the next chapters.

## 2.0 COMMUNITY CONSULTATION PROCESS – 2014 PUBLIC EXHIBITION

- 2.1. A previous public exhibition was held at the Binley Wood Village Hall on Saturday 18<sup>th</sup> October 2014 for a scheme comprising 250 residential dwellings. In an attempt to generate the maximum possible attendance by members of the local community, at a time most convenient to them, the applicant carried out a weekend consultation session. Publicity was arranged in an endeavour to ensure that all interested parties were fully aware of the consultation process and the date of the public exhibition events.
- 2.2. The exhibition that took place was advertised locally prior to the event by letters of invitation sent out to 1500 properties in Binley Woods and Brandon. **APPENDIX 1** illustrates the extent of the resident’s invitation letter (area in red line). The invitation letter included: a site location plan; details for the proposed public exhibition; and, displayed the date, time and venue. A copy of the invitation letter sent to local residents is attached as **APPENDIX 2**.
- 2.3. Letters of invitation were also sent to local Councillors, members of the Planning Committee, members of the Borough Council, the local MPs and ward members. The letters included an invite to a ‘VIP session’ between 9:30am and 10:15am to meet and discuss the proposals with the project team. A copy of the invitation is attached as **APPENDIX 3**.

### The Exhibition

- 2.4. Intended to stimulate discussion with the local community, a series of exhibition boards were displayed. Copies of the exhibition material are appended to this SCI in **APPENDIX 4**.
- 2.5. The exhibition was attended and overseen by representatives from the applicant and their consultancy team:
- Louise Steele - Framptons
  - Alex Barter – Framptons
  - Karen Hingley – Framptons
  - Matthew Court – Framptons
  - Richard Fox - Aspect
  - Tom Mais – DTA
- 2.6. The exhibition event was attended by approximately 510 visitors in total. The breakdown of the written responses received is below. The total of written representations was 180 (completed forms):
- 14 (7.8%) were in support of the proposals;
  - 3 (1.7%) were neutral to the proposals; and
  - 163 (90.5%) objected to the proposals.
- 2.7. The main comments raised during this consultation exercise were:
- Loss of the stadium/sports facilities;
  - Concerns of increased traffic in surrounding areas and traffic, noise and light pollution;
  - Disruption to wildlife and habitats;
  - Increased demand on local services (i.e. doctors surgery, schools, shops – already at capacity) and lack of facilities that could serve the whole community (i.e. post office, healthcare etc.);
  - Potential increase in crime;
  - High density and quantity of dwellings;
  - Surface water drainage and potential flooding;

- Some properties along the A428 have vehicle and pedestrian access to their rear gardens, some with legal rights;
- Site is in the Green Belt, and may encourage further developments here;
- Size of development is similar to creating another village, will detract from rural feel of Binley Woods/Brandon;
- Concern about loss of countryside;
- There are less valuable/alternative sites that could be built upon;
- Lack of options for alternative sites for speedway/racing; loss of a historical building/feature;
- Loss of jobs created by the stadium;
- Lack of public transport;
- Limited need for housing;
- Need for an alternative access road through Binley Woods; and
- Proposals are not in line with Rugby Local Plan or Brandon/Binley Woods Parish Plans.

2.8. Despite the concerns raised those that attended the exhibition recognised the benefits of the proposal, for example:

- Opportunity for homes for the elderly (would make the proposal more attractive), sheltered housing and young people buying first homes at affordable rates;
- Stadium is source of light and noise pollution; attractive housing is preferable to commercial use of the site;
- Recognises the need for additional housing;
- Land use is more favourable as housing as opposed to present use;
- Would like to see the inclusion of a building for community use/sports recreation, along with open space; and
- It is good for a brownfield site to be developed over a green field site.

### 3.0 COMMUNITY CONSULTATION PROCESS – 2017 PUBLIC EXHIBITION

#### Publication of the Exhibition

- 3.1. An exhibition was held at the Woodlands Suite, Mercure Brandon Hall Hotel & Spa, Main Street, Brandon, Warwickshire, CV8 3FW on Thursday 19<sup>th</sup> October 2017 for the current scheme comprising up to 137 dwellings. In an attempt to generate the maximum possible attendance by members of the local community, at a time most convenient to them, the applicant carried out an afternoon and early evening consultation session. Publicity was arranged in an endeavour to ensure that all interested parties were fully aware of the consultation process and the date of the public exhibition events.
- 3.2. The exhibition that took place was advertised locally prior to the event by letters of invitation sent out to 1500 properties in Binley Woods and Brandon. **APPENDIX 5** illustrates the extent of the resident’s invitation letter (area in red line). The invitation letter included: a site location plan; details for the proposed public exhibition; and, displayed the date, time and venue. A copy of the invitation letter sent to local residents is attached as **APPENDIX 6**.
- 3.3. Letters of invitation were also sent to local Councillors, members of the Planning Committee, members of the Borough Council, the local MPs and ward members. The letters included an invite to a ‘VIP session’ between 2pm and 3pm to meet and discuss the proposals with the project team. A copy of the invitation is attached as **APPENDIX 7**, and was distributed to the following:
- Mark Pawsey MP
  - Jeremy Wright MP
  - Brandon and Bretford Parish Council
  - Binley Woods Parish Council
  - Cllr Anthony Gillias
  - Cllr Heather Timms
  - Cllr Sally Bragg
  - Cllr David Ellis
  - Cllr Derek Poole
  - Cllr Michael Stokes

#### The Exhibition

- 3.4. Intended to stimulate discussion with the local community, a series of exhibition boards were displayed. Copies of the exhibition material are appended to this SCI in **APPENDIX 8**. Photographs taken at the exhibition are attached as **APPENDIX 9**.
- 3.5. The exhibition was attended and overseen by representatives from the applicant and their consultancy team:
- Emily Bowles – Barton Willmore
  - Richard McWilliam – Barton Willmore
  - James deHavilland – Barton Willmore
  - Anna Swift – Ecolocation
  - Ruth Pipkin – Rewired PR
  - Tom Mais – David Tucker Associates
  - Louise Steele – Framptons
  - Karen Hingley – Framptons
  - Becky Pull – Framptons

#### 4.0 ATTENDANCE AND FEEDBACK

- 4.1. The exhibition event was attended by approximately 341 visitors in total.
- 4.2. Comment forms were provided at the exhibition, attendees were given the opportunity to submit comments during the event or, to take forms away, enabling them to reflect on the proposals and submit reasoned comments (the comment form is attached in **APPENDIX 10**).
- 4.3. A total of 157 written representations (completed forms) were received both during and following the consultation events. A full summary of the written representations and web site comments received is provided in **APPENDIX 11**. Copies of the original comments are available upon request.
- 4.4. The breakdown of the responses received is below:
  - 17 (10.83%) were in support of the proposals;
  - 6 (3.82%) were neutral to the proposals; and
  - 134 (85.35%) object to the proposals.
- 4.5. General comments were made in respect to:
  - Neighbouring properties need to maintain vehicle access;
  - Ownership of the land marked as public open space and query as to what safeguards will be in place to protect this land;
  - Cumulative impact of nearby approved residential development; and
  - Suggestions there should be some 5/6 bedroom houses provided;
- 4.6. Positive comments were made in reference to:
  - Reduction in numbers from 250 to 137
  - Aesthetically pleasing green space, particularly along the boundaries of the site that are sympathetic to the rural aspects of the area;
  - Additional homes will attract and accommodate business owners and employees into Coventry and will help address their housing shortage;
  - The proposals will re-develop a declining site that is an ever greater security risk to residents;
  - The proposed development fits aesthetically into the surrounding environment;
  - More preferable use of the site as the stadium was a nuisance for traffic, noise and air pollution and is a derelict eyesore at the edge of a conservation area;
  - Interest in buying a house on the site; and
  - Need for affordable homes in Brandon.
- 4.7. Negative comments were made in reference to:
  - The loss of a historic sporting venue, the stadium should return to its previous use as sporting venue which was a viable use;
  - Too many houses proposed;
  - Increased traffic movements and resultant car pollution;
  - Lack of capacity at local schools;
  - Lack of social infrastructure such as doctors surgeries, post offices, shops, public transport;
  - Local sewage system at capacity;
  - Insufficient car parking spaces for the proposed dwellings;
  - Narrow width of roads in the proposal;

- Seem to be a large number of many bedroomed houses that will be too expensive for young people;
- Single vehicular access is insufficient and too close to Speedway Lane;
- The site is not agreed in the Binley Woods Area Plan;
- Formal play area is adjacent to the pond which poses a safety risk;
- Disruption to wildlife and flora; and
- The site offers no community facilities.

## 5.0 'SAVE COVENTRY SPEEDWAY' COMMENTS

- 5.1. The 'Save Coventry Speedway' campaign group published the following comments on 30<sup>th</sup> October 2017 on the Save Coventry Speedway website, following the public exhibition. Set out below is a response to the comments made.

<b>'Save Coventry Speedway' comments</b>	<b>Response</b>
<p><b>Board 1 – Welcome</b></p> <p>1. Brandon Estates were not directly represented at the meeting, relying instead on their consultants to take the flak. The consultants were unable to answer many of the questions posed by visitors.</p> <p>2. An earlier public meeting had been held by Framptons in 2014. The results of that consultation have never been released despite a request for them to report back to an earlier public meeting held by the action group.</p>	<p>The responses received following the 2014 exhibition are presented in this SCI.</p>
<p><b>Board 2 – Planning Context</b></p> <p>1. Paragraph 2 suggests that planning proposals need to be assessed against policies in line with the National Planning Policy Framework and associated National Planning Practice Guidance. Given this, it is strange that Framptons' material conveniently forgets to mention (and thereby misleads?) national policy protecting sports facilities where there is a continuing need for the activities accommodated. Conveniently, they choose to concentrate on viability alone, completely ignoring the local, national and international significance of Coventry Stadium.</p>	<p>National planning policy regarding protecting sports facilities (the Framework, paragraph 74) is addressed within the Planning Statement. In summary it is considered that the buildings are surplus to requirements. The speedway, stock car and greyhound sector is in decline. There is no plausible commercial basis upon which Coventry Stadium would now reopen. The premises have no reasonable propensity for an alternative sports use, and effective use for the site should therefore be settled in the wider public interest.</p>

<p>2. Paragraph 4 implies the whole site is brownfield. We believe this is incorrect. The footprint of the buildings on the site occupy only a small proportion of the site area. Sports facilities and car parks are frequently to be found in Green Belt and would not be regarded as brownfield sites.</p>	<p>The site comprises the vacant stadium building, ancillary buildings and an area of hardstanding used for car parking. The site is classed as Previously Developed Land (within the meaning of Annex 2 of the Framework). Annex 2 defines Previously Developed Land as:</p> <p><i>“Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or has been occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development control procedures; land in built-up areas such as private residential gardens, parks, recreation grounds and allotments; and land that was previously-developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time.”</i></p> <p>As set out in the planning statement the proposals comprise the redevelopment of previously developed land which would not have a greater impact on the openness of the Green Belt and the purpose of including it than the existing development on the site.</p>
<p>3. The openness of the site backs up the previous point through its inclusion in the Green Belt.</p>	<p>The site cannot be described as ‘open’. This is discussed further in the DAS and Landscape and Visual Impact Assessment submitted in support of the planning application. The site limits are made by the following existing physical features that are well established:</p> <ul style="list-style-type: none"> <li>• North west: New Close Birchley Woods – established and extensive broadleaf woodland</li> <li>• North and north east: tree belt</li> <li>• South east: Speedway Lane – tree lines and residential properties</li> <li>• South: A428 Rugby Road – tree lines; residential properties.</li> </ul> <p>A common feature of all the site boundaries is the strong visual containment from public viewpoints. Views into the site from the Public Rights of Way around the boundaries are obscured by the houses along the Rugby Road and the extensive tree and hedgerow cover along and near the boundaries prevents clear sight lines with views being filtered and obstructed by dense vegetation.</p> <p>The tree cover and extensive vegetation and the pattern of residential properties are features that are readily recognisable and likely to be permanent.</p>

