

[REDACTED]

From: Jeff Davies [REDACTED]
Sent: 12 March 2026 12:23
To: Local Plan
Subject: Proposed Submission Consultation
Attachments: Appendix 2 - Names & Addresses of respondents.xlsx; SCS Representations to RBC Local Plan March 2026.pdf

Dear RBC,

Please find attached representations from Save Coventry Speedway & Stox Campaign Group and Consortium.

At the request of RBC and in line with guidance from the Inspectorate, we submit this on behalf of more than 1700 people who share a 'common view'.

Two documents are attached:

1. A pdf which combines a number of documents, including:
 - The Representation Form
 - Evidence of how the representation has been authorised
 - A number of Appendices which we hope will assist the Inspectorate.
2. An Excel file showing names and addresses of respondents.

The Excel file is attached separately to enable RBC to effectively redact the addresses of those respondents.

We trust the way in which we have packaged and presented this will save time and resources of both RBC and the Inspectorate whilst being recognised for what it is - representations from in excess of 1700 people, rather than one representation.

I would be grateful if you could acknowledge receipt of our representations and confirm everything is in order.

Regards
Jeff Davies

Save Coventry Speedway

Home of the world famous Coventry Bees

& Stox



PROPOSED SUBMISSION LOCAL PLAN CONSULTATION (REGULATION 19)

This representation is submitted by Save Coventry Speedway & Stox Campaign Group (SCS) and in accordance with Paragraph 5.3 of the Planning Inspectorate's Guidance Notes and at the request of Rugby Borough Council, on behalf of many hundreds of people who wish to express their support for Policy W1 of the Proposed Submission Local Plan Consultation (Regulation 19), and in particular, Policy W1B.

The following documents are attached in support of this representation:

- 1) Local Plan Representation Form
- 2) Notes related to this Representation
 - What the Inspectorate's Guidance Notes say
 - How the representation has been authorised
 - The response
- 3) Appendices
 - Appendix 1 - Communication by SCS regarding a 'Common view'
 - Appendix 2 - Names and addresses of respondents (a separate Excel file)
 - Appendix 3 - Extracts from a sample of respondents emails
 - Appendix 4 - A succinct summary of the extracts (using artificial intelligence to summarise)
 - Appendix 5 - A background to Brandon Stadium and key events summary since its sale and closure
 - Appendix 6 - The Inspector's Decision Letter from the Appeal

Jeff Davies

On behalf of Save Coventry Speedway & Stox Campaign Group and Consortium.

12th March 2026

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 with Proposed Submission Consultation in
the subject line, OR 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*

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

2. Agent's Details (if applicable)

Title	<input type="text" value="Mr"/>	<input type="text"/>
First Name	<input type="text" value="JEFF"/>	<input type="text"/>
Last Name	<input type="text" value="DAVIES"/>	<input type="text"/>
Job Title (where relevant)	<input type="text" value=""/>	<input type="text"/>
Organisation (where relevant)	<input type="text" value="SAVE COVENTRY
SPEEDWAY & STOX
CAMPAIGN GROUP AND
CONSORTIUM"/>	<input type="text"/>
Address Line 1	<input type="text" value=""/>	<input type="text"/>
Line 2	<input type="text" value=""/>	<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)

Part B – Please use a separate sheet for each policy or site you wish to comment on

Name or Organisation: SAVE COVENTRY SPEEDWAY & STOX CAMPAIGN GROUP AND CONSORTIUM

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

Local Plan Paragraph	<input type="text"/>	Local Plan Policy	POLICY W1 and W1B in particular	Policies Map	<input type="text"/>
Site ID	<input type="text"/>				

4. Do you consider the Local Plan:

(1) is Legally compliant	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
(2) is Sound	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
(3) complies with the Duty to co-operate	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>

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.

In accordance with Paragraph 5.3 of the Planning Inspectorate's Guidance Notes and at the request of Rugby Borough Council, this representation is submitted by Save Coventry Speedway & Stox Campaign Group (SCS) and Consortium on behalf of many hundreds of people who wish to express their strong support for Policy W1 of the Proposed Submission Local Plan Consultation (Regulation 19), and in particular, Policy W1B.

(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.

(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)?

No, I do not wish to participate in 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:

Please note the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate in hearing session(s). You may be asked to confirm your wish to participate when the Inspector has identified the matters and issues for examination.

9. If you have used AI to produce or substantially alter your representation, please declare which tool you have used, how it was used, and what checks you have undertaken to ensure the AI-produced material is accurate.

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>

PARAGRAPH 5.3 OF THE PLANNING INSPECTORATE'S GUIDANCE NOTES

In anticipation of a large response to the Local Plan consultation (specifically Policy W1B), Save Coventry Speedway & Stox Campaign Group (SCS) received an email from Rugby Borough Council (RBC) on 30th January 2026.

The email drew our attention to Paragraph 5.3 of the 'Planning Inspectorate's guidance note on submitting representations', which states:

"Where groups or individuals share a common view on the plan, it would be very helpful if they would make a single representation which represents that view, rather a large number of separate representations repeating the same points. In such cases the group should indicate how many people it is representing and how the representation has been authorised."

The email went on to say it would "save time and resources of our team and the Planning Inspectorate" if SCS prepared a single representation on behalf of this anticipated large group, whilst also saying individual representation which met the requirement of the procedure, would also be accepted.

SCS were happy to oblige with that request, replying to RBC's email on 3rd February to confirm our willingness to do that.

HOW THE REPRESENTATION HAS BEEN AUTHORISED

The Campaign Group.

- The Save Coventry Speedway and Stox Campaign is an umbrella grouping of people who wish to see the long and rich sporting heritage of Speedway and Stock Car Racing in Coventry / Rugby continue, and be returned to the iconic Coventry Stadium, Brandon.

The stadium, which opened in 1928, operated continuously (apart from World War 2 years) for 88 years. Following the closure of the stadium by the current owners, the Group was formed in early 2017. It consists of eight individuals who have no vested interests, other than the common objective to see the stadium reopened for its original use as a motorsports venue for future generations to enjoy.

The Group is now backed by five very credible businessmen who share that objective and have the enthusiasm, commitment and crucially, the necessary funding to achieve that objective.

SCS has made representations at every stage in the Planning Process related to the owners' objective to demolish the stadium and replace it with housing, including:

- Outline Planning Application (2014)
- Draft Local Plan (Oct 2016)
- Brandon Estates original Planning Application (January 2018)
- Local Plan Hearing (March 2018)
- Local Plan Interim Report (May 2018)
- Sports Needs Assessment (Nov 2018)
- Errors and Untruths document (January 2019)
- Brandon Estates' revised Planning Application (August 2021)
- Evidence on behalf of RBC for the trial of Brandon Estates (September 2020)

- Evidence to the Planning Inspectorate for the Appeal (October 2022)

In addition to the above documents, SCS appeared at:

- Local Plan Hearings (April 2018)
- Planning Committee Meeting (November 2022)
- As a witness at the Trial of Brandon Estates (November 2022)
- The 9 day Public Inquiry in September 2024 (following the Appeal by BE for refusal of Planning Permission), as a Rule 6 party.

Communication

Following the email from RBC regarding SCS representing those with a 'common view', SCS issued a press release on 3rd February. The press release explained RBC had approved the Local Plan and the next stage was a public consultation. It made specific reference to Policy W1B and explained the options on how people could respond.

The press release was also published on social media via the SCS website and 'X' account. It was also shared by people on various Facebook pages. In addition Coventry City Football Club, supportive of the campaign for a number of years, included a piece in the match day programme on 28th February.

The communication is attached as **Appendix 1**.

THE RESPONSE

1. Emails

1706 emails have been received by SCS. To be clear, this is not a petition, but rather, a response whereby every one of those individuals has taken the time and gone to the trouble of sending an email.

All of the emails:

- Have been received during the consultation period
- Are in support of Policy W1B of the Proposed Submission Local Plan and the reinstatement of Coventry Stadium for speedway and stock car racing
- Include the names and address of the sender

The list of names and addresses of respondents is shown in **Appendix 2**

The list is in the form of an Excel file with three columns, showing in separate columns:

- Name
- Postal address
- Town / City / Country

This will enable RBC to easily put the names of respondents in the public domain whilst hiding the other columns as necessary, effectively redacting them.

In a further effort to assist RBC / the Inspectorate, the list is separated into the following address categories:

- Respondents who live around the stadium perimeter
- Local respondents (who live in Brandon and Binley Woods villages)
- Respondents with a 'CV' postcode (eg, Coventry, Rugby, Nuneaton etc)
- National respondents (within the UK)
- International respondents (worldwide)

In addition to the emails received by SCS, we are aware that many others have completed the forms / sent emails direct to RBC / the Inspectorate, though we are unsure of how many chose that option to respond.

All of the emails sent to SCS, or a random sample of those emails, can be forwarded to RBC / the Inspectorate on request.

2. Quotes

Many of the emails, in addition to expressing their support of Policy W1B, explain why they support it and why they wish to see the stadium reinstated for speedway and stock car racing.

Extracts from approximately 240 of the emails provide a flavour of what people have said about the stadium and what it means to them, about the sports staged there and why they've responded.

These extracts, which extend to 33 pages, are shown in **Appendix 3**.

3. Summary of the quotes

As the quotes are quite extensive, SCS used Artificial Intelligence to summarise the responses, succinctly picking out the common threads and key points.

This summary extends to 4 pages and is attached as **Appendix 4**.



SAVE COVENTRY SPEEDWAY MEDIA INFORMATION

Telephone: [REDACTED] - E-mail: [REDACTED]

LAST year, an amazing 1,530 people submitted a response supporting a section of the draft Local Plan relating to the restoration and reopening of Coventry Stadium, Brandon for Speedway and Stock Car Racing.

We thank each and every person for their support. Last week (January 27), Rugby Borough Council (RBC) overwhelmingly approved the Local Plan, which now progresses to the next stage in the process.

This involves a further six-week consultation period prior to the Plan being submitted to the Secretary of State who will appoint an Independent Planning Inspector. The Inspector will consider all responses submitted during this six-week period before chairing a Public Examination and making his / her final decision on the plan.

Everyone who previously submitted a response will have received details of the new six-week consultation, and it is important to stress that this is a new stage of the process, moving from a draft Plan being approved locally to a revised version hopefully being approved by the Inspector.

We cannot stress enough this is another critical moment in the Campaign, and every expression of support is really important, whether you were one of the original 1,530 respondents or are able to offer support at this stage having not done so before.

The key section of the Local Plan is Policy W1B, which states:

“The council supports the restoration of Coventry Stadium, Brandon for speedway and stock car racing and other motor sports together with other community uses.

Planning permission will not be granted for development proposals which would conflict with these objectives.”

Last year, the Save Coventry Speedway and Stox Campaign Group (SCS) & Midlands International Raceway Limited (MIRL – the Consortium seeking to acquire and reopen the stadium) submitted a response in support of this policy. We will once again be submitting a response.

The Planning Inspectorate encourages those with similar views to act collectively wherever possible, as this helps limit the resource necessary to deal with a large response. To this end we propose to submit a combined response (from SCS and MIRL) setting out our wholehearted support for the Local Plan, in particular Policy W1B. We intend to prepare this for submission to the Council by around the end of February 2026.

We request therefore that you:

1. Send an email to [REDACTED].com stating your **support for Policy W1B and including your full name and postal address**, with a brief explanation if you wish as to why this is important to you. This will enable us to add your name to a list we will attach to the response we submit. We need your postal address as the Inspector may challenge us to provide evidence that the list of names is genuine. We will not publish address details, but may distinguish between those who live locally compared to those from further afield. Please send this response to us by February 28 to enable us to have time to collate the details and add names and addresses to our combined response. We are assured that although this will all be sent on one document, the full numbers of responses will be taken into consideration.

OR

2. If you wish to submit a response direct, and have received an e-mail from RBC following your previous submission, follow the instructions on this document, and make sure you indicate your support for Policy W1B, include your name and postal address and a brief explanation as to why this is important to you. The deadline is 5pm on Friday March 13.

If you choose to do it this way, it would be helpful if you forward a copy to us [REDACTED] so we can ensure there is no double counting.

In deciding what you might do please bear in mind that messages posted on social media alone will not be placed before the Local Plan Inspector. In other words, please comment on social media, but also take action as suggested in either 1 or 2 above!

We cannot stress enough this is another critical moment in the Campaign, and every expression of support, and every single response from both the local community and the speedway and stock car racing communities really is important.

We are on the cusp of achieving our shared objective and we **MUST NOT** take our foot off the pedal. If you have any questions, please get in touch with us and we will try our best to help.

ENDS

RESIDENTS LIVING AROUND THE STADIUM PERIMETER

“As a local resident i would like to add my support to the effort to reopen the Coventry Speedway Stadium. Over the years it has given thousands of people hours of pleasure and great memories and is wanted back by the local community for future generations”.

Bill Fisher – Speedway Lane, Brandon

“I have lived next to the speedway 50 years+ and in support of having speedway up and running again it never cause any problem living next door but it is at present being empty and the appearance of the place and people it attract at present”.

Desmond Taylor – Speedway Lane, Brandon

“I wish to state my support for policy W1B that supports the restoration of Coventry Stadium, Brandon for Speedway Stock cars and other motor sports and community uses”.

Phyliss Trickett – Speedway Lane, Brandon

“The stadium has been in my life since I was a child and I live at the back of the car park on rugby road Brandon.

We would absolutely love the speedway to return”.

Pam Wincott – Rugby Road, Brandon

“We wish to register our support for policy W1B of the rugby Council local plan.

We have lived in speedway lane for many many years, within yards of the stadium perimeter and can honestly say the events at the stadium have never been an issue to us.

In fact we believe the stadium is an iconic venue and has stood there for almost a century and is loved by the local community.

Along with so many other residents in close proximity and the wider community, we would welcome its reinstatement and reintroduction of both stock car racing speedway”.

Kay & Steven Smith – Speedway Lane, Brandon

RESIDENTS LIVING LOCAL TO THE STADIUM (BRANDON & BINLEY WOODS VILLAGES)

“We wish to state that we would like to see the plan approved for the restoration of the speedway for the community”

Mr & Mrs Maguire – Brandon

“I am in full favour of Policy W1B.

Restoring the stadium would not simply reopen a building; it would revive a piece of local heritage and create new opportunities for community events, youth engagement, and economic activity. By investing in its restoration, the council would be preserving an important symbol of local pride while helping to ensure it can serve future generations the way it has mine and many others. It would be a crying shame if the Stadium could not be revived and once again be a focal point for our community Surely this would be better than the widely unwanted alternative, that our infrastructure would struggle to support.”

Thomas Payne - Brandon

“I am writing to say that I support Policy W1B, I live next door to the speedway and can't wait to hear the bikes and stocks back again, bring it on”.

Mary Town – Brandon

“When choosing my home in Brandon Village 27 years ago, one of the many positive factors influencing my decision was the speedway stadium and the regular running of speedway and stock car meetings. The stadium was an internationally recognised sporting venue that provided safe, family-friendly entertainment for all generations, and having such an excellent facility within a five-minute walk of my home was a significant benefit.

I have been deeply saddened by the decline of the stadium and the deterioration of its infrastructure since its closure. The loss of the venue has had a noticeable impact on the local community, which valued both the sporting heritage and the social opportunities the stadium provided. It is important that the site is protected and given the opportunity to return to its intended sporting use.

I strongly support the Council’s intention, through Policy W1B, to resist housing development on this site and instead safeguard it for motorsport and community recreation. There is clear and longstanding local support for the reintroduction of speedway and stock car racing.

In this context, I would fully support the Council actively progressing a compulsory purchase order if required. A compulsory purchase would provide a clear route to secure the future of the stadium, prevent further decline of an important community asset, and enable a viable operator to reinstate the venue for sporting and community use. Given the site’s heritage, the level of public support, and the availability of an experienced consortium prepared to invest, a compulsory purchase would be both justified and in the long-term interests of the local area.

Mark Jankiewicz - Brandon

“Some of my best memories as a child was going to Speedway meets on a Saturday night with my dad (when we lived in Binley Woods).

I would love to be able to create these memories with my own children!”

Carl Jonson - Brandon

“I support W!B.

I think we need facilities for for the younger generation and also the older generation and speedway and stockcars brings us all together”.

Lynn Gaunt - Brandon

“Coventry Speedway has long been a great sporting venue - not just for speedway but also for Stock Cars & Greyhound racing too.

In a country where these sports are being made obsolete by lack of facilities, rather than talent, it would be criminal to lose another venue such as this when saving it and preserving its heritage could so easily be achieved”.

Duncan Casgrave – Binley Woods

“I fully support the policy W1B.

We need the stadium back up and running its been sorely missed and we lack recreation and sports we can follow and give a sense of belonging. I for one can’t wait to help restore the stadium”.

Lynne Turon – Binley Woods

“I used to attend Brandon Stadium to watch the Coventry Bees in the 1980’s with my father & brother and I have many fond memories of those times.

To have the Stadium back for the use of motorsports would be incredible for our local community. It would also create employment for the area and provide a boost for local businesses.

I believe the restoration would offer long term value to the region as it represents a significant investment in our community's future".

Samantha Flint – Binley Woods

"I have lived in Binley Woods all my life and often used to go to the Speedway meetings with my family.

I was sad to see it close down and now hate to see the Stadium in such a state of disrepair. I give my support to Policy W1 B with the hope that the site can be reinstated for Speedway and Stock car meetings".

Zoe Powell – Binley Woods

"My husband and I wish to pledge our support for Local Plan Policy W1B. We have supported the Bees since the 1960's and would love to be able to do so again. Brandon stadium has been an important venue for speedway and stock car in the midlands since 1928 and I am confident would be well supported if it reopened. The stadium is steeped in tradition and attracted enormous crowds and it would be great to see that again. It could also attract employment both part time and full time and also possibly volunteers, local hostelryes would I am sure, also benefit. The support for the reopening has come from far and wide and we really hope the stadium can be great again".

Mrs Jan & Mr Peter Lissaman – Binley Woods

"To who ever it may concern, I am writing to you to express my opinion that Coventry Stadium or Brandon Stadium should be retained for future motor sport use. It is an essential part of our local, national and international motorsport heritage, known throughout the world. Fans of speedway across the whole of the British isles have spent many joyous hours here indulging in their passion for this unique sport, forming lifelong friendships of fans from uk and abroad. It was here my father and grandfather introduced me to this magical sport, which led to adventures home and abroad following our favourite riders. Stock car racing is equally important for this stadium, having played a pivotal role in its history as well. It held regular World finals to sell out attendances, and monthly gatherings of devoted fans of four wheeled action, equally to massive crowds"

Chris Taylor – Binley Woods

"Thank you for taking action to resolve this ongoing issue as so much damage has been done to the stadium since 2016 when speedway and stock car racing were forced to close.

My wife and I have lived in Binley Woods, a short distance from the stadium, since May 1970, and I have been a keen speedway supporter and occasional stock car attendee throughout. My three children have all grown up enjoying a Saturday evening treat of visiting the stadium for the thrill and excitement of watching the racing. I now have two grandchildren and would dearly love to have the opportunity to let them share that same excitement, but time is slipping by with no option for doing so.

I would love to see the stadium return as the internationally renowned racing arena that it once was, and return the pride that such an attraction brings, instead of the eyesore and dereliction that it has been encouraged to become.

I am so pleased that RBC are set on resolving this long standing issue, and hope that it will be in favour of returning it for speedway, stock car racing and leisure facilities".

David Hier – Binley Woods

"I wish to add my support to the save Coventry speedway campaign Policy W1B. The speedway is a facility most local people used to attend and have missed since it closed".

David Thompson – Binley Woods

"It has been an asset to the local community for over 70 years before its closure. It provided employment for local people, a fabulous entertainment venue for speedway and Stockcars. I personally worked there part time for over 35 years.

It has always been a much needed facility to the area and should be allowed to be purchased by the consortium to enable them to reinstate the sports so many world wide love”.

Mark Jessop – Binley Woods

“I’m sending my support to bring back coventry speedway, I grew up with it & miss hearing it at weekend s my children grew up with it i think the youngsters of today need things like speedway & stocks for an interest instead of all this technology they have today”.

Beverly Green – Binley Woods

“I would like to support Rugby Borough Councils local plan that states that they support the reinstatement of Brandon Stadium for Speedway and Stockcar Racing. It is vitally important for the reinstatement of Brandon Stadium for the local community, the stockcar racing scene and Speedway community and local residents such as myself, family and friends”.

Matthew Newsome – Binley Woods

“I believe that the Speed Way Stadium should be saved as it will be:-

Good focus for the community

Benefit youth activities

Promote speed way racing

Promote stock car racing

Additional source for local part time employment

Will in general be good for the local area.”

Tony Alexander – Binley Woods

“The speedway team and stockcar racing was hugely popular at Brandon stadium and very well supported and would be welcomed back were it to return”

Michael Johanson – Binley Woods

“I am writing to say that I am fully behind the local plan support of Rugby Borough Council, for the return of motorsport events and other community uses, at Coventry Stadium. Brandon”.

Shaun Earley – Binley Woods

“Please take this email as my support for speedway and stockcars to return to Brandon stadium. The local community never wanted the loss of this long standing venue, it was stolen from us despite being there long before most of us were alive. It was always well attended and used. I started attending when i was 2 with my father and am now in my 50s Please return it to its former glory for the use of everyone. It should never have been allowed to get to this point”.

Neil Smith – Binley Woods

“I would look to show my total support for the reintroduction of speedway and stock car racing at the Brandon stadium.”

Jamie Thomas – Binley Woods

“I write to confirm my full support for the return of Speedway at the Brandon Stadium as soon as possible. As a local family we attended regularly at the stadium, being a wonderful way to spend time together. We miss it terribly. We would love to see a return of activities in the stadium”.

Charlotte Newsome – Binley Woods

"I fully support the policy W1B. We need the stadium back up and running its been sorely missed and we lack recreation and sports we can follow and give a sense of belonging. I for one cant wait to help restore the stadium."

Lynn Turton – Binley Woods

"The stadium has always been a huge part of our lives and would be great to see it bought back to life my dad took me and my brother from a young age and then my children I would love to be able to take my grandchildren it's so much better than seeing g all these children sitting on iPads and be out in the fresh air hearing the roar of the engines it always worked well before it could work again and bring some jobs to the community too
Please please please
Bring back the stadium"

Joanne Burns – Binley Woods

"I have lived in the village all my life and having coventry stadium on my door step has been a joy. Since its closure the village has not felt the same I am in full support for its return"

Paul Walters – Binley Woods

"I live in Binley Woods, close to Brandon Stadium. Like so many of the local residents, I fully support Policy W1B of the Local Plan and wish to see the return of speedway and stock cars to the stadium.

The stadium has an incredible heritage, staging all of the most important speedway and stock car meetings, including world championships. It is steeped in history and was the most famous venue in the country.

It was a really valued facility for generations of families and drew people to the area from far and wide, supporting the local economy.

Please approve this policy which in turn may result in the stadium being refurbished and something once again, we can be proud of".

Katie Anderson – Binley Woods

"Hello I would love Coventry speedway to start again. It would be great for the Binley woods area and give Coventry speedway a kick back to life, as a young child from Bulkington my late father used to bring me once a week to the stadium for years. We loved it, sometimes we used to watch the greyhound racing and stock cars. Please can you put me on the list for a volunteer to help tidy the stadium. Painting, carpentry or anything else that would be most helpful"

Carl Coombs – Binley Woods

RESIDENTS LIVING LOCALLY (WITH A 'CV' POSTCODE)

"I write in support of policy W1B - The restoration and reopening of Coventry stadium for speedway and stock-car racing (and potentially further sports / leisure activities.)

