

Representation Form for Local Plans



Local Plan Publication Stage Representation Form

Ref:

(For
official
use only)

**Name of the Local Plan to which
this representation relates:**

Rugby Borough Council Proposed
Submission Local Plan

Please return to Rugby Borough Council by 5:00pm Friday 13th March 2026

By email to: localplan@rugby.gov.uk **by post to:** Development Strategy, Town
Hall, Evreux Way, Rugby, CV21 2RR

This form has two parts -

Part A - Personal Details: need only be completed once.

Part B - Your representation(s). Please fill in a separate sheet for each
representation you wish to make.

Part A

1. Personal Details*

2. Agent's Details (if applicable)

**If an agent is appointed, please complete only the Title, Name and Organisation boxes below (if applicable) but complete the full contact details of the agent in 2.*

Title	<input type="text" value="Mrs"/>	<input type="text"/>
First Name	<input type="text" value="Sonia"/>	<input type="text"/>
Last Name	<input type="text" value="Kaur"/>	<input type="text"/>
Job Title (where relevant)	<input type="text"/>	<input type="text"/>
Organisation (where relevant)	<input type="text"/>	<input type="text"/>
Address Line 1	<input type="text"/>	<input type="text"/>
Line 2	<input type="text"/>	<input type="text"/>
Line 3	<input type="text"/>	<input type="text"/>
Line 4	<input type="text"/>	<input type="text"/>
Post Code	<input type="text" value=""/>	<input type="text"/>
Telephone Number	<input type="text" value=""/>	<input type="text"/>
E-mail Address (where relevant)	<input type="text" value=""/>	<input type="text"/>

Part B - Please use a separate sheet for each representation

Name or Organisation:

3. To which part of the Local Plan does this representation relate?

Paragraph Policy Policies Map

Site ID

4. Do you consider the Local Plan:

(1) is Legally compliant

Yes

(2) is Sound

No

(3) complies with the
Duty to co-operate

No

5. Please give details of why you consider the Local Plan is not legally compliant or is unsound or fails to comply with the duty to co-operate. Please be as precise as possible. If you wish to support the legal compliance or soundness of the Local Plan or its compliance with the duty to co-operate, please also use this box to set out your comments.

Has it considered the neighbours of the Speedway Stadium, have they been spoken to before considering the restoration of this? Is this decision been made simply due to a Speedway campaigning by individuals that most likely not living in this neighbourhood? We do not support the restoration or continued allocation of the Brandon Speedway Stadium for motorsport use.

The site is directly adjacent to established residential neighbourhoods and is no longer compatible with the character, health, and amenity expectations of the surrounding community, which has evolved significantly and now contains many families with young children.

We consider the current allocation unsound. The site should instead be safeguarded and designated for recreational and community open space use, reflecting how the land is already informally used by residents for walking, dog exercise, and outdoor wellbeing. The

Local Plan continues to support or enable a high-noise, high-traffic motorsport use immediately adjacent to residential properties. This conflicts with protecting amenity, health, and quality of life. Speedway use is inherently intensive and cannot be fully mitigated.

(Continue on a separate sheet /expand box if necessary)

6. Please set out the modification(s) you consider necessary to make the Local Plan legally compliant and sound, in respect of any legal compliance or soundness matters you have identified at 5 above. (Please note that non-compliance with the duty to co-operate is incapable of modification at examination). You will need to say why each modification will make the Local Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.

The Local Plan continues to support or enable a high-noise, high-traffic motorsport use immediately adjacent to residential properties. This conflicts with protecting amenity, health, and quality of life. Speedway use is inherently intensive and cannot be fully mitigated.

Remove or amend any policy or allocation that supports motorsport or speedway activity at this location.

The site already functions as informal open space used daily by residents for walking, dog exercise, and general recreation. The Plan fails to recognise this valuable community function or protect it. Redesignate the site as public open space/green infrastructure.

Reinstating speedway activity would create noise, air pollution, dust and traffic that adversely affect health, particularly for children and vulnerable residents.

Proposals must demonstrate improvements to green infrastructure, ecological value, and safe access for pedestrians and families.

The surrounding area has changed significantly since the speedway originally operated. It is now predominantly residential with many families, and demand for quiet recreational space outweighs demand for a specialist motorsport venue, which largely serves visitors from outside the area.

The Local Plan does not assess the wider economic implications of reinstating a high-impact use adjacent to residential properties.

Reintroduction of speedway activity is likely to:

- Reduce residential desirability
- Suppress property values
- Increase time-on-market for sales
- Deter inward investment in family housing
- Undermine long-term confidence in the area

The perception of regular noise, congestion, and disturbance can materially affect buyer behaviour and lender confidence, even where mitigation is proposed.

Planning policy must consider not only physical harm but also broader economic sustainability and market confidence.

Historically, visitors parked along both sides of residential roads and across driveways, causing:

- blocked vehicle access to homes
- unsafe conditions for pedestrians and children
- congestion and delays at peak arrival and dispersal times
- litter and general disturbance

These impacts were not minor or occasional but occurred regularly during events and materially disrupted daily life for residents.

The Local Plan does not adequately demonstrate how these issues would be prevented if the stadium were reopened. Given the limited capacity of surrounding residential streets and the scale of potential visitor numbers, it is unlikely that the impacts could be effectively mitigated. In summary, we consider the continued or renewed allocation of the Brandon Speedway site for motorsport use to be unsound, as it would cause significant harm to residential amenity, health, and quality of life that cannot be adequately mitigated.

We respectfully request that the Local Plan be modified to:

- Remove support for motorsport use
- Protect the site as public open space or residential.
- Prioritise recreation, walking and green infrastructure
- Safeguard the wellbeing of existing residents

This approach better reflects the current character of the area and delivers sustainable, long-term benefits for the whole community.

(Continue on a separate sheet /expand box if necessary)

Please note: In your representation you should provide succinctly all the evidence and supporting information necessary to support your representation and your suggested modification(s). You should not assume that you will have a further opportunity to make submissions.

After this stage, further submissions may only be made if invited by the Inspector, based on the matters and issues he or she identifies for examination.

7. If your representation is seeking a modification to the plan, do you consider it necessary to participate in examination hearing session(s)?

Yes, I wish to participate in hearing session(s)

Please note that while this will provide an initial indication of your wish to participate in hearing session(s), you may be asked at a later point to confirm your request to participate.

8. If you wish to participate in the hearing session(s), please outline why you consider this to be necessary:

I will like to participate if the council still decides to go ahead with the restoration of the Brandon Stadium, and not listen to the neighbours/residents living right next to the stadium.

All representations received will be submitted to the Planning Inspectorate alongside the Proposed Submission Local Plan and published on the council's website. Personal addresses and email addresses (as distinct from businesses addresses), but not names, will be redacted before representations are published.

The Rugby Borough Council Privacy Notice for Development Strategy is available here:

<https://www.rugby.gov.uk/w/privacy#development-strategy>

The Planning Inspectorate's privacy notice can be accessed here:

<https://www.gov.uk/government/publications/planning-inspectorate-privacy-notice>