	<p>This physical and visual containment has been tested through ZTV modelling and through extensive fieldwork. The stadium buildings are not easy to see from viewpoints in the setting. As this study had found this is a consequence of the nature of the landform that fails to elevate either the site, stadium or car park, or the enclosing components that block lines of sight: the tree cover of the woodlands as well as the existing buildings. It is also noted below that the Coventry Speedway response contradicts itself by later stating “1. <i>This illustration in fact shows how well-screened Coventry Stadium is ...</i>”.</p>
<p>4. Paragraph 5 suggests the short-term lease was offered in 2015. This is not correct - it was late 2016. The lease was for one year only, with the potential of a further two years subject to the redevelopment of the stadium being included on the Rugby Local Plan.</p>	<p>In mid-2016, the applicant (as landlord of Coventry Stadium) offered a head-lease to Coventry Speedway Limited. This allowed the Coventry Bees to run speedway events at the subject premises. The lease covered 1 year over the 2017 speedway season, with an extension available to exercise by the tenant for a further 2 years. This therefore enabled speedway events to continue to be held at the subject site until the close of the 2019 season. This offer was not taken up.</p>
<p>5. Brandon Estates refused to allow stock car racing to continue at the venue as part of the lease negotiations with Coventry Speedway. The stadium was (from 1928 to the end of the 2016 racing season), and remains viable as long as both sports are accommodated.</p>	<p>The applicant, as landlord, agreed a new lease with Coventry Racing Club Limited which ran from 8 September 2015 to 31 December 2016. This lease enabled Coventry Racing Club Limited, as tenant, to continue to utilise the subject site and premises for the purpose of stock car/bangers track events over the 2016 season uninterrupted by the acquisition of the subject premises by the applicant.</p> <p>In mid-2016 negotiations between the applicant and Coventry Racing Club Limited ensued with respect to agreeing a new lease for 2017 onwards. However, due to the financial difficulties faced by Coventry Stadium Limited (and Coventry Racing Club Limited), which had ultimately led to the sale of the subject site, the applicant was legally advised not to grant a further lease to Coventry Racing Club Limited.</p> <p>Instead, Coventry Racing Club Limited confirmed the intention to move stock car racing to alternative venues from 2017 onwards. As Coventry Racing Club Limited is the licence holder for stock car racing across a 30 mile radius from Coventry Stadium, this would prevent licenced stock car racing from being held at Coventry Stadium.</p> <p>During 2017 the Coventry Stox held their events at Stoke stadium and shared the facilities. However, their Programme from Saturday 4th November 2017, which is written by the club’s management (and former operators of Coventry Stadium) confirms that the Coventry Stox will freeze their</p>

	<p>promotion for the next 1 to 2 seasons – placing doubt on the ability of the club to trade on a financially viable basis – even when sharing facilities.</p>
<p>6. Paragraph 6 claims speedway and stock car racing are no longer viable uses for this site. They show photographs of a vandalised stadium to justify this claim. This vandalism occurred since Brandon Estates took possession of the site and was made possible due to their failure to properly secure the site and prevent three separate incursions by gypsies. The photographs, naturally, were taken at a time after Brandon Estates took possession of the site and are not reflective of the condition of the stadium in December 2016.</p>	<p>The applicant has undertaken several building surveys of Coventry Stadium since 19 September 2016 (at the end of the events programme for the 2016 season).</p> <p>In late November 2016, substantial damage was done to the subject premises. Damage included the removal of a substantial amount of essential fixtures and fittings, belonging to the applicant, including the shale on the racetrack, floodlights and stadium seats. Other items, including trackside crash bags belonging to Coventry Speedway Limited were also reported to have been removed.</p> <p>Significant further malicious damage to the subject premises was also detailed within an updated building survey on 5 December 2016.</p> <p>Despite the applicant undertaking significant works and incurring costs to secure the subject site, there have been repeated recorded occurrences of trespassing and further criminal damage to the premises over the course of 2017 to date.</p> <p>Both prior to and after the first break-ins, the applicant had taken additional steps to enhance security at the site in order to prevent further instances of trespass and damage. This included:</p> <ul style="list-style-type: none"> <li>• the locking of all gates and securing of perimeter fencing;</li> <li>• the employment of 24-hour security services on-site (Sapphire), including personnel and dogs, for the first 6 months in 2017;</li> <li>• the subsequent employment of security firm VPS (UK) Ltd ('VPS') (in agreement with the applicant's insurers) to monitor the site (subsequently alarmed) and conduct regular weekly inspections (with a rapid response if the alarm was activated);</li> <li>• the installation of security gates, metal sheeting and barriers (the latter in the form of concrete filled barrels)</li> </ul>

	<ul style="list-style-type: none"> <li>– including the welding shut of the gates following the first occupation (and departure) by travellers; and</li> <li>• provision of a soil bund to prevent vehicular access at the site entrance.</li> </ul> <p>The applicant has subsequently undertaken an updated building survey of the subject premises as at 27 September 2017.</p>
<p>7. Brandon Estates' representations on the emerging local plan suggest that the stadium site should be developed for housing instead of other sites proposed by the Council in the plan. This means that no extra housing would be built - it would merely shift house-building from one site to another.</p>	<p>The emerging Local Plan has not yet been adopted and the land at Sherwood Farm is a draft allocation and has not been confirmed/agreed by the planning inspector.</p>
<p>8. A site closer to Binley Woods (Land at Sherwood Farm) has already been earmarked to provide this community's contribution to meeting Borough-wide housing need.</p>	<p>The core planning principles set out in Paragraph 17 of the Framework are to underpin plan making and decision making. One of the core planning principles is to:</p> <ul style="list-style-type: none"> <li>• Encourage the effective use of land, by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value.</li> </ul> <p>The latest Government press release (March 2016) announced the first pilot schemes for the new brownfield site register which will provide an up to date register of brownfield sites available for development which will enable "permission in principle" to be granted for housing led schemes on land included on the register. The Government's intention is clear, the planning system should not restrict or prevent development on sustainable brownfield sites.</p> <p>The current government strategy to prioritise brownfield sites for housing is set out in housing White Paper. Paragraph 1.25 states:</p> <p><i>"...the presumption should be that brownfield land is suitable for housing unless there are clear and specific reasons to the contrary (such as high flood risk). To make this clear, we will amend the National Planning Policy Framework to indicate that great weight should be attached to the value of using suitable brownfield land within settlements for homes, following the broad support for this proposal in our consultation in December 2015."</i></p> <p>The site has been assessed against the definition of PDL found in Annexe 2 of the NPPF. The Applicant has</p>

	<p>demonstrated that the site complies with the PDL definition as shown in the table below.</p> <table border="1" data-bbox="662 297 1310 689"> <thead> <tr> <th colspan="2" data-bbox="662 297 1310 331">Table – PDL Definition Criteria</th> </tr> </thead> <tbody> <tr> <td data-bbox="662 331 1139 389">Was the land occupied by a permanent structure?</td> <td data-bbox="1139 331 1310 389">Yes</td> </tr> <tr> <td data-bbox="662 389 1139 448">Is the land occupied by agricultural or forestry buildings?</td> <td data-bbox="1139 389 1310 448">No</td> </tr> <tr> <td data-bbox="662 448 1139 566">Has provision been made for restoration through development control procedures for land that that has been developed for mineral extraction?</td> <td data-bbox="1139 448 1310 566">N/a</td> </tr> <tr> <td data-bbox="662 566 1139 627">Is the land a private residential garden, park or recreation ground or allotment?</td> <td data-bbox="1139 566 1310 627">No</td> </tr> <tr> <td data-bbox="662 627 1139 689">Has the permanent fixtures blended into the landscape?</td> <td data-bbox="1139 627 1310 689">No</td> </tr> </tbody> </table>	Table – PDL Definition Criteria		Was the land occupied by a permanent structure?	Yes	Is the land occupied by agricultural or forestry buildings?	No	Has provision been made for restoration through development control procedures for land that that has been developed for mineral extraction?	N/a	Is the land a private residential garden, park or recreation ground or allotment?	No	Has the permanent fixtures blended into the landscape?	No
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Has the permanent fixtures blended into the landscape?	No												
<p>9. If housing is built on the site instead of elsewhere then the "significant benefits to the Borough" need to consider the loss of the most significant and busiest sports venue and major tourist attraction in the Borough.</p>	<p>The loss of the stadium is addressed in the Planning Statement.</p>												
<p><b>Board 3 – Environmental Opportunities and Constraints</b> 1. This illustration in fact shows how well-screened Coventry Stadium is located away from most other nearby uses and the majority of existing housing.</p>	<p>The site is located within walking distance of the facilities in Binley Woods and access is created through three points onto Rugby Road The site is also located near to the properties of Speedway Lane, the site is therefore near to existing housing. It is agreed that the site is well screened.</p>												
<p><b>Board 4 – Accessibility and Sustainability</b> 1. This plan shows just how well-located Coventry Stadium is. It is in a predominantly rural location yet still close to the city of Coventry and well-served by the trunk road and motorway network. 2. It shows how most of the housing in Binley Woods and Brandon is at least 200m away from the site. Local residents are generally accepting of motorsport events taking place once or twice a week. 3. While it is true that the stadium can generate significant traffic volumes, these are infrequent and well outside normal peak times.</p>	<p>It is agreed that the site is 'well located'.</p> <p>The site is well related to the existing settlement area of Binley Woods and its local facilities. There is a continuous footway provision between the site and Rugby Road to Binley Woods.</p> <p>The site is located:</p> <ul style="list-style-type: none"> <li>• 400m from Binley Woods Primary School;</li> <li>• 600m from a supermarket;</li> <li>• 1100m from Binley Woods Village Hall;</li> <li>• 1200m from a post office.</li> </ul> <p>Binley Woods also contains, inter alia:</p> <ul style="list-style-type: none"> <li>• Allotments;</li> <li>• Recreational areas;</li> <li>• Blue Bell Woods Day Nursery;</li> <li>• Ivor Preece Conference Centre; and</li> <li>• Places of worship.</li> </ul>												

	<p>The closest bus stops to the site are located on Rugby Road, approximately 300m walking distance from the centre of the site. Two of these bus stops are located to the north-west of the proposed development and two bus stops to the south-east.</p> <p>The bus stops are served by the no. 86 bus operated by Stagecoach in Warwickshire. This service runs between Coventry and Rugby with a 30 minute frequency between Monday and Saturday, and a two hourly frequency on Saturday.</p> <p>The closest railway station to the proposed development is Coventry Railway Station, which is located approximately 12km to the west of the site in Coventry City Centre</p> <p>It is noted that the stadium could generate significant traffic volumes. The existing uses in the stadium could be operated in an unfettered way – i.e. be in operation 24/7 with no control it. There have been complaints in the past – relating to noise and air quality pollution (due to the previous uses on the site).</p>
<p><b>Board 5 – Site Analysis</b></p> <p>1. The site has a long and illustrious heritage for motorsports which has been home to many major events. The Save Coventry Speedway and Stox campaign has lobbied Rugby Council for designation of the site as a Conservation Area.</p> <p>2. The provision of necessary services for redevelopment of the site does not appear to have been seriously addressed. Drainage is known to be an issue as is, for example, the availability of school places. The proposed development is not well located in relation to most of the local services in Binley Woods and Brandon.</p>	<p>This planning application is accompanied by detailed supporting documents which address issues such as drainage, and demonstrates no built form is located within a Flood Zone and a drainage strategy can be implemented across the site to serve the development.</p> <p>Financial contributions will be made for education provision through a S106 agreement. The site is extremely well located to the local services in Binley Woods and Brandon.</p>
<p><b>Board 6 – Site Analysis</b></p> <p>1. The assessment of Ecology proves that there would be a detrimental impact on bat roosts.</p> <p>2. The overall limited impact on wildlife through redevelopment is hardly surprising given the nature of the Stadium as a sports facility with a large car park.</p> <p>3. Since the stadium has been used</p>	<p>The Ecological Appraisal accompanying the planning application concludes that the proposals retains and enhances green open space on the site, thereby offering structural diversity. The proposals will result in some biodiversity gains on the site.</p> <p>It is noted that the site could operate for motorsports 24/7.</p>

<p>for motorsport since 1928 - save the break for WWII - it means the site can operate for motorsports 24/7. This is a major advantage of the existing site. Those residents who live close by are generally strongly supportive of the stadium being retained. Most, if not all, will have moved into the area in full knowledge of the noisy sports that take place at the site.</p>	
<p><b>Board 7 – The Proposal</b></p> <p>1. It appears as an ‘island’ development very poorly related to existing development and services.</p> <p>2. The site is within Green Belt, and consultants were neither able to confirm where the new Green Belt boundary should be, nor how the development relates to Government advice on the definition of Green Belt boundaries.</p> <p>3. The open space and walkways on the site are not necessary. There is already an extensive network of Public Rights of Way surrounding the site and linking to surrounding countryside.</p>	<p>The site is in a sustainable location to accommodate additional housing growth, as advocated by the Framework. The site is well related to the existing settlement of Binley Woods and its local facilities, a number of which are within a reasonable walking distance.</p> <p>Development in the Green Belt is addressed in the Planning Statement. National Planning Policy for Green Belt is set out in the Framework (March 2012). Paragraph 89 states that a local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. A relevant exception in the context of this proposal includes (sixth bullet point): <i>‘Limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land) whether redundant or in continuing use (excluding temporary buildings) which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development.’</i></p> <p>The site comprises previously developed land within the meaning of Annex 2 of the Framework.</p> <p>In the context of the ‘harm’ as a matter of planning policy to the Green Belt, the proposed redevelopment has no adverse impact upon the purposes for including land in the Green Belt (Framework Paragraph 80). No harm is identified to the purposes of Green Belt policy.</p> <p>These proposals improve the openness of the Green Belt across the site, including the expansion of open space into the site, improving access and removal of a significant number of structures, which together, improve the quality of the openness of the Green Belt by some measure.</p>

## 6.0 RESPONSES TO OTHER COMMENTS RAISED

### Traffic and Highways related comments

- 6.1. Concern has been raised through the consultation relating to traffic and highways related matters on the basis that the development would cause an increase in traffic volume, particularly during the morning and evening peak times, which would also result in more pollution. This is considered in detail in the submitted Transport Assessment, which states that the proposed development would have a negligible impact on the operation of the operation of the A46/A428 junction, and the proposed site access would operate well within capacity in the future. No mitigation measures are therefore required.
- 6.2. The submitted Air Quality Assessment also demonstrates that the road vehicle exhaust emissions associated with the development are predicted to be negligible, therefore air pollution is not a concern.
- 6.3. More specifically in relation to highways matter, local residents were concerned that the proposed access point is in too close proximity to Speedway Lane, and that a single vehicular access is not sufficient for the scale of development proposed. The Transport Assessment demonstrates that the applicant's highways consultants engaged with Warwickshire County Council and Highways England during pre-application discussions to agree the proposed access arrangements. The Transport Assessment has also assessed the surrounding road network and has produced visibility splays which demonstrate the proposed vehicular access is sufficient for the proposed development.
- 6.4. Concern was also raised regarding a lack of car parking spaces per dwelling. The Transport Assessment notes the level of car parking to be provided in the proposed development would be in line with Rugby Borough Council's 'Adopted Planning Obligations SPD'. The composition of residential dwelling types onsite are yet to be finalised therefore the parking strategy for the site will be assessed with reference to local guidance and agreed with Warwickshire County Council during the detailed design stage.