As a lifelong speedway supporter and general motorsport enthusiast, I am strongly in support of the on-going campaign to revive the stadium

I work in the motorsport sector and understand at first hand the huge significance this industry plays in the local area and for the country as a whole. My dream for Brandon in addition to the revived stadium, would be a small technology park where local motorsport, motorcycle and automotive companies could develop the next generation of vehicles and provide opportunities for young technicians, engineers and designers.

I thank the campaign committee for their continued determination over so many years, and also the council members who have remained steadfast against such a cynical developer.”

Dave Curtis - Kenilworth

“My first meeting at Brandon was when I was 6months old in 1997 and went to almost every meeting untill it's closing, my parents met at the stadium my auntie worked there and I met my best friend of over 20years there, speedway is a family sport and brandon is routed in history for everyone it was such a shame for it close and I really hope you consider re opening the speedway so many more stories of families going and meeting can continue aswell. Brandon stadium is world famous and Coventry bees who rode there was too, it will be a great benefit to the local area to restore the stadium for so many reasons.

Darren Wagg - Rugby

“As a Speedway supporter since 1965, I — along with many others — have a deep emotional connection to both the sport and the stadium. Brandon has been far more than a venue; it has been a defining part of our community identity for generations”.

Dave Gambrill – Nuneaton

“I grew up watching Coventry Bees and have made lifelong friends from speedway. One of my best friends is from Swindon, a ‘Swindon Robin’. This is just one example of how speedway is a sport which creates friends and builds on the family atmosphere.

I hope one day I will have another chance to stand on the 1st bend or look over at the starting tapes. With support from Rugby Borough Council and Save Coventry Speedway, I hope this one day becomes a reality”.

Jane Haughton – Rugby

“I would like to register my support for Policy W1B of the Rugby Borough Council Local Plan.

I am lucky enough to have grown up in oval racing, learning practical and soft skills which have been invaluable in my life and career. Aside from the obvious skills of vehicle preparation and maintenance, it also taught me soft skills like teamwork, and coping with success and disappointment in life. I started racing at 13 years old, and still race today at 37. In my professional life, I have become an automotive engineer, an interest sparked from my early experiences on and off the track, and fuelled by the skills I learnt along the way.”

Alex Hall – Long Lawford, Rugby

“My whole family used to attend my mum, dad, aunty, uncle, cousins. Half of my friends now were made from standing next to each other at the speedway and we got chatting, now life long friends. Speedway and stock car is a very special motor sport family. Those bonds you build through a shared love of the sport”.

Victoria Morgan – Coventry

“This stadium means so much to the local community and to the city its self. I have many memories growing up in and around the stadium. It needs its revival”

George Orcherton – Bedworth

“The stadium is of immense historical importance and must be saved. I hope this can be achieved so I may once more enjoy the thrills and spills of live speedway”

Lionel Bird – Coventry

“My father who passed a couple of years ago first took me to Brandon when I was 8 years old, I am now 67, I went every year until the closing race i took my children to watch stock car racing at Brandon and I would love to take my grandchildren.

Please bring Brandon back to life again”

Gary Freeman – Leamington Spa

“My mother was a true fan of 60 plus years, she travelled around everywhere to watch the Coventry speedway racing. taking myself and my brothers. When the Stadium closed in the year 2016 my mother was devastated and heartbroken her tears for the British motor sport speedway that she really loved had gone, she protested with many others outside the Coventry Bees Brandon stadium, with every hope the stadium would be rebuilt again. she became lost speedway was her life”.

Susan Riddell – Coventry

“Support for Policy W1B

I went as a child and so many memory's made. It would love to be able to take my own children. It would be great to see it back”.

Amy Harding - Coventry

“Brandon Stadium has served as a vital hub for both local and national sporting communities for generations. I first attended the stadium in 1969 and continued to attend every week with my parents and latterly my own children until it's closure in 2016. It's historical significance in motorsport, particularly speedway and stock car racing is unparalleled. More than just a venue, Brandon has provided a sense of identity, pride, and continuity for the people of Rugby and surrounding areas. The loss of the stadium has impacted many people and the sports it hosted”.

Nicholas Watson – Brinklow, Rugby

“I very much hope to attend Speedway and Stock Car events at Brandon Stadium again. My whole family misses our nights out supporting Coventry Bees and we now have a whole new generation hoping to do so too”.

Jill Wood – Nuneaton

“I support this whole heartedly was took as a child and took my own children but been prevented being able to take my grandchildren.”

Rich Baley - Coventry

“I firmly believe that with the site secured under this Policy, the return of the venue to its 'jewel in the crown' status for both stock car and speedway racing, is a very real possibility.

Rugby Borough Council should be given great credit for resisting the housing application made by a clearly less than scrupulous developer and securing the potential return of motorsport to the stadium, something that is widely supported locally, nationally and internationally.”

Col Smith – Binley, Coventry

“I have many fond and treasured memories of time spent at Coventry Speedway over the years. The track was always more than just a sporting venue — it was a place where families came together, friendships were formed, and the community felt united. Some of my happiest memories are connected to the atmosphere, the people, and the sense of belonging it created”.

Caroline Bennett – Nuneaton

“It has been incredibly difficult to see such an important and historic venue fall into decline. The site holds deep meaning for many families like mine, and I strongly support its protection and reinstatement for motorsport and community use as outlined in Policy W1B”.

Sam Haynes – Southam

“It is now over 50 years since my first visit there and over many years I was a regular particularly when my children were old enough to come along and enjoy watching the Bees ride. I have been to

other sports but Speedway is the best to take a young family along to as everyone is so friendly no matter which riders or team they support. My children are now parents/ parents to be themselves and would dearly like the opportunity of taking their children to watch Speedway at Brandon and to relive countless fond memories”.

Eddie Harrington – Southam

“I am writing in support of Proposal for Policy W1b and to strongly urge that Brandon Stadium be saved from development and instead reopened for Speedway, Stock Car racing, and other community-focused activities.

This venue is part of our cultural and sporting heritage. It has the potential to serve not just motorsport fans, but the wider community with events and uses that bring people together. It would be a great loss to let it slip away when it could once again thrive as a vibrant and inclusive local facility”

Riley Durran - Coventry.

“I’d like to offer my support for policy W1B. Coventry Bees was a big part of my life and we need it back. We need to bring racing and stock cars to Coventry stadium”.

Colin Coulter – Rugby

“I am sending this email in full support of policy W1B of the draft Rugby Borough Council Local Plan. I have fond memories of the speedway and stock car racing when I was a child with my Dad and Grandad and hopefully one day be able to share this experience with my own children”.

Chris Alcock – Stratford On Avon

“I am writing to give my full and strong support for **Policy W1B** and Rugby Borough Council's backing of the reinstatement of Brandon Stadium for Speedway and Stock Car Racing.

Brandon Stadium has historically been one of the most important motorsport venues in the country. Its loss was felt not only by fans, but by competitors, volunteers, families, and the wider local economy. The return of Brandon would restore a landmark venue that for generations provided regular, well-managed sporting events and brought significant footfall into the area”.

Joshua Malt – Rugby

“Coventry's Brandon Stadium has always been any beacon of motor sport. I first went on the back of dad's scooter tied on with rope, in the late 60's”

Martyn Phillips – Coventry (retired stadium paramedic).

“Coventry stadium was and hopefully will be a monthly pilgrimage to watch Racing and meet up with friends. We need Brandon back on our racing calendar”.

Ian Powers - Coventry

“These sports mean the world to the supporters who come along week after week, supporters stand together, home fans and away fans without any trouble. Families feel safe watching without any fear”

David Moore. – Coventry

“I believe that it can become the heart of oval racing once again, not just in the Midlands where we so desperately need a track again, but it will be the heart of oval racing in the country. Dare we even go as far as Europe?”

Tom Stefani-Rodgers – Warwick

“I've missed speedway ever since it was cruelly taken away from the people of Coventry! I was a regular during my teenage years with my dad and brother and would love nothing more to see it back”

Barry Middleton – Coventry

"I fully support Rugby Borough Council's Proposed Submission Local Plan. Policy W1.B is of particular significance to me, as it relates to the restoration of Brandon Stadium. Having attended the stadium regularly over many years, particularly for Speedway, it holds a special place in my heart. Its rich history must be preserved, and it is essential that it continues to serve as a motorsport venue for both the local and wider community".

Jonny Proud – Kenilworth

"Growing up, the stadium was a huge part of my life. I would be there with my parents two or three times a week for the various meetings. It was a fantastic time, the facilities, staff and atmosphere were always amazing. I made lifelong friends there, including my husband, who worked there for many years along with other members of his family. I have countless happy memories from over the years.

My husband and I have remained speedway fans. Watching the site at Brandon deteriorating in front of our eyes over these past years has been truly heartbreaking."

Jackie Sharman - Coventry

"I am writing to show my support in the policy W1B of the Rugby Borough Council local plan to save Coventry Speedway. Please bring this back to our local community as I used to go every week when I was younger and my wife used to go where she lived in Derby and would love to come back to our local stadium so please save it. Speedway and stockcar was a fantastic evening"

Trevor Pike – Rugby

"I am hoping that Policy W1B will succeed and we can have our stadium back. We really miss the family outing to the speedway and the stox".

Michael Hibbert – Leamington Spa

"With Reference to Plan Policy W1B. I wish to Support the use of Brandon Stadium to be used For the Original Essential Use it was intended for and to give some entertainment back to the People who Have Sadly Missed its value for Too many years. My Family and I were devastated when it was suggested that Housing Could be built on this once Well Used Recreational Classic Site !

Mr & Mrs William Small – Coventry

"I am writing to express my strong support for Policy W1B and the proposed restoration and rescue of Coventry Speedway Stadium.

The stadium is an important part of Coventry's sporting and cultural heritage. For many years it brought together families, supporters, and the wider community, providing not only entertainment but also a sense of identity and pride for the city. Allowing such a historic venue to be lost would represent a significant cultural and social loss.

Restoring the stadium would provide meaningful benefits to the local area. These include renewed community engagement, opportunities for youth involvement in sport and engineering, support for local businesses through increased visitor numbers, and the preservation of an important historic site".

Keith Hudson – Coventry

"I am now 77 years of age and have been following the Coventry Bees all of my life. Indeed in 1949 for a time I was the youngest member of the Bee's Supporters Club when just 6month old.

I do hope and urge you all to do what you can to save this old and historic Speedway venue and team".

John Drew – Nuneaton

"I am writing to confirm my full support for Policy W1B and for the reinstatement of Brandon Stadium, Coventry.

Brandon Stadium is a deeply valued community asset with immense historical, cultural, and sporting importance. For generations it provided accessible motorsport, bringing families together and offering opportunities for participation, skills development, and volunteering. Its loss has been felt profoundly by the local community and by those who recognise the stadium as an irreplaceable part of the area's identity and heritage.

Reinstating Brandon Stadium would not only preserve this legacy for future generations but also restore a much-needed community venue that contributes to social wellbeing, local pride, and economic activity. I strongly believe that Policy W1B offers a vital opportunity to complete the journey toward securing the stadium's future and ensuring it can once again serve the community it has supported for so long".

Lacey Lightowler – Nuneaton

"I was devastated when it shut its doors. I was just introducing my grandkids to it. They loved it. We need to get this back, there are people willing to help in any way they can. Giving up time free of charge just to see it reinstated. It is criminal to see it in its present state. I can't wait to see it come alive again".

Margaret Fallon – Coventry

"Hi, I fully support Rugby Borough Councils Policy W1B of the local plan. The historic site of Coventry Speedway must be returned to oval motor sports and other community uses".

Richard Whitmore – Rugby

"An all inclusive sport, a real family atmosphere, we're slowly losing these friendly social events & there's a need for this in our community more than ever".

Mark Butler – Wellesbourne

"Since the age of 10 I found a love for speedway especially the Coventry Bees that was a huge part of my life growing up. I spent every week until it left Brandon stadium supporting speedway. It was one of the best sports I had the pleasure of support and would be so delighted if it was to return to Brandon stadium. Speedway is such a wholehearted sport that is family orientated and to me brought many fantastic memories that will last a life time. I now have a son myself I could imagine taking him to watch speedway at Brandon stadium as I did when I was younger.

Please please please bring back this amazing sport to Coventry and the happiness it brought to so many over the years"

Sophie Morby – Warwick

"I am writing in support for Policy W1B It has been long overdue that motor sports returns to Brandon and allow new generations to enjoy watching stock cars and the World Famous Coventry Bees. I was taken as a young boy by my father and I also had the pleasure of taking my sons to watch and its something we miss terribly."

Wayne Pulford – Rugby

"I fully support policy W1B.

I used to go to Coventry stadium as a young kid to watch both speedway and stock cars - we loved it. This continued into teenage years, we'd go as a group as it was affordable and great entertainment.

I now have 2 young kids of my own and would love them to be able to experience what I did."

Tom Witts – Rugby

"I wish to add my support of policy W1B of the local plan,

The stadium was more than just a sports venue for so many people, it was part of our local fabric and community, it has been so

Sorely missed by thousands of people, and the boost it would create to so many people's lives is hard to overstate. Coventry Stadium was quite literally our place of worship, either for stock car racing or speedway. It was our cathedral. 10 years have passed since it's demise, but the support for it to return is stronger now than ever, due to the astonishing work, and dedication of the campaign group We are all now hoping this dream of a return to it's former glory, might be on the horizon".

Phil Smith – Coventry

"I am emailing to show my support for the regeneration of Coventry stadium. I believe this is an integral part of Brandon / binley wood / Coventry.

Christopher Davison – Rugby

"I fully support the plans to restore Coventry Stadium to its original use for both Speedway and Stock Car Racing.

As a long time fan, almost 60 years, I, like many hundreds of others, miss regular visits to the stadium. Considered in its day to be a Premier venue with a great history it brought regular visitors to Coventry from all over the country".

Nina Elmer – Warwick

"Brandon being our home stadium holds many found memories and it is a shame these can't be repeated with my family now".

Mark Garrett – Coventry

"I used to go every first Saturday of the month to watch the brisca F1's and there was always a HUGE crowd. My mum still lives in the village and was born on the farm behind the stadium. It is a huge part of our family and many others peoples. My daughter who is 7 is just about to start racing in a formula called micro f2 stock cars and I'm sure when my son is old enough he will too. It would be an absolute dream for my children to be able to race at our home track or for them to even be able to regularly attend meetings to watch. I want my children to be bought up around stock cars".

Lucy Williams-Maynard – Rugby

"Please find my reasons for writing this email in an effort to save the Iconic Coventry stadium and return it to its rightful use.

I was born and raised 500 yds from the stadium and lived there till the age of 21, my Mother god rest her soul worked there for much of my early child hood, my mother, father and my two sisters enjoyed years of Saturday nights out watching both stock car and speedway.

We all have amazing fond memories of these days it was important to us as a family, it breaks my heart to drive past the stadium as I do frequently as I still live in the area and imagine what fun and joy the event could bring families and finally at the age of 57 I became a stock car driver that's how deep the passion ran to finally achieve a child hood dream , now I have a later life dream and that's to see stock car and speedway return to Coventry stadium and maybe drive there in memory of my Mum and Dad."

Pete Collins – Rugby

"Please use this email as confirmation of our support towards Policy W1B.

As locals (living in Bretford) we have been fans of the speedway for many years (generations of family members have attended, my husband has been going since he was a baby). We would love the opportunity to continue the family tradition (and love for the sport) by taking our children to the stadium when it reopens!"

Jessica Owen – Rugby

"I believe that the local plan for the Rugby area ref W1B is open for consultation. I believe it affects Brandon stadium.

This used to be the premier motorsport stadium in the country and it still has the potential to regain that position. I am very keen to support it. It would be a travesty if it were to be lost to the motor sport community.

I am very keen to see the Stadium reinstated and I believe there are also plans to offer additional facilities to the community. I am aware just how much the local community benefited from shops, hostelrys and even the local fish and chip shop.

In Wolston I live within hearing of the activities and it brings so much life to the area".

William Waddilove – Wolston

"This stadium when it re-opens will start new adventures for more families going forwards

This city needs this stadium to give people a place to meet and mingle in a friendly manner with others from all over this country watching a sport they enjoy

It has given myself and my family some great memories over the years and here's hoping to make some new ones in the near future"

John Brown – Coventry

"Brandon is not just a piece of land — it is a historic sporting venue, a key part of Coventry and Warwickshire's heritage, and a place that has brought generations of people together. Once a stadium like this is lost, it is lost forever. Replacing it with housing would erase an important community asset that cannot be recreated elsewhere".

Caroline Brock – Coventry

"I am writing to give my full support of Policy W1B in Rugby Borough Councils local plan to reinstate and protect Brandon Stadium as a Motorsports stadium for use by the people of Warwickshire and also the wider area. This historic venue fully deserves to be reinstated back to its former glory as a World recognised Motorsport arena"

Jon Harte – Coventry

"I was first lucky enough to visit Brandon Stadium to see Stockcar Racing as a wide-eyed, 9 year old boy, in 1986, and was immediately hooked.

I spent the next 30 years, until its closure in 2016, visiting almost every single month (parents permitting in the early days, of course!), to get my fix of BriSCA F1. I have my 2 daughters in tow who are just as keen as me. One of their dreams; to visit the fabled mecca of stock car racing I keep telling them about - Brandon Stadium!

We have an incredible asset in this Stadium that in the past has drawn fans & competitors from all 4 corners of the world, and can once again.

I implore you to listen to the fans, residents & sports men & women in bringing this Stadium back to its former glory - I know I will be there at that first meeting as will most of the UK & Netherlands competitors".

Paul Nealon – Leamington Spa

"Coventry Stadium is hugely important to me, to the local community, and to the future of motorsport in this country. This was a world-famous, top-of-its-league venue, recognised not just nationally but internationally as one of the best of its kind. Coventry Stadium hosted Stock Car Racing, Speedway, Greyhound Racing, and other forms of motorsport at the highest level, drawing hundreds of thousands of people to the area from across the country and around the world.

The stadium was a major economic driver, directly supporting local businesses, jobs, transport links, and wider infrastructure, as well as providing a unique sporting and community asset that cannot be replicated elsewhere. Its loss would represent an irreversible blow to motorsport heritage and to Rugby and Coventry's identity with a proud sporting legacy".

Adam Holst – Rugby

“I fully support Policy W1B, the speedway was a big part of my younger years going with my mum and dad every Saturday for the speedway and then to the stock cars with my dad. I lost my dad in December to cancer so won't have the chance to go with him again but I would love to take my own son to watch the bikes and the stocks race around Brandon again, thank you”

Nick Hammond – Coventry

What we have lost is not just a motorsports facility, but a unique family atmosphere that surrounds speedway and stockcar racing that you will not find at any other sporting event.

Brandon Stadium is world-famous and puts Rugby and Coventry Speedway on the map. Its resurrection is crucial for preserving the rich history and community spirit associated with motorsports at Brandon Stadium. Furthermore, the return of the stadium will bring significant economic benefits to the local area, including increased tourism and job opportunities. The community has long awaited the revival of this iconic venue, and its restoration will undoubtedly foster a sense of pride and unity among residents and enthusiasts alike.

Roger Westhall – Coventry

“I am writing to formally express my full support for Policy W1B and the future protection of Coventry Stadium.

This matter is extremely important to me. Coventry Stadium is not just a venue — it represents history, community, and the heart of the sport. So many dedicated people have worked tirelessly to keep this opportunity alive, and it would be a huge loss to see that effort undone. Facilities like this are vital for preserving the sport's heritage, providing opportunities for future generations, and maintaining a strong local sporting community”.

Alfie Jones - Wolston

“I am sending this email in support of policy W1B.

I have been a Coventry speedway fan since I was eight years old when my dad first took me and my sister. I am now nearly 50 and I have an eight year old daughter and would dearly love to take her to a speedway match at Brandon. I love speedway and not being able to go to a local match for the last few years has been upsetting”.

Claire Leonard – Warwick

My support for Policy W1B is based on the following:

- **Policy Compliance:** Policy W1B correctly identifies the stadium as a unique sporting asset. Protecting this site is the only way to meet the requirements of the National Planning Policy Framework (NPPF), which forbids the loss of such facilities without equivalent replacement.
- **Economic Restoration:** Reopening Brandon Stadium will provide a sustained economic boost to the Rugby and Coventry area, far outweighing the one-time gain of a generic housing development.
- **Viable Future:** There is clear evidence of a credible consortium ready to invest in and manage the site. Any claim that the stadium is "surplus to requirements" is factually incorrect and ignores the massive public demand for its return.
- **Community Heritage:** This venue is an international landmark. Its restoration is essential for the social and sporting fabric of the West Midlands.

Rhys Wishart - Rugby

“I have been an avid follower of the Coventry Bees since the mid seventies & I would love to see the speedway & stockcars return home. It was where I met my wife, and along with our children we had been going on a regular basis until it's sudden closure in 2016. It is such a shame that the current owners have left the stadium and surrounding area in such a state of disrepair.

With the commitment of the Rugby Borough Council, local businesses & fans, I am convinced it can be returned to its former glory & be a valuable asset to the local community”.

Tony Hambridge – Rugby

“The inclusion of Policy W1B is a visionary step in protecting a site that holds immense cultural and historical value. My support for this policy is based on several key factors:

- 1) Preservation of sporting heritage - For over half a century, Brandon was more than just a stadium; it was the "Cathedral of Speedway." Having attended regularly for 50 years, I have witnessed first-hand how this venue put Rugby and Coventry on the international sporting map. Restoring the stadium ensures that this prestigious history is not lost to speculative development.
- 2) Community and Social Value - The stadium served as a hub for generations of families. The loss of the venue has left a significant void in the social fabric of the area. Policy W1B correctly identifies the site's potential for "other community uses," which would restore a sense of place and belonging for local residents and fans alike.
- 3) Economic Impact - A fully operational motorsport and community hub brings significant footfall to the borough. The restoration would support local businesses, create jobs, and attract visitors from across the country, providing a sustainable economic boost that housing or industrial development on this specific site cannot replicate.
- 4) Protection against conflictive development - I particularly welcome the provision that "*Planning permission will not be granted for development proposals which would conflict with these objectives.*" This protection is essential to prevent the permanent loss of a unique sporting asset.

Andrew Lewis – Nuneaton

“Brandon Stadium is not just an empty site, it is a place where generations of families, including mine, built lifelong memories. Speedway and stock car racing brought people together, created a sense of identity and pride, and gave the community something truly special to call its own. Bringing racing back to Brandon is about restoring a lost heritage, reviving community spirit, and ensuring future generations can experience the same passion, excitement, and belonging that meant so much to u”s

Barbara Dumbleton – Coventry

“My parents were speedway fans and apparently my first visit to Brandon was before I was born.

I have been a regular speedway fan for 40+ years. I have many friends and met my husband because of speedway at Brandon and used to enjoy seeing many generations of families visit and enjoy this family friendly sport”.

Veronica Pinks – Coventry

“It's such a waste for this not to be in use! Everyone I've ever spoke to say it should be a valued asset of the community not turned into a housing estate. I run a landscaping company and I'm based in the local area. If there is any way I could help please don't hesitate to get in touch!”

Ashlee Iveson – Coventry

“I am writing to give my full support of Policy W1B in Rugby Borough Councils local plan to reinstate and protect Brandon Stadium as a Motor Sports stadium for use by the inhabitants of Warwickshire and the wider area. This historic venue fully deserves to be reinstated back to its former glory as a World recognised motor sports arena. So many different age groups really miss Brandon Stadium”.

