



The Planning Inspectorate

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Your Ref: R18/0186

Our Ref: APP/E3715/W/23/3322013

Date: 24 July 2023

Sent by email:

rbc.planning@rugby.gov.uk

Dear Sir/Madam

TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT) REGULATIONS 2017 (SI 571/2017) ('THE EIA REGULATIONS')

Appeal by: Brandon Estates Limited

Site Address: Coventry Stadium, Rugby Road, Coventry

I refer to the above appeal. The Secretary of State has considered the application in accordance with Regulation 14 (1) of the above Regulations.

The development proposed, namely, The demolition of existing buildings and outline planning application (with matters of access, layout, scale, and appearance included) for residential development (Use Class C3) including means of access into the site from the Rugby Road, provision of open space and associated infrastructure and provision of sports pitch, erection of pavilion and formation of associated car park falls within the description at 10(b) of Schedule 2 to the above Regulations. In the opinion of the Secretary of State, having taken into account the criteria in Schedule 3 to the above Regulations, the proposal would not be likely to have significant effect on the environment for the following reasons:

The area of development exceeds 5 hectares, however considering the nature of the receiving environment and taking into account the scale and nature of the proposed development, coupled with the characteristics of the impacts, it is considered that while the development may have a minor impact, it is not likely to give rise to a significant environmental effect.

Accordingly, in exercise of the powers conferred on the Secretary of State by Regulations 14(1) and 7(5) of the above Regulations, the Secretary of State hereby

directs that this development is not Environmental Impact Assessment (EIA) development.

Under regulation 28(1) of the above Regulations, the relevant planning authority must take steps to secure that this screening direction is placed on the part of the Planning Register which relates to the application in question. I would be grateful if you could do so to ensure that the Secretary of State's view is publicly available.

(This direction does not affect any duties of the appellant under other legislation, including The Conservation of Habitats and Species Regulations 2017.)

Yours sincerely
Ifeanyi Chukwujekwu

Ifeanyi Chukwujekwu
EIA and Land Rights Advisor
(Signed with the authority of the Secretary of State)

cc: The appellant's agent Mr Quille

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