### Impact on existing services and facilities

- 6.5. Local residents raised concerns regarding the impact of development on existing local facilities, in particular the impact on existing education and healthcare facilities.
- 6.6. There is no doubt that new people coming into the village will have an impact on services and facilities and whilst this may be of benefit to local traders, in terms of increased business through local expenditure, it is the case that it will place further demands on existing services. The proposal seeks to ensure that mitigation is in place to address these matters and this includes the need to include appropriate obligations within any Section 106 agreement as it relates to matters such as education provision.
- 6.7. Concerns were also raised regarding the capacity of the local water system in accommodating the proposed development. The submitted Foul Sewage and Utilities Assessment highlights that Severn Trent Water have been approached to provide an initial strategy to serve a medium scale residential development situated at the site. The report confirms the existing water main network has capacity to serve the development with no detriment to the adjoining properties.

## Design of development

- 6.8. There are concerns from residents regarding the proposed site layout of the development, in particular the positioning of the housing and potential for future development on the land classed as open space on the illustrative masterplan. This area of land could be controlled via a S106 legal agreement, management company or could be designated as a village green or formal open space. These options would safeguard the open space to ensure no future development takes place on this land. The applicant will not seek to make a further planning application to increase the overall number of units from 137.
- 6.9. The areas of green open space proposed in the development can accommodate a generous level of green infrastructure offering opportunities for biodiversity, wildlife habitat creation and amenity space. There is also retention of the majority of existing green features including field boundary trees and hedgerows found onsite.
- 6.10. There are also concerns from residents regarding the density of development, stating that a high quantity of housing is being proposed. The submitted Illustrative Masterplan submitted as part of the planning application demonstrates that the site can successfully accommodate up to 137 new dwellings.

## 7.0 CONCLUSIONS

- 7.1. In accordance with Government planning policy guidance, the applicant has sought to ensure that the pre-application involvement undertaken has been appropriate to the scale and nature of the development proposed. The specific purpose of the involvement has largely been twofold, as follows:
- To discuss the proposals with officers of the Council, in seeking to ensure that the proposals are compliant with planning policy and guidance and that the content of the planning application is sufficient for the Council's purposes; and
  - To seek to engage with the local community and politicians to ensure that their views and concerns are heard, considered and addressed wherever possible as part of the proposal submitted to the District Council as a planning application.
- 7.2. The applicant has carefully considered the feedback received, including as part of the full suite of supporting technical work in support of the application, to ensure all the issues raised are addressed as part of the application submission. However, given the nature of the application being in outline form, a number of detailed mitigation points necessarily cannot be addressed until the detailed design and layout of the scheme is fixed. Following the Public Exhibitions, the project team has considered the comments received and the resultant proposed development is the subject of the planning application of which this SCI forms part. This has been a positive and engaging process. The amendments have included:
- A significant reduction in the number of proposed dwellings on the site (by 50%);
  - Restricting the proposed heights of the dwellings to two storeys;
  - Provision of significant green/open space;
  - Moving the access to the proposed site slightly north away from Speedway Lane;
  - The inclusion of bungalows in the scheme;
  - Retention of the access to the rear of the properties on Rugby Road which are directly adjacent to the site.
- 7.3. It is considered that the involvement undertaken has been appropriate and also useful in serving the above purpose.

**Appendix 1 -**

**2014 Exhibition – Map of Letter Recipients**



**Appendix 2 -**

**2014 Exhibition – Copy of Invitation Letter to Residents**

Our Ref: PJF/nd/PF/9189  
(Please reply to Banbury office)

[louise.steele@framptons-planning.com](mailto:louise.steele@framptons-planning.com)

8<sup>th</sup> October 2014

Dear Resident/Owner  
(hand delivered)

Dear Resident

**TOWN AND COUNTRY PLANNING ACT 1990  
LAND AT BRANDON STADIUM, RUGBY ROAD**

An outline planning application is being prepared for a residential development on the site at Brandon Stadium, Rugby Road. I attach a site location plan.

An exhibition to display these proposals has been arranged for:

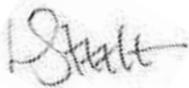
**SATURDAY 18<sup>TH</sup> OCTOBER 2014 BETWEEN 10.15AM – 1PM**

**IN THE BINLEY WOODS VILLAGE HALL, RUGBY ROAD,  
BINLEY WOODS, COVENTRY, CV3 2AX**

You are cordially invited to view these proposals. Members of the planning team will be in attendance to answer any questions and you will have the opportunity to leave your comments and feedback.

We look forward to welcoming you at the exhibition.

Yours sincerely



Louise Steele

Enc: site location plan

**Appendix 3 -**

**2014 Exhibition – Copy of Invitation Letter to Councillors**

Our Ref: PJF/nd/PF/9189  
(Please reply to Banbury office)

[louise.steele@framptons-planning.com](mailto:louise.steele@framptons-planning.com)

8<sup>th</sup> October 2014

Councillor Timms  
Spinney Close  
Speedway Lane  
Coventry  
CV8 3GL

Dear Councillor Timms

**TOWN AND COUNTRY PLANNING ACT 1990  
LAND AT BRANDON STADIUM, RUGBY ROAD**

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We look forward to welcoming you at the exhibition.

Yours sincerely



Louise Steele

Enc: site location plan

Our Ref: PJF/nd/PF/9189  
(Please reply to Banbury office)

[louise.steele@framptons-planning.com](mailto:louise.steele@framptons-planning.com)

8<sup>th</sup> October 2014

Councillor Garcia  
11 Bell Lane  
Monks Kirby  
Rugby  
CV23 0QY

Dear Councillor Garcia

**TOWN AND COUNTRY PLANNING ACT 1990  
LAND AT BRANDON STADIUM, RUGBY ROAD**

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Yours sincerely



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Our Ref: PJF/nd/PF/9189  
(Please reply to Banbury office)

[louise.steele@framptons-planning.com](mailto:louise.steele@framptons-planning.com)

8<sup>th</sup> October 2014

Councillor Gillias  
Old Police House  
28 Coventry Road  
Pailton  
Rugby  
CV23 0QB

Dear Councillor Gillias

**TOWN AND COUNTRY PLANNING ACT 1990  
LAND AT BRANDON STADIUM, RUGBY ROAD**

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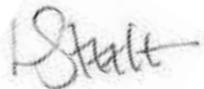
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Yours sincerely



Louise Steele

Enc: site location plan

Our Ref: PJF/nd/PF/9189

*(Please reply to Banbury office)*

[louise.steele@framptons-planning.com](mailto:louise.steele@framptons-planning.com)

8<sup>th</sup> October 2014

To the Clerk  
Wolston Parish Council Office  
Baptist Chapel  
2 Main Street  
Wolston  
CV8 3HJ

Dear Ms Meede

**TOWN AND COUNTRY PLANNING ACT 1990  
LAND AT BRANDON STADIUM, RUGBY ROAD**

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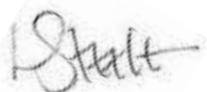
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We look forward to welcoming you at the exhibition.

Yours sincerely



Louise Steele

Enc: site location plan

CC: Cllr Tim Harvey  
Cllr Bob Grainger  
Cllr Tim Willis

Cllr Graham Fewkes  
Cllr Arthur Parker  
Cllr David Smith

Cllr David Close  
Cllr Mary White  
Cllr Jacquelynn Green

Our Ref: PJF/nd/PF/9189  
(Please reply to Banbury office)

[louise.steele@framptons-planning.com](mailto:louise.steele@framptons-planning.com)

8<sup>th</sup> October 2014

To the Parish Clerk  
Binley Woods Parish Council  
42 Frobisher Road  
Bilton  
Rugby  
CV22 7HU

Dear Mr Cook

**TOWN AND COUNTRY PLANNING ACT 1990  
LAND AT BRANDON STADIUM, RUGBY ROAD**

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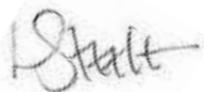
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Yours sincerely



Louise Steele

Enc: site location plan

CC: Cllr Salisbury                      Cllr Jones                      Cllr Brinton                      Cllr Claisse  
Cllr Docker                              Cllr Harbour                      Cllr Howells                      Cllr Johnson  
Cllr Roberts                              Cllr Short

Our Ref: PJF/nd/PF/9189  
(Please reply to Banbury office)

[louise.steele@framptons-planning.com](mailto:louise.steele@framptons-planning.com)

8<sup>th</sup> October 2014

To the Parish Clerk  
Brandon & Bretford Parish Council  
(via email)

Dear Ms Clarke

**TOWN AND COUNTRY PLANNING ACT 1990  
LAND AT BRANDON STADIUM, RUGBY ROAD**

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Yours sincerely



Louise Steele

Enc: site location plan

CC: Cllr Wale  
Cllr Rayns

Cllr Phil Wilson  
Cllr Timms

Cllr Peter Wilson

Cllr Stanton

Our Ref: PJF/nd/PF/9189  
(Please reply to Banbury office)

[louise.steele@framptons-planning.com](mailto:louise.steele@framptons-planning.com)

8<sup>th</sup> October 2014

To the Rugby Planning Committee  
(via email)

Dear Councillor

**TOWN AND COUNTRY PLANNING ACT 1990  
LAND AT BRANDON STADIUM, RUGBY ROAD**

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Yours sincerely



Louise Steele

Enc: site location plan

CC: Cllr Avis            Cllr Robbins            Cllr H Avis            Cllr Buckley            Cllr Butlin  
Cllr Francis           Cllr Gillias            Cllr Lewis            Cllr Sandison  
Cllr Walton            Cllr Simpson-Vince

**Appendix 4 -**

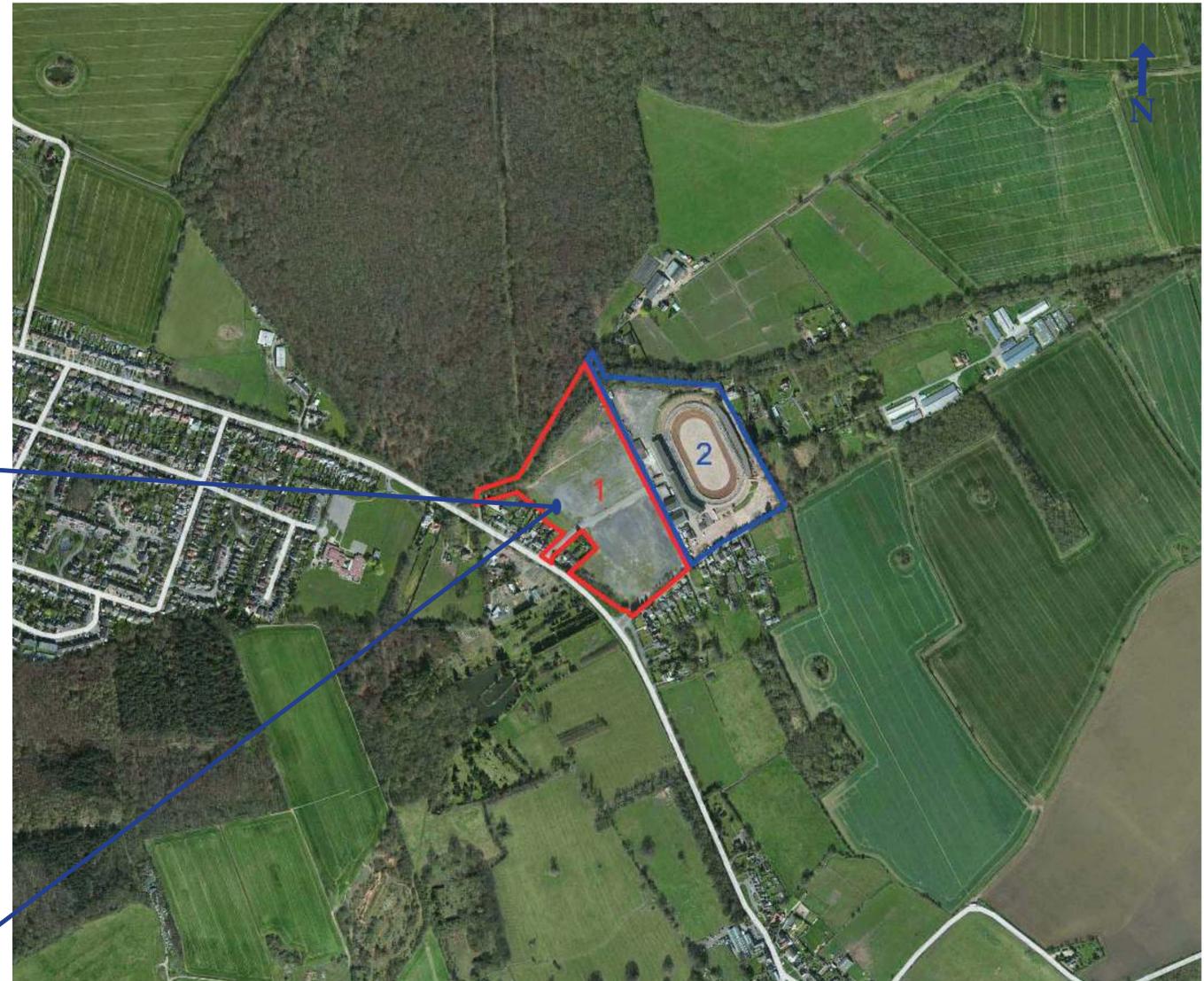
**2014 Exhibition – Copy of Exhibition Material**