Noel Harte – Coventry

“This is OUR stadium and it is just heartbreaking and the younger generation growing up need to experience things like this. Please save Coventry Stadium”.

Kelly Hartwell – Southam

"I am writing this email in support of the campaign to save a great British Sporting (Stock Car and Speedway) Stadium. A Landmark for over 80 years!.

Fans and spectators travel many miles to support their favourite teams and drivers so to keep it as a sporting venue it will bring in revenue for local shops etc. which in turn helps the local economy.

I have been going to Brandon regularly since 1960 and would love to revisit the Racing before I am no longer able too.

We need outdoor entertainment for my grandchild and our youngsters to keep them active and be able to become future Speedway riders Stock car drivers, without these venues we will become a nation of couch potatoes!"

Mike Hartley - Coventry

"I grew up attending Coventry Bees meetings with my grandad, and some of my best memories are from nights spent at Brandon watching the racing. It wasn't just a stadium — it was a community, a tradition, and something that brought generations together. I would still attend today if the stadium was back in use and the Bees returned. I would love nothing more than to see the stadium brought back into use and the Coventry Bees return where they belong."

Alex Pigott – Rugby

"I am writing to express my strong support for Policy W1B and for the continued protection of Coventry Stadium as a motorsport, sporting and community venue.

I live within a 10-mile radius of the stadium and regard it as an important part of the area's identity and heritage. The site has hosted speedway and stock car racing for decades and is deeply embedded in the cultural history of the region. Once lost, a venue of this type cannot realistically be recreated elsewhere.

Restoring the stadium would also bring clear economic and social benefits. Motorsport and event use can generate visitor spending, support local businesses, create employment opportunities and contribute to the wider leisure economy. A restored venue would provide opportunities for community events, recreation and regional sporting activity, whereas permanent loss would remove these benefits entirely.

"This site represents heritage, economic opportunity and community value combined. Policy W1B is the mechanism that ensures those benefits are not lost forever, and it is vital that it remains firmly in place".

Diane Taylor - Rugby

"I would like to fully support the councils policy W1B to bring speedway back to Brandon!

I went to speedway meetings with my mates throughout the late 90's and the early 2000's. I had some grate times, made some grate memories and made friends that last a life time!

I always imagined that I would bring my son to bees meetings with my mate, but sadly the unthinkable happened.

Please bring the Bees back to Brandon, you don't realise how much it means to so many people and how much it's going to mean to so many more! "

Adam Andrews - Nuneaton

"I fully support the local plan proposal and section W1B especially, to bring about the restoration of this much loved local community asset for both sporting (motor sports) and community usage, enabling it to once again be a cornerstone of the local sporting and community landscape and shine a positive light on the borough once again both locally and further afield."

James Escott - Coventry

"Thousands of people young and not so young really loved the speedway stock car and other events held at Coventry stadium and are longing for things to return again , these things improve people's mental health and wellness, looking forward to the future"

Ian Mounford - Bulkington

RESPONSES FROM THOSE LIVING FURTHER AFIELD (IN THE UK)

"I am writing to express my fervent support for the Local Plan W1B, regarding Coventry Stadium. I believe the restoration of Coventry Stadium is essential for the social and economic health of the area. For my family, and thousands of others, Brandon is not just a plot of land; it is a repository of lifelong memories and a vital social anchor. The stadium's history is woven into my own. My grandparents attended the very first Speedway meeting; my parents met there; I even met my husband at the stadium. From my brother competing on the track to my own charity races, the stadium has been the backdrop for three generations of my family and we are hoping to make it four with our own children. Since its closure in 2016, a profound void has been left in our community, it did more than stop the engines; it dismantled a community. Restoring the stadium is about more than nostalgia—it is about restoring social value. There is no other venue in the region that brings together such a diverse cross-section of ages and backgrounds. Reviving Brandon will breathe life back into local businesses and ensure that future generations can experience the same sense of belonging that defined my childhood."

Emma Jayne Norton – Broughton Astley

"I would like to share my support for Coventry Stadium being allowed to have magical evenings once again under the floodlights. There was no other place like it..."

Alan Parkinson – Somerset

"Coventry Stadium is more than just a venue — it is a historic and much-loved home of stock car racing that has served generations of fans, drivers, mechanics, and families. The stadium plays a vital role in preserving a motorsport tradition that is deeply rooted in the local community and has brought people together for decades".

Victoria Haigh – Morecambe

"It is fantastic news that such a position has been proposed and greatly look forward to watching both Speedway and Stock Car Racing at Brandon in the future. Now that I have a young family it means much more as I'll be able to create great memories with my son that I had shared with my Dad when I was a child."

Niall Shimmin – Southam

"I am writing to express my full support for Policy W1B within the Draft Rugby Borough Council Local Plan, particularly in relation to Coventry Stadium.

I grew up attending Coventry Stadium for speedway, and it formed a huge part of my childhood and community life. I travelled all over the country supporting the Coventry Bees, creating lifelong memories and friendships along the way. The stadium was more than just a venue – it was a place that brought people together across generations.

Although the stadium has been closed for several years, its legacy remains incredibly important to many of us. Sadly, younger generations have not had the same opportunity to experience the

excitement, community spirit and sporting heritage that we were fortunate to enjoy. I strongly believe it is up to those of us who hold those fond memories to support efforts to bring speedway back and to give future generations the chance to be part of it”.

Matthew Cooper - Hinckley

“While it is a 3.5 hour drive each way for us, Coventry Stock Cars on the first Saturday night of the month was our regular entertainment up until its closure, and I would like to think that it could be again. The atmosphere was unique. On occasion, we would also stay over, bringing extra income to local businesses”.

Keith Lowery – Durham

“I would like to see speedway return to Coventry, as I believe such a stadium, steeped in motorsport history, needs to be saved”

Clive Farrell – Ipswich

“Please add my name to the list of concerned people wanting to see stock car racing and speedway returned to this historic stadium. I have many fond memories of the place, particularly with my late father who would also have lent his name to this vital campaign”.

Owen Chambers – Huddersfield

“Not only is it many people’s favourite venue, for many of us in the West Midlands it is our closest venue to be able to follow Speedway and Stock Car racing. As well as being loved by the members of the Brandon and Rugby community.

The stadiums return would mean a lot to a very large majority of people, so hopefully sense prevails and the right thing is done.”

Jamie Gwin – Droitwich

I am writing to express my strong support for policy W1B.

I understand that the council supports the restoration of Coventry Stadium for speedway and stock car, alongside other community uses. I whole-heartedly applaud the support that has been given by Rugby Borough Council.

Coventry Speedway holds a very special and enduring place in my heart. Throughout my childhood and early adulthood I was an ‘ever present’ attending weekly with my dad. I am not ashamed to admit that after speedway ceased in 2017 I snuck through a hole in the fence to stand on the terraces and cry, not just at the loss of speedway but also the loss of my dad, and the looming threat that this incredible special place that holds so many cherished memories might no longer exist.

Suzanna Cruickshank – Cockerham (formally Coventry)

“It’s an internationally significant, historic stadium and we should treasure and protect these sites of cultural importance. Its closure represented a tragic loss of community, culture and economic opportunity.

Beyond the physical sites, generations of Coventrians have gathered at Brandon to watch greyhound racing, stock cars and the mighty Coventry Bees. It’s not just a venue for these people - it represents decades of treasured memories of grandparents, parents, children and friends.

Paul O’Hara -

“Brandon Stadium is, without doubt, one of the most historic and significant motorsport venues the UK has ever had. The stadium was a motorsport Mecca. Fans travelled country wide to attend. Some of the very British and World Championships took place at the Brandon Bowl. Local people were proud of it. It made their village stand out.”

Rob Hughes – Bootle

"I've been going to Coventry since 2002.. its now 2026 and I have kids who have never yet been there.. I want them to witness a stock car meeting at Coventry.. they were like no other!!"

Craig Smith – Loughborough

"Brandon Stadium , this has a massive sentimental to me and my family as it was the place I proposed to my Wife over loud speakers back in 1992 ,to bring this Stadium back to life would be fantastic for the local community and for the UK"

Chris Klenk – Earl Shilton

"This venue holds personal significance for me, as I have many cherished memories attending events there with family and friends. Preserving the stadium would allow future generations to create their own memories in this iconic location."

Neil Carpenter – Swansea

"Brandon Stadium was the Wembley equivalent for Speedway and Stock Car and it should be saved and reinstated as per the policy. I attended my first meeting with my parents at the age of 5 and my last some 50 years later just before the stadium sadly closed. Those memories can't be erased and the thought of being able to add to them as a result of the implementation of policy W1B is something I wholeheartedly support"

Mark Harrison – Flyford Flavell Worcs

"I speak on behalf of thousands of fans when I say that this iconic stadium needs to feel the passion and the roar once more"

Andy Goldsmith – Burton on Trent

"Coventry is an awesome venue and I was lucky enough to visit numerous times before its closure. The possibility of this stadium coming back has put hope into thousands and thousands of race fans all over the country"

Bradley Hughes – Leigh, Lancashire

"I'm not sure how I could possibly do justice to expressing the magnitude of the impact on my life that Brandon Stadium and Coventry Bees team have had on my life since the age of ten.

I have made many friends for life, many highlights and memories to savour and a wonderful central focus for the speedway community"

Pete Lawrence – Monmouth

"Coventry has always been far more than just a racing venue. For me personally, it was a place where I made lifelong friends and found a real sense of belonging. It gave me a space where I could truly be myself, surrounded by people who shared the same passion and excitement for the sport. The atmosphere, the community spirit, and the shared experiences created something that simply cannot be replaced."

Joy Macauley – Colchester

"Please, please, please re open Brandon stadium. My whole family have been Coventry speedway fans all our lifes and long for it to reopen"

Colleen Holmes - Canvey.

"I just wanted to let you know that to some people it's a piece of old land but to some people it's so so so much more it's a happy place it's a place full of memories it's a place where friends and families enjoy quality time together it's where childhoods are made it's filled with laughter and love that's truly a unique magical place".

Marie Cornell – Norfolk

“Coventry has long been one of its spiritual homes, drawing generations of families who stand on the terraces together, sharing traditions passed down. Lose the stadium, and you don't just lose a track but you lose the stories, the Saturday night rituals, the heroes who made their names under those floodlights. Most importantly, Coventry Stadium represents continuity. In a world where historic venues are too often replaced by anonymous developments, saving it sends a message that heritage matters”

Alex Wright – Lowestoft

“It's the Mecca of oval racing in the country! It's a crime that it was even taken away from us at all, all the families with treasured memories, the sense of community and togetherness that racing at Brandon brings to thousands of people every time the gates open! “

Ryan Cattell _ Leicester

“This Stadium has played a huge part of my life and is greatly missed, we even went on the way home from our honeymoon 44 years ago. It has always been a great sports venue and we miss the sporting family vibe that was always there”.

Angela Hampson – Clitheroe

“The atmosphere, the community coming together, the unforgettable nights at the Coventry speedway track! I want to be able to go once again with my grandad , dad and brother before sadly my grandad is no longer with us”.

Matt Brown – Coalville

“Like many thousands of race fans, the undersigned rarely missed being on the terraces for racing at the venue that was universally regarded as the sports mecca. Many stadiums have closed over the decades, but the biggest loss by far has been Coventry. It is important that this one chance of re-instatement should not be missed”

Keith Barber – Bodmin

“I am writing in support of the Rugby Local Plan Policy 1B and to strongly urge that Brandon Stadium is saved from development and instead reopened for Speedway, Stock Car racing, and other community-focused activities

This venue is part of our cultural and sporting heritage. It has the potential to serve not just motorsport fans, but the wider community with events and uses that bring people together. It would be a great loss to let it slip away when it could once again thrive as a vibrant and inclusive local facility.It has already been sadly missed over recent years!!”

Grahame Lowe - Halesworth

“I spent the best part of 40 years travelling from Manchester to Coventry for the stock car racing, the racing and stadium were second to non and this was backed up by the thousands that used to turn up to spectate every time. The place was a mecca for motorsport enthusiasts”

Steve Wallbuton – Ashton-under-Lyne

“I am a developer and there are enough decent sites in the country that can be used that do not come at the expense of precious sporting venues. If lost, the likes of Brandon are not replaced. Please do what you can to bring this mecca back from the brink”

Dean Simpson – Skipton

“I particularly welcome the provision that ‘Planning permission will not be granted for development proposals which would conflict with these objectives.’ This protection is essential to prevent the permanent loss of a unique sporting asset.
The restoration of Coventry Stadium is not just about bringing back racing; it is about rectifying the loss of a premier sporting institution”.

Karl Bainbridge – Ipswich

“The sports held here were family based and the venue was one of the best if not the best in the country. Its loss to the community and the sports was immense but not irretrievable as the fanbase will support its re instatement”

David Hughes – Southampton

“We lived in a small village in Lincolnshire my father used to organise minibus trips (also taking his three sons) to meetings on a regular basis such was the interest and support from the whole village. This went on for many years until he could not drive. We his sons continued supporting the stadium and our families as well, so we have now been supporters for three generations and this is just our family”.

Steve Beckett – Grantham

“Although I live around 330 miles from Brandon I always travelled down on the first Saturday of every month from April til November to watch my favourite motorsport of F1 Stock Car Racing. I've made many many lifelong friends over the 30yrs I've been coming south & have probably only missed around half a dozen meetings over those 30yrs”.

Gordon McNeil – Scotland

“Coventry speedway is more than just bikes going round. It's family, it's friends, it's memories, it's community. To see what has happened to the stadium over the years has been nothing short of shocking. Having speedway and stock cars back at Brandon will bring life back to the area and I believe Policy W1B is a part of the answer”.

Sean Silvera - Loughborough

“I am 80 years old this year and my greatest wish is that I will see Speedway and Stock car racing return to Brandon before I die . I started going to Brandon in 1960 and continued till it closed in 2016”.

David Barry – Malvern

“It would be fantastic to see the Coventry speedway reinstated. It has to be one of the best shale circuits in the country and always well supported. It was such a shame when it closed. It's a great venue for family entertainment”.

Den Powers – Stoke Golding

“I am writing in full support of saving Coventry Stadium. I don't live in the area but had many family enjoyable days following speedway at that stadium. Speedway is a fantastic family friendly sport and should return to Coventry. So, policy W1B has my full support”

Ray Meager - Sidcup.

“Coventry stadium has been a life line for me! When i was 11 and first started racing it helped me survive the day to day real world of bullys it kept me from going down the wrong path. The atmosphere the weekends the friends you meet along the way its like a whole different world like the world can shut off in day to day life with a weekend racing! it saved me once upon a time and to hope it will save many more kids lives with having this track back. Thank you”,

Emma Alldridge – Long Eaton

“I am emailing my support for saving Coventry Speedway Stadium at Brandon. I have been going there for years and to the stock cars and feel it is a great facility that really needs saving. I am in full support of option W1B”.

Gina Staak – Riseley

"I fully support the return of Speedway and Stock car racing at Brandon. I grew up at this place, and would love the opportunity to return with my grandchildren that live in Coventry and Wolston"

Darren Jones – Lichfield

"I wish to add my support for the Rugby Council's decision and policy W1B to preserve Coventry Stadium for speedway, stock car racing and other possible sports activities. There are too many stadia and playing fields being lost due to the current drive to build more and more houses".

Geoffrey Smith – Beccles

"I support the above policy because this was our favourite stock car track We went for many years and always had a brilliant time"

Colin Wilcox – Walsall

"I would like to express my sincere support for policy W1B. I have many fond memories of watching different promotions run motorsport there and it was always fantastic. The F1 stock cars in particular brought the place to life! I hope to one day see it back open as a great shale track again."

Daniels Drewry – Spalding

"Please don't demolish this wonderful place. I'm sure there will be lots of people that like me have fond memories of it. I now live in Leeds, I have family still in Binley Woods if this was reopened myself and my family would love to go see speedway and stockcar again".

Christina Ashton – Leeds

"Please bring speedway and Motor spot back to Coventry / Brandon Stadium and there for I support Policy W1B of the Draft Rugby Borough Council Local Plan".

John Plyer – Bracknell

"The stadium for many decades has been an iconic venue for motorsports which has hosted international competitions for both sports. I fully support Policy W1B and am registering my views that both Speedway and Stock Car racing be allowed to return to Brandon Stadium as soon as possible"

Andrew Goldsby – Studley

"I am for the Brandon stadium to be reinstated back to a speedway and oval track circuit. I spent my whole childhood at this venue every week with my late granddad and brought us many happy times"

Steve Brook – Wolvey

"Coventry speedway.....My absolute passion! I live in Northampton and travelled to see the Coventry bees every week since the 80's, a big favourite in our family and meeting many lovely people along the way. I cannot tell you what it would mean to get those bikes racing around that wonderful track again. We need more family sports that we can all enjoy!"

Joanne Chivers – Northampton

"The atmosphere in Coventry cannot be matched elsewhere, this is the mecca of our sport & central for all supporters. Seeing the stadium as it stands today is heart-breaking so hoping the right decision can be made & bring life back to this great stadium".

Sally Newnes – Penkridge

"I fully support all efforts in attempts to reopen the Coventry Stadium for Stockcar and Speedway racing. With Brisca F1 stockcars in mind, this was perhaps the premier stadium in the country for many years with fans travelling far and wide from around the country to attend the Coventry meeting

which was held on the first Saturday of each month, eight times a year. There must have been a positive impact on the local economy in Brandon and perhaps more widely in the midlands”.

Dr Keith Harrington – Stockport

“I totally support the return of speedway and stock car racing to the iconic Brandon Stadium. My dad was at the speedway the night I was born so it was always in the blood and 70-odd years later I am still excited by this wonderful family sport. My nearest track now is Leicester but Coventry Bees will always have a special place in my heart”.

Kevin Stackhouse – Tamworth

“I remember seeing Many World Finals for the Brisca F1 Stock Cars at Coventry, the Stadium packed with supporters, the atmosphere electric, the racing superb.

Brandon as a great History within the sports of Speedway and the Stock Cars, and always felt like it was the spiritual home for the Stock Cars”.

Andrew Hirst – Barnoldswick

“Coventry Speedway and Stock Car stadium is needed for many reasons and by 1000s of supporters of both iconic motor sports I therefore support fully the Policy W1B of the Rugby Borough Council local Plan”.

Paul Norman – Potcote

“This track was widely regarded as the best location for great racing and atmosphere and was a sad loss to the sport when it was closed. We need it back at Coventry with fresh management and I for one will be a regular even though I have to travel to get there and stay locally overnight”.

Alan Keeling - Dolton-Winkleigh

“Its the place i grew up and met many lifelong friends and now with 2 children of my own i would like them to experience the same thing watching me race and to have a place for them to race when they are old enough too should they wish to”.

Lee Fairhurst – Ossett West Yorkshire

“I am currently 42 years old as I write this and from being 6 weeks old when my parents took me to my first speedway meeting, Coventry Speedway (& Brandon stadium) have been a huge part of mine and my family's life. The stadium needs to be returned to its former glory, the teams and events that are so sorely missed.. returned for generations to come to enjoy. My family and I will be back on those terraces the moment we can!”

Lee Geary – Hinckley

“I have spent all my like visiting Coventry stadium for stock car racing since the 1960s. I have brought friends and family from all over the country to the stadium. I would love to see it open again.”

Derek Hines – Burbage

“I am in full support of policy W1B. This Stadium has played a huge part of our lives for many years and is greatly missed”

Roy Hampson – Clitheroe

“My 4 children were brought up spectating there, and the speedway has been a constant, positive presence throughout their lives.

After a busy and demanding working life, being able to visit Coventry Speedway has always brought a massive sense of satisfaction and enjoyment. It is far more than just a venue — it represents community, family memories, and decades of shared experiences.

Losing Coventry Speedway would mean losing an important part of our heritage and a place that has given so much to so many families like ours. I sincerely hope everything possible can be done to protect and preserve it for future generations”

Garry Mann – Rotherham

“This venue has given multiple generations of our family fantastic entertainment and memories and i feel therefore it should be reopened as a Speedway and Stock car venue to give the next generation a chance to see live oval motorsport at it very best”

Chris Lofthouse - Wakefield

“I have visited the stadium since the 1970,s and my parents started spectating from the 1960;s. It was always great to watch motorsport and speedway at this iconic venue. If this could open again it would bring so much pleasure and happiness to myself, old fans and new spectators.”

Paul Drew – Caddington

“I support the Save Coventry Stadium campaign as this venue has been a part of my life since childhood when my father and friends took me. Coventry Stadium was not merely just another motorsport venue it was (and still is) held in hi esteem as a mecca and ‘focal point’ for fans of short circuit motorsport from throughout the whole of the UK – it is now 9 racing seasons on from it closing and I still miss it dearly (as do many others) – and live in hope that it will return”

Wayne Allen – Solihull

“I am writing to support the Brandon Stadium being return to a motorsport venue. The facility in past years has provided many hours of entertainment for myself and my children. I had hoped that my grandchildren would also benefit from this facility which over its rich history has provided much needed entertainment not just on a local level but for national and international visitors. It is quite simply one of those places steeped in history which forms the very fabric of Our society. Please don't let it become lost to generations to come.”

Gary Robinson – Wisbech

“In support of Policy W1B.....Please do not let this iconic venue be torn down, we need to maintain & provide an historic legacy to the sports of yesteryear & provide diversity for the venues use both locally, nationally & as in the past internationally.”

Peter Crowther – Oswaldtwistle

“Hi. I was a regular spectator at Coventry speedway and stock cars with friends and family from 1969 until the last meeting and hope very much that this iconic and much missed venue can be reinstated to its proper use”

Martin Bridgeford – Wellingborough

“The possibility of a return of the sport is so important to us as a family. It's something we share together and Coventry was always the mecca of the sport, renowned throughout the world for both stock car racing and speedway. Drivers, riders and spectators would visit from all of the world and this influx of fans every week brought huge revenue to local business before and after the meeting.

It can also once again be an incredible asset to the local community who I am sure would love the thrill and spectacle of both sports along with all the other activities the consortium have planned. Providing facilities for the local community is incredibly important for that communities mental health and wellbeing for people of all ages.

I look forward to a successful restoration of Coventry Stadium, Brandon as outlined in W1-B and the

return of this world famous stadium to its rightful place as one of the best in the world of short circuit motor sport”.

Matthew Johnson – Nottingham

“It provides skills, self esteem and motivation to young people who may have previous few other opportunities. In this way it may well keep people out of a life of crime and drugs and may even lead to job opportunities.

Please help to enrich people's lives by keeping this facility. I am in support of policy W1B”.

Graham Cornish – Bideford

“Please record my full support with regard to Policy W1B and Coventry Speedway/Stock Car Stadium.

My wife and I have travelled to Coventry from Middlesbrough to attend race meetings since 1976 until its closure. We have often stayed at local hotels and enjoyed along with our children many weekend breaks in the direct area”.

Brian Watson – Middlesbrough

“I am sending this to you to let you know how much people love the stadium not just for the fantastic racing but the social with the thousands of people turning up. My family and friends still to this day tell me the fantastic story's they had there at the beautiful stadium so I want to experience it with them now”

James Towey – Worcester

“Not only is it the closest track to where I live but I firmly believe it to be the best. I therefore support W1B.”

Roger Guy – Nottingham

“I am in full support of POLICY- W1B. Coventry Stadium has the potential to be a world class short oval stadium.

Prior to its enforced closure it was iconic, the speedway and stockcar racing (in all its forms) was very well supported and in spite of the large spectator attendance it maintained a very good relationship with all its neighbours.

It was instrumental in me reconnecting with the sport that was a large part of my childhood that I had lost touch with”.

Mark Davis – Derby

“I would like to show my support for the full reinstatement of Brandon Stadium as a motorsport facility.

It would be massively beneficial to the local economy and motorsports fans not only from the midlands but from far and wide”

Robert Wathes – Tamworth

“I would like to show support for the return of stock car racing to Brandon stadium. I used to go to “Cov” every first Saturday of the month for 30 plus years. Taking our children was often the highlight of their month too. It was always the biggest meeting of the month for Brisca F1 stock car fans and we loved it”.

Karen Morgan – Welwyn Garden City

“Up to its demise I was a regular visitor (from Cambridge) to the Speedway at Coventry and enjoyed many a day out in the area using facilities like restaurants, shops and petrol stations. Sometimes I was on my own others I would have a car full of supporters. The Speedway at Coventry is much missed and the surrounding economy would be boosted by its reintroduction”.

Barry Wilson – Cambridge

"I am writing in support of Policy W1B and to strongly urge that Brandon Stadium be saved from development and instead reopened for Speedway, Stock Car racing, and other community-focused activities. We have so many happy memories at Brandon."

Thomas Jarvis – Ashby-de-la-Zouch

"I first went to Coventry stadium when I was only a few weeks old, I continued to visit throughout my childhood and into my teens and then adulthood. I would now like the opportunity to do this with my own children and share the many happy memories I made with my parents and grandparents and hopefully create some new lasting memories for them and myself"

Jamie Brown – Burton on the Wolds

"My family had been attending the Speedway at the Stadium from the early 1960's and were still enjoying the Speedway when it was forcibly closed in 2016. Several generations of my family were always in attendance and we want to continue that tradition".

Chris Muckian – Sutton Coldfield

"Please save Coventry Stadium for Speedway & Stock Car Racing. I first went in the 60's to speedway when we were Oxford Cheetahs fans, then later to Stock Car Racing where we went every month and it was amazing, it was a very sad day when the stadium closed in 2016".

Sandra Parker – Aylesbury

"I am writing to express my support for Plan Policy W1B and the proposed return of speedway and stock car racing at Brandon. Brandon Stadium has long been an important sporting and cultural venue, with a history that spans generations. The return of speedway and stock car racing would restore a well-established use of the site, support local sporting heritage, and provide social and economic benefits to the wider area through events, visitors, and employment.

I believe the proposal represents an appropriate and sustainable use of the site, respects its historical context, and would be welcomed by a significant section of the local and regional community".

Andy Barrow – Littleborough

"Speedway at Brandon was a massive part of my childhood travelling from the Dudley area to watch Speedway every Friday with my family these memories are cherished forever. Speedway has been passed down our family tree for many generations and the loss of Coventry Speedway has left a big hole in our lives. Brandon is a special place to many of thousands and it would be amazing to see it reinstated to a facility where we can watch the sport we love once more!"

Matthew Powell – Brierley Hill

"The presence of both speedway and stock cars at Brandon gave Rugby something to be proud of, an internationally renowned facility with decades of history, often hosting national and world finals".

Alan Boon – Northampton

"I am in full support of Rugby Council's emerging Local Plan which specifically designates Brandon as a motorsports stadium.

As a long time supporter of Coventry Speedway & Speedway in general, I think it is vital that we get back, something that has been enjoyed by family's for generations".

Amanda Williams – Moreton in Marsh

"My family and I have attended the Stadium to support stockcar racing since the early 1970s and think that a true family sport such as this should be encouraged. My family and thousands of avid fans will be devastated if the stadium were to cease to exist".

Norman Davey – Heywood

“Please accept this email as confirmation that I support policy W1B to save Coventry stadium and return its use for speedway and stock car racing. Before its closure Coventry was the premier venue in the uk for both forms of motorsport. Its central location and brilliant transport links made it the perfect place for friends, fans and drivers to meet monthly”

Jay Albrighton – South Normanton

“I'd like to give my full support in bringing motorsport back to Coventry. It was a venue which myself and family have has the pleasure of attending over many years and generations for both speedway and stock cars. This stadium needs motorsport to return to allow future generations to enjoy and make memories”.

Robert Taylor – Chesterfield

“I support policy W1 B. As an avid motorsport fan who attended coventry stadium monthly, i understand the importance of having community hubs like these where people can gather and socialise”.

Bradley Porter – Towcester

“I fully support Policy W1B and the return of oval motorsport to Coventry stadium it is a important part of the history of the area and the country! We need places to enjoy and support creating a wider community! “

Jon Brown – Sutton-in-Ashfield

“Coventry was always highly regarded as, The Jewel in the Crown, for Brisca Stock Car racing, and it's Speedway.

As well as the exceptional motorsport that was promoted at Brandon, It always had a terrific buzz, and was a brilliant socialising hub. I truly miss this huge part of my life, that was spent attending this great venue, and still crave for it to return some day.

It really has been a great loss to us all over the past decade, leaving a massive personal impact on myself, and Thousands of like minded fans.

Wouldn't it be marvellous if we all once again experience this much missed spectacle at the, Brisca Mecca”.

Paul Baker – Haddenham

“We are writing to formally express our strong support for Policy W1B of the Rugby Borough Council Local Plan regarding restoring Coventry Stadium for motorsports and community use.

For all stock car and speedway followers Coventry Stadium was an iconic venue. We travelled from our home in Manchester for over 40 years to attend the monthly stock car event. At these events you could often witness three generations of the same family all out together. People would often sit or stand in the same place and as a result long lasting friendships were made.

We hope that Rugby Council remain firm in their proposal to assist in the reinstatement of Coventry Stadium as a motorsports and community use venue”.

Ken & Dolores Payne – Manchester

“I read with much interest the latest news on the future of Brandon Stadium and the distinct possibility of a return of Coventry Bees Speedway Team. I fully support the W1B proposals and look forward immensely to one day being able to once again enjoy speedway at the venue. It was a great loss to

the region and to the sport when the stadium closed. Hopefully it can be saved and reopened as a major speedway venue”.

Nigel Natrass - Stapleford

“Iconic venue, iconic speedway team, historic British sport. Save Coventry Speedway!”

Mike Harling – Marlborough

“I believe the stadium shouldn’t be built upon and that multi use sports should get control of the stadium and get the WORLD famous ‘Coventry Bees’ Speedway team up and running again.

“Although I am not a resident of the UK I do make regular visits to visit family etc, and I always include a trip or more to speedway meetings whilst there. (As there is no speedway in Ireland sadly) I have visited Brandon many times (too many to recall exactly!) and would definitely do so again should it return and it would be a very moving experience to do so!!”

Denise Dunlea – Co Cork

“This track brought many people together from all over the UK and beyond, it also brought a lot of business to the area by way of people staying in hotels and using shops, pubs and food outlets”.

Nik Eastwood – Wilmslow

“Stating my support for policy W1B.

As a child i had many special memories watching the racing at Coventry with my mum and dad, we would travel all over the country to watch the racing but there was always something special about going to Coventry, it had something magical about it. Now I'm a grown adult about to get married in June, ready to have kids of my own it would be incredible if I was able to take my family there for years to come”.

Philip Michael – Accrington

“For over 40 years me and my family have visited Brandon to watch the stockcars on the first Saturday of each month. Due to travelling from the North East of England most visits included an overnight stay at the local hotel, thus providing income to the local community.”

Waine Burchall – Newton Aycliffe

“I am the Managing Director of Lancaster Automation Limited and I am ready to lead a team of electrical engineers to assist in whatever way possible to support those who will manage the future of this massively important venue.

I am very confident that this venue can be returned to its former glory for the benefit of many in and around the Brandon area together with the broader UK, Holland and Europe”.

Clive O’Beirne – Morecambe

“We need to save this as it has been going for years, i would like to see Coventry back on track, to have family days out so my boys can experience what I did growing up”

Martin Guest - Telford

“It’s important to save coventry speedway we need to speedway in the midlands we are losing to many, the memories I have as a child and now my child loves the sport seems sad times we don’t have many places to take him”

Teela Bate - Telford

“I’m really hoping we can get the stadium back to what it was a Mecca for Stockcars and speedway fans. People use to traveling from all over the country and abroad to watch the sport we all love.”

Simon Greenwood – Manchester

"I support policy W1B as brisca racing and motersport in general fan this is very close to my heart. I've always wanted to attend a Coventry meeting only heard tales of how great it was and can be".

Edan lilyut – Northampton

"I've been going racing since I was 6 months old with my grandparents, I'm now 35 and I take my boys racing who love it just as much as me!

Coventry was my favourite track I would love to be able to take my two boys to the place I loved and reminds me of my childhood.

Please save Coventry stadium!!!"

Soraya Hollingworth – Matlock

"This stadium means the world to our family and would be the highlight of all of our lives if this wonderful family arena came back for us all to race again and get it back on the map of our stock car calendar".

Oliver Spencer – Tamworth

"Ok us Stock Car and Speedway Fans have reluctantly had to accept a demise and disappearance of venues over the years but the one that had touched many hearts more than most was Brandon Stadium closing down , the amount of love for the place has been clearly shown over the years and many thousands are simply not wanting to see the place go for good ,witnessing the vandalism that has been happening there has been heartbreaking. If there was the green light to refurbish the place the queue of volunteers (me included) would be a mile long willing to help out."

Paul McIntosh – Chester Le Street

"Although the track has already closed, it is still deeply missed by so many people, myself included. Coventry Stadium was a huge part of my life for over 30 years. I spent countless Saturday nights there watching stock car bangers and speedway. I was taken there as a baby in my pram and, years later, I had the privilege of taking my own boys. Few places carry that kind of personal and generational meaning.

The stadium was more than just a venue. It was a place of shared experiences, community, and passion for the sport. Its loss has left a real gap, not only for supporters but for the wider sporting culture of Coventry. Policy W1B represents a vital opportunity to restore something that mattered, and still matters, to so many people.

Bringing Coventry Stadium back would mean preserving a legacy and giving future generations the chance to create the same memories that so many of us treasure. For these reasons, I fully support Policy W1B and would be proud for my name to be included in your submission".

Samuel Wass – Kibworth

"It's a place that holds a special place in my heart more than any other track, as it's the one I first started attending many years ago.

The atmosphere at a Coventry stock car night was like nothing else, and as I stated earlier the track does hold a special place in my heart and my earliest memories with my grandad, and im sure these memories created are also a part of many other peoples lives.

To have the opportunity to go once again and now at the age of 19 possibly be able to race there myself one day would be a dream come true."

Owen Strong – Pershore

"We need to bring back Coventry as it's been part of my life since I was a young lad , I had my first date with my wife there in 1992 and we've been married 25 years this year".

Stephen Porter – Towcester

“On a very personal level, Coventry Stadium holds immense emotional significance for me and my family. My mum’s wish when she passes is for her ashes to be scattered on the track at Coventry. This wish means the world to me, and it is something I desperately want to be able to honour. If the stadium does not reopen and continue running, I won’t be able to fulfil that final wish for her, which would be heartbreaking.

Reopening the stadium would preserve not only a historic and much-loved racing venue, but also countless personal memories, traditions, and futures tied to it. For many of us, Coventry Stadium represents belonging, continuity, and shared history.

I sincerely ask that you consider the emotional, social, and cultural importance of the stadium, alongside its sporting value. Its reopening would mean more than words can fully express to me and to so many others”.

Gemma Callow – Boston

“I am writing regarding the potential saving of Coventry stadium. It would be fantastic if this venue could be saved, as it is the best motorsport venue in the country. Many would agree with this. It was a great opportunity for socialising and since this closed it has left a hole in many peoples lives. It was always something to look forward to for lots of people”.

Harvey Maskell – Burgh le Marsh

“Speedway is a fabulous, family friendly, sport with a passionate and loyal fan base; it is something I have followed with my own 'children' (now in their 30s!) since they were in their teens and it has given us a huge amount of pleasure and brought us closer together. Housing can be built pretty much anywhere but, once a track has gone, it is highly unlikely to return.”

Tracey Smith – Belper

“I wish to register my support for Policy W1B with particular attention to the re instatement of Stock Car Racing and Speedway at Brandon Stadium. As a supporter of both sports, I have visited Brandon on many occasions, normally staying in local hotels. Brandon Stadium is an iconic venue and to see it regain this identity would be fantastic”.

Jason Kilner – High Peak

“Stock car racing has been in my family for generations. Not as racers, but as family time. Growing up, every first Saturday of the month was stock cars at Coventry Stadium.

My children never made it to Coventry, but I am desperate to share this experience at what I think is the natural home of stock car racing, at Brandon Stadium. In the middle of the country, where people would flock from all over.

I hope it returns. There are literally thousands of people that take joy from it. We will regularly return if it was to open.”

Leon Morley – Newton Abbey

“This place is just so special to me and i would love to be able to give my children the chance to gk to the stadium and witness the fabulous racing that was there”

Alfie Elvin - Donnigton

“For years, the whole family attended regularly to watch speedway and stock car racing. Like so many others, they built lasting memories there—memories that are deeply personal and irreplaceable.

Please do not allow this very special place to be lost. Coventry Stadium deserves to continue, to be protected, and to have the future it so clearly merits.

Thank you for taking the time to consider this plea”.

Kate Baxter – Sutton Coldfield

"Please Please re-open this national treasure that is Brandon stadium!!"

Rex Tukcer – Banbury

"I had travelled from Scotland to Brandon stadium to watch stock cars since 1986 , this stadium was the best in the uk for stock cars and i would come to watch circa 5 or 6 times a year , i would stay at a local hotel overnight as many many other supporters would do so too , bringing in money to the local community.. this stadium is desperately missed and a retrun would bring in many thousand fans back to the area"

George Renwick – Scotland

"The stadium must revert back to featuring speedway & stock cars! The location is perfect, it's steeped in history & the whole reason I fell in love with BriSCA F1 was because of that amphitheatre atmosphere!!"

Sally Langley – Colchester

"My husband has won many races around there and also championships.

My father in-law won his 1st and only world final there.

A place I would love to be able to take my children and show them where their Dad and Grandad won all these things.

My husband still races and my daughter ha also just got her 1st Mini Stox to start racing. What an amazing thing it would be for her to race around a track that her Dad and Grandad became champions. My son will also race when he's older and would love to have all 4 of them be able to say, they all raced (and hopefully won) around the iconic Coventry track".

Larissa Harrison – Rothwell

"I'm would like to support Policy W1B.

I grew up supporting the Coventry Bees. Many nights were spent on those terraces with my family and as a young boy my imagination was well and truly captured. To the point where I realised a dream to race for the Coventry Bees myself. The stadium should remain as a sporting facility and give others the opportunities I had"

Lee Coleman - Leicester

"I have been going since 1968 and now its closed I'm still devastated even after now its 10 years on this year myself and my family really miss it so much opening this place up again would be life changing for us my grandchildren id like to take now and see them cherrish these special moments. hoping for a re opening ASAP"

Richard Birkett - Worcester

"We have so special memories of Coventry Speedway and Stock Car Racing at Brandon Stadium on that cherished Brandon shale. So much fun, excitement watching Coventry Bees over the years"

Ann E Allen – Northampton

"My father used to cycle from Northampton there as a teenager to watch the F1s. Nowhere quite beats the first Saturday of every month there for the stockcars. Id love for my 19 month old son to be able to experience what I did!

Id also like to offer my services where possible to help restore the stadium to its former glory. I have an electrical contracting business and would be happy to assist".

Rob Jones – Brixworth

"My Dad took me to watch the racing there in the 1990s & I would really love to take my children to see what a spectacular venue it was/could be".

Steve Sumnal – Chester

"We have many fond memories of going up to Coventry Stadium (Brandon) for away trips to watch the Coventry Bees and soak in the great atmosphere at what was a historic venue. We would dearly like to see the return of speedway to Coventry, building on its proud history hosting some of the biggest events in the sport"

Chris Whitehouse – London

"I attended Coventry Stadium to watch Coventry Bees in April 1970 at the age of 2 weeks old with my parents. I attended every home meeting with my parents, my uncle, auntie and cousins.

This stadium and sport has been and still is a massive part of my life, its been sadly missed since its closure in 20162.

Steve Tideswell – Leicestershire

"I wholeheartedly support all the efforts being made to reinstate the stadium, and all those determined financially to get the whole site up and running again.....so many more generations can once again enjoy the sights, sounds and smells of exciting Motorsport"

Steven Broughton - Anstey

"I write to you to show my full support of Policy W1B.
Coventry stadium at Brandon was the Mecca of motorsport for so many years and attracted people from far and wide as a get together venue to enjoy the sport they loved, be it Stockcars or Speedway!! I grew up around stockcars enjoying the monthly visit on the 1st Saturdays of every month from April to November. My own memories both as a fan/spectator with my family and then as a competitor competing in 8 F1 Stock car World Championships will live with me forever but the stadium needs to carrying on as a motorsport venue!!! We can ill afford to lose another circuit of this nature, it needs to live on and has so much left to give, within the stockcar and speedway fraternities for fans young and old".

William Yarrow – Desborough

"I am writing to formally express my strong support for Policy W1B and the proposed reinstatement of Coventry Speedway Stadium.

For generations, Coventry Speedway has been regarded as the spiritual home and crown jewel of BriSCA F1 Stock Car racing and the Coventry Bees. It was not simply another venue on the calendar; it was **the** venue. The stadium consistently delivered the highest attendance figures in the sport, hosted some of the most iconic and fiercely contested BriSCA F1 World Finals in history, and attracted competitors and supporters from across the United Kingdom and beyond.

People did not attend Coventry out of convenience. They made a deliberate effort to be there. That alone speaks volumes about its national significance and cultural value within British motorsport".

Paul Lofthouse – Harrogate

"It was a great lost to the community and fans of both speedway and BRISCA stock car racing when Brandon Stadium closed down. I used to be a regular at both the stock car racing and Coventry bees speedway my brother started my interest in stock car racing as a child many years ago. It was a place to meet and talk to people and make friends with like minded interests People travelled miles to the meetings".

Graham Atton – Narborough

"I Support Policy W1B to Restore Brandon Stadium.. I'm a thrid generation supporter, my two daughters are desperate to become the 4th generation of Nixon's to support The Bees from Brandon".

Matthew Nixon – Daventry

“I fully support the save Coventry stadium policy W1B.

I've followed Stockcar racing for over 40yrs and a highlight in any month of the season would be a first Saturday of the month trip to the iconic Brandon stadium. Even from our southwest Base this was a must do event with many special meetings over the years. I've followed the events since it's sudden closure in 2016.

This Stadium needs to be reinstated as a Speedway/Stockcar venue. This was our mecca”.

Keith Hosiene – Taunton

“We would like to send this email to show our support for the above policy.

We are a racing family, and have been attending stock car meetings at Brandon Stadium since the 1960's. My Grandad was first to race there, then my Uncle took over, then my husband and finally my Son who is the 4th generation, made his first debut at the age of 7 to race around the famous track. When my Grandad sadly passed away in 1998 his first memorial race and subsequent races were held at Brandon, which were special but sad meetings for us.

Everyone knew in the Stock Car world that Coventry was the 1st Saturday of every month, and if you were lucky enough to get a booking, as everybody wanted to race there, as it was by far the best track/stadium we had, it was always a brilliant night full of entertainment on the track, and a great social night in the bar afterwards. My own honeymoon was cut short, as we had to get back so we could debut our brand new car at the first meeting of the year in 2003”.

Claire & Jason Holden - Abingdon

INTERNATIONAL RESPONSES

“Reopening Coventry Stadium would revive a historic sporting location, support grassroots motorsport, attract visitors, and generate positive economic and cultural impact for the area. Most importantly, it would restore a unique racing community that cannot simply be replaced elsewhere”.

Maarten Broekman – Netherlands

“I wend to Coventry in the 80s on my one, on phone, or internet , by fax, treflerchecks, and roadmap, at the ferry , where same ather boys , zo we drove up to Coventry. For us is was breath thaking, the atmosphere all the people and cars, and everyone having a good time ,yong old , all kinds off people , the excitement, and i thought this will never go away...over the years i capt on coming, always amaisd about the place , there was no other place then Coventry”.

Klaas-Jan Modder – Holland

“Try to explain what Brandon Stadium means to me, my husband, our children, their friends, my parents, sisters and their husbands is not easier to explain then to state that the raceway is part of our lives. We are all brought up with the Stockcars. It is a part of our DNA”

E. Jaspers-Boschma – Netherlands

“The superb atmosphere there was always stunning! Hopefully we can let her shine again and gave here the respect she defenitly deserve”

Jordey Glelen – Netherlands

“Since I was a little kid, my dad has brought me to Coventry Stadium at least once a year to watch Brisca F1 stockcars. With the highlights being the World Final nights. The stadium really is the mekka of Stockcar racing and should reclaim it's rightfull place”.

Dave Scheijvens – Netherlands

Summary of Resident and Community Support for Coventry/Brandon Speedway Stadium Restoration (Policy W1B)

The extensive collection of statements from residents, local community members, motorsport fans, and supporters both local and international overwhelmingly **express strong, unified support for the preservation, reopening and restoration of Coventry (Brandon) Speedway Stadium for speedway, stock car racing and other community uses**. This site, steeped in nearly a century of motorsport history, is valued not only as a sporting venue but as a **cultural, social, and economic asset** critical to the identity and heritage of Coventry, Rugby, and surrounding areas.

Key Themes and Insights

- **Historical and Cultural Importance**

- The stadium is regarded as an iconic, historic venue with nearly 100 years of continuous use for speedway and stock car racing.
- It was repeatedly described as having generations of memories tied to the stadium, viewing it as “not just a venue” but rather, a “spiritual home,” “cathedral of speedway,” “jewel in the crown” and “the mecca” of British oval motorsport.
- Fans and residents emphasize the loss felt since the closure in 2016, with personal and community bonds deeply impacted.
- The stadium is deeply woven into local identity, community heritage, and family traditions.

- **Community and Social Value**

- The stadium fostered a unique family-friendly atmosphere, bringing together all ages and backgrounds, creating lifelong friendships, a sense of belonging, shared life experiences and a strong local community spirit.
- Many statements highlight the stadium’s role as a valuable social hub that encouraged youth engagement, physical activity, and mental wellbeing.
- The loss of the stadium since its 2016 closure has left a significant void in community life and local social fabric.
- Residents living around the stadium report no historic issues with noise or events, instead emphasizing the positive social impact.

- **Economic and Employment Benefits**

- The stadium historically generated substantial economic benefits for Brandon, Binley Woods, Coventry, and the wider Rugby borough.
- Reopening is expected to bring significant economic uplift: increased visitor footfall, support for local businesses (shops, pubs, hotels), job creation (both full-time and part-time), and volunteer opportunities.
- The stadium’s events historically attracted national and international visitors, contributing to local tourism and commerce.

- Many respondents noted the value of keeping a unique sporting venue over generic housing or industrial developments, which would not replicate these economic and social benefits.
 - **Policy W1B Support**
 - There is widespread endorsement of Rugby Borough Council's Local Plan Policy W1B, which aims to protect the stadium from housing development and preserve it for motorsport and community use.
 - Many urge the Council to pursue a compulsory purchase order to secure the site and enable restoration by experienced operators.
 - Supporters emphasize the importance of the policy's protection clause preventing conflicting development that would jeopardize the stadium.
 - **Motorsport Heritage and Future Prospects**
 - The stadium hosted world championship events and was a premier venue for BriSCA F1 stock cars and the Coventry Bees speedway team.
 - Fans and former competitors from the UK and abroad express hope that reopening will revive the stadium as a national and international motorsport hub.
 - The venue is viewed as essential for preserving motorsport heritage and providing opportunities for future generations of racers and fans.
 - **Emotional and Personal Connections**
 - Many testimonies reflect deep emotional ties, with stories of family traditions, lifelong friendships, and personal milestones linked to the stadium.
 - Many residents express their desire to share the experience with their children and grandchildren.
 - The closure isn't framed as inconvenience – it is framed as a tragic loss, devastation, cultural erosion, community fracture and reopening is seen as restoring pride and community cohesion.
 - **Atmosphere and Uniqueness**
 - The atmosphere is repeatedly described as “magical”, “unique”, “stunning”, “electrifying”, “like nowhere else”.
 - The floodlights, terraces, roar of the crowd – almost mythic language.
 - **Broad Geographic Support**
 - Supporters include local residents from Brandon, Binley Woods, Rugby, Coventry, and surrounding villages, extending to fans and families from across the UK and internationally, reflecting the stadium's global reputation.
 - This widespread backing underscores the stadium's importance beyond its immediate locality.
-

Timeline of Key Events

Year/Period	Event/Context
1920s - 2016	Coventry/Brandon Stadium operates as a major motorsport venue; multiple generations of families attend.
2016	Closure of speedway and stock car racing at the stadium
Post-2016	Site falls into disrepair; community campaigns for restoration
Current (2020s)	Rugby Borough Council proposes Local Plan Policy W1B to protect and restore the stadium for motorsport and community use

Summary Table: Policy W1B Support – Key Points

Aspect	Details
Policy W1B Purpose	Protect and restore Coventry/Brandon Stadium as a motorsport and community venue
Community Support	Strong, multi-generational backing from local residents and motorsport fans nationally and internationally
Economic Impact	Potential to boost local economy via tourism, jobs, and business support
Social & Cultural Value	Preservation of a historic sporting venue and community hub fostering family and social cohesion
Historic Significance	Venue of international championships and a premier UK motorsport location
Threats Addressed	Resistance to housing development or other conflicting land uses
Calls for Action	Support for compulsory purchase order and active council involvement to secure stadium's future

Representative Quotes (Paraphrased)

- *“The stadium has been a cornerstone of local life and motorsport heritage for nearly a century.”*
- *“The stadium was more than a venue; it was a defining part of our community identity for generations.”*
- *“It provided safe, family-friendly entertainment and created lifelong memories.”*
- *“Restoring Coventry Stadium would revive community spirit, preserve heritage, and boost the local economy.”*
- *“It was our cathedral. Ten years have passed but the support for its return is stronger now than ever.”*

- *“The closure left a void; reopening would offer opportunities for youth engagement and employment.”*
 - *“Policy W1B is critical to protect this irreplaceable venue from development threats.”*
 - *“Fans from across the UK and internationally consider Brandon their motorsport home.”*
-

Conclusion

There is overwhelming support from local residents, motorsport enthusiasts, and the wider community for the reinstatement of Coventry/Brandon Stadium as a premier venue for speedway and stock car racing. The stadium is valued not only for its sporting legacy but also as a vital community asset contributing to social cohesion, heritage preservation, and economic vitality. **Policy W1B is widely endorsed as the critical planning mechanism to safeguard the stadium’s future, prevent incompatible development, and enable its restoration and sustainable operation.** The collective voices call for urgent and committed action by Rugby Borough Council and stakeholders to secure the stadium, honouring its historical significance and ensuring it continues to serve generations to come.

Keywords

- Coventry Speedway
- Brandon Stadium
- Rugby Borough Council
- Policy W1B
- Stock Car Racing
- Speedway Racing
- Motorsport Heritage
- Community Asset
- Economic Impact
- Family Entertainment
- Cultural Preservation
- Compulsory Purchase Order
- Local Plan
- Historic Venue
- Social Cohesion

SUMMARY OF THE BACKGROUND TO BRANDON STADIUM

STADIUM HISTORY

The stadium opened 1928 for speedway, which was staged continuously (other than war years) up until closure by Investin / Brandon Estates at the end of 2016. Stock car racing was introduced in 1954 and also ran every year until closure.

It was the UK's premier oval motorsports stadium with an unrivalled history and heritage, staging all the major events on the speedway & stock car calendars.

The final speedway meeting (Elite League Riders' Championship) was staged on Saturday 8th October 2016 and the final stock car meeting was on Saturday 5th November 2016.

2560 speedway and stox meetings have been staged at Brandon including 31 British Finals, 2 World Cup Finals, 3 World Championship Grands Prix and 21 World Stock Car Finals

Six World Champions have ridden for the Coventry Bees team, including Ole Olsen (3x Champ), Greg Hancock (4x), Hans Nielsen (4x). In 2016, the ashes of the Bees' longest serving rider Nigel Boocock were interred below the start line in a ceremony 39 years after his Bees career ended.

A more detailed history of the stadium is available on request.

STADIUM SALE

It was sold by the then owner [REDACTED] following a £4.5m loan being called in at short notice by Royal Bank of Scotland (in what was a much publicly criticised action forced on 5000 small businesses, many of which were forced into administration). The loans were not related to the stadium but rather for ventures in a number of his other companies; however, the stadium had been a guarantee for those loans. This reason was evidenced in the form of a letter sent to RBC from [REDACTED].

It was sold for £2.7m, via an intermediary ([REDACTED]) to Investin PLC, headed by Monaco based [REDACTED] (he has since moved to Portugal) as a speculative purchase (with intention of realising housing value). 'Investin Brandon' was registered at Companies House and eventually changed to 'Brandon Estates' and its registration moved to Jersey.

THE LOCAL PLAN (2019)

Having bought the stadium, the developers Brandon Estates (BE), attempted to get their plans to redevelop the stadium for housing onto the Rugby Borough Local Plan.

Save Coventry Speedway & Stox Campaign Group (SCS) submitted representations opposing the redevelopment and attended the Local Plan Hearings on 24th April 2018, arguing that Rugby Borough Council (RBC) policies did not adequately protect sporting venues. SCS also presented government inspector [REDACTED] with a letter, written by local MP Mark Pawsey and signed by 10 other MP's / Lords, urging the council to 'reject the application and actively support the campaign to return the stadium to its former use'. The inspector visited the site on 28th April 2018.

On 17th May 2018, the inspector issued his interim report, declaring the Local Plan '*Unsound*' as RBC Policy '*does not safeguard existing sports and recreational buildings being built on unless surplus to requirements or replaced elsewhere, in line with Paragraph 74*'. It was a major victory for the Campaign Group, resulting in RBC rewriting sections of their policies to afford greater protection.

The inspector also requested further information from the developers as there had been very little reference to 'alternative provision' for stock car racing.

The Inspector provided comment to RBC on how to deal with the application, saying it needed to *"start from the basis of safeguarding provision, in line with policy for sport and recreational buildings"*. He went on to say the key criteria for decision in respect of Brandon Stadium were *"evidence of need, viability and alternative provision"*

In May 2019 the Local Plan was adopted and did not include the redevelopment of the stadium.

THE INITIAL SPECULATIVE PLANNING APPLICATION

Having failed in their bid to get the redevelopment of the stadium on the Local Plan, the developers went down the route of submitting a speculative planning application.

Initially, as part of the consultation process, in October 2014 plans were revealed in Binley Woods Village Hall, to demolish the stadium and build 250 houses on the site. The plans met with massive opposition.

In January 2018 the developers submitted a planning application with a revised plan to build 137 houses. The documents were littered with countless inaccuracies and untruths, highlighted in a document 'Errors and Untruths' submitted to RBC by SCS.

In order to get planning permission, the developers have to overcome the National Planning Guidelines and satisfy one of the following criteria:

- An assessment has been undertaken which has already clearly shown the open space, buildings or land to be surplus to requirements; or
- The loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or
- The development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use.

Their narrative from the outset revolved around viability and the stadium being surplus to requirements. The planning application confirmed their intention was to go for the first of those three options (Para 97a – now known as Para 103a).

In February 2018, the Campaign Group submitted an 86-page response to the planning application, challenging many statements made by the developers, including supporting evidence.

The planning application also failed to include a Sports Needs Assessment (a point which was also highlighted during the Local Plan process by the Government Inspector). This document was eventually submitted to Rugby Council on 3rd October 2018.

This document repeated many claims from their original planning application which SCS had already highlighted were untrue. It was littered with numerous false and misleading claims which SCS comprehensively refuted (with supporting evidence) in a detailed response, submitted on 6th November 2018.

On 6th November 2018, SCS held a public meeting at the Brandon Hall Hotel, attended by MP Mark Pawsey, Leader of Rugby Council Michael Stokes, several councillors, 3 local radio stations and

BBC Midlands Today who filmed throughout the evening. More than 300 people packed the venue and listened attentively to the SCS 90-minute presentation. The presentation was received incredibly well with both Mark Pawsey and Michael Stokes publicly praising the content and the delivery.

At the end of the presentation Michael Stokes announced to the audience that Rugby Council were going to commission an independent consultant to look into the content of the planning application and claims within it, and the counter claims made by SCS.

THE CONSULTANT'S REPORT

On 31st January 2019 SCS held a four-and-a-half hour meeting with independent consultant Neil Allen of 'WYG', commissioned by Rugby Council. He is known to have had similar meetings with both the speedway and stock car governing bodies and representatives of the developers, as well as Rugby Council.

His report was completed in July 2019 and went into the public domain on 30th September 2019.

It concluded the stadium *"could not be considered surplus to requirements... it was evidently fit for purpose... a quality venue with no need for major investmentunquestionably a significant motorsports venue up until its demise...was more than just a local track"*.

It also recommended that BE meet with SCS.

The report was damning for Brandon Estates, and as a consequence, the application was never put to the Planning Committee.

The meeting recommended by WYG took place in March 2020. Three compromise proposals were put forward by SCS, which BE pledged to investigate, although they stated all three would "impact their profit" and they could "see their way" to gaining planning permission. They then reneged on their commitment to investigate the compromise.

THE REVISED APPLICATION

A long period of time passed with no indication of what BE might do next. By this time BE had replaced their Planning Agents (Framptons) with new agents, DPP Planning.

A letter was sent by RBC to [REDACTED] (DPP Planning) on 5th May 2021, (almost 2 years after the 'WYG' report was issued), effectively giving them an ultimatum. It stated that if they didn't submit a revised application by 5th August 2021, the original application would go to committee with a recommendation for refusal. It prompted BE to submit a revised planning application in July 2021.

Having failed to get their plans on the Local Plan and with their initial application, aimed at Paragraph 99a / 103a, being ridiculed and effectively 'killed off' by the independent consultant, the revised plan aimed at Paragraph 99c / 103c.

The application amended the original by including a 3G floodlit football pitch in the plan and reduced the number of houses (from 137 to 124) to accommodate the pitch.

Astonishingly, the revised application, prepared by new planning agents DPP, repeated countless claims made in the original application already proven to be untrue.

On 7th August, SCS submitted a comprehensive response to the revised application. In addition to objections raised in response to the original application, a key point made by SCS was that it was, in our view, a complete misinterpretation of NPPF Paragraph 99c.

Para 99c states 'The development is FOR alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use' and quite clearly in our view the inclusion of a 3G football pitch was ancillary to the main purpose of the application, which was, and always had been, FOR housing. In addition, they did not present any evidence that such a provision would 'clearly outweigh' the former use.

The Planning Committee meeting was scheduled for 14th September 2022 and the agenda was issued on 6th September. The agenda included the Planning Officer's Report and Recommendation, which to the astonishment of SCS, recommended approval.

On 9th September, SCS were informed that following the death of Her Majesty the Queen, the meeting scheduled for 14th September was postponed.

SCS prepared a series of Briefing Papers (10 in total), each covering a different topic related to the Planning Application.

The papers formed part of a lobbying process and were progressively distributed by hand to the home addresses of the 12 Councillors (Members) who formed the Rugby Council Planning Committee.

The Application was finally put before the Planning Committee on 9th November 2022. Planning Committee Chairman Tony Gillias is a former Coventry Bees speedway rider (he raced for the club in the 1970's). Mr Gillias vacated the chair during the discussion on Brandon but made a passionate and emotional speech as a Councillor (rather than Chair of the Committee), for the application to be refused.

Councillor Adam Daly moved a motion to refuse the application and the 11 remaining Members (excluding Mr Gillias) voted unanimously to go against the Officer's recommendation and refuse the application.

Whilst many potential reasons for refusal were discussed by Members, on the advice of the RBC legal officer present, one single reason was stated for refusal (that the provision of a 3G pitch did not compensate for the loss of the stadium).

Applicants have 6 months to appeal planning refusals and just 4 days before that deadline, BE notified RBC on 30th May 2023 of their intention to appeal.

THE CONDITION OF THE STADIUM AND THE CRIMINAL CONVICTION

The developers took possession on 1st January 2017. An extensive set of photographs taken throughout the stadium on 31st December 2016 by SCS showed the stadium was left in a clean and tidy state, albeit with various assets having been removed by the previous owner.

Since the developers took possession, the stadium has been absolutely trashed by travellers who visited the site on 7 separate occasions between June 2017 and April 2023. Anything of any value was stolen, and wanton vandalism on a daily basis has left the stadium in a shocking state.

After the third incursion of gypsies, on 15th Sept 2017 Rugby Council served a warning notice on the owners to secure the site and tidy it up. They failed to comply with this notice and on 26th Sept 2017, were served with a Community Protection Notice (CPN) by the Council.

They failed to comply with the CPN, instead deciding to challenge it in court.

Five months later it went to court and the developers settled out of court and agreed to pay the council's costs. The delay enabled two further gypsy incursions and the condition of the stadium to deteriorate further, including a major fire at 2.30am on 8th January 2018, resulting in a turnstile building being burnt down.

Further incursions by travellers and continued cases of vandalism resulted in RBC taking further legal action against the owners in September 2019 for breaches of the CPN.

It took years to get to court due to backlogs in the system and the impact of Covid, but eventually went to Birmingham Magistrates court in what was a 4-day trial beginning on 14th November 2022 (just a week after the Planning Committee Meeting).

SCS provided a 16-page witness statement (appearing as a witness) and 160 photographs highlighting failures of security spanning years.

Brandon Estates were found guilty and were fined the maximum (£10k) and ordered to pay RBC costs of £54k.

One of the main reasons for the guilty verdict was that Brandon Estates, having commissioned security consultants to review stadium security, failed to implement any of the recommendations put forward by the consultants as they were deemed by the owners to be 'too expensive'.

In all, there were 7 traveller incursions between 6th June 2017 and 25th April 2023.

The first fire at the stadium (destroying a turnstile building) was on 8th January 2018 and there were 7 further fires with the last, and most serious fire being on 13th May 2022.

Extensive damage has been caused to the grandstand bringing into question its structural integrity, and the entire stadium has been absolutely trashed.

BE appealed the decision of the judge and the appeal date was scheduled at Birmingham Crown Court on 7th – 9th June 2023 but just days before then, they withdrew the appeal, and on the basis that following the guilty verdict, BE had by then made greater efforts to secure the stadium, RBC withdrew the CPN.

The outcome forced BE to improve security and metal cladding was erected. Whilst it improved things and reduced the frequency of incidents, the unoccupied, derelict stadium continues to be a high risk attraction for vandals and arsonists.

Random visits by SCS indicate the stadium is still accessible and photographs of perimeter access points were sent to [REDACTED] / [REDACTED] on 6th June 2024 to emphasise this point. YouTube videos of people 'exploring' the stadium continue to be posted with the most recent postings in 2025..

THE INQUIRY

The Planning Inspectorate appointed Helen Hockenhull as the Inspector to head the Inquiry.

On 2nd June 2023 SCS requested Rule 6 status for the Inquiry (enabling SCS to formally take part, call witnesses, cross examine BE witnesses etc). It was granted the same day.

Whereas BE had no doubt been preparing for the Inquiry for 6 months prior to stating their intention to appeal, SCS had just a matter of weeks.

On 17th July the Inspector held a Case Management Conference (by 'Teams'). Attendees included Peter Goatley KC (for BE), Hugh Richards (Barrister for RBC) but at that stage SCS did not have an advocate, with Campaign Group member David Carter leading for SCS.

Realising the importance of being represented, SCS launched a Go Fund me appeal just days earlier on 12th July. Seven days later, 669 people collectively donated £24k and this money contributed to the cost of legal representation. Richard Humphreys KC was instructed on 4th August 2023.

Weeks of very intensive preparation followed – submitting all the evidence which SCS may need to refer to (if it's not submitted 4 weeks prior to the Inquiry starting, it cannot be used in evidence), preparing our own Proofs of Evidence (for our witnesses), writing rebuttals (related to evidence by other parties).

The Inquiry began on 19th September 2023 and ran for 9 days (7 days in Sept and the remaining 2 days at the end of Nov).

The Inspector communicated her decision on Friday 19th January 2024 – Appeal dismissed.

In her decision letter (attached as Appendix 6), Ms Hockenhull included the following comments:

- *“The number of motorsports facilities is declining nationally. A number of tracks are under threat....Four clubs have closed as the owners have seen an opportunity to realise their asset through development proposals. This does not indicate a sport in severe decline, rather it reinforces the need for existing stadiums to be retained”*
- *“I acknowledge that the provision of a 3G pitch would be of significant local benefit. However, Coventry Stadium was not just a local facility but was a stadium hosting local, regional, national and international events. The value of a 3G pitch, cannot compare to a facility, of which there are relatively few in the country, which can hold events generating such a wide interest, with the social and wellbeing benefits for those that attend”*
- *“I therefore conclude that the benefits of the alternative provision do not outweigh the loss of Coventry Stadium”*

OPPOSITION TO THE REDEVELOPMENT OF BRANDON STADIUM

Public Consultation

Consultation responses consistently indicated huge opposition to BE's proposals to redevelop the stadium. The 2014 exhibition staged by BE resulted in 90.5% objecting and the 2017 exhibition indicated an 85.4% opposition.

Their initial (2018) planning application consultation resulted in 1496 responses, with just 6 of those supporting the application (99.6% objecting). When analysed by location, it indicated 94% of local respondents were opposed to redevelopment.

The (2021) revised application drew a similar response with 99.7% of the 1009 respondents opposing the BE proposals.

Analysis of respondents indicated that letter of objections came not only the local community but from addresses in 44 of England's 46 counties and from 14 different countries across the world.

SCS submitted their own planning application to reinstate the stadium to demonstrate there was an alternative to the BE application. In contrast to the BE consultation response, of 953 responses, just 8 were opposed to the application and 945 in favour (>99%).

Further evidence of the huge interest in Brandon Stadium is shown by analysis of views of RBC YouTube broadcasts. In 2023 a total of Council 42 meetings were streamed by RBC on YouTube. Nine of those meetings were related to Brandon Stadium (the Planning Committee Meeting (2022) and the 8 relevant days of the Inquiry). Those 9 meetings attracted 27,800 views, whilst the combined total of the other 33 meetings attracted 9,647 views. Put another way, meetings related to Brandon Stadium accounted for 21% of the YouTube broadcasts but attracted 74% of the views.

Parish Councils

Five Parish Councils, including those in closest proximity to the stadium (Brandon & Bretford and Binley Woods) have opposed redevelopment of the stadium either through representations to Rugby Council or to the Planning Inspector (or both).

Brandon & Bretford Neighbourhood Plan

The Brandon & Bretford Neighbourhood Plan sought protection for the stadium, listing it, following their own survey of local residents, as one of a small number of 'Community Facilities' they wish to see protected.

In summary, it is evident the local community, at every stage, have spoken through the consultation process and via the Parish Councils, with an overwhelming wish to see the stadium remain. It is also very clear that beyond the local community, there is huge, national and international opposition to Brandon Stadium being redeveloped and a desire for the stadium to be reinstated to its former use.

THE FORMATION OF A CONSORTIUM

██████████, Managing Director of Huntapac Ltd, made approaches to BE, in 2017 and again in 2018 about acquiring Brandon Stadium (for the purpose of reinstating it for speedway and stock car racing). On both occasions he was put off by BE's valuation being based on housing. SCS were not aware of these approaches by ██████████ or who he was. In 2019 however, SCS were made aware of his interest and made contact with him.

Another individual, ██████████, Managing Director of Rugby based Nationwide Windows and Doors Ltd had been very supportive of the SCS campaign and was keen to help in any way possible.

Following the planning refusal and rejection of Brandon Estates' appeal SCS were conscious of the need to transition to a delivery phase and made contact with a number of individuals who may have shared an ambition to acquire and reinstate the stadium.

On 12th July 2024, SCS, ██████████ and ██████████ met in ██████████ boardroom in Rugby with other prospective investors and the basis of a 'consortium' was formed. Following this initial meeting, on 8th January 2025 at a hotel in Manchester, SCS, ██████████, ██████████, ██████████ ██████████ met and agreement was reached on who would form the Consortium of Investors / Owners and who would promote speedway racing and stock car racing, subject of course, to a successful acquisition of the stadium.

On 31st March 2025, the Consortium incorporated 'Midlands International Raceway Ltd' at Companies House.

In the Spring and early Summer of 2025, the Consortium, along with SCS met with the Leader and a number of senior officers of RBC on several occasions to discuss the way forward and evidence of proof of funding was provided and a commitment to underwrite RBC's costs was made by the Consortium.

A profile of each Consortium member, their business interests and credentials are available on request.

OFFERS TO BUY THE STADIUM

As mentioned above, ██████ made approaches in 2017 and 2018. Following the meeting SCS had with BE (recommended by the RBC commissioned independent consultant referred to earlier), BE, despite claiming to have no knowledge of ██████, agreed to an SCS request to speak to him. An initial conversation between ██████ and ██████ of BE, was followed by an accompanied visit to the stadium on 20th May 2020 (by which time it had been significantly vandalised and had suffered 4 fires, the most serious of which destroyed a turnstile building and the grandstand restaurant).

Seven days later on 27th May 2020, ██████ submitted a formal written offer to buy the stadium. His offer reflected the condition of the stadium and was made on the assumption the site would not realise housing value.

BE eventually replied (7th July 2020) saying, "*We would appreciate your patience in this matter and we will get back to you as soon as we can to either agree or refuse your offer.*"

There was no reference to this in the revised Planning Application submitted in July 2022 but instead, a claim that no credible offers had been made, with no further communication between BE and ██████.

Following the formation of the Consortium, a second written offer was made to Brandon Estates on 17th February 2026 via global real estate advisors acting for the Consortium, Avison Young.

As of 10th March 2026, there has been no response.

10th March 2026



Appeal Decision

Inquiry held on 19–21, 26–29 September and 27 and 28 November 2023

Site visit made on 19 September 2023

by Helen Hockenhull BA (Hons) B.PI MRTPI

an Inspector appointed by the Secretary of State

Decision date: 19th January 2024

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

Coventry Stadium, Rugby Road, Coventry, CV8 3GP

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant outline planning permission.
 - The appeal is made by Brandon Estates Limited against the decision of Rugby Borough Council.
 - The application Ref R18/0186, dated 16 January 2018, was refused by notice dated 16 November 2022.
 - The development proposed is 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.
-

Decision

1. The appeal is dismissed.

Preliminary Matters

2. The application seeks outline planning permission with only the matter of landscaping reserved for later approval. The submitted Landscape Masterplan is for illustrative purposes only and I have determined the appeal on this basis.
3. Rule 6 party status was granted to Save Coventry Speedway and Stox Campaign Group (SCS). Their representatives presented evidence at the event.
4. The description of development above refers to the site as Coventry Stadium. However, the Stadium is in Brandon and is referred to as Brandon Stadium by SCS and interested parties. For the purposes of this decision, I refer to Coventry Stadium as this is used in the description above.
5. A revised National Planning Policy Framework (the Framework) was published after the close of the Inquiry on 19 December 2023. I sought the views of the main parties on the implications of this revised national policy guidance for their respective cases and have taken these into account in making my decision. The references in my decision to the paragraphs in the Framework relate to this new document.
6. Within an agreed timeframe after the Inquiry, the appellant submitted a final section 106 agreement. This secures the provision of open space and its future management, the improvement of health care facilities, the provision of a 3G pitch with a community use agreement and measures to ensure its management and maintenance, financial contributions to education, public

rights of way in the vicinity of the site, road safety initiatives and traffic calming.

7. The University Hospitals Coventry and Warwickshire NHS Trust requested a financial contribution for additional health care services to meet patient demand arising from the development. This is to address issues with the current NHS funding model, which results in a funding gap when population has increased for example following the construction of new houses. The Council takes the view that this request does not meet the CIL Regulations and is not required to make the development acceptable in planning terms. This matter was the subject of detailed debate at the Inquiry with representatives of the NHS Trust giving oral evidence. Legal submissions were also made by the Trust and the Council.
8. Because I am dismissing this appeal for other reasons, it is not necessary for me to consider the above planning obligations further. I therefore do not assess them against the requirements of the CIL Regulations and the Framework in my decision.

Main Issues

9. The main issues raised by this appeal are as follows:
 - Whether the proposed development forms inappropriate development in the Green Belt, the effect on openness and Green Belt purposes.
 - Whether the stadium is surplus to requirements having regard to national and local planning policies.
 - Whether it is financially viable to reinstate the speedway stadium.
 - Whether there is an identified need for the alternative sports provision proposed.
 - Whether the benefits of the alternative sports provision outweigh the loss of the former speedway use.

Reasons

10. The appeal site lies to the north east of Rugby Road (A428), between Gossett Lane and Speedway Lane to the west of Binley Woods and east of Brandon. It comprises an oval track with several associated buildings including a main grandstand, a smaller grandstand, terraces, pits, dog kennels and car parking areas. The site lies in the Green Belt which separates Coventry and Rugby.

Green Belt

11. Paragraph 154 of the Framework states that a local planning authority should regard the construction of new buildings as inappropriate development in the Green Belt. A number of exceptions to this are set out which in part g) includes the limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use which would not have a greater impact on the openness of the Green Belt than the existing development.
12. There is general agreement between the Council and the appellant that the site forms previously developed land. However, the Rule 6 party, SCS, question

whether all of the site could be described as such, in particular the car parking areas. The Glossary to the Framework describes previously developed land as land which is or was occupied by permanent structure including the curtilage of the developed land and any associated fixed surface infrastructure. Having visited the site, I am of the view that the car park lies within the curtilage of the stadium and has a fixed infrastructure in the form of hardstanding. Accordingly, the site forms previously developed land as defined in the Framework.

13. The Government attaches great importance to Green Belts. The essential characteristics of Green Belts is their openness and their permanence. It is accepted that there are spatial and visual aspects to openness.
14. With regard to spatial matters, there is disagreement between the appellant and SCS on the overall footprint of the existing stadium and whether the proposed development would occupy less or more of the developed area of the site. The appellant has prepared a Comparative Coverage Plan¹ which demonstrates that approximately 4.35 hectares of the site is currently occupied by built form, infrastructure and hardstanding. It is estimated that the proposed scheme would cover just less than that, at around 4.1 hectares. SCS estimate that the new building footprint would be approximately 20% greater than the existing, and the site coverage (excluding estate roads) would result in a 25% increase. The differences lie in the method of calculation, whether building footprint or overall site coverage is considered and the extent to which circulation and hardstanding areas, and the proposed 3G pitch and pavilion, are included in the assessment.
15. The appeal scheme proposes to redistribute built form over the site. Whilst residential development would extend into the main car park area, an area to the north of the track and in the eastern corner of the site, would not be developed. Whilst neither party has provided a volume calculation to compare existing and proposed built development, I take account of the fact that the existing grandstand has a height of around 11.5 metres. The proposed dwellings would be lower, with a ridge height of approximately 10 metres, in keeping with existing development in the locality. Overall, my assessment is that the appeal proposal would not occupy a greater developed area than the existing site.
16. Turning to visual matters, the site is bounded by existing residential development to the south along Speedway Lane. Occasional glimpses into the site can be achieved in gaps in the existing boundary vegetation, though in the main, views are restricted by existing boundary fencing. At the north western boundary of the site, lies an area of woodland which encompasses Gossett Lane. I observed on my site visit that this mature woodland effectively restricts views into the site from the north and north west.
17. Along the eastern site boundary lies a public right of way and an area of mature boundary trees and hedgerows. Again, very limited views into the site can be achieved from this boundary. From the main site frontage with Rugby Road, views into the site could be obtained from the two existing access points, now fenced off for security reasons. It is evident that the site has strong well-defined boundaries and that views into the site are restricted to glimpsed views between boundary vegetation and the site access points.

¹ CD01.7

18. The appellant has prepared a Landscape and Visual Assessment² (LVIA) which concludes that the site has visual enclosure and physical containment from the immediate, local and wider setting. I agree with these overall conclusions.
19. From Rugby Road, a ribbon of existing dwellings extends across approximately half of the site frontage and restricts views into the site. Views can be obtained however from the two existing accesses, which before the security fencing was put in place, allowed open views across the main car park, with the stadium building set back about 180 metres. The proposed development would be sited around 80 metres from the site frontage and would potentially be more visible from Rugby Road.
20. The removal of protected trees on the Rugby Road frontage to facilitate the site access, would open up views at this point, but I see no reason why the curvature of the proposed access road together with appropriate landscaping could not provide adequate mitigation.
21. At the Inquiry, SCS referred to the impact of floodlighting and four-metre-high mesh fencing around the 3G pitch on the openness of the Green Belt. I have considered the location of the 3G pitch in the site, the ability to provide landscaping to filter views, the generally well contained nature of the site and the design of mesh type fencing which would allow views through. Given these factors, I am not persuaded that these features would impact negatively on openness.
22. In summary, the appeal site forms previously developed brownfield land and would not extend built development to a greater area than that covered by structures and hardstanding on the existing site. Furthermore, the development would be of a smaller domestic scale. I acknowledge that there would be a change in visual experience from the site frontage and on other routes close to the site boundaries. However, the impact of the development on openness, bearing in mind the current restricted views into the site and its enclosed nature, would be limited. Accordingly, I take the view that the development would not have any greater impact on the openness of the Green Belt in this location, than existing development on the appeal site.
23. The Framework sets out five Green Belt purposes. A Joint Green Belt Study³ to support the Local Plan was completed in 2015. The appeal site was located in Broad Area 2 and assessed as contributing to Green Belt purposes. A Green Belt Review was completed by the appellant as part of the LVIA, assessing the impact of the appeal site in terms of its contribution to the Green Belt.
24. The appeal site forms a small part of the overall area of Green Belt between Coventry and Rugby. Its development would not contribute to the spawl of these two existing urban areas or result in neighbouring towns merging with one another. The site is previously developed, and its redevelopment would not result in any encroachment into the countryside. The Green Belt in this location does not have a role in preserving the setting and special character of historic towns so that the appeal proposal would not conflict with this Green Belt purpose. Finally, the appeal scheme would involve the regeneration of a brownfield site and would contribute positively towards the purpose of assisting regeneration and assisting the recycling of derelict and other urban land in the

² CD02.38 page 94

³ CD08.9

West Midlands. In summary, the appeal scheme would therefore not offend any of the Green Belt purposes.

25. I have found that the proposed development would not form inappropriate development in the Green Belt, would not have a greater impact on openness than the existing development on the site and would not conflict with any of the Green Belt purposes. Accordingly, the proposal complies with section 13 of the Framework which seeks to protect the Green Belt.

Whether the stadium is surplus to requirements

26. Paragraph 103 of the Framework sets out that existing open space, sports and recreational buildings and land, including playing fields, should not be built on unless one of three criteria are met. Paragraph 103a requires an assessment to be undertaken to clearly show that the open space, buildings, or land is surplus to requirements. Criterion b requires the loss of a facility to be replaced by equivalent or better provision. This is not relevant to this case. Criterion c requires an alternative sports and recreational provision, the benefits of which should clearly outweigh the loss of the current or former use. In this section I address paragraph 103a, whether the site is surplus to requirements.
27. Rugby Local Plan Policy HS4 reflects national policy as stated above. Policy LF1 of the Brandon and Bretford Neighbourhood Plan (adopted June 2019) refers to the site as Brandon Stadium and considers it to form a community facility. It requires that proposals which remove a community facility should be required to demonstrate they are no longer needed or viable and that there is no realistic prospect of viability being improved with either the current or other community uses.
28. The appellant argues that the need for a facility cannot be separated from the issue of viability. I disagree. Whilst they are related, they are in my view distinct matters. Whilst there may be a need for a particular facility, it does not mean that it is viable. I address viability separately in this decision.
29. There is disagreement between the parties on the methodology that should be used to assess whether Coventry Stadium is surplus to requirements. During the application process, the Council commissioned an Independent Review⁴ of the sports planning case for the Stadium submitted by the appellant. This was prepared in line with Sport England's recommended framework for undertaking a needs assessment, the Assessing Needs and Opportunities Guide (ANOG). This follows a staged approach. Stage B considers supply and demand under four headings, quantity, quality, accessibility, and availability.
30. The appellant argues that the ANOG Framework is not suitable to assess sports like speedway or stock car racing, which are predominantly spectator sports with few participants. I recognise the limitations of this approach. It is notable that the Independent Review itself alludes to these difficulties⁵.
31. However, I have not been directed to any alternative methodology. Sport England have indicated that ANOG was appropriate in assessing this case. Furthermore, the appellant conceded in cross examination that the ANOG approach was acceptable in the absence of any other specific 'spectator sport'

⁴ CD15.1.2 Coventry Stadium, Brandon, Independent Review by WYG, Sept 2019

⁵ CD 15.1.2 Page 3 Section 3, second paragraph

- assessment model. I therefore consider it to form a suitable methodology in this case.
32. Taking the four ANOG considerations in turn, all parties recognise the difficulty in assessing speedway and stock car in quantitative terms. There is little data available to show how participation and attendance have changed over time, not just for the sports themselves but also for Coventry Stadium when it was operational. It is however clear that speedway and stock car popularity and spectator numbers are down from the heyday of the 1960s and 70s.
 33. The number of motorsports facilities is declining nationally. A number of tracks are under threat. Swindon has closed, though there are efforts being made to replace it with a new facility. Speedway at Wolverhampton is set to end after the 2023 season as their tenancy is not being renewed, and I am advised that Birmingham Speedway may also close. Whilst eight clubs have folded since 2006, only three clubs have gone into administration. Four clubs have closed as the owners have seen an opportunity to realise their asset through redevelopment proposals. This does not indicate a sport in severe decline, rather it reinforces the need for existing stadiums to be retained.
 34. Since Coventry Stadium closed, motorsport has moved to other tracks and reduced the number of events. I acknowledge that there is no evidence that a speedway rider or stock car driver has been unable to participate due to the closure of Coventry Stadium. The nature of the sport is such that professional speedway riders can take part in more than one league and for more than one club and can also participate in Europe. Stock car drivers are prepared to travel some distance to race.
 35. There are currently 18 speedway tracks in the UK. The stadium at Oxford has reopened and a new track in Workington has been established, both of which I understand are being successful.
 36. I heard from representatives of the Speedway and UK Stock Car Racing Governing Bodies about the steps being taken to ensure the future success of the sports. In 2021 Warner Brothers Discovery Channel were successful in their bid for the promotion and broadcast rights for the Speedway Grand Prix series and other major international events until 2031. Together with the British Speedway Network and Eurosport, I understand that 72 speedway meetings were broadcast in 2023, around three meetings a week. This provides an indication of the level of interest in the sport in the UK and globally.
 37. In terms of quality, the track at Coventry was fit for purpose at the time the stadium closed. It was one of 13 venues accredited to host British Stock Car Association (BriSCA) F1 racing and had a long history of holding major events such as the Stock Car World Championships. It was clearly more than just a local or regional track. There were no qualitative issues to support its closure. In fact, the reason the stadium did close in 2016, was due to the financial problems of the previous owner, with loans secured against the stadium which when called in, forced the sale of the site.
 38. Turning to accessibility, Coventry Stadium is well located in a central position with good access to the motorway network. Other stadiums in the region offer different facilities; some are not suitable for stock car for example Perry Bar in Birmingham and Leicester, and others have restrictions on race times, number of events etc, for example Hednesford Hill, Cannock. It cannot therefore be

demonstrated that more accessible locations are available. With the closure of Wolverhampton and the current threat to the continued operation at Birmingham Speedway, the permanent closure of Coventry would lead to a gap in the West Midlands for both speedway and stock car racing.

39. With regard to availability, I am aware that SCS and its supporters have tried to buy the stadium from the current owner with no success. It could therefore be argued that the site is not available. However, the situation could change in the future. Should the appeal be dismissed, the appellant will of course consider the options for the way forward.
40. Bringing all the above together, I am not persuaded that there is a clear case that the site is surplus to requirements or is no longer needed. Whilst the sport of speedway has declined, to the extent that it is now a minority sport, I do not consider it is dying. The same is true for stock car racing. There is demand for Coventry Stadium demonstrated by SCS and supporters in the racing community. Should the stadium reopen, speedway and stock car racing events could increase, expanding the current sporting calendars.
41. I therefore conclude that Coventry Stadium is not surplus to requirements. The appeal proposal gains no support from paragraph 103a) of the Framework. The appeal scheme also conflicts with Policy HS4 of the Rugby Local Plan and Policy LF1 of the Brandon and Bretford Neighbourhood Plan which collectively seek to protect facilities for community, sport and recreation uses.

Viability of Reinstatement

42. As I have mentioned above, Policy LF1 of the Neighbourhood Plan requires a demonstration that a community facility is no longer needed but also that it is unviable and has no realistic prospect of viability being improved.
43. The main parties have put forward different estimates for reinstatement.
44. SCS put forward a proposal which came to be known at the Inquiry as the 'jumpers for goalposts' scheme. This proposes fencing off the main grandstand for safety reasons, refurbishment of the terraces to provide a capacity up to 6000 spectators, reinstatement of the track, provision of a portable office/security building, repair to perimeter fence and replacement of the safety fence, provision of air fence and Armco Barrier, restoration of pits, medical room, changing rooms, toilets, electric supply, water, address system and new floodlighting. This was estimated to cost around £736,575. It is hoped that the reinstatement of the main grandstand could follow as a later phase. This basic facility approach follows that taken at other venues including Workington and Oxford.
45. The appellant's scheme assumes the stadium would be refurbished to the level it was at when it closed. This would involve the provision of a new Main Stand accommodating 1000 spectators with hospitality, club shop, kitchen and lounge, refurbishment of the smaller stand, new surfacing to the track, repair of hardstanding, new kennels and ticket entrance turnstiles. The report estimates the total cost to be in the region of £13.7 million.
46. This estimate is based on a structural survey which in turn supports a detailed cost report. SCS challenge the findings of the survey and therefore the resultant cost estimate. For example, it is queried whether the main grandstand does need to be demolished in its entirety or whether parts can be

- restored. The need to relay the speedway track and the type of surfacing for the stock car track are also questioned. However, I have no other evidence before me, as SCS have not been able to provide a comparable assessment.
47. It is very difficult to compare the two costings as they are proposing very different schemes and making different assumptions. The SCS proposal is based on some direct quotes but also advice from others who have undertaken similar work at other venues such as at Oxford. It cannot be assumed that such estimates are comparable, as it is unclear if they directly relate to the work required at Coventry. In any event, costs will have increased since the work at Oxford was undertaken. Another difference is that the SCS estimate takes account of offers of sponsorship to fund different elements of the works and assumes that some tasks could be undertaken by volunteers.
48. I appreciate that in undertaking this exercise, SCS have been disadvantaged in that they have not been able to access the stadium and have no structural survey to assist them. Additionally, the estimate has not been provided by a quantity surveyor or independently verified and no health and safety advice has been obtained to understand the works needed. Consequently, it is my view that the cost of the works is likely to be underestimated, despite a 15% contingency being included in the estimate.
49. The scheme put forward by the appellant is at the other end of the scale. Whilst it may be desirable to provide a high-quality facility, it is not necessary for the stadium to be reopened on a viable and sustainable basis. A less costly proposal and /or a phased approach, would in all likelihood be achievable.
50. The cost of purchasing the site from the current owner is not factored into the above assessments. Whilst the Council resolved on 14 December 2022 to 'explore options available to bring Brandon Stadium back into use' this has not been acted upon. There is no evidence before me that the Council would consider compulsory purchase. At the Inquiry I heard from a supporter of SCS, that he was prepared to purchase the site and fund the necessary works to secure its reinstatement. He was also proposing to act as promotor for stock car racing at the stadium. Whilst this is very positive, the actual costs of reopening the stadium are uncertain, as is the level of other sponsorship and how much financial risk would be involved.
51. Turning to operational costs, the appellant provided evidence in a Notional Profit and Loss account⁶, that speedway in isolation would not be viable. This assessment of course is dependent on the number of spectators assumed to be in attendance. The calculation assumes 600 adults attending a Championship meeting. As I have previously stated, it is very difficult to obtain any such data as it is not systematically collected, and estimates made by various witnesses at the Inquiry seem to be based on experience at different events. Nevertheless, SCS suggested that the figure should be much higher, based on the average of 1700 spectators at Coventry at speedway events in 2016. Clearly higher gate receipts would improve overall viability.
52. The appellant's analysis also makes various assumptions about food and beverage income, merchandising and sponsorship. Based on the evidence submitted by SCS for Poole Stadium, this could be much higher.

⁶ CD 15.5.57

53. Importantly the Profit and Loss Account relates only to speedway and does not include revenue from stock car events. It seems reasonable to assume that a facility that incorporates other uses, not just speedway, as proposed by SCS, would be likely to be on a firmer financial footing.
54. SCS have not provided a business plan in support of their scheme, this being part of further stages of developing their proposal. However, without it, it is difficult to assess if their scheme would result in an appropriate return on the investment. I accept that SCS and its financial backer may accept much lower net profits and the investor may accept a return in the longer term.
55. The modest phased approach proposed by SCS reflects that undertaken at Oxford with much of the work undertaken by volunteers and skilled tradesman. I note that the Oxford Stadium was closed for some 15 years before reopening; longer than Coventry but that it hadn't suffered the same level of vandalism and fire damage. I understand that Oxford has achieved higher numbers of spectators than anticipated in its first season, 2022. An initial 'boost' in the year of opening is to be expected, though I have not been advised if this has been continued in the second season.
56. In summary, whilst I recognise the difficulties that SCS have had in assessing the works required, I consider the costs to be underestimated. Whilst an investor has been secured, if costs increase significantly when a structural survey has been undertaken, additional funding may need to be sought. I note that an offer to set up a consortium with the potential investor has been made by another party and there is also the possibility of grant funding.
57. SCS have not prepared a detailed business plan taking account of the costs of physical works, operational costs of hosting an event, likely income and level of return anticipated and over what period. I cannot therefore be assured that the proposal before me is viable.
58. It is acknowledged that due to vandalism, trespass and a fire, the physical condition of the stadium has declined significantly. I am aware of the criminal convictions against the appellant resulting from the neglect and lack of security on the site. This has contributed to the works required, the cost and therefore viability of any restoration scheme. Whilst this is noted, this matter is not relevant to the weight to be given to any conclusion I may make regarding viability. In coming to a planning judgment, I have considered viability as the site stands today. Based on the evidence before me, I am not persuaded that the reinstatement of the site is viable.
59. However, I note that the phased approach taken at Oxford Stadium has been successful, a similar approach to that proposed here by SCS. Based on the support for the reopening of Coventry from the racing community and the Governing Bodies, it is reasonable to assume that once reopened, events would be supported, receive sponsorship, and generate broadcaster interest. It is also clear from SCS evidence that there is financial backing for the scheme, parties have expressed interest in establishing a consortium if required and there is general support from the Council and the Mayor of West Midlands. On this basis, I therefore take the view that there is a realistic prospect of viability being improved. The appeal scheme would therefore not meet the requirements of Neighbourhood Plan Policy LF1.

Need for alternative sports provision.

60. To comply with paragraph 103c) of the Framework, which seeks the provision of an alternative sports or recreational use, the benefits of which clearly outweigh the loss of the current or former use; the appellant proposes a full size 3G pitch with clubhouse/pavilion and car parking.
61. Sport England in their comments to the planning application ⁷ suggest there has been a misapplication of paragraph 103c, (paragraph 99c at the time of the response). This is because the proposed development is not for alternative sporting or recreational provision alone, instead it forms a residential led scheme which includes some sports provision.
62. I have been directed to no other appeal decisions or legal precedents which address the interpretation of this paragraph. The wording does not exclude a mixed-use scheme. Depending on the nature of an existing sports facility, it could be possible that the benefits of an alternative facility would outweigh the loss. I therefore conclude that paragraph 99c) is relevant to my consideration of this appeal.
63. The appellant has provided a 3G Pitch Feasibility Study⁸. Taking account of the findings of the Council's 2015 Playing Pitch Strategy⁹, there is a need for at least one 3G pitch in Rugby. It is further calculated that there is a potential current shortfall of 2.25 full size pitches in the Borough and 3.75 pitches in Coventry. This is agreed by the parties, and I have no reason to take a different view.
64. The Feasibility Study goes on to assess if there would be need for a new 3G pitch in the Brandon area. Five interested clubs were identified which together represent a total of 103 teams. These teams are of course currently playing elsewhere and would need to move to the appeal site. There is a risk that, for whatever reason, such as proximity or the availability of preferred days/session times, that they choose to stay where they are. Nevertheless, it demonstrates the potential demand.
65. I acknowledge that the appeal site is not in a central location. It is not in the urban area of Coventry or Rugby where the demand for sports pitches arises. It is noted that the Football Foundation and Birmingham FA have raised concerns that the proposed pitch may be in too rural a location. There is also an issue with the lack of a youth demographic in Brandon and no existing clubs in the immediate area. However, whilst Brandon may not be a preferred location, in the absence of other options, it is likely that potential users of the proposed pitch would travel. I accept that the facility would benefit from an association with an anchor club, there are no other grass pitches proposed or nearby to create a hub and the facility would not be associated with a school where daytime use would be assured. However, there is no evidence before me that the above factors are essential to its viability.
66. I am aware that proposals for 3G pitch provision are being considered at St Finbarr's FC, Woodlands Sports Complex, Cardinal Newman School and Coundon Court School. These schemes are in their infancy, are still subject to discussion and there is no indication that funding is available. In contrast the

⁷ Comments dated 20 October 2022, CD09.31

⁸ CD03.1 July 2023 update

⁹ CD08.13

appeal scheme is a firm proposal, would be funded and a potential management organisation has been identified.

67. Concern has been expressed by the Council and SCS of the long-term viability of the pitch, especially if users choose to move to new facilities in more convenient urban locations. The revised section 106 agreement addresses this so that any financial risk falls to the appellant and the future operator.
68. Wolston Leisure and Community Centre, which has an existing 3G pitch, lies approximately 1.6 miles from the appeal site. Concern has been expressed by interested parties that the proposed 3G pitch at the appeal site could impact on its viability. However, I understand that the existing pitch at Wolston is not full size and therefore smaller than the one proposed in this appeal. This would likely reduce the potential impact on this facility.
69. Given the above, I conclude that there is a need for a 3G pitch and whilst the location at Brandon may not be preferred, based on the evidence before me, it has the potential to be a viable proposition.

