



Mr Ben Lander
Pegasus Group
5 The Priory Old London Road
Canwell
Sutton Coldfield
West Midlands (Met County)
B755SH

Our reference **P/2014/2282**
17/07/2014

**Place Directorate
Planning, Transport & Highways**

Development Management
Civic Centre 4
Much Park Street
Coventry
CV1 2PY

www.coventry.gov.uk/

Please contact Hannah Holt
Direct Line (024) 7683 1393
Email planning@coventry.gov.uk

THE TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)
THE TOWN AND COUNTRY PLANNING (FEES FOR APPLICATIONS, DEEMED APPLICATIONS,
REQUESTS AND SITE VISITS) (ENGLAND) REGULATIONS 2012

Proposal: Outline application for the erection of up to 800 dwellings, with associated Local Centre comprising Convenience Store (Class A1) Retail/Commercial Units (Class A1, A2, A3, A5 and/or D1); a Primary School; Public Open Space (including equipped play area); allotments; nature conservation area; and landscaping; with all matters reserved except for means of vehicular access to the site from Tamworth Road and Bennetts Road South. