

The Planning Inspectorate

QUESTIONNAIRE (s78) and (s20) PLANNING AND LISTED BUILDING CONSENT (Online Version)

You must ensure that a copy of the completed questionnaire, together with any attachments, are sent to the appellant/agent by the date given in the start letter. **You must include details of the statutory development plan, even if you intend to rely more heavily on some other emerging plan.**

If notification or consultation under an Act, Order or Departmental Circular would have been necessary before granting permission and has not yet taken place, please inform the appropriate bodies of the appeal now and ask for any comments to be sent direct to us by the date your statement is due.

Appeal Reference

APP/E3715/W/23/3322013

Appeal By

BRANDON ESTATES LIMITED

Site Address

Coventry Stadium
Rugby Road
Coventry
CV8 3GP
Grid Ref Easting: 440819
Grid Ref Northing: 277223

PART 1

1.a. Do you consider the written representation procedure to be suitable? Yes No

*Note: If the written procedure is agreed, the Inspector will visit the site **unaccompanied** by either party unless the relevant part of the site cannot be seen from a road or other public land, or it is essential for the Inspector to enter the site to check measurements or other relevant facts.*

1.b. Do you wish to be heard by an Inspector at; Inquiry Hearing

1.c. How long do you expect an inquiry would last? 8 day(s)

1.d. How many witnesses do you intend to call? 4

2.a. If the written procedure is agreed, can the relevant part of the appeal site be seen from a road, public footpath, bridleway or other public land? Yes No

2.b. Is it essential for the Inspector to enter the site to assess the impact of the proposal? Yes No

Please explain

Existing buildings and site need to be viewed

2.c. Are there any known health and safety issues that would affect the conduct of the site inspection? Yes No

Please describe

Anti social behaviour plus other - contact appellant for details

3.a. Are there any other appeals or matters relating to the same site still being considered by us or the Secretary of State? Yes No

3.b. Are there any other appeals or matters adjacent or close to the site still being considered by us or the Secretary of State?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
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PART 2

4. Does the appeal relate to an application for approval of reserved matters?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
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5. Was a site ownership certificate submitted with the application?	Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/>
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6. Did you give publicity to the application in accordance with either Article 15 of the DMPO 2015, Section 67/73 of the Planning (Listed Buildings and Conservation Areas) Act 1990 or Regulation 5 of the Planning (Listed Buildings and Conservation Areas) Regulations 1990?	Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/>
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6.a. If a press advert notice was published, please upload a copy

[see 'Questionnaire Documents' section](#)

7. Does the appeal relate to a county matter?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
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8. Please indicate the development type for the application to which the appeal relates.

Major Developments	<input checked="" type="checkbox"/>
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Minor Developments	<input type="checkbox"/>
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Other Developments	<input type="checkbox"/>
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8.a. Major Developments

Dwellings	<input checked="" type="checkbox"/>
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Offices/R and D/light industry	<input type="checkbox"/>
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General industry/storage/warehousing	<input type="checkbox"/>
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Retail and services	<input type="checkbox"/>
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Traveller caravan pitches	<input type="checkbox"/>
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All other major developments	<input type="checkbox"/>
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Is the appeal site within:

9.a. A Green Belt?	Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/>
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9.b. An Area of Outstanding Natural Beauty?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
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10. Is there a known surface or underground mineral interest at or within 400 metres of the appeal site which is likely to be a material consideration in determining the appeal?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
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PART 3

11. Would the development require the stopping up or diverting of a public right of way?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
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12.a. Is the site in a Conservation Area?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
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12.b. Is the site adjacent to a Conservation Area?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
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12.c. Does the appeal proposal include the demolition of a non-listed building within a conservation area?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
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13.a. Does the proposed development involve the demolition, alteration or extension of a Grade I / II* / II listed building?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
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13.b. Would the proposed development affect the setting of a listed building?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
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14. Has a grant been made under s3A or s4 of the Historic Buildings and Ancient Monuments Act 1953?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
15.a. Would the proposals affect an Ancient Monument (whether scheduled or not)?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
16. Is any part of the site subject to a Tree Preservation Order? Please send a plan showing the extent of the Order and any relevant details. <input checked="" type="checkbox"/> see 'Questionnaire Documents' section	Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/>
17. Have you made a Local Development Order under s61A to 61C of the Town and Country Planning Act 1990 (as inserted by s40 of the Planning & Compulsory Purchase Act 2004) relating to the application site?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
18. Does the appeal involve persons claiming Gypsy/Traveller status, whether or not this is accepted by the planning authority?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>
19.a. Is the appeal site in or adjacent to or likely to affect an SSSI or an internationally designated site (ie. cSAC, SAC, pSPA, SPA Ramsar)?	Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/>
19.a.i. If YES, was it necessary to consult Natural England? Please attach the comments of Natural England <input checked="" type="checkbox"/> see 'Questionnaire Documents' section	Yes	<input checked="" type="checkbox"/> No	<input type="checkbox"/>
19.b. Are any protected species likely to be affected by the proposals?	Yes	<input type="checkbox"/> No	<input checked="" type="checkbox"/>

PART 4

Environmental Impact Assessment - Schedule 1

20.a.i. Is the proposed development Schedule 1 development as described in Schedule 1 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011? Yes No

Environmental Impact Assessment - Schedule 2

20.b.i. Is the proposed development Schedule 2 development as described in Column 1, Schedule 2 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011? Yes No

20.b.ii. Under which description of development in Column 1 (ie Nos 1-13)

20.b.iii. Is the development within or partly within a 'sensitive area' as defined by Regulation 2 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011? Yes No

20.b.iv. Is the applicable threshold/criteria in Column 2 exceeded/met? Yes No

Environmental Impact Assessment - Screening

20.c.i. Have you issued a screening opinion (SO) Yes No
Please attach a copy of the SO that was placed on the planning register, and any other related correspondence
 [see 'Questionnaire Documents' section](#)

20.c.ii. Did the SO state that the proposed development is EIA development as defined by the EIA Regulations? Yes No

Environmental Impact Assessment - Environmental Statement (ES)

20.d. Has the appellant supplied an environmental statement? Yes No

Environmental Impact Assessment - Publicity

20.e. If applicable, please attach a copy of the site notice and local advertisement published as required for EIA development. Applies N/A

21. Have all notifications or consultations under any Act, Order or Departmental Circular, necessary before granting permission, taken place? Yes No

Please attach copies of any comments that you have received in response.

see 'Questionnaire Documents' section

PART 5

22. Do you wish to attach your statement of case? Yes No

For appeals dealt with by written representations only

23. If this appeal is not following the written representations expedited procedure, do you intend to send a statement of case about this appeal? Yes No

Copies of the following documents must, if appropriate, be attached to this questionnaire

24.a. a copy of the letter with which you notified people about the appeal;

see 'Questionnaire Documents' section

24.b. a list of the people you notified and the deadline you gave for their comments to be sent to us;

see 'Questionnaire Documents' section

Deadline

28/06/2023

24.c. all representations received from interested parties about the original application;

see 'Questionnaire Documents' section

24.d. the planning officer's report to committee or delegated report on the application and any other relevant documents/minutes;

see 'Questionnaire Documents' section

see 'Questionnaire Documents' section

24.e. any representations received as a result of a service of a site ownership notification;

24.f. extracts from any relevant statutory development plan policies (even if you intend to rely more heavily on the emerging plan);

You must include the front page, the title and date of the approval/adoption, please give the status of the plan. Copies of the policies should include the relevant supporting text. You must provide this even if the appeal is against non-determination.

see 'Questionnaire Documents' section

see 'Questionnaire Documents' section

see 'Questionnaire Documents' section

List of policies

Local Plan - GP1, GP2, GP3, GP5, DS1, H1, H2, HS1, HS3, HS4, HS5, NE1, NE2, NE3, SDC1, SDC2, SDC4, SDC5, SDC6, SDC7, D1, D2, D3, D4. NDP - H2, H3, CON2, BNE1, BNE2, BNE4, BNE6, LF1, LF2