Whether the benefits of alternative provision outweigh the loss of Coventry Stadium

70. In line with paragraph 103c) of the Framework, I must now consider whether the benefits of the 3G pitch outweigh the loss of Coventry Stadium. This is not a straightforward task because they are very different activities.
71. A 3G pitch could be used by up to 1200 people a week, this equates to 40-50,000 people a year. This would support Sport England's objectives of increasing participation and improving health and wellbeing. In contrast speedway and stock car racing are mainly spectator sports. The actual number of participants are low in comparison. A speedway match between two teams would involve 14 riders. A stock car event may involve up to 150 competitors.
72. There is little evidence of spectator numbers as this is generally not quantified by the stadia. However, witnesses estimated that speedway could attract between 1,200-3,000 spectators and stock car similar numbers, depending on the nature of the event. Championship or world title events would of course attract numbers at the higher end of the scale. In its last year of operation, Coventry Stadium held 37 Speedway meetings and 9 BriSCA F1 (including the World Final) and 7 other stock car events. SCS estimate that in total this would have amounted to approximately 73,800 participants and spectators¹⁰.
73. It is notable that in the West Midlands the number of 3G pitches is around 443 ¹¹. In contrast there are 18 speedway stadiums in the UK of which 2 others are in the West Midlands, Wolverhampton, and Birmingham Perry Barr. As I have already stated, it has been confirmed that Wolverhampton is to close, and Birmingham is under threat. This raises the importance of Coventry Stadium to the sport in the West Midlands region and nationally.
74. I also note that paragraph 97 of the Framework requires planning decisions and planning policies to provide social, recreational, and cultural facilities and services the community needs, and they should plan positively for the provision of community facilities including amongst other things, sports venues. This

¹⁰ Appendix to SCS Closing submissions CD18.26

¹¹ Sport England Active Places Database

section of the Framework seeks to promote healthy and safe communities. Paragraph 96a promotes social interaction, which spectator sports such as speedway or stock car racing achieve. Spectator sports provide social benefits to those that attend and contribute to health and wellbeing.

75. I acknowledge that the provision of a 3G pitch would be of significant local benefit. However, Coventry Stadium was not just a local facility but was a stadium hosting local, regional, national, and international events. The value of a 3G pitch, cannot compare to a facility, of which there are relatively few in the country, which can hold events generating such wide interest, with the social and wellbeing benefits for those that attend. I therefore conclude that the benefits of the alternative provision do not outweigh the loss of Coventry Stadium. Accordingly, the appeal scheme fails to comply with paragraph 103c) of the Framework and Policy HS4c) of the Rugby Local Plan.

Other Matters

76. Policy H2 of the Rugby Local Plan deals with affordable housing provision and requires that the tenure and mix of affordable housing units should be in compliance with the latest Strategic Housing Market Assessment (SHMA) guidance. The Council's Housing and Economic Development Needs Assessment¹² (HEDNA) suggests that the housing mix should comprise 70% one- and two-bedroom properties. The appeal scheme, however, provides no single bed dwellings. The Council has stated that the proposed mix is acceptable based on the needs in this part of the Borough. I have no reason to disagree.
77. Residents have raised concern about the likely increased traffic as a result of the proposal. The appellant's Transport Assessment concludes that the scheme would have no material adverse impact on the safety or operation of the adjacent highway network and no mitigation measures are required. No objections have been made by the Highway Authority. The proposed new access to the site from Rugby Road raises no highway safety issues. Therefore, a safe and suitable access can be provided to the scheme. A 70-space car park to serve the 3G pitch and pavilion is proposed with cycle parking, electric vehicle charging bays and motorcycle parking. This provision is adequate to serve the development proposed.
78. In terms of health provision, the increased population as a result of the development would impact on local services. The section 106 requires a contribution towards the improvement and extension of Wolston Surgery. Similarly in terms of education provision, the section 106 includes a contribution towards early years, primary, secondary, special needs and post 16 provision. The impact on local infrastructure would therefore be mitigated and the scheme would be acceptable in this regard.
79. SCS have suggested that the stadium should be considered as Non-Designated Heritage Asset (NDHA) bearing in mind its history and sporting heritage. It is usually the case that an NDHA is identified by the local planning authority through the plan making process, through conservation area appraisals and reviews or through the planning application process and then included on a Local List. In this case, I understand that the Council does not keep such a list. In any event, clear evidence would be required of the significance of the asset

¹² CD08.17 Nov 2022

to justify its designation. As I do not have this before me, I am unable to consider the stadium to form a non-designated heritage asset.

80. Supporters of the redevelopment of the site for housing have raised the issue of anti-social behaviour, noise, illegal parking and blocking of footpaths when the stadium was in operation. The sporting use of the site is an extant use which in principle could be recommenced at any time, subject to the necessary physical improvement works. Any nuisance issues are matters for the Council and the stadium operator.

The Planning Balance

81. The scheme provides 124 dwellings. Having regard to the revised Framework, the Council is not required to demonstrate a five-year housing land supply as the adopted local plan is less than 5 years old. In fact, the Council has a 6.1-year supply of housing (as of 1 April 2023). The appeal proposal would contribute to boosting the supply of homes in the Borough in line with national planning policy. Accordingly, I attribute moderate weight to this benefit.
82. The proposal would provide 25 affordable homes, in compliance with the 20% requirement set down in Policy H2 of the Local Plan. The Council accepts that the Plan period affordable housing need in the Borough has not been met. Lack of delivery has resulted in a shortfall of 669 homes between 2011/12 and 2021/22. This is in the context of the HEDNA 2022 which identifies a need of 495 dwellings per annum between 2022/23 and 2031/32. This is a significant increase on the 171 affordable homes per year identified in the 2015 assessment of housing need¹³. Market signals also indicate a worsening trend in affordability in the Borough relative to the West Midlands and England as a whole.
83. I note that the number of households on the housing register for houses in Brandon and Bretford on 20th September 2023 was 19 and for Binley Woods, it was 29 households. SCS advised that there are other housing developments proposed in these areas, providing around 35 affordable homes, which would go some way to meet the local need. Nevertheless, in this context of the Borough wide under delivery, I give significant weight to the provision of affordable housing.
84. In terms of economic benefits, I recognise that the construction of new homes would support construction jobs and the local supply chain. However, these benefits would be short term, for the construction phase only. Future residents would support local shops and facilities and would also make a positive contribution to the local economy. Overall, I attribute moderate weight to these benefits. The appellant refers to Council Tax benefits and New Homes Bonus, however these are not needed to make the development acceptable and attract no weight.
85. I acknowledge that there is the potential for the stadium, should it be reinstated, to also contribute to the local economy. However, I have no clear evidence before me in this regard to assess this. I cannot therefore give this matter any weight.
86. The scheme would provide public open space which would be around 370% more than the policy requirement. I recognise that this provision would allow

¹³ CD08.04 Updated assessment of housing need : Coventry and Warwickshire Housing Market Area (HMA)

public access to the site, which is only currently available on race days. Links from the open space to existing rights of way outside the site will also be secured. The weight which I attribute to this benefit must be tempered by the fact that some provision is required to make the development policy compliant. Additionally, there is no evidence before me to demonstrate a shortfall in public open space in the locality. I therefore give this limited weight.

87. The proposal would achieve a habitat net gain of 33.87% and hedgerow net gain of 369.5% with an overall biodiversity net gain of 16.28%. This exceeds the 10% requirement in the Environment Act 2021, to become mandatory in early 2024. Such provision is required for compliance with national and local planning policies, and I afford it limited weight.
88. The site forms brownfield land and its redevelopment would accord with paragraph 123 of the Framework, which seeks to secure the effective use of land. Policy GP3 of the Local Plan and Policy H2 of the Neighbourhood Plan also give support to the reuse of previously developed land. The site is currently degraded, and several buildings are derelict. Redevelopment of the site for housing would provide environmental improvements, though its reinstatement for speedway would achieve the same objective. Accordingly, I attribute limited weight to this factor.
89. In accordance with section 38 (6) of the Planning and Compulsory Purchase Act 2004, the development should be determined in accordance with the development plan unless material considerations indicate otherwise. I have concluded that the scheme would not form inappropriate development in the Green Belt, would not have a greater impact on openness than the existing development on the site and would not conflict with any of the Green Belt purposes. It would also make use of previously developed land in accordance with Local Plan Policy GP3 and Neighbourhood Plan Policy H2.
90. However, I have also found that the proposal would conflict with paragraph 103 of the Framework, Policy HS4 of the Local Plan and Policy LF1 of the Neighbourhood Plan as the stadium is not surplus to requirements and the benefits of the alternative provision do not outweigh the loss of the facility. Accordingly, the proposal would conflict with the development plan taken as a whole. I give significant weight to this policy conflict.
91. The appeal proposal would contribute to the supply of market and affordable housing and provide economic and environmental benefits as set out above. However, collectively, the benefits would not outweigh the loss of the stadium. Insufficient material considerations therefore exist in this case, to indicate that the development should be determined other than in accordance with the development plan.

Conclusion

92. For the reasons given above, and having had regard to all other matters raised, I dismiss this appeal.

Helen Hockenhull BA (Hons) B.Pl MRTPI

INSPECTOR

APPEARANCES

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Assisted by Leanne Buckley–Thomson,
Counsel

Instructed by DPP Planning

He called

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Ella Casey
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Senior Major Projects Officer

Oriel Alphonso*
(*Attended Round Table discussion on Affordable Housing)

Team Leader Housing Options

FOR SAVE COVENTRY SPEEDWAY AND STOX CAMPAIGN GROUP (SCS): (RULE 6 PARTY)

Richard Humphreys KC

He called:

David Carter MRTPI

Planning Consultant

William Hunter Managing Director Huntapac Produce Ltd

Cecil Ford Company Director, Poole Speedway Ltd

INTERESTED PARTIES:

Phillip Morris CEO, British Speedway Premiership

Steve Rees Chairman of British Stock Association, BriSCA F1 Management Board and Oval Racing Council International

Councillor Gillias Chair, Rugby BC Planning Committee

Mr Hier Trustee, Wolston Leisure and Community Centre

Mark Sexton Director, Thurrock Hammers Ltd

Christopher Van Straaten Promotor, Wolverhampton Speedway

Russell Bott Nuneaton Speedway Supporters Club

Councillor Slinger Labour Group at the Council

Dr Ashley Bowes** Counsel for University Hospitals Coventry and Warwickshire NHS Trust

Daniel Gilks** Assistant Director of Finance, University Hospitals Coventry and Warwickshire NHS Trust

*** Attended Round Table discussion on Planning Obligations*

DOCUMENTS SUBMITTED DURING THE EVENT

1. Appellant's opening statement (CD18.1)
2. Council's opening statement (CD18.2)
3. SCS opening statement (CD18.3)
4. Link to SCS Planning Application ref R22/0071 (CD18.4)
5. Affordable Housing Statement from the Council 20.09.23 (CD18.5)
6. Witness Statement of Daniel Wilks (NHS Trust) (CD18.6)
7. University Hospitals Coventry and Warwickshire NHS Trust contribution spreadsheet (CD18.7)
8. NHS Speaking Note (CD18.8)
9. Mark Sexton of Thurrock Hammers, Proof of Evidence (CD18.9)
10. Appendix MS1 to CD18.9 (CD18.10)

11. The FA Guide to 3G Football Turf Pitch Design Principles and Layouts (CD18.11)
12. Timeline of the Local Plan and Brandon and Bretford Neighbourhood Plan CD18.12
13. Council updated evidence statement re Housing Land Supply (CD18.13)
14. Council's NHS Witness Statement (CD 18.14)
15. Council's Legal Submissions (CD 18.15)
16. Second Witness Statement from Mr Gilks (NHS Trust) (CD18.16)
17. NHS Legal Submissions (CD18.17)
18. Appeal decision ref APP/T3725/A/14/2221858 Land at Spring Lane, Radford Semele, Leamington Spa R(University Hospitals of Leicester NHS Trust) v Harborough DC (CD18.18)
19. Warwickshire County Council Developers Guide to contributions for education and early years Provision (CD18.9)
20. Appellants response to questions raised at the Inquiry (CD18.20)
21. Statement of distances from Coventry (Brandon) Stadium to football clubs prepared by the appellant. (CD18.21)
22. 3G Pitch Delivery Note from the Council 28.11.23 (CD18.22)
23. Closing submissions from NHS Trust (CD18.23)
24. Hallam Land Management v Secretary of State and Eastleigh Council (CD18.24)
25. NHS population growth spreadsheet (CD 18.25)
26. Turner v. Secretary of State [2017] 2 P. & C.R. 1 (Green Belt) Welwyn Hatfield Council v Secretary of State [2011] 2 A.C. 304 (not profiting from own wrong)
27. R (Samuel Smith Old Brewery) v North Yorkshire CC [2020] 2 P. & C.R. 8 (Green Belt)
28. DB Symmetry Ltd v. Swindon BC [2023] 1 W.L.R. 198 (conditions and planning obligations)
29. Closing submissions from SCS (CD18.26)
30. Closing submissions from the Council (CD18.27)
31. Closing submission from the appellant (CD18.28)

DOCUMENTS SUBMITTED AFTER THE EVENT

1. Final signed and dated Section 106 agreement
2. Comments from Rule 6 Party regarding the Revised Framework
3. Comments from the Council regarding the Revised Framework
4. Comments from the appellant regarding the Revised Framework

Aaron McGrath
Abigail Speed
Adam Bamford
Adam Flynn
Adam Holst
Adam Lines
Adam Matravers
Adam Rhodes
Adam Tartt
Adam Ursell
Adam, Charlie & Kye Andrews
Adrian Davey
Adrian Eaglen
Adrian Hardiman
Adrian Hawthorne
Adrian Hutton
Adrian Jackson
Adrian Roche
Adrian Straford
Ady Bates
Aiden Derry
Aiden Durkin
AJ Davis
Alan Allcott
Alan Bird
Alan Boon
Alan Booth
Alan Brown
Alan Cathcart
Alan Cockbill
Alan Cooper
Alan Gaskell
Alan Keeling
Alan Long
Alan Page
Alan Parkinson
Alan Perkins
Alan Preece
Alan R Heap
Alan Smith
Alan Thompson
Alan Wagg
Alan Whittaker
Alan Wilde
Alec Galbraith
Alex Butcher
Alex Fura
Alex Hall
Alex Hickerton
Alex Neil

Alex Pigott
Alex Wass
Alex Wood
Alex Wright
Alfie Elvin
Alfie Jones
Alice Howells
Alistair Boneham
Alistair Forsyth
Alistair Nott
Allan Wain
Allan Watson
Allan Whittington
Amanda Peck
Amanda Southin
Amanda Williams
Amy Doyle
Amy Harding
Amy Roberts
Andre Zang
Andrew Fraulo
Andrew Barber
Andrew Bell
Andrew Bent
Andrew Cherington
Andrew Dudley
Andrew Footitt
Andrew Fraulo
Andrew Gallon
Andrew Goldsby
Andrew Hirst
Andrew Hobbs
Andrew Hudson
Andrew Kenny
Andrew Laurie
Andrew Lees
Andrew Lester
Andrew Lewis
Andrew McCreavy
Andrew Plummer
Andrew Rochell
Andrew Shaw
Andrew Smith
Andrew Smith
Andrew Tilley
Andrew Welch
Andrew Willams
Andrew Yull
Andy Barrow
Andy Brown

Andy Eachus
Andy Goldsmith
Andy Graham
Andy Gration
Andy Hopkins
Andy Horley
Andy Johnson
Andy Latham
Andy Northorpe
Andy Pearce
Andy Pritchett
Andy Shaw
Andy Urquhart
Andy Whitehouse
Anfrew Beesley
Angela Beale
Angela Hambridge
Angela Hampson
Angela Lister
Angelina Thorne
Angeline Thorne
Ann E Allen
Ann Goldsmith
Ann Morris
Anna Hutchcox
Anne White
Anthony Collins
Anthony Flanagan
Anthony Hawkins
Anthony Jenkins
Anthony Large
Anthony Linfield
Anthony Sykes
Anthony Towey
Anthony Westbury
Anthony Worth
Arjan Koorn
Ashlee Iveson
Aston Gibson
Barbara Dumbleton
Barry Heath
Barry Johnson
Barry Mason
Barry Middleton
Barry Rose
Barry Wilson
Ben Bate
Ben Bentley
Ben Howard
Ben Lymn

Ben Tickle
Bernadette Kemp
Betty Bland
Bev Townsend (and family)
Beverley Green
Beverley Smith
Beverly Kelly
Bill Elliot
Bill Fisher
Billy Webster
Bob Barry
Bob de Jong
Bob Taylor
Boden Murfin
Bradd Stirk
Bradley Cooper
Bradley Hughes
Bradley Porter
Brandon Eccles
Brian Buck
Brian Cave
Brian Clarke
Brian Drawbridge
Brian Marshall
Brian Smith
Brian Soule
Brian Turner
Brian Watson
Brooke Kitson
Bruce Cresswell
Bryan Shaw
Caitlin Perry
Callum McDonagh
Cameron Watson
Caoline Brock
Car Coombs
Carl Hathaway
Carl Heighes
Carl Johnson
Carl Lewis
Carl Onens
Carl Wright
Carol Dent
Carol Goodall
Carol Maslin
Carol Rhodes
Carole Cooper
Caroline Bennett
Caroline Pratt
Casper Bentvelzen

Catherine Bradley
Celia Bates
Chad Popple
Charie Stuart
Charlie Cherington
Charlie Dodd
Charlotte Newsome
Charlotte Ward
Cheryl Straford
Cherylyn Pitcher
Chloe Cronshaw
Chris Alcock
Chris Atkinson
Chris Butcher
Chris Cleaver
Chris Coles
Chris Durno
Chris Green
Chris Hipkiss
Chris Ivens
Chris Klenk
Chris Lofthouse
Chris Molloy
Chris Moorcroft
Chris Moss
Chris Muckian
Chris Newnham
Chris Oldcorn
Chris Radley
Chris Reading
Chris Reynolds
Chris Sparks
Chris Taylor
Chris Taylor
Chris Trulock
Chris van der elst
Chris Watkins
Chris Whitehouse
Christina Ashton
Christina Quenby
Christine & Geoff Leese
Christine Eley
Christofer Cowley
Christopher Breden
Christopher Carl Davison.
Christopher James Steer
Christopher Large
Christopher Wylie
Claire & Jason Holden
Claire Court

Claire Goodwin
Claire Leonard
Clare Hill
Clare Shearsby
Cliff Parr
Cliff Wagstaff
Clive Cartwright
Clive Farrell
Clive Humphreys
Clive Ingram
Clive Philpot
Clive Pledger
Clive Read
Clive Woodier
Col Smith
Colin Bradley
Colin Coulter
Colin Fellows
Colin Fisher
Colin Harrold
Colin Hodgkinson
Colin Holmes
Colleen Holmes
Commander David Crosby
Connor Brown
Cor Meijer
Courtney Rose
Craig Denton
Craig Howarth
Craig Roberts
Craig Smith
Crispin Rosevear
D Serebriany
Dale Davies
Dale Hargreave
Dale Stratford
Damian Baker
Damian Noblett
Damien Reynolds
Dan Connor
Dan Fox
Dan Turner & Family
dan Turner & Family
Daniel Broome
Daniel Cooper
Daniel Drewry
Daniel Howell
Daniel John Crawford
Daniel Leaver
Daniel Nathan Mitchell

Daniel Payne
Daniel Smith
Daniel Weavers
Daniela Blumlein
Danielle Durran
Danny Fordham
Danny Macvarish
Daren Earrey
Darrell Collins
Darren Andrews
Darren Gowshall
Darren Hastings
Darren Jones
Darren Linklater
Darren Morrison
Darren Sutton
Darren Wagg
Darren Williams
Dave & Anne Jordan
Dave Cantrill
Dave Carter
Dave Curtis
Dave Exon
Dave Gambrell
Dave Green
Dave Griffiths
Dave Grindley
Dave Nessing
Dave Price
Dave Scheijvens
Dave Watters
Dave Wheatley
Dave Williams
David A Cliffe
David Abbey
David Arnold
David Ashworth
David Asquith
David Awcock
David Bakewell
David Barry
David Blunden
David Brawn
David Brooks
David Brown
David Bunting
David Burroughs
David Carter
David Chalkley
David Cleetham

David Cooper
David Delph
David East
David Englishby
David Flinton
David Forrest
David Gardner
David Gill
David Greenwood
David Gwilliam
David Herron
David Hier
David Hobson
David Hughes
David Ivatt
David James Hutchinson
David Jones
David King
David Kirby
David Lewis
David Macpherson
David Mander
David McMahon
David Mimms
David Moore
David Morris
David Mucklan
David Mulligan
David Newton
David P Woodhead
David Patient
David R Smith
David Robinson
David Rowe
David Sayce
David Sharp
David Sharpe
David Shaw
David Slater
David Southward
David Speed
David Stratton
David Taylor
David Taylor
David Thompson
David Trubshaw
David Twine
David Umney
David Whiting
David Williams

Dawn Edwards
Dawn Farrar
Dawn Payne
Dean Archer
Dean Garrod
Dean Hoggarth
Dean Ismay
Dean Peckett
Dean Redmond
Dean Rogers
Dean Simpson
Dean Tressler
Deborah Presley
Deborah Scott
Den Powers
Denise Chapman
Denise Dunlea
Dennis Lindo
Dennis Price
Denny Nicholls
Derek Chisholm
Derek Dixon
Derek Hart
Derek Hines
Derek Hunt
Derek Simmons
Derek Smith
Derek Sweetman
Derek Tupholme,
Derren Patter
Des Quinney
Desmond Taylor
Diane Morris
Diane Taylor
Dick Partridge
Dick Richards
Dominic Denbow-Arnold
Donald Graham
Donald Marcroft
Donna Goring
Donna McKeown
Donna Tully
Doug Kemp
Doug Robinson
Doug Ward
Douglas Hill
Douglas Robinson
Douglas Wallace Bruce
Dr Andrew Pearce
Dr Keith Harrington

Duncan Cosgrave
Dylan Williams-Maynard
E. Jaspers-Boschma
Earnest Eardley
Ed Hargeave
Edan lilyut
Eddie Collins
Eddie de Roos
Eddie Harrington
Edward Harrison
Edwin Mills
Eileen Davis
Eileen Pittaway
Elizabeth Polley
Ella Wright
Emily Greg
Emily Hall
Emma Aldridge
Emma Collins
Emma Consadine
Emma Jarvis
Emma Jayne Norton
Emma Madden
Emma Penniston
Emma Taylor
Eric Ibbotson
Erica Vervuurt-Janssen
Erik Sidwell
Evan Bullock
Eve Jones
Evelyn Dean
Ewan McCrudden
Ffion Bethany Cartwright
Fharry Graham
Fiona Brown
Frank Perkinson
Frank Smith
Freddie Masters
Frederick Owen
G. Castleton
Gabrielle Bond
Gareth Austin
Gareth Griffiths
Gareth Herd
Gareth Lewis
Gareth McLaughlin
Gareth Wilkinson
Garry Mann
Gary Adrian Noakes
Gary Clapham