**INTRODUCTION**

Investin Brandon Limited are working with a team of consultants to submit an outline planning application for Phase 1 of a proposed housing scheme on the land at Brandon Stadium, Rugby Road (A428) for the provision of new homes and public open space.

The Phase 1 site is shown on the adjacent plans and is the land edged red. The site is approximately 5.6 hectares.

This consultation exercise enables members of the public to have sight of the proposals and speak with members of the project team to understand the scheme design.



## PLANNING CONTEXT

At the local level, any development proposals for housing need to be submitted to Rugby Borough Council ('the Council') as a planning application.

All planning applications are assessed against the policies of the adopted Development Plan (the Core Strategy) and the emerging Development Plan (the Local Plan), all of which should be considered in line with overarching the National Planning Policy Framework ('the Framework') and associated National Planning Practice Guidance.

As part of the planning application process the planning authority will have to weigh up and consider the current use of the site and its future prospects against the identified need for land for housing.

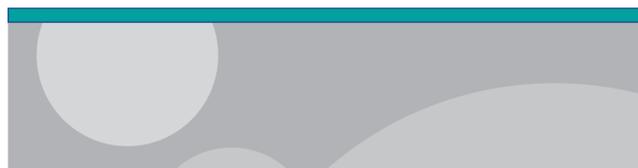
The planning authority will have to take a balanced view of the long term financial stability of the current uses on the site against the need for more housing.

Last week the Government reiterated its preference to develop brownfield sites and redevelopment of this previously developed site (brownfield) is appropriate development in the Green Belt.

It is a sustainable brownfield site which can provide significant benefits to the Borough through the provision of both open market and affordable housing. We consider that the redevelopment of the site is consistent with the Framework.



National Planning Policy Framework



The most important policies relevant to the development are summarised below:

- In order to significantly boost the supply of housing, at the heart of the Framework is a presumption in favour of sustainable development. The Framework also seeks to guard against unnecessary loss of valued recreational and cultural facilities and services, particularly where this would reduce the community's ability to meet its day to day needs
- The Council are in the very early stages of producing their updated Local Plan, but this will not be in place for some time, the Local Plan will need to make adequate provision for housing need. The Council currently estimate there is a need for 11,500-13,200 new homes in the Borough from 2011 to 2031. To support the delivery of housing in the Borough, the Council is proposing to consider in the new local plan other sustainable locations within the Borough for future housing sites. The Borough has recently undertaken a call for sites to find sustainable housing locations.
- The Council have recognised the role of Binley Woods as a sustainable settlement within the Borough. In the adopted Core Strategy (Policy CS1) a settlement hierarchy is set out as below: Rugby Town Centre; Rugby Urban Area; Main Rural Settlements such as Binley Woods; Local Need Settlements; Countryside and Greenbelt. Therefore



Binley Woods is described as a 'second tier' settlement suitable for development, with only Rugby and its urban area being considered higher in the hierarchy.

- The site is a brownfield site located in the Green Belt.
- Phase 1 relates to the western portion of the site and it is submitted that this part of the site is suitable for redevelopment under paragraph 89 of the Framework which states that '*...partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development*' is considered appropriate development in the Green Belt.
- Phase 2 is to be promoted through the Local Plan as a site suitable to be removed from the Green Belt. The entire site is brownfield land which is well related to existing settlements including Coventry. It is known that Coventry is looking for surrounding Boroughs to meet its estimated housing need of 23,600 - 36,220 from 2011 - 2031

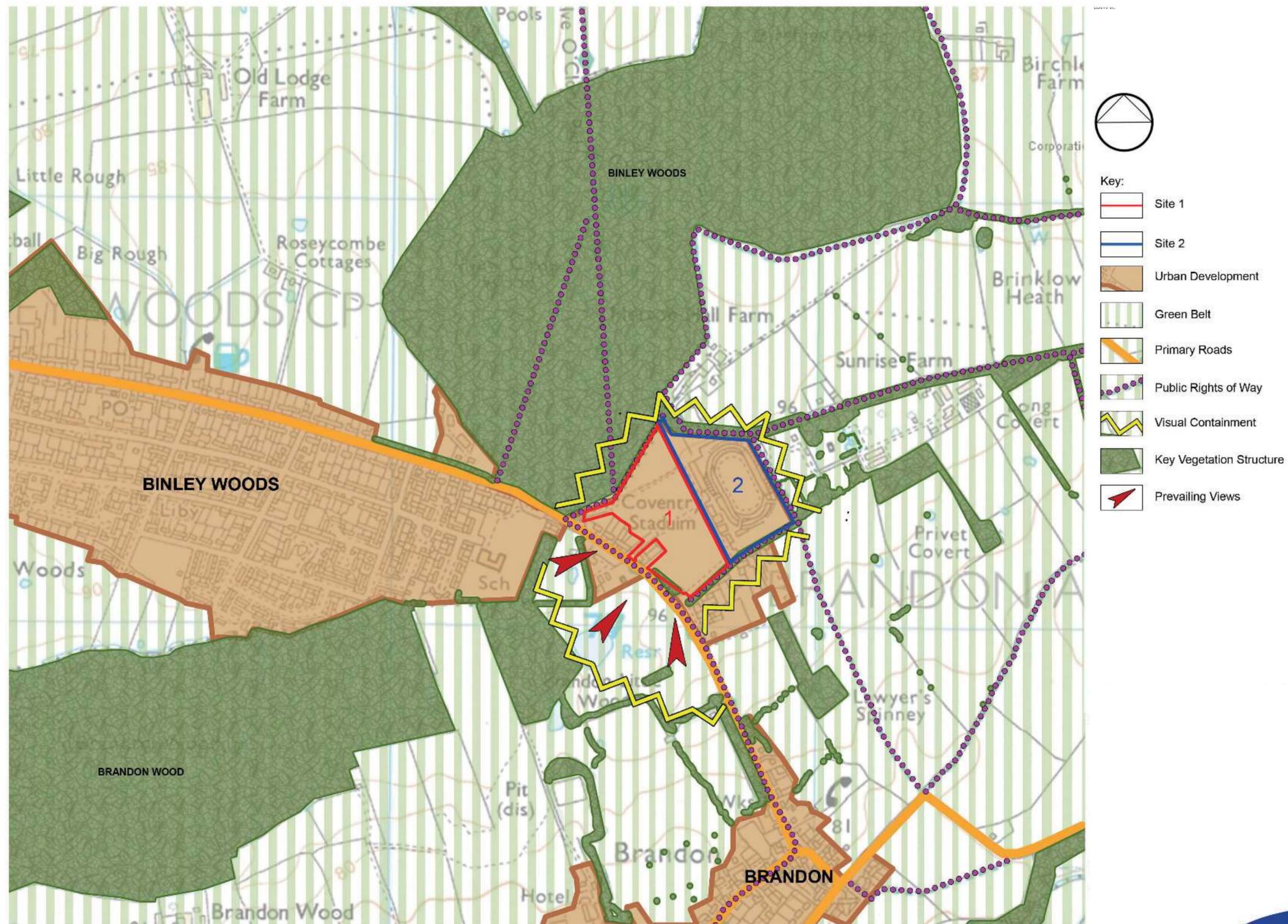


Rugby Borough Council

LOCAL DEVELOPMENT FRAMEWORK

Final version Core Strategy







**ACCESSIBILITY**

This plan shows the site in relation to key existing local facilities in Brandon and Binley Woods and provides an indication of the walking distances from the site to the facilities.

Continuous footway links the site to Binley Woods, within which is located local education, retail and community facilities. Regular bus services, running every 30 minutes, connect the site to Rugby and Coventry, with bus stops located almost adjacent to the site frontage.

Vehicular access to the proposed dwellings will be taken from a single new priority controlled T-junction [or if Phase 2 comes forward a right turn lane] onto A428 Rugby Road along the site frontage.

Both the existing Stadium accesses will be closed to general vehicular traffic. Naturally, events traffic (which can see over 1,600 vehicles arrive on site within 2 hours) would no longer be generated by the site. The northern access will be available within the residential design for use by pedestrians, cyclists and emergency service vehicles.

A Transport Assessment is currently underway which will identify the impact of the assessment on the highway network. The scope for these documents has been agreed with the local Highway Authority, Warwickshire County Council, and the Highways Agency responsible for the A46.



## TREES

The site has been subject to a full Tree Survey.

The majority of the tree cover is limited to the site boundaries. The majority of these trees are protected by a Tree Preservation Order. The predominant boundary species is English Oak.

On the northern boundary the trees provide a transition to the adjacent woodland. Whilst to the west, the boundary is defined by a hedgerow with established trees within it these specimens are protected by a Tree Preservation Order.

All the trees within the site boundary are considered individually of low arboricultural quality and value; they do not represent significant arboricultural constraints to future development proposals and this has been respected in the draft proposals presented today.

## DRAINAGE

It is proposed to discharge foul flows to the existing public foul sewer network within Rugby Road subject to confirmation of available capacity from Severn Trent Water. On the basis that sufficient capacity is available, or appropriate off site mitigation measures are carried out as necessary, there will be no increase in flood risk to other areas.

A Sustainable Urban Drainage Solutions (SUDS) based surface water drainage system will be provided to serve the new development, using infiltration and/or attenuation techniques as appropriate.

## FLOOD RISK

The current Environment Agency indicative flood mapping shows that the application site is located within Flood Zone 1. It can therefore be considered to be at the lowest probability of fluvial flooding (less than 1%).

### Environment Agency Indicative Flood Map



## AIR QUALITY, NOISE AND REMEDIATION

Assessments are currently underway which are testing the air quality, noise and remediation aspects of the development. Initial findings are showing that the proposal for a residential development on the site is likely to show beneficial impacts compared to the existing situation.



## ECOLOGY

An Extended Phase 1 Habitat Survey was conducted in the summer 2014. The development of the hardstanding areas would likely have a low ecological impact.

Reptile surveys were undertaken July-September 2014 and found a single juvenile grass snake. Suitable mitigation measures including sensitive working practices and replacement of suitable foraging and shelter habitat would ensure that, post-development, the site could be enhanced for this species.

Bat activity surveys took place at the site between July and September 2014 and revealed a summer roost of common pipistrelle and an occasional roost for a single common pipistrelle. The loss of any buildings will be compensated for by the erection of a bat hibernacula within the retained wooded area at the north of the site. Replacement roosting opportunities will be provided by bat boxes or via access to external features of newly erected garages.

The proposed development is unlikely to impact significantly on wildlife, and will not lead to a significant loss of habitat in the area. Any losses can be mitigated by a robust and comprehensive landscape strategy.



**KEY FEATURES - PHASE 1**

- A development of approximately 124 dwellings.
- Mostly family homes ranging from 2 to 5 beds, with some flats.
- Affordable housing will be incorporated into the site, the number to be agreed with the Council.
- Approximately 1.98ha of open space including landscape links and local play areas.
- Cycle and pedestrian links.
- Vehicle access from the A428.



**Appendix 5 -**

**2017 Exhibition – Map of Letter Recipients**



**Appendix 6 -**

**2017 Exhibition – Copy of Invitation Letter to Residents**

Our Ref: PJF/nd/PF/9189  
(Please reply to Banbury office)

5<sup>th</sup> October 2017

[louise.steele@framptons-planning.com](mailto:louise.steele@framptons-planning.com)

Dear Resident

**COVENTRY STADIUM, RUGBY ROAD, BRANDON**

An outline planning application is being prepared by Brandon Estates Ltd for a residential development of 137 homes on the site at Coventry Stadium, Rugby Road, Brandon. I have attached a site location plan.