- 24.g. extracts of any relevant policies which have been 'saved' by way of a Direction;
- 24.h. extracts from any supplementary planning guidance, that you consider necessary, together with its status, whether it was the subject of public consultation and consequent modification, whether it was formally adopted and if so, when;
- 24.i. extracts from any supplementary planning document that you consider necessary, together with the date of its adoption;
- In the case of emerging documents, please state what stage they have reached.*
- see 'Questionnaire Documents' section
- 24.j. a comprehensive list of conditions which you consider should be imposed if planning permission is granted;
- Only tick that this applies if you intend to submit a list of conditions with the questionnaire. If you do not submit the list with the questionnaire, then this should be submitted by the date your statement is due. This list must be submitted separately from your appeal statement.*
- see 'Questionnaire Documents' section
- 24.k. if any Development Plan Document (DPD) or Neighbourhood Plan relevant to this appeal has been examined and found sound/met the basic conditions and passed a referendum, the date the DPD or Neighbourhood Plan is likely to be adopted and, if you consider this date will be before the Inspector's decision on this appeal is issued, an explanation of the Council's policy position in respect of this appeal upon its adoption. You should also include an explanation of the status of existing policies and plans, as they relate to this appeal, upon adoption and which (if any) will be superseded;
- 24.l. if any DPD or Neighbourhood Plan relevant to this appeal has been submitted for examination, or in the case of a Neighbourhood Plan has been examined and is awaiting a referendum, an explanation of any substantive changes in the progress of the emerging plan, and their relevance to this appeal if it is considered that the plan will not be adopted before the Inspector's decision on this appeal is issued;
- 24.m. your Authority's CIL charging schedule is being/has been examined;
- 24.n. your Authority's CIL charging schedule has been/is likely to be adopted;
- 24.o. any other relevant information or correspondence you consider we should know about.

For the Mayor of London cases only

- 25.a. Was it necessary to notify the Mayor of London about the application? Yes No
- 25.b. Did the Mayor of London issue a direction to refuse planning permission? Yes No

LPA Details

I certify that a copy of this appeal questionnaire and any enclosures will be sent to the appellant or agent today.

LPA's reference

Completed by

On behalf of

Please provide the details of the officer we can contact for this appeal, if different from the Planning Inspectorate's usual contact for this type of appeal.

Name

Phone no (including dialling code)

01788533549

Email

ella.casey@rugby.gov.uk

Please advise the case officer of any changes in circumstances occurring after the return of the questionnaire.

QUESTIONNAIRE DOCUMENTS

Appeal Reference APP/E3715/W/23/3322013

Appeal By BRANDON ESTATES LIMITED

Site Address
Coventry Stadium
Rugby Road
Coventry
CV8 3GP
Grid Ref Easting: 440819
Grid Ref Northing: 277223

The documents listed below were uploaded with this form:

Relates to Section: PART 2
Document Description: 6.a. A copy of the notice published.
File name: Site Notice.pdf
File name: Press Notice Edition 22.07.2021.pdf
File name: Press Notice Edition 29.09.2022.pdf
File name: Press Notice Edition 08.02.2018.pdf

Relates to Section: PART 3
Document Description: 16. A plan showing the extent of the Order and any relevant details.
File name: 16 TPO No. 222.pdf
File name: 16 TPO Plans.pdf

Relates to Section: PART 3
Document Description: 19.a.i. The comments of Natural England.
File name: Natural England Feb 2018.pdf
File name: Natural England Aug 2021.pdf

Relates to Section: PART 4
Document Description: 20.c.i. A copy of the screening opinion (SO) that was placed on the planning register, along with any other related correspondence.
File name: 20c Screening Opinion.pdf

Relates to Section: PART 4
Document Description: 21. Copies of any comments that you have received in response.
File name: WCC LLFA Feb 2018 Cover Letter.pdf
File name: WCC PRoW Attachement 2.pdf
File name: WCC Highways Oct 2018.pdf
File name: WCC PRoW March 2018.pdf
File name: WCC PRoW Definitive Map Attachment.pdf
File name: Brandon stadium objection letter - Mark Pawsey MP 2018.docx
File name: WCC PRoW Attachment R18 0186 ROW S106 Path Numbers List.pdf
File name: Wolston PC March 2018.pdf
File name: Joint MP Letter 2018.docx
File name: Environmental Health March 2018.doc
File name: Binley Woods PC Feb 2018.pdf
File name: Joint Health Response Attachment 2 2018.docx
File name: BriSCA & ORCi 2018.pdf
File name: WCC LLFA Feb 2018.pdf
File name: Wolston St Margarets C of E Primary School.pdf