Gary Clarke
Gary Davies
Gary Fox-Teece
Gary Freeman
Gary Grimsley
Gary Jenkinson
Gary North
Gary Pagett
Gary Robinson
Gary Thompson
Gary Yeadon
Gavin French
Gavin Holmes
Gavin Washington
Gemma Callow
Geoff Boxell
Geoff Mewett
Geoffrey Hands
Geoffrey Phipps
Geoffrey Scott
Geoffrey Smith
George Bloor
George MacMillan
George Orcherton
George Renwick
George Riley
George Tyte
George Waddington
Georgia James
Gerald Rawlings
Gill Cooper
Gill Whitmore
Gillian Henderson
Gina Staak
Giorgio Demetriou
Glen Blackburn
Glen Cousner
Glen Parsons
Glenn Henderson
Glenn White
Glyn Blackburn
Glyn Scarbrough
Glyn Stanton
Gordon McNeil
Gordon Smith
Graeme Dewis
Graeme Frost
Graeme Turner
Graham Ashley
Graham Atton

Graham Brown
Graham Cornish
Graham Day
Graham Eardley
Graham Franklin
Graham Garner
Graham Gleave
Graham Grasby
Graham Harper
Graham Hill
Graham Lowe
Graham Marsden
Graham Payne
Graham Pickles
Graham Shaw
Graham Soule
Graham Thompson
Graham Westwood
Graham Wilson
Graham Woodliffe
Grant Leather
Granville Smith
Greg Elson
Greg Lloyd
Guy Gore
Guy Jolly
Gwyn Miller
Halina Wells
Hannah Chappell
Hannah Clack
Hannah Jarvis
Hans Berden
Harley Halton
Harry Watts
Harvey Maskell
Hayley Williams
Hayley Williams-Hawkins
Heather Durrant
Helen Bloor
Helen Grindley
Helen Johnson
Helen Kaleta
Helen Maddison
Helen Millar
Helen O'Neill
Henri van Hoeck
Henry Doyle
Hilary Neaton
Holli Elston
Holly Cresswell

Holly Foster
Iain Amos
Iain Brown
Iain Smith
Ian Batley
Ian Baxter
Ian Bingham
Ian Brickley
Ian Fowler
Ian Goode
Ian Goodwin
Ian Gray
Ian Griffiths
Ian Halton
Ian Harriman
Ian Harrison
Ian Hartley
Ian Helliwell
Ian Hertzog
Ian Hooson
Ian Johnson
Ian Kempe
Ian Moore
Ian Mountford
Ian Northey
Ian Powers
Ian Sawyer
Ian Sherwin
Ian Silver
Ian Smith
Ian Stanley
Ian White
Ion Greenwood
Jack Barber
Jack Butler
Jack Coleman
Jack Lowe
Jack Morgan
Jack Nessling
Jack Waplington
Jackie Graham
Jacklyn Fairhurst
Jacky Griffiths
Jacqueline Sawle
Jake Booth
Jake Harry
James Attewell
James Burrows
James Chapman
James Clement

James Collins
James Dawson
James Dodd
James Eccles
James Escott
James French
James Isom
James Johnson
James Kenneth Hart
James Kettlewell
James Lee
James Lister
James Marson
James Murray
James Peckett
James Perkins
James Pretty
James Pugh
James Russell
James Smith
James Toon
James Towey
Jamie Brown
Jamie Buckle
Jamie Fenwick
Jamie Gwin
Jamie Priestley
Jamie Sheppard
Jamie Thomas
Jamie Waller-Jones
Jammie Foster
Jan Horton
Jan Lissaman
Jan Vervuurt
Jane Greenaway
Jane Haughton
Janet Coggins
Janet Harray
Janet Howe
Janet Main
Janice Bairstow
Jarno van der Wal
Jason Bailey
Jason Brickley
Jason Cramphorn
Jason Cronshaw
Jason Cull
Jason Kilner
Jason Masters
Jason Scopes

Jason Swinyard
Jason Ward
Jay Albrighton
JB Chattaway
Jeanette Beale
Jean-Paul Norman
Jelle Van Laethem
Jemma Hayward
Jenet Taylor
Jenny Mewett-Bone
Jenny Westwood
Jensen Brickley
Jeremy Trusler
Jeroen Janssen
Jeroen Pieters
Jeroen Zutt
Jessica Owen
Jill Benn
Jill Blinco
Jill Eccles
Jill Wood
Jim Brown
JN Griffiths
Jo Dohmen
Jo Holt
Joan Northey
Joan Reynolds
Joanne Bevan
Joanne Chivers
Joanne Plummer
Joanne Stirk and Family
Joe Bamford
Joe Booth
Joe Cheetham
Joe Haines
Joe Johanson
Joe McDougall
Joe Warden
Joe Wilson
Johanne Butler
John & Carol Fray
John & Linda Wright
John Adams
John Adey
John Atkinson
John Bromley
John Brown
John Calder
John Carlin
John Clack

John Cook
John Coppus
John Davies
John Dawson
John Drew
John Edington
John Harrhy
John Hill
John Holman
John Jackson
John Kilcline
John Killick
John Lambourne
John Lawrence
John Lund
John Mann
John Morris
John Morris
John Muskett
John Plyer
John Richbell
John Robinson
John Rodway
John Savage
John Simpson
John Smith
John Stanley
John T Richards
John Twigge
John Wells
John Wiles
Jon Ashworth
Jon Brown
Jon Harte
Jon Maynard
Jon Porter
Jon Redhead
Jon Woodliffe
Jonathan Andrew
Jonathan Day
Jonathan Howard
Jonathan Peter Slaney
Jonathan Teggart
Jonathan Yates
Jonny Forster
Jonny Proud
Jordan Lennox
Jordan Webb
Jordy Gielen
Josh Morris

Josh Tickle
Josh Wolstencroft
Joshua Holmes
Joshua Malt
Joshua Rowbottom
Jowe Souren
Joy Macauley
Joy Owen
Joyce Allen
Judy Johnson
Julie Worville
Jules Holland
Julian Coyle
Julian Vaux
Julie Bransley
Julie Davis
Julie Nicholls
Julie Wagg
Justin Annear
Justyna Porawska
Karen Brittan
Karen Cassidy
Karen Hopkinson
Karen Ismay
Karen Morgan
Karen Timothy
Karl Bainbridge
Karl Van Straaten
Kate Baxter
Kate Cronshaw
Kate Harris
Katie Anderson
Katie Coleman
Katie Dudley
Kay & Steven Smith
Kay Blackburn
Kay Tudor
Kayleigh Whitehead
Keith Barber
Keith Barnsley
Keith Butler
Keith Forsythe
Keith Hill
Keith Hosiene
Keith Hudson
Keith Jeggard
Keith John Hayman
Keith Lowery
Keith Maden
Keith McDonagh

Keith Musson
Keith Packer
Keith Parkinson
Keith Spencer
Kelly Hartwell
Kelly Nunn
Ken and Dolores Payne
Ken McIntosh
Ken Saunders
Kenneth Adnitt
Kerri Ferron
Kerry Scates
Kev Monks
Kevin Allen
Kevin Bell
Kevin Boundy
Kevin Crawford
Kevin Ferris
Kevin Pollard
Kevin Reed
Kevin Robison
Kevin Salt
Kevin Speed
Kevin Stackhouse
Kevin Tucker
Kevin van den Bosch
Kevin Wickham
Kevin Wrigglesworth
Kiera Gibson
Kim Jones
Kim Wilcox
Kirsty Blinco
Kirsty Sadler
Klaas-Jan Modder
Kris Ferguson
Kyle Gibson
Kyle Taylor
Lacey Lightowler
Larissa Harrison
Laura Dudley
Laura Jade Morris
Laura Parkes
Laura Vervuurt
Laurie Lavender
Lea Geary
Leanne Nixon
Lee Allen
Lee Coleman
Lee Fairhurst
Lee Fareham

Lee Francis
Lee Kemp
Lee Martin
Lee Pycroft
Lee Tilling
Lee Walker
Lee Weston
Lee Wiles
Leo James
Leoma Briers
Leon Hulse
Leon Morley
Leon Van Kleef
Leonard Stilgoe
Les Hawkins
Les Redford
Lesley Tate
Leslie Neal
Levi Nicholson
Lewis Boswell
Lewis Smith
Lewis Willacy
Liam de Ville
Liam Powell
Liam Roche
Libby Pearson
Linda Abbey
Linda Ashton
Linda Bell
Linda Knott
Linda Payne
Linda Savage
Linda Taggart
Lionel Bird
Lisa Eachus
Lisa Hutton
Lisa Pearson
Lisa Peckett
Liz Fellows
Lorna Paterson
Lorna Prestage
Lorne Foster
Lorraine Taylor
Luc Sijbers
Lucy Early
Lucy Graham
Lucy Haynes
Lucy Nealon
Lucy Shaw
Lucy Williams-Maynard

Luke Foster
Luke Groszpietsch
Luke Harris
Luke Harrison
Luke Hooper-Fitch
Luke Perry
Luke Swiderski
Lweis Bond
Lyn Hutt
Lyn Raisbeck
Lynn Gaunt
Lynne Bromwich
Lynne Turton
M. Dalrymple
Maarten Broekman
Malc Mason
Malcolm Barnes
Malcolm Cambray
Malcolm McCulloch
Malcolm Pugh
Malcolm Whitham
Małgorzata Porawska
Mandi Ayres
Mandy Smith
Marc Eagles
Marc Stavert
Marcin Porawski
Marcus Mason
Margaret Fallon
Margaret Ismay
Margaret Priddy
Maria Tromans
Marie Banwell
Marie Cornell
Marilyn Brown
Marina Knowles
Mark Adkins
Mark Baker
Mark Balmer
Mark Brown
Mark Bryant
Mark Butler
Mark Clark
Mark Covington
Mark Davis
Mark Elston
Mark Fairhurst
Mark Ford
Mark Foster
Mark Garrett

Mark Graham
Mark Grainger
Mark Hall
Mark Hansford
Mark Harry
Mark Harrison
Mark Jackson
Mark Jankiewicz
Mark Jessup
Mark Keeling
Mark Kenney
Mark King
Mark Knight
Mark Nurden
Mark Roberts
Mark Sawyer
Mark Selley
Mark Shropshire
Mark Stallard
Mark Turnage
Mark Wheeler
Mark Woodiwiss
Mark Writtle
Martin Bell
Martin Bridgefrod
Martin Brunson
Martin Coleman
Martin Dawson
Martin Downs
Martin Guest
Martin Holloway
Martin Pollard
Martin Reed
Martin Southwell
Martin Widman
Martyn Bent
Martyn Phillips
Martyn Wood
Mary Town
Matt Brown
Matt Cooper
Matt Kind
Matt Neal
Matt Osbourne
Matt Perkins
Matthew Bennett
Matthew Bull
Matthew Edwards-Wear
Matthew Johnson (family)
Matthew Leach

Matthew Metcalf
Matthew Newsome
Matthew Nixon
Matthew Powell
Megan Mccrudden
Mel Bristow
Melvin England
Merc Rutter
Michael Allison
Michael Awcock
Michael Branston
Michael Cotterall
Michael Cutler
Michael D Jenkins
Michael Davies
Michael Dugdale
Michael Durran
Michael Ellis
Michael Goodhall
Michael Graham
Michael Herrington
Michael Hibbert
Michael Jewkes
Michael Johanson
Michael Kennon
Michael Lund
Michael Mallon
Michael Newman
Michael Odare
Michael O'Neill
Michael Parker
Michael Plant
Michael Posselwhite
Michael Skinner
Michael Slater
Michael Unsworth
Michael Wills
Michael Yardley
Michal Pemberton
Michelle Sanders
Michelle Wells
Michelle Woodhull
Mick Coleman
Mick Edwards
Mick Hirst
Mick Jackson
Mick Metcalfe
Mick Norton
Mick Sworder
Mike Beale

Mike Bennett
Mike Greenwood
Mike Harling
Mike Hartley
Mike Kay
Mike Lomax
Mike Parry
Mike Tickle
Mike Turner
Mike White
Miroslaw Halwa
Molly Barton
Mr & Mrs A Layfield
Mr & Mrs David Johnson
Mr & Mrs M Foster
Mr & Mrs Maguire
Mr & Mrs William Small
Mrs Walker
Murray Young
Nathan Tate
Neal Storey
Neil Burton
Neil Carpenter
Neil Clarke
Neil Clayton
Neil Footitt
Neil Harris
Neil James
Neil Jarvis
Neil Lindsay
Neil Long
Neil Mack
Neil Pugh
Neil Reynolds
Neil Scriven
Neil Seabright
Neil Smith
Neil Soule
Neil Stokes
Neil Thompson
Neil Warren
Niall Shimmin
Nicala O'Leary
Nicholas Green
Nick & Helen Molden
Nick Bailey
Nick Barnett
Nick Dennis (& Family)
Nick Hammond
Nick Jeffcoate

Nick King
Nick Meakin
Nick Tyrrell
Nick Whitehouse
Nicola Sly
Nicola Steele
Nicole Simpson
Nigel & Janet Whitworth
Nigel Ashdown
Nigel Coates
Nigel Edwards
Nigel Flude
Nigel Harrhy
Nigel Hastilow
Nigel Hyde
Nigel Lewis
Nigel Molden
Nigel Nattrass
Nigel Norris
Nigel Orcheton
Nigel Pagdin
Nigel Rees
Nigel Waller
Nigel Warden
Nik Eastwood
Nikki Louise Bamford
Nina Elmer
Noel Harte
Noicolas Watson
Norman Davey
Norman Delph
Oli Leett
Oli Leett
Oliver James Hertzog
Oliver Morris
Oliver Spencer
Olly Spencer
Osborn Lister
Owen Chambers
Owen Read
Owen Strong
Paige Sharpe
Pamela Rose
Pat Harper
Pater Charity
Patricia Bowyer
Patrick Lenssen
Patrick Poynton
Paul Adams
Paul Admas

Paul Baker
Paul Baughan
Paul Bayliss
Paul Beasley
Paul Belton
Paul Booker
Paul Burgess
Paul Burgess
Paul Butlin
Paul Carbutt
Paul Childs
Paul Collins
Paul Cudworth
Paul Davies
Paul Dexter
Paul Downes
Paul Drew
Paul Duckett
Paul Durham
Paul Edwards
Paul Fannon
Paul Farnell
Paul Farrar
Paul Fenn
Paul Flowers
Paul Galbraith
Paul Graham
Paul Hake
Paul Hammond
Paul Hancock
Paul Harwood
Paul Hesselwood
Paul Huson
Paul Jenkins
Paul Kenney
Paul Lillfe
Paul Lofthouse
Paul Marlor
Paul McIntosh
Paul Merrill
Paul Mynott
Paul Nealon
Paul Reynolds
Paul Richings
Paul Robinson
Paul Sivera
Paul Talbot
Paul Voss
Paul Walters
Paul Whaeter

Paul Wheeler
Paula French
Pauline Ashby
Pauline Bott
Pauline Celli
Pauline Westwood
Pemela Wincott
Pete Collins
Pete Lawrence
Pete Murray
Pete Savage
Peter & Yuanjai Trahern
Peter Brandston
Peter Bubb
Peter Butlin
Peter Butterworth
Peter Carter
Peter Clive O'Beirne
Peter Creamer
Peter Crowther
Peter Ellis
Peter Hughes
Peter Lissaman
Peter Lloyd
Peter Parker
Peter Pemberton
Peter Richardson
Peter Schut
Peter Stidworthy
Peter Susan
Peter Thompson
Peter van Oijen
Peter Wilman
Phil Brough
Phil Calvert
Phil Garrett
Phil Gee
Phil Hiles
Phil Holyoake
Phil Jones
Phil Pritchard
Phil Smith
Phil Watkins
Philip Elwood
Philip Garth
Philip Hitchcock
Philip Michael
Philip Robinson
Philip Swales
Phillip Hickerton

Phillip Mann
Phillip Rhodes
Phyliss Trickett
Przemyslaw Szawluga
Rachel Bradshaw- Wilson
Rachel Brown
Rachel Butlin
Rachel Davies
Rachel Hancock
Rachel Holden
Rachel Jayne
Rachel Parker
Rachel Roberts
Rachel Rochell
Ralph Mason
Ralph Wiggins
Ramon Leenen
Ray Meager
Reagan Panton
Rebecca Anderson-Pretty
Rebecca Small
Rebecca Wagner
Rebecca Yates
Rex Tucker
Rhys Boyd
Rhys Wishart
Rich Bailey
Rich Bell
Richard Allsopp
Richard Birkett
Richard Boddington
Richard Brown
Richard Burt
Richard Churchill
Richard Cleaver
Richard Cunliffe
Richard Davis
Richard Ellis
Richard Heaton
Richard John
Richard Kaleta
Richard Knapton
Richard Lane
Richard Munford
Richard Osborne
Richard Park
Richard Powley
Richard Procter
Richard Robinson
Richard Rowbotham

Richard Sleeman
Richard Thompson
Richard Trevarthen
Richard Watson
Richard Whitmore
Richard Zeelen
Ricky Castell
Riley Durran
Rob Adams
Rob Barber
Rob Buckmaster
Rob Coleman
Rob Giepmans
Rob Harrad
Rob Hughes
Rob Jones
Rob Keen
Rob Lancaster
Rob Taylor
Robbie Wolf
Robert Arnold
Robert Beale
Robert Bowman
Robert Dean
Robert Dudley
Robert Edwards
Robert Hirons
Robert Johnston
Robert Liely
Robert Pointon
Robert Slough
Robert Smith
Robert Taylor
Robert Wathes
Robin Antony Fowler
Robin Shaw
Robin Turner
Rod Luckman
Rod Young
Roderick Jones
Roger Biggs
Roger Bromiley
Roger Dudley
Roger Guy
Roger Hancock
Roger Mcgrory
Roger Standton
Roger Stocker
Roger Surry
Roger Westall

Romeo Gould
Ron Harney
Ron Woolley
Ronald Banks
Ronan Brian Coleman
Ronnie Cressell
Rosemary Lewis
Ross Priddy
Rowan Watt
Roy Broens
Roy Clarke
Roy Hampson
Roy Knowles
Roy Pahnke
Roy Potter
Roy Taylor
Russell Bott
Russell Corby
Rutger Valk
Ryan Ashcroft
Ryan Brown
Ryan Cattell
Ryan Clarke
Ryan Leech
Ryan Morgan
S Earley
Sally Casemore
Sally Langley
Sally Newners
Sam & Elizabeth Morrison
Sam Baker
Sam Haynes
Sam Johnson
Sam Porter
Sam Redman
Sam Wagner
Samantha Clark
Samantha Flint
Samual Chappell
Samual Russell
Samual Wearing
Samuel Straford
Samuel Wass
Sandeep Singh
Sandra & Marco Falkena
Sandra Bromley
Sandra Chaimberlain
Sandra Parker
Sandra Piper
Sandy James

Sarah Butler
Sarah Dodd
Sarah Hassan
Sarah Hewitt
Sarah Kinsell
Sarah Notman
Sarah Ottley
Sarah Tapp
Sarah Yarrow
Sarah Yull
Sara-Jayne smith
Sazanna Cruickshank
Scott Jennings
Scott Nicholls
Scott Powell
Scott White
Sean Silvera
Sean Woodward
Senfield Norton
Shane Disley
Sharne Bradley
Sharon Plummer
Sharon Rochell
Sharron Corbett
Sharron Mahoney
Shaun Brady
Shaun Tarlton
Shawn Collier
Shayne Moorcroft
Sheila Barry
Simon Atkinson
Simon Bennington
Simon Bull
Simon Cooper
Simon Demmen
Simon Gillam
Simon Grace
Simon Greenwood
Simon Guest
Simon Hill
Simon Hughes
Simon Longden
Simon M Sturgess
Simon Panton
Simon Rogers
Simon Tulley
Simon Wills
Sophie Bayes
Sophie Hodge
Sophie Kind

Sophie Morby
Soraya Hollingworth
Stasia Wrobel
Stephen Armitage
Stephen Baxter
Stephen Birchall
Stephen Bowker
Stephen Croome
Stephen Cunliffe
Stephen Curl
Stephen Fletcher
Stephen Garrett
Stephen Jackson
Stephen Kidd
Stephen Kilmister
Stephen Lee
Stephen Leiws
Stephen Pittaway
Stephen Porter
Stephen Richardson
Stephen Ryan
Stephen Sheehan
Stephen Smith
Stephen Timms
Stephen Weston
Stephen Young
Steve Barlow
Steve Bayley
Steve Beckett
Steve Berry
Steve Brook
Steve Cawood
Steve Colledge
Steve Deakin
Steve Evans
Steve Garner
Steve Geary
Steve Goring
Steve Hazelwood
Steve Joses
Steve Kemp
Steve Mace
Steve Malin
Steve Moore
Steve Morgan
Steve Moxey
Steve Pinks
Steve Pittaway
Steve Powell
Steve Sumnal

Steve Thatcher
Steve Tideswell
Steve Wallbutton
Steve Wearing
Steve Wilson
Steven Blackett
Steven Bloor
Steven Booth
Steven Broughton
Steven Cooke
Steven Long
Steven Lowe
Steven Pollitt
Steven Radzynski
Stewart & Joan Hardy
Stewart Lunn
Stewart Wagstaffe
Storm Strugnell
Stuart Bartram
Stuart Currall
Stuart Farmer
Stuart Heap
Stuart Hurst
Stuart Mason
Stuart N Calvert
Stuart Perren
Stuart Ralls
Stuart Rolls
Stuart State-Aris
Stuart Yeoman
Sue & Gary McCarthy
Sue Bardsley
Sue Beresford
Sue Petrie
Sue Quinney
Susan Barnes
Susan Fitzpatrick
Susan Laws
Susan O'Connell
Susan Riddell
Suzanne Brett
Suzanne Fairhurst
Tara Porter
Taylor Cross
Teela Bate
Terrence Bainbridge
Terry Chrabaszcz
Theo Clowes
Thomas Arthur
Thomas Brighton

Thomas Dovey
Thomas Holland
Thomas Jarvis
Thomas Payne
Thomas Robins
Tim Darnell
Tim Farrell
Tim Fountain
Tim Newbrook
Timmy Aldridge
Timothy Collins
Tina Douglas
Tina Franklin
Tina James
Tina Martell
Tom Cave
Tom Davison
Tom Lloyd
Tom Poynton
Tom Setchell
Tom Sparey
Tom Stefani-Rodgers
Tom Sumner
Tom Watson
Tom Westwood
Tom Witts
Tony & Barbara Bayliss
Tony Alexander
Tony Bateman
Tony Cooper
Tony Davies
Tony Edgley
Tony Hambridge
Tony Horton
Tony Parker
Tony Watson
Tracey Hurst
Tracey Morrison
Tracey Smith
Tracey Winfield
Tracy Davison
Tracy Harry
Trevor Clews
Trevor Harrison
Trevor Pike
Tristan Clarke
Uwe Wingerath
Valdis Pauzers
Veronica Pinks
Vicky Mitchell

Victoria Edwards-Slann
Victoria Haigh
Victoria Leonard
Victoria Morgan
Vince Bloxham
Vincent Morgan
Waine Birchall
Walter Marshall
Warren Nissen
Wayne Allen
Wayne Gill
Wayne Lilley
Wayne Pearson
Wayne Pulford
Wayne Reading
Wayne Runagall
Wayne Sinker
Wayne Tipple
Wendy Archer Harland
Wendy Fletcher
Wesley Wolf
Wiktor Kubala
Wilf Braggins
Will Hindle
William Huson
William Setchell
William Umney
William Waddilove
William Watts
William Yarrow
Youri Dohmen
Yvonne Barbara Leighton
Yvonne Carter
Zach Thompson
Zoe Bayes
Zoe Belton
Zoe Blackman
Zoe Powell