An exhibition to display these proposals to the public has been arranged for:

**THURSDAY 19<sup>TH</sup> OCTOBER BETWEEN 3PM – 8PM**

**AT**

**WOODLANDS SUITE  
MERCURE BRANDON HALL HOTEL & SPA  
MAIN STREET, BRANDON  
WARWICKSHIRE  
CV8 3FW**

Members of Brandon Estates Ltd consultant team will be in attendance to answer any questions and you will have the opportunity to leave your comments and feedback.

We look forward to welcoming you at the exhibition.

Yours sincerely,



Louise Steele

Over page: site location plan

**Appendix 7 -**

**2017 Exhibition – Copy of Invitation Letter to Councillors**

Our Ref: PJF/nd/PF/9189  
(Please reply to Banbury office)

[louise.steele@framptons-planning.com](mailto:louise.steele@framptons-planning.com)

5<sup>th</sup> October 2017

*(Delivered by email)*

Dear Councillor

**Coventry Stadium, Rugby Road, Brandon**

An outline planning application is being prepared by Brandon Estates Ltd for a residential development of 137 homes, including affordable homes, on the site at Coventry Stadium, Rugby Road, Brandon. I have attached a site location plan.

An exhibition to display these proposals to the public has been arranged for:

**THURSDAY 19<sup>TH</sup> OCTOBER BETWEEN 3PM – 8PM**

**AT**

**WOODLANDS SUITE  
MERCURE BRANDON HALL HOTEL & SPA  
MAIN STREET, BRANDON  
WARWICKSHIRE  
CV8 3FW**

I am writing to you as a Councillor to invite you to view the project proposals prior to the exhibition being opened to the public. We would welcome your attendance between 2pm - 3pm.

Members of Brandon Estates Ltd's consultant team will be in attendance to answer any questions and you will have the opportunity to leave your comments and feedback.

I look forward to welcoming you at the exhibition.

Yours sincerely,

Louise Steele

Over: site location plan

**Appendix 8 -**

**2017 Exhibition – Copy of Exhibition Material**

Brandon Estates Ltd is pleased to welcome you and to provide you with updated information on the proposals for the site at Coventry Stadium, Brandon.

Brandon Estates Ltd proposes to submit an outline planning application at Coventry Stadium, Rugby Road (A428) for the provision of new homes and public open space. The existing buildings on the site could be demolished.

The site is approximately 10 hectares as shown on the plan below edged in red.

This consultation exercise enables members of the public to have sight of the proposals and speak with members of the project team to understand the proposals.



Aerial Image



Site Boundary Plan



At the local level, any development proposals for housing need to be submitted to Rugby Borough Council ('the Council') as a planning application.

All planning applications are assessed against the policies of the adopted Development Plan (the Core Strategy) and the emerging Development Plan (the Local Plan), all of which should be considered in line with overarching the National Planning Policy Framework ('the Framework') and associated National Planning Practice Guidance.

As part of the planning application process the planning authority will have to weigh up and consider the viability of the former use of the site (speedway and stock car racing) against the identified need for land for housing.

The Government has continued to reiterate its preference to develop brownfield sites to meet housing needs.

Brandon Estates offered a short term lease to Coventry Speedway at the end of 2015. The terms of the lease included a significant sponsorship arrangement and sought no rent. Revenue, tickets and catering sales would have all been held by Coventry Speedway. Coventry Speedway chose not to take the lease available on these terms.

Speedway and stockcar racing are no longer viable uses for this site.

It is our view that redevelopment of this previously developed site (brownfield) is appropriate development in the Green Belt.

As always, the Council has to take a balanced planning judgement on any application, including any representations that may be made against the granting of planning permission.

The site is a sustainable brownfield site which can provide significant benefits to the Borough through the provision of both open market and affordable housing.





- LEGEND**
-  Site boundary
  -  West Midlands Green Belt
  -  Potential Vehicular Access Point
  -  Existing Vehicular Access
  -  Potential Pedestrian Access Point
  -  Coventry Stadium and associated hardstanding
  -  Setting Consideration: Noise
  -  Setting Consideration: Amenity of existing properties
  -  Low Point: Potential area for attenuation
  -  Ancient Woodland
  -  Opportunity for new open space to adjoin existing woodland
  -  Existing Tree/Hedgerow Planting
  -  Category A Tree + RPA
  -  Category B Tree + RPA
  -  Category C Tree + RPA
  -  Category U Tree
  -  Existing PROW- Footpath
  -  Existing PROW- Bridleway
  -  Existing PROW- Twelve O'Clock Ride

Constraints Map



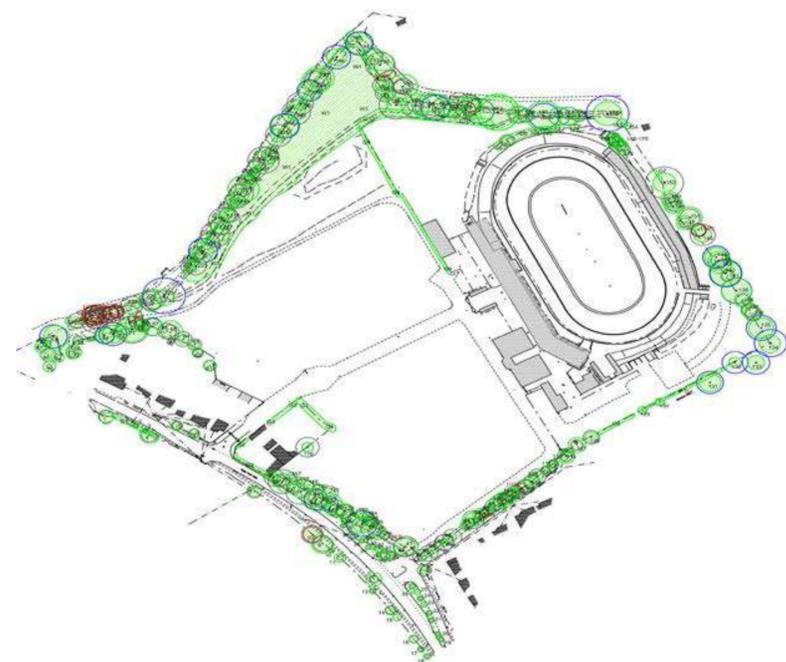


## Trees

The site has been subject to a full tree survey. The majority of these trees are protected by a Tree Preservation Order. The predominant boundary species is English Oak.

On the northern boundary the trees provide a transition to the adjacent woodland. To the west, the boundary is defined by a hedgerow with established trees. These trees are protected by a Tree Preservation Order.

The trees within the site boundary do not represent significant arboricultural constraints to future development proposals and this has been respected in the draft proposals presented today.



## Drainage and Flood Risk

It is proposed to discharge foul water flows to the existing public foul sewer network within Rugby Road subject to confirmation of available capacity from Severn Trent Water.

A Sustainable Urban Drainage Solutions (SUDS) based surface water drainage system will be provided to serve the new development, using infiltration and/or attenuation techniques as appropriate.

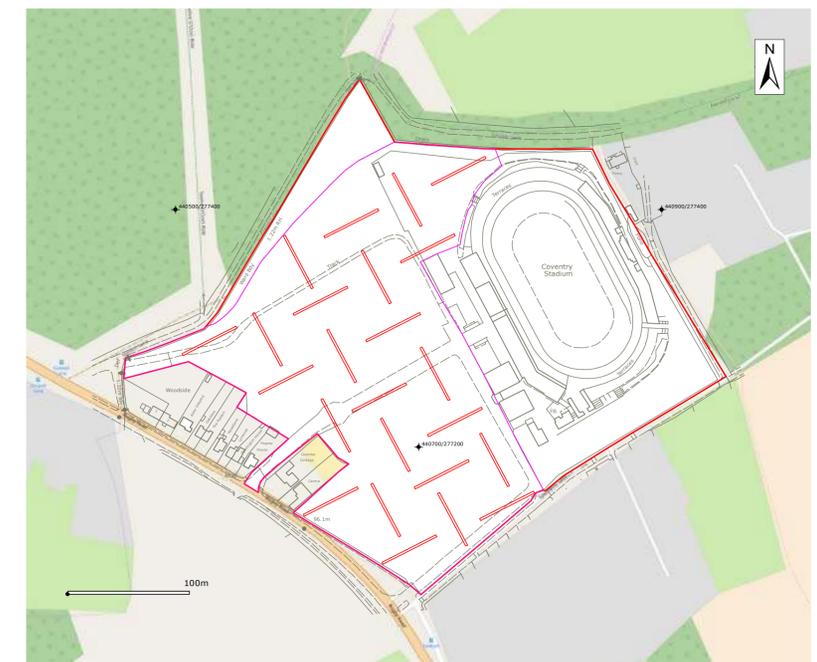
The Environment Agency indicative flood mapping shows that the application site is located within Flood Zone 1. It can therefore be considered to be at the lowest probability of fluvial flooding (less than 1%). On the basis that sufficient capacity is available, or appropriate off site mitigation measures are carried out as necessary, there will be no increase in flood risk to other areas.



## Archaeology

A desk-based assessment of the potential effects of development on archaeological features within the site has been undertaken, as well as the potential for effects on the setting of archaeological (heritage) assets outside it. This assessment looks at documentary sources (such as historic maps) and also at records of archaeological work in the surrounding area. As a result of this research, no pre-modern archaeological features or remains were identified. The site has a low archaeological potential. No investigative fieldwork has yet been undertaken.

Currently, the development team are in liaison with the Planning Archaeologist at Warwickshire County Council in order to agree the most appropriate evaluation of the site. This will be to test the level of damage caused by modern development on the site and in order to test for pre-modern, currently unknown remains.



## Ecology

Reptile surveys were undertaken July-September 2014 and found a single juvenile grass snake. During the re-visit to the site in May 2017, the habitats present on site had changed and were no longer suitable for reptiles. Nevertheless, suitable mitigation measures including sensitive working practices and replacement of appropriate foraging, basking and shelter habitat would ensure that, post-development, the site could be enhanced for this species.

Summer bat activity surveys took place at the site between July and September 2014 and revealed a small maternity roost of common pipistrelle and an occasional day roost for a single common pipistrelle. Hibernation surveys of the buildings were undertaken January-March 2016 and revealed the presence of two small hibernation roosts of brown long-eared bats using two discrete areas in the grandstand. Both bat species are common and widespread in the county, although all bats are protected and the loss of these roosts will require a bat mitigation licence to be in place to facilitate the works.

The loss of any bat roosts in buildings will be mitigated for with sensitive timing of works. Appropriate compensation will include the erection of a bat hibernacula within the retained wooded area at the north of the site together with replacement roosting opportunities via integrated bat boxes or the addition of timber cladding to dwellings or garages in the new development.

The proposed development is unlikely to impact significantly on wildlife, and will not lead to a significant loss of habitat in the area. The concept plan for the site reveals an overall improvement to green infrastructure with opportunities for the creation of ponds and areas of wildflower meadow against a backdrop of woodland planting, which should benefit both bats and reptiles and provide an overall improvement to biodiversity across the site.

## Air Quality, Noise and Remediation

Assessments are currently underway which are testing the air quality, noise and remediation aspects of the development. Initial findings are showing that the proposal for a residential development on the site is likely to show beneficial impacts compared to the previous uses on the site.





Illustrative Masterplan



## What we would like from you:

It is intended that the outline planning application will be submitted to Rugby Borough Council in the Autumn 2017.

In preparing the planning application, we will have regard to the comments expressed by members of the public attending this exhibition. A Statement of Community Involvement will be prepared in response to the comments. It is the position of the Owners that the site does not have a future as a location for speedway or stock cars.

We will provide Rugby Borough Council with a report that sets out the range of comments expressed at this exhibition.

Thank you for taking the time to attend this public exhibition and should you have any questions please do not hesitate to speak with a representative on hand to answer your questions.

If you require further detail or wish to keep in touch with the progress of this proposal, please contact Framptons on 01295 672310 or email [enquiries@framptons-planning.com](mailto:enquiries@framptons-planning.com)

The exhibition material is available to view on:

[www.framptons-planning.com/projectsandconsultations](http://www.framptons-planning.com/projectsandconsultations)

You may wish to make your comments online using the above web link.

Thank you for attending



Street Scene A-A



Street Scene B-B

*Sketch Street Scenes*



# COVENTRY STADIUM, BRANDON: AERIAL VIEW



framptons

**Appendix 9 -**

**2017 Exhibition – Photographs of the Exhibition**



COVENTRY STADIUM, BRANDON: WELCOME 1

Coventry Stadium will be a landmark building and will provide a new home for Coventry City FC. The stadium will be built on the site of the former Brandon Barracks. The stadium will be built on the site of the former Brandon Barracks. The stadium will be built on the site of the former Brandon Barracks.