File name: BSCDA - British Stock Car Drivers Association 2018.pdf
File name: Jim Cunningham MP Attachement 1 2018.jpg
File name: EA Feb 2018.pdf
File name: BriSCA 2018.pdf
File name: Brandon and Bretford Parish Council Attachment 2018.pdf
File name: Marcus Jones MP Feb 2018.pdf
File name: Brandon and Bretford Parish Council Feb 2018.pdf
File name: RBC Arboricultural Officer Feb 2018.pdf
File name: Joint Health Response Attachment 2018.pdf
File name: RBC Housing Feb 2018.pdf
File name: Sport England April 2018.pdf
File name: Joint Health Response Email 2018.pdf
File name: Severn Trent Water April 2018.pdf
File name: The Wildlife Trusts Warwickshire Feb 2018.pdf
File name: Natural England Feb 2018.pdf
File name: Jim Cunningham MP Attachment 2 2018.pdf
File name: WCC Ecology March 2018.pdf
File name: WCC Highways June 2018.pdf
File name: WCC Archaeology March 2018.pdf
File name: WCC Fire and Rescue March 2018.pdf
File name: WCC Highways March 2018.pdf
File name: Sport England Feb 2018.pdf
File name: Jim Cunningham MP Email 2018.pdf
File name: Colleen Flecher MP 2018.pdf
File name: British Speedway Promoters' Association Response 14 Dec 2018.pdf
File name: BSCDA Dec 2018.pdf
File name: Speed Control Bureau 2018.pdf
File name: WCC Fire and Rescue 2018.pdf
File name: SCS&S Dec 2018.pdf
File name: SCS&S 13 Dec 2018.pdf
File name: RBC Landscape Aug 2021.pdf
File name: SCS&S Response to planning notice of 23rd Sept 2022.pdf
File name: SE 2021 response.pdf
File name: Speedway Control Bureau 2021.pdf
File name: RBC Trees Aug 2021.pdf
File name: Sky Blues in the Community 2022.pdf
File name: WCC Archaeology August 2021.pdf
File name: Sport England 2022.pdf
File name: SCS&S Planning Committee Briefing Papers 1 - 9 2022.pdf
File name: WCC Ecology March 2022.pdf
File name: WCC Ecology August 2021.pdf
File name: Sport England August 2021.pdf
File name: WCC Education Contribution 2022.pdf
File name: WCC Ecology July 2022.pdf
File name: Warwickshire Police July 2021.pdf
File name: WCC Highways Sept 2022.pdf
File name: WCC Highways Jan 2022.pdf
File name: WCC LLFA 2022.pdf
File name: WCC Fire and Rescue July 2021.pdf
File name: WCC PRoW Aug 2021.pdf
File name: Wolston Leisure and Community Centre Aug 2021.pdf
File name: WCC Highways RSA Review 2022.pdf
File name: Binley Woods PC July 2021.pdf
File name: wolston PC 2021.pdf
File name: 2022 SE Response.pdf
File name: British Speedway Promoters Ltd 2021.pdf
File name: Auto-Cycle Union Aug 2021.pdf
File name: BriSCA and ORCi Aug 2021.pdf

File name:	EA July 2021.pdf
File name:	WCC Highways Aug 2021.pdf
File name:	CCG Email Oct 2021.pdf
File name:	CCG Email Attachment Oct 2021.pdf
File name:	Natural England Aug 2021.pdf
File name:	RBC Housing Aug 2021.pdf
File name:	British Stock Car Drivers Association Aug 2021.pdf
File name:	Environmental Health Oct 2022 - Email chain.pdf
File name:	RBC Landscape Oct 2021.pdf
File name:	Forestry Commission Aug 2021.pdf
Relates to Section:	PART 5
Document Description:	24.a. A copy of the letter with which you notified people about the appeal.
File name:	Appeal Notification Letter Template.docx
Relates to Section:	PART 5
Document Description:	24.b. A document containing a list of the people you notified of the appeal.
File name:	UK Addresses.pdf
File name:	Abroad Addresses.pdf
File name:	Coventry Stadium - List of notified Parties.docx
Relates to Section:	PART 5
Document Description:	24.c. Copies of all representations received from interested parties about the original application.
File name:	Third Party Letters.docx
Relates to Section:	PART 5
Document Description:	24.d. The planning officer's report to committee or delegated report on the application and any other relevant documents/minutes.
File name:	Brandon Stadium November Committee.pdf
Relates to Section:	PART 5
Document Description:	24.d. the planning officer's report to committee or delegated report on the application and any other relevant documents/minutes;
File name:	24d Committee Minutes.pdf
File name:	24d youtube link - committee meeting.docx
Relates to Section:	PART 5
Document Description:	24.f. Copies of extracts from any relevant statutory development plan policies.
File name:	FRONT PAGE LOCAL PLAN.pdf
Relates to Section:	PART 5
Document Description:	24.f. Copies of extracts from any relevant statutory development plan policies.
File name:	FRONT PAGE LOCAL PLAN.pdf
File name:	GP1 Securing Sustainable Development.pdf
File name:	GP2 Settlement Heirarchy.pdf
File name:	GP5 Neighbourhood Level Documents.pdf
File name:	D4 Planning Obligations.pdf
File name:	HS1 Healthy, Safe and Inclusive Communities.pdf
File name:	HS3 Protection and Provision of Local Shops, Community Facilities and Services.pdf
File name:	DS1 Overall Development Needs.pdf
File name:	HS5 Traffic Generation.pdf
File name:	D2 Parking Facilities.pdf
File name:	HS4 Open Space.pdf
File name:	GP3 Previously Developed Land and Conversions.pdf
File name:	NE3 Landscape Protection.pdf

File name:	NE2 Strategic Green and Blue Infrastructure.pdf
File name:	SDC1 Sustainable Design.pdf
File name:	SDC2 Landscaping.pdf
File name:	SDC5 Flood Risk Management.pdf
File name:	Policy H1 Informing Housing Mix.pdf
File name:	SDC4 Sustainable Buildings.pdf
File name:	SDC7 Protection of the Water Environment and Water Supply.pdf
File name:	NE1 Protecting Designated Biodiversity and Geodiversity Assets.pdf
File name:	D1 Transport.pdf
File name:	D3 Infrastructure and Implementation.pdf
File name:	SDC6 Sustainable Drainage.pdf
File name:	H2 Affordable Housing Provision.pdf
Relates to Section:	PART 5
Document Description:	24.f. Copies of extracts from any relevant statutory development plan policies.
File name:	BNE1 RESPECTING LOCAL CHARACTER.pdf
File name:	BNE 4 PROTECTION OF NATURAL FEATURES.pdf
File name:	CON 2 ENVIRONMENTAL HERITAGE ASSETS.pdf
File name:	H2 DEVELOPMENT OF BROWNFIELD LAND and H3 AFFORDABLE HOUSING.pdf
File name:	BNE 2 DESIGN PRINCIPLES.pdf
File name:	LF1 COMMUNITY FACILITIES and LF2 SAFE WALKING, CYCLING & HORSE RIDING.pdf
File name:	BNE 6 VALUED RURAL CHARACTER AND SETTING.pdf
Relates to Section:	PART 5
Document Description:	24.i. Copies of extracts from any supplementary planning document, together with the date of its adoption.
File name:	Notice_of_the_revocation_of_the_Sustainable_Design_and_Construction_Supplementary_
File name:	Housing_Needs_SPD__July_2021_.pdf
File name:	Planning Obligations SPD.pdf
File name:	Sustainable Design and Construction SPD 2012.pdf
File name:	Climate_Change_and_Sustainable_Design_and_Construction_Supplementary_Planning_Do
	(1).pdf
Relates to Section:	PART 5
Document Description:	24.j. Copies of all conditions which you consider should be imposed if planning permission is granted.
File name:	Brandon Stadium Final Nov Draft Decision Notice.pdf
Completed by	Not Set
Date	31/05/2023 15:03:34
LPA	Rugby Borough Council