**COVENTRY STADIUM, BRANDON: WELCOME** 1

Brandon Estates Ltd is pleased to welcome you and to provide you with updated information on the proposals for the site at Coventry Stadium, Brandon.

Brandon Estates Ltd proposes to submit an outline planning application for Coventry Stadium, Rugby Road (A421) for the provision of new homes and public open space. The existing buildings on the site could be demolished.

The site is approximately 30 hectares in extent and the plan below is set out in red.

This consultation exercise enables members of the public to have sight of the proposals and speak with members of the project team to understand the proposal.




Site Boundary Plan

**framptons**

**Appendix 10 -  
2017 Exhibition – Comment Form**

## Comment Form

Thank you for attending this exhibition to view proposals for

**Coventry Stadium, Brandon**

We welcome your comments

Do you have any general comments about the proposals?

You can either fill out this form and leave it in the box provided, visit our website to leave comments at [www.framptons-planning.com/projectsandconsultations](http://www.framptons-planning.com/projectsandconsultations) or post it to:

***Coventry Stadium, Brandon, C/o Frampton Town Planning Ltd , Oriel House, 42  
North Bar, OX16 0TH***

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Your contact details will not be passed to any other party.

Legend

- Site boundary
- Primary vehicular access point
- Pedestrian access point
- Residential development
- Indicative location of proposed new dwelling
- Public Open space
- Existing tree/hedgesow planting
- New trees/hedgesow planting
- Proposed area for attenuation
- Pool pump station
- Area for formal play
- Informal pedestrian footpath
- Mown path
- Existing PROW - Footpath
- Existing PROW - Bricksow
- Existing PROW - Twelve O'Clock Road



**Appendix 11 -  
2017 Exhibition – Summary of Written Representations**



Number	Name	Address	Comment	Support/Objection
1.	Sharon Hussain	Fintry Gosset Lane Brandon	<ul style="list-style-type: none"> <li>Happy with the plans</li> <li>Would like the footpath next to their property to be removed</li> </ul>	Support
2.	Karen Khangura	248 Rugby Road CV3 2BD	<ul style="list-style-type: none"> <li>Too many house put forward</li> <li>Keep woodlands and stadium as is</li> <li>Traffic concerns</li> <li>Prefer quiet area</li> </ul>	Objection
3.	Lillia Cook	35 Saxon Close Binley Woods Coventry	<ul style="list-style-type: none"> <li>Believes schools are full as it is</li> <li>Will need another Primary and Secondary school and college</li> </ul>	Objection
4.	Lillia Cook	35 Saxon Close Binley Woods Coventry	<ul style="list-style-type: none"> <li>Enjoys watching the Speedway</li> </ul>	Objection
5.	J. Dobby	8 Woodlands Road CV3 2DA	<ul style="list-style-type: none"> <li>Would like at least 30% to be affordable housing</li> <li>Discounted prices for born and bred under 30's of the area</li> </ul>	Support
6.	Mr M. Jephcott	The Poplars Rugby Road Brandon CV8 3GJ	<ul style="list-style-type: none"> <li>Thinks the Green areas look very nice</li> <li>Vehicle access will need to be maintained</li> <li>Would like fences to avoid more travellers gaining access</li> </ul>	Support
7.			<ul style="list-style-type: none"> <li>No school facilities or nurseries</li> <li>Sewage already at maximum</li> <li>Traffic is at capacity</li> <li>Plans do not accommodate for multi-vehicular families</li> </ul>	Objection
8.	Smith	24 Coombe Drive Binley Woods	<ul style="list-style-type: none"> <li>No School capacity – schools were full last year with disappointments</li> <li>Traffic on Rugby Road is horrible now</li> <li>Not enough doctors for residents</li> </ul>	Objection
9.	John Abbenley	Flat 1 Manor House Lonscale Drive	<ul style="list-style-type: none"> <li>Believes the site is suitable for the sport</li> <li>Not providing resolution for sports</li> </ul>	Objection



		Coventry CV3 6QR		
10.	Mark Edwards	9 Earl's Walk Binley Woods	<ul style="list-style-type: none"> <li>Wants a restriction to avoid further development on site to preserve the open land</li> <li>Has a traffic concern and would like the developer to provide later bus services to cut down traffic</li> <li>Would like to know where the cycle paths are?</li> </ul>	Support
11.	Kevin Cooper	19 Norman Ashman Coppice Binley Woods CV3 2BP	<ul style="list-style-type: none"> <li>Traffic is already bad</li> <li>How will water pressure be affected?</li> <li>Concerns for the school capacity. Will need work done to expand or build another one</li> </ul>	Objection
12.	Mark Edwards	9 Earl's Walk Binley Woods	<ul style="list-style-type: none"> <li>Believes roads are too narrow</li> <li>Believes houses on the development have too many bedrooms and therefore, be unaffordable.</li> <li>Would like a restriction on extensions</li> <li>No street lighting on the plan</li> </ul>	Support
13.	Steve Bird	'Sunnyside' Brandon	<ul style="list-style-type: none"> <li>Not on the 10 year plan</li> <li>Traffic, schools, and doctors can't cope</li> <li>Too much traffic</li> <li>Protected wildlife on site</li> </ul>	Objection
14.			<ul style="list-style-type: none"> <li>Should not be allowed</li> <li>Greedy</li> </ul>	Objection
15.	Graham Scally	19 Monks Road Binley Woods	<ul style="list-style-type: none"> <li>Traffic is too busy without development</li> <li>Concerns for doctors, schools/child care</li> <li>Sewerage and drainage are a concern as the river floods further down the road</li> </ul>	Objection
16.	Honfall	32 Coombe Drive Binley Woods	<ul style="list-style-type: none"> <li>Believes amenities will struggle, as well as drainage and sewages</li> <li>Wants to know safeguards for open spaces</li> </ul>	Objection
17.	William James Fisher	2 Speedway Lane Brandon	<ul style="list-style-type: none"> <li>Shouldn't be changed to a housing development.</li> <li>Site will be depriving thousands of people of a good sports facility</li> </ul>	Objection

		Coventry CV8 3GL	<ul style="list-style-type: none"> <li>Roads, water supply and electricity already inadequate</li> <li>Schools and doctors already suffering</li> <li>Not wanted by local residents</li> </ul>	
18.	P Salisbury	Binley Woods	<ul style="list-style-type: none"> <li>Not required due to another proposed development</li> <li>Services need to be brought up to required standard</li> </ul>	Objection
19.	R. David	226 Rugby Road	<ul style="list-style-type: none"> <li>No Objections</li> </ul>	Support
20.	Paul Trodden	14 Foxwood Drive Binley Woods Coventry CV3 2SP	<ul style="list-style-type: none"> <li>Believes housing numbers will increase if planning granted</li> <li>Traffic is bad enough as it is</li> <li>Flatten the stadium and return it to the green belt</li> </ul>	Objection
21.	Paul Trodden	14 Foxwood Drive Binley Woods Coventry CV3 2SP	<ul style="list-style-type: none"> <li>Not in the RBC's local plan</li> <li>Site not in Coventry so not helping Coventry housing needs</li> <li>Area infrastructure is not equipped</li> </ul>	Objection
22.	Russell Bott	Broughton Astley Leicester	<ul style="list-style-type: none"> <li>Heritage and history being used for profit</li> </ul>	Objection
23.	Julie Doubleday	73 Monks Road Binley Woods	<ul style="list-style-type: none"> <li>Concerned about traffic</li> <li>Schools won't be able to cope and more strain on doctors surgeries</li> <li>Wants it to stay as a stadium</li> </ul>	Objection
24.	L. Loughran	78 Rugby Road CV3 2AX	<ul style="list-style-type: none"> <li>Local infrastructure and facilities wont cope</li> <li>Noise and fuel pollution</li> <li>Will need traffic management solutions</li> </ul>	Objection
25.	Julia Bearne	2 Millennium Way Wolston CV8 3PE	<ul style="list-style-type: none"> <li>Need more than one vehicle access to the site</li> <li>What provisions have been put in place for the extra school children?</li> <li>Too much car pollution</li> </ul>	Objection
26.	T Denton	20 Done Cerce Close Dunchurch Nr Rugby CV22 6NZ	<ul style="list-style-type: none"> <li>Want to know if we will fund another Speedway venue if planning permission is granted</li> </ul>	Neutral



27.	Keith Mayes	Speedway Lane	<ul style="list-style-type: none"> <li>• Access to the site will cause huge inconvenience</li> <li>• Wants estate more centralised</li> </ul>	Neutral
28.	Andrew Kirby	Tiddley Cottage CV8 3HU	<ul style="list-style-type: none"> <li>• Increased traffic will cause issue</li> <li>• Suggests large % should be affordable housing</li> </ul>	Neutral
29.	Stu Grudy	Braddock Close Binley	<ul style="list-style-type: none"> <li>• Need more quality housing in Coventry</li> <li>• Need it to attract business owners to provide employment</li> </ul>	Support
30.	Juliet Carter	Church Farm House Main Street Brandon CV8 3HW	<ul style="list-style-type: none"> <li>• Wants to know how many houses will be affordable, and bungalows for the elderly</li> <li>• Wants to know what plans have been put in place for traffic, doctors and schools</li> </ul>	Neutral
31.	Keith Crowder	33 Dreyer Close Rugby CV22 7SX	<ul style="list-style-type: none"> <li>• Not wanted by local residents</li> <li>• Believes that claiming the stadium is not viable for speedway is fabrication</li> <li>• Completely unsustainable on local infrastructure</li> </ul>	Objection
32.	Nick Watson	66 Coventry Road Brinklow Rugby CV23 0NF	<ul style="list-style-type: none"> <li>• Wants it to be kept as a stadium with other facilities</li> <li>• Wants the housing to be moved else where</li> </ul>	Objection
33.	V. Sidey & Julia Sidey	Hay-Penny Home Rugby Road Brandon	<ul style="list-style-type: none"> <li>• Doesn't suit the area</li> <li>• Issues include traffic, access, schools, sewerage and loss of openness</li> </ul>	Objection
34.	Peter Claisse	44 Heather Road Binley Woods	<ul style="list-style-type: none"> <li>• Too close to Binley Woods site</li> <li>• Too high of an increase in housing</li> </ul>	Objection
35.	Mr S. P. Rubents	14 Rowan Close Binley Woods CV3 2SX	<ul style="list-style-type: none"> <li>• Schools and shops would be increased which will affect traffic</li> <li>• Peak Time in A428 would be a nightmare with increased volume of vehicles</li> <li>• Not in the Local Plan</li> </ul>	Objection
36.	J. Dewar		<ul style="list-style-type: none"> <li>• Doesn't like the play area by the pond</li> <li>• Need for houses does not outweigh the need for a sports venue</li> <li>• Need a new site before the venue can be knocked down.</li> </ul>	Objection

			<ul style="list-style-type: none"> <li>• Not viable for housing as no school space and traffic already bad</li> </ul>	
37.	Hollie Dewar		<ul style="list-style-type: none"> <li>• Not enough spaces in the school</li> <li>• Site left insecure for damage</li> <li>• One road in and out is not a good idea</li> </ul>	Objection
38.			<ul style="list-style-type: none"> <li>• Wants the village to remain a small one</li> <li>• Wants a new stadium</li> </ul>	Objection
39.	Watson	4 Beeches Keep Brandon CV8 3LS	<ul style="list-style-type: none"> <li>• Concerns over increased traffic, especially with road works</li> <li>• Will need more schools, doctors surgery and shops</li> <li>• Housing estate will disrupt wildlife</li> </ul>	Objection
40.	Maureen Mclsaac	197 Rugby Road Binley Woods CV3 2AY	<ul style="list-style-type: none"> <li>• Popularity of the stadium as declined and now looks ugly</li> <li>• Proposed development fits in aesthetically</li> </ul>	Support
41.	Eileen Jasinski	152 Rugby Road CV3 2AZ	<ul style="list-style-type: none"> <li>• Increased traffic will damage area</li> <li>• Not in the Local Plan</li> <li>• Increased population will affect GP's</li> </ul>	Objection
42.	P Hobday	1 Kirby Close Brandon Coventry CV8 3HZ	<ul style="list-style-type: none"> <li>• New site offers no community facilities</li> <li>• Limited parking on the estate</li> <li>• Access to A438 is dangerous</li> </ul>	Objection
43.	Mr P. Wilson & Ms E.A.M Cartwright	Pear Tree Cottage Main Street Brandon Warks	<ul style="list-style-type: none"> <li>• Believes the site should remain as a sporting facility</li> <li>• Not in the Local Plan</li> </ul>	Objection
44.	Z.T. Jasinski	152 Rugby Road Binley Woods CV3 2AZ	<ul style="list-style-type: none"> <li>• Not on the Council's development plan</li> <li>• No room at local schools</li> <li>• Too much congestion</li> <li>• GP surgeries already at capacity</li> </ul>	Objection
45.	Mrs L Thompson	2 Rugby Road Brandon Village CV8 3HT	<ul style="list-style-type: none"> <li>• Congestion at the site entrance and A428 will be escalated</li> </ul>	Objection

46.	R. Mustcalf	14 Friars Close Binley Woods	<ul style="list-style-type: none"> <li>Housing has been accepted down the road</li> <li>Binley Woods as no doctors, one primary school and no care home facilities</li> <li>Roads are too narrow</li> </ul>	Objection
47.	Nigel Miorns	5 Speedway Lane CV8 3GL	<ul style="list-style-type: none"> <li>Would prefer it if it were 5/6 bedroom houses and an exclusive estate</li> </ul>	Support
48.	Linda Green	111 Monks Road Binley Woods CV3 2BY	<ul style="list-style-type: none"> <li>In favour of this site being used</li> <li>Wants no more housing built after this</li> </ul>	Support
49.	David Green	111 Monks Road Binley Woods CV3 2BY	<ul style="list-style-type: none"> <li>Wants no more than these houses to be built</li> </ul>	Support
50.	Robert Harad	330 Willenhall Lane Coventry	<ul style="list-style-type: none"> <li>Wants to keep the sport stadium</li> </ul>	Objection
51.	Jann Owen	70 Main Street Wolston Rugby	<ul style="list-style-type: none"> <li>Rugby's main sporting venue and should stay as such</li> <li>Wants a new stadium built due to government guidelines</li> </ul>	Objection
52.	Miss J. Painter	'Alevdia' The Close Brandon Coventry	<ul style="list-style-type: none"> <li>Concerns over increased traffic and believes the sewerage system cannot cope. Noise and air pollution are also a concern</li> <li>Will ruin the heritage if the stadium goes</li> <li>Wants the stadium to stay as a speedway stadium</li> </ul>	Objection
53.	John Grant	Rowan Tree Cottage Brandon	<ul style="list-style-type: none"> <li>Roads are unsuitable for more vehicles</li> <li>Wants to village to stay small</li> </ul>	Objection
54.	David Bowen	25 Court Leet Binley Woods CV3 2JQ	<ul style="list-style-type: none"> <li>No requirement for more housing in that area</li> <li>Will cause pressure on the schools, doctors, traffic and public transport services</li> <li>Poorly resourced leisure facilities</li> </ul>	Objection
55.	Lauren McDonell	2 Oldham Avenue Coventry	<ul style="list-style-type: none"> <li>Interested in moving to the area</li> <li>Would like to know parking situation</li> </ul>	Support

		CV2 5EX		
56.	Steven Hawthornewaite	The Pavilion Speedway Lane Coventry CV8 3GL	<ul style="list-style-type: none"> <li>• Believes the access road is in the wrong place</li> <li>• Doesn't want the pedestrian accesses</li> </ul>	Neutral
57.	James Cannon	Home Farm Main Street Coventry CV8 3HW	<ul style="list-style-type: none"> <li>• Likes the green space around the development</li> <li>• Wants a roundabout instead of a T-Junction on the entrance</li> <li>• Believes the stadium is a nuisance in terms of noise, air pollution and traffic</li> </ul>	Support
58.	Desislav Dimitrov	Binley Woods	<ul style="list-style-type: none"> <li>• Will be a detriment to nature and wildlife</li> <li>• Increased pressure on utilities and schools</li> <li>• Believes the stadium should be national heritage and will cause houses to decrease in value if knocked down</li> </ul>	Objection
59.	Yoana Demitrova		<ul style="list-style-type: none"> <li>• Increase in traffic and pressure on utilities</li> <li>• House prices will decrease and the crime level will go up</li> </ul>	Objection
60.	Alan Wagg	72 Duport Road Burbage Leicester LE10 2RW	<ul style="list-style-type: none"> <li>• States that it is a greenfield site</li> <li>• Wants a new stadium to be built to keep in line with the national planning policy</li> <li>• People have ashes scatted or buried at the stadium</li> </ul>	Objection
61.	C Cooke	27 Capmartin Road Coventry	<ul style="list-style-type: none"> <li>• Site is not in the local plan</li> <li>• Believes the stadium is viable</li> </ul>	Objection
62.	Sandra Chamberlain	168 Brookside Burbage Leicester LE10 2TW	<ul style="list-style-type: none"> <li>• Believes the stadium is viable</li> </ul>	Objection
63.	Jeff Davies		<ul style="list-style-type: none"> <li>• Believes the stadium is viable</li> </ul>	Objection
64.	Tom Dovey	26 Clipstone Road Coundon Coventry CV6 1GF	<ul style="list-style-type: none"> <li>• Believes the stadium is viable</li> <li>• Believes it will cause huge traffic issues</li> <li>• Has major concerns in regards to the pond near the children's play area</li> </ul>	Objection

65.	Sun Alvey	6 St Aiden Court Bridlington East Yorkshire YO16 7SL	<ul style="list-style-type: none"> <li>The stadium is of huge importance to sports</li> </ul>	Objection
66.	Linda Knott	11 Springfield Park Wykin Road Hinckley Leicestershire	<ul style="list-style-type: none"> <li>Stadium is major tourist attraction</li> <li>Losing the stadium would be detrimental effect on the villages</li> </ul>	Objection
67.	David Carter	Save Coventry Stadium & Stox Campaign Group CV8 3GJ	<ul style="list-style-type: none"> <li>Believes that the site is not a brownfield site</li> <li>Losing major tourist attraction</li> <li>Other housing has been approved close by</li> <li>Huge impact on wildlife</li> </ul>	Objection
68.	Lee	Weston	<ul style="list-style-type: none"> <li>Believes that the site is not a brownfield site</li> <li>Losing major tourist attraction</li> <li>Other housing has been approved close by</li> <li>Huge impact on wildlife</li> </ul>	Objection
69.	Malcolm Neale	29 Westbourne Avenue Hodge Hill Birmingham B34 6AN	<ul style="list-style-type: none"> <li>Stadium is leading in the sport</li> <li>Another site would be better for housing</li> </ul>	Objection
70.	Alistair Boneham		<ul style="list-style-type: none"> <li>Believes that the site is not a brownfield site</li> <li>Losing major tourist attraction</li> <li>Other housing has been approved close by</li> <li>Huge impact on wildlife</li> </ul>	Objection
71.	Melanie Shipman	39A Earlsdon Street Coventry CV5 6EP	<ul style="list-style-type: none"> <li>Other land has been earmarked for local housing</li> <li>Infrastructure in the area does not support this amount of development</li> </ul>	Objection
72.	Mark		<ul style="list-style-type: none"> <li>Believes statements are untrue</li> </ul>	Objection
73.	Mark		<ul style="list-style-type: none"> <li>Believes the development will affect wildlife</li> </ul>	Objection



			<ul style="list-style-type: none"> <li>Believes that developing the area will bring in shops and cause noise and air pollution</li> </ul>	
74.	Phil Garrett	19 Hatherall Road Radford Semele Leamington Spa CV31 1UE	<ul style="list-style-type: none"> <li>Directly contrary to National Planning Policy</li> <li>Alternative sports stadium needs to be provided</li> <li>Housing best at a site nearer Binley Woods</li> </ul>	Objection
75.	Karen Lawrence	28 Hothorpe Close Binley Coventry CV3 2HX	<ul style="list-style-type: none"> <li>Irreplaceable historic heritage monument</li> </ul>	Objection
76.	Bob Smith	Knob Hill CV32 7LU	<ul style="list-style-type: none"> <li>Extreme use of profanity throughout</li> <li>Believes houses built elsewhere would make more sense</li> </ul>	Objection
77.	R. Shaw	6 St Aiden Court Bridlington Yorkshire YO16 7SL	<ul style="list-style-type: none"> <li>Directly contrary to National Planning Policy</li> <li>Alternative sports stadium needs to be provided</li> <li>Housing best at a site nearer Binley Woods</li> </ul>	Objection
78.	Rod Haumily	37206 N. Tom Darlington Drive Carefree Arizona 853377	<ul style="list-style-type: none"> <li>Believes that the site is not a brownfield site</li> <li>Losing major tourist attraction</li> <li>Other housing has been approved close by</li> <li>Huge impact on wildlife</li> </ul>	Objection
79.	David Rowe	20 Astoria Drive Coventry	<ul style="list-style-type: none"> <li>Believes the stadium is viable and Stadium has a rich heritage</li> <li>Development at Binley Woods is providing community's contribution to the Borough's housing needs</li> <li>Area lacks infrastructure to support more houses</li> </ul>	Objection
80.	Anthony Prior	Flat 7 Oriana Mews Powerful Street Walney Barrow in Furness Cumbria LA14 3PJ	<ul style="list-style-type: none"> <li>Law states that no housing can be built where someone's ashes are</li> </ul>	Objection

81.	Ross Priddy	8 Falstaff Close Nuneaton CV11 6FB	<ul style="list-style-type: none"> <li>Stadium is rich in heritage and history</li> <li>Damage can be easily repaired</li> </ul>	Objection
82.	Wayne Bassett	62 Gilford Crescent Albany Creek QLD 4035	<ul style="list-style-type: none"> <li>Believes the site is greenfield and heritage listed and site can only be used for sport</li> </ul>	Objection
83.	Andrew Johnson	22 Deavall Way Cannock Staffs WS11 7ZB	<ul style="list-style-type: none"> <li>Directly contrary to National Planning Policy</li> <li>Alternative sports stadium needs to be provided</li> <li>Housing best at a site nearer Binley Woods</li> </ul>	Objection
84.	Malkit Singh	15 Foxford Crescent CV2 1QB	<ul style="list-style-type: none"> <li>Would like to purchase a house on this development</li> </ul>	Support
85.	Christine Bowen	25 Court Leet Binley Woods CV3 2JQ	<ul style="list-style-type: none"> <li>Site is a in the Green Belt Broad Area 2</li> <li>Site is not considered suitable or deliverable for allocation</li> <li>Site is not sustainable</li> </ul>	Objection
86.	Des Nutt	50 Cawston Lane Dunchurch	<ul style="list-style-type: none"> <li>Would like to know what the proposed Fire Station is for</li> </ul>	Neutral
87.	Chris Carter	Church Farm House Main Street Brandon CV8 3HW	<ul style="list-style-type: none"> <li>Traffic is a main concern</li> </ul>	Objection
88.	Victoria Morgan FMAAT ACCA	462 St James Lane Coventry CV3 3FE	<ul style="list-style-type: none"> <li>Stadium has provided employment and national Sports facility</li> <li>Local economy will suffer and the infrastructure will not cope</li> <li>It will affect the wildlife</li> </ul>	Objection
89.	Elaine Maddison	18 Ashcombe Drive Coventry CV4 9XD	<ul style="list-style-type: none"> <li>Believes the stadium is viable</li> <li>Other sites would be more beneficial for housing developments</li> </ul>	Objection
90.	Peter Savage	26 Little Colliers Field	<ul style="list-style-type: none"> <li>Directly contrary to National Planning Policy</li> <li>Alternative sports stadium needs to be provided</li> </ul>	Objection



		Corby NN18 8TJ	<ul style="list-style-type: none"> <li>Housing best at a site nearer Binley Woods</li> </ul>	
91.	Paul Hunsdon	25 Lowther Road Wokingham RG41 1JB	<ul style="list-style-type: none"> <li>Should stay as a stadium</li> </ul>	Objection
92.	John Bayliss	7 Newton Close Redditch Worcestershire B98 7YR	<ul style="list-style-type: none"> <li>Believes the stadium is viable</li> <li>Stadium is a community asset</li> </ul>	Objection
93.	Dave Stevens	5 Bronte Close Totton SO40 8SR	<ul style="list-style-type: none"> <li>Losing the stadium means losing the tourists and their economy</li> </ul>	Objection
94.	Chris Watts	56 Park End Bodicote OX15 4DH	<ul style="list-style-type: none"> <li>Site should remain as a public amenity</li> </ul>	Objection
95.	Matt Perkins	Kenilworth Bertie Road CV8 1JP	<ul style="list-style-type: none"> <li>Should remain as a stadium</li> </ul>	Objection
96.	Dominique Kyle	4 Lower Gale Ambleside Cumbria LA22 0BD	<ul style="list-style-type: none"> <li>Directly contrary to National Planning Policy</li> <li>Alternative sports stadium needs to be provided</li> <li>Housing best at a site nearer Binley Woods</li> </ul>	Objection
97.	David Hier	50 Craven Avenue Binley Woods Coventry CV3 2JT	<ul style="list-style-type: none"> <li>Stadium provides vibrant atmosphere</li> <li>Major issues with traffic and no capacity at the school</li> <li>Not needed with the Local Plan</li> </ul>	Objection
98.	Linda Payne	139 Burnham Road Coventry CV3 4BS	<ul style="list-style-type: none"> <li>Stadium should remain as a Motor Sports Venue</li> </ul>	Objection
99.	Warren		<ul style="list-style-type: none"> <li>Stadium is viable and damage is easily fixable</li> <li>Traffic will be a major issue</li> </ul>	Objection

			<ul style="list-style-type: none"> <li>• Not wanted as it's not in the Local Plan</li> </ul>	
100.	Mark Cross	2 Devoran Close Exhall CV7 9NP	<ul style="list-style-type: none"> <li>• Wants to save the iconic stadium</li> </ul>	Objection
101.	Martin Peters	20 Dale Avenue Weymouth Dorset DT4 7RB	<ul style="list-style-type: none"> <li>• Want the stadium to stay as a motor sports venue due to history</li> </ul>	Objection
102.	Jane	218 Rugby Road CV3 2DB	<ul style="list-style-type: none"> <li>• Traffic and schools are already at capacity</li> </ul>	Objection
103.	Paul	55 Shakespeare Gardens Rugby CV22 6ES	<ul style="list-style-type: none"> <li>• Believes the site provides heritage</li> </ul>	Objection
104.	E. Bevan	Spinney Close Binley Woods CV3 2SE	<ul style="list-style-type: none"> <li>• Huge strain on traffic, doctors, and schools</li> </ul>	Objection
105.	Gwenda Smith	Rugby Road Binley Woods	<ul style="list-style-type: none"> <li>• Not enough schools and doctors</li> <li>• Road are already too busy</li> </ul>	Objection
106.	Marilyn Brown	31 Castle Close Sapcote Leicester LE9 4LB	<ul style="list-style-type: none"> <li>• Directly contrary to National Planning Policy</li> <li>• Alternative sports stadium needs to be provided</li> <li>• Housing best at a site nearer Binley Woods</li> </ul>	Objection
107.	Tim Scott	Shute House Combe St Nicholas Chard Somerset TA20 3LX	<ul style="list-style-type: none"> <li>• Valued Community facility and does not lack viability</li> <li>• Noise that was generated from the stadium was minimal</li> <li>• Significantly increase traffic</li> </ul>	Objection
108.	Tom P		<ul style="list-style-type: none"> <li>• Wants the stadium to stay as it is</li> </ul>	Objection
109.	Chris Bourne	10 Mill Furlong	<ul style="list-style-type: none"> <li>• Stadium has a lot of heritage</li> </ul>	Objection



		Rugby CV23 0GF	<ul style="list-style-type: none"> <li>Large part of the community</li> </ul>	
110.	Jonathan Hall	1 Somerly Close Coventry CV3 2LA	<ul style="list-style-type: none"> <li>Stadium is a functioning viable sports stadium</li> </ul>	Objection
111.	Neal Storey	9 Warmington Close CV3 2GQ	<ul style="list-style-type: none"> <li>Traffic is already busy</li> </ul>	Objection
112.	Julia Bearne	2 Millennium Way Wolston CV8 3PE	<ul style="list-style-type: none"> <li>Land has already been approved elsewhere for housing</li> <li>The area is Green Belt</li> <li>Schools and traffic will be greatly affected</li> </ul>	Objection
113.	R. Sutton	Eadenhall CV23 0JA	<ul style="list-style-type: none"> <li>Stadium is unwanted and fixable</li> </ul>	Objection
114.	Steve Dransfield	6 Ackland Terrace Marsh Gibbon Bicester OX27 0ES	<ul style="list-style-type: none"> <li>Wants to hold off until another viable site is found</li> </ul>	Objection
115.	Christine Elaine Sharples	367 Tachbrook Road Whitnash Leamington Spa CV31 3DF	<ul style="list-style-type: none"> <li>Noise from the stadium is not an issue</li> <li>Sports stadium should stay there</li> <li>Extra traffic from development will be dangerous</li> </ul>	Objection
116.	Nigel Iomas	20 Nightingale Lane Earlsdon CV5 6AY	<ul style="list-style-type: none"> <li>Should stay as a sports designated stadium</li> </ul>	Objection
117.	Sandra Piper	8 Spring Hill New Arley CV7 8FF	<ul style="list-style-type: none"> <li>Local infrastructure is not strong enough to support the development</li> <li>Should support a relocation of the stadium</li> </ul>	Objection
118.	Paul Bryant	251 Rugby Road Binley Woods CV3 2BB	<ul style="list-style-type: none"> <li>Infrastructure will suffer</li> <li>Traffic will be a nightmare</li> </ul>	Objection

119.	Dayman Foster	108 Devonshire Street Keighly West Yorkshire BD12 2QF	<ul style="list-style-type: none"> <li>Local residents want the stadium to stay</li> </ul>	Objection
120.	Michael J Kennon		<ul style="list-style-type: none"> <li>Stadium helps utilise restaurants, shops, takeaways and hotels</li> <li>House value will drop and traffic will increase</li> </ul>	Objection
121.	Michelle Hillyard	8 Price Road Cubbington Leamington Spa CV32 7LQ	<ul style="list-style-type: none"> <li>Should stay as a sports stadium</li> </ul>	Objection
122.	Brian Clarke	190 Beake Avenue Coventry CV6 3AW	<ul style="list-style-type: none"> <li>The stadium should be kept as it is</li> </ul>	Objection
123.	Chris Durno	27 Brookford Avenue Coventry CV6 2GP	<ul style="list-style-type: none"> <li>City of Coventry is struggling for sports amenities</li> </ul>	Objection
124.	Kay Arnold	2 Woodview Speedway Lane Brandon CV8 3GL	<ul style="list-style-type: none"> <li>Major concerns over traffic</li> <li>Would like the pedestrian access points to be removed</li> <li>Does not want other houses to be built afterwards</li> </ul>	Objection
125.	B.W Lenthall	11 Firars Close Binley Woods Coventry CV3 2QW	<ul style="list-style-type: none"> <li>Who would maintain the green spaced area?</li> <li>Traffic would cause serious issues</li> <li>Schools are already at capacity</li> <li>Will there be any community facilities within the site?</li> </ul>	Objection
126.	Jennifer Vermeulen & Charlotte Graham	23 Monks Road Binley Woods	<ul style="list-style-type: none"> <li>Traffic will have a serious impact</li> <li>Water Pressure will get worse</li> <li>Supporting infrastructure is not there</li> </ul>	Objection
127.	Stuart Staite-Aris		<ul style="list-style-type: none"> <li>Coventry has already lost entertainment sites</li> </ul>	Objection

			<ul style="list-style-type: none"> <li>• New stadium will need to be built</li> </ul>	
128.	Neil Grantham	51 Will Drive Bicester OX26 3XF	<ul style="list-style-type: none"> <li>• Should stay as a sports venue</li> </ul>	Objection
129.	Ian Johnson	8 Sedgley Road West Tipton DY4 8DB	<ul style="list-style-type: none"> <li>• More suitable areas for housing in Coventry</li> <li>• Should stay as a stadium</li> </ul>	Objection
130.	Paul Smolka	15 Kempsey Avenue CV2 5LN	<ul style="list-style-type: none"> <li>• Wants to keep the stadium</li> </ul>	Objection
131.	James Isom		<ul style="list-style-type: none"> <li>• Wants to keep the stadium</li> </ul>	Objection
132.	Diane Morris	21 Howard Road Wolverhampton WV11 2E	<ul style="list-style-type: none"> <li>• Doesn't want housing</li> </ul>	Objection
133.	Roger Westall	62 Garth Crescent Coventry	<ul style="list-style-type: none"> <li>• Stadium has a lot of heritage</li> </ul>	Objection
134.	Dennis Willgress	33 St Peter's Way Spixworth Norwich NR10 3NS	<ul style="list-style-type: none"> <li>• Wants to keep the stadium</li> </ul>	Objection
135.	David Cleaver	25 Heycroft Coventry CV4 7HE	<ul style="list-style-type: none"> <li>• Stadium is a valuable social amenity</li> <li>• Site not included in Rugby housing requirements</li> <li>• Infrastructures aren't being addressed</li> </ul>	Objection
136.	Lisa Hawthornwaite	The Pavilion Coventry CV8 3GL	<ul style="list-style-type: none"> <li>• Will leave livestock exposed</li> <li>• Entrance would cause huge traffic issues</li> <li>• Need to maintain history with the stadium</li> </ul>	Objection
137.	Calvin Lewis	Walnut Tree House Church Street Northants	<ul style="list-style-type: none"> <li>• Wants to keep the stadium</li> </ul>	Objection

138.	Derek Hunt	68 Chaucer Drive Galley Common Nuneaton CV10 9SD	<ul style="list-style-type: none"> <li>• Not part of the RBC housing needs</li> <li>• Believes the stadium is viable</li> </ul>	Objection
139.	Chris Simpson	19 Hereford Close Barwell Leicestershire LE9 8HP	<ul style="list-style-type: none"> <li>• Stadium is iconic and with lots of history</li> <li>• Believes the stadium is viable</li> </ul>	Objection
140.	Ian Harrop	12 Parkwood Lane Coventry CV4 8AY	<ul style="list-style-type: none"> <li>• Do not need additional housing in area</li> <li>• Believes the stadium is viable</li> </ul>	Objection
141.	John Abberley	Flat 1 Manor House Lonscale Drive Coventry	<ul style="list-style-type: none"> <li>• Wants the stadium to stay</li> <li>• Believes the stadium is viable</li> </ul>	Objection
142.	Christopher and Judith Hetherington Smith	192 Rugby Road Binley Woods CV3 2BA	<ul style="list-style-type: none"> <li>• Stadium has caused numerous parking and traffic issues</li> <li>• Litter, rowdy fans and late night fireworks have been issues for those with pets and/or children</li> </ul>	Support
143.	Steve Jones	9 Heather Road Binley Woods CV3 2DE	<ul style="list-style-type: none"> <li>• Local area and schools do not have the infrastructure to cope</li> <li>• Doctor's surgeries are at capacity and traffic is really bad now</li> </ul>	Objection
144.	Andrew Quirke	140 Rugby Road Binley Woods CV3 2AZ	<ul style="list-style-type: none"> <li>• Will increase already bad traffic</li> <li>• Will ruin community spirit</li> </ul>	Objection
145.	Panela Wincott	1 Woodside Rugby Road CV8 3GJ	<ul style="list-style-type: none"> <li>• Not enough doctors or schools for more people</li> <li>• Traffic could hold up emergency vehicles</li> <li>• Wildlife would be effected</li> </ul>	Objection
146.	Colleen Muldoon- Taylor	45 Coombe Drive Binley Woods CV3 2QU	<ul style="list-style-type: none"> <li>• Infrastructure can't cope</li> <li>• Traffic will become worse and schools don't have capacity</li> <li>• Wildlife will be effected, as will sewerage</li> <li>• It will cause light and air pollution</li> </ul>	Objection

147.	Keith Pickford	81 Regent Street Nuneaton CV11 4BL	<ul style="list-style-type: none"> <li>• Wants the stadium to stay</li> </ul>	Objection
148.	Annette & Kevin Hughes	92 Craven Avenue Binley Woods CV3 2JT	<ul style="list-style-type: none"> <li>• Not identified as a site for housing</li> <li>• Stadium provides entertainment</li> </ul>	Objection
149.	Mr & Mrs A.J Stanley	Aldor Deeping Rugby Road Brandon CV8 3GJ	<ul style="list-style-type: none"> <li>• Stadium should remain</li> <li>• Concerns over right of way access from garage</li> </ul>	Objection
150.	R.L Wagg	45 Southfield Road Rugby	<ul style="list-style-type: none"> <li>• Wants the stadium to stay</li> </ul>	Objection
151.	Steve Jones		<ul style="list-style-type: none"> <li>• Area is greenbelt and is a viable stadium</li> <li>• Road traffic and pollution will increase</li> <li>• No provision for infrastructure upgrades</li> </ul>	Objection
152.	Lynn Ahearne	61 Green Lane Coventry CV3 6DN	<ul style="list-style-type: none"> <li>• Traffic and drainage would be extremely effected</li> <li>• More traffic means more pollution, more residents means more unavailable school and GP spaces</li> </ul>	Objection
153.	James Ansell		<ul style="list-style-type: none"> <li>• Believes that the site is not a brownfield site</li> <li>• Losing major tourist attraction</li> <li>• Other housing has been approved close by</li> <li>• Huge impact on wildlife</li> </ul>	Objection
154.	Jamie & Paula Golby	The Stables, Rugby Road, Brandon, Coventry, CV8 3HY	<ul style="list-style-type: none"> <li>• Infrastructure will not cope with additional houses.</li> <li>• Roads are extremely busy and dangerous to cross.</li> <li>• Local schools and doctors are already at capacity.</li> <li>• Stock car racing is a viable use of the site.</li> </ul>	Objection
155.	Nigel Hiorns	5 Speedway Lane Brandon, Warwickshire CV8	<ul style="list-style-type: none"> <li>• The site is a mess and attracts vandals.</li> <li>• The noise and dust pollution when used for speedway was unbearable.</li> <li>• Parking was a major issue around big events, with Speedway Lane often blocked leaving no access for residents or emergency vehicles.</li> </ul>	Support



		3GL		
156.	David Sharp		<ul style="list-style-type: none"> <li>The site is viable for speedway and stockcar racing, and not suitable for housing.</li> <li>The site is far away from local facilities, land is green belt and there will be impact on local wildlife including some protected species.</li> </ul>	Objection
157.	Katie Woolf		<ul style="list-style-type: none"> <li>Interested in buying a property on the site.</li> </ul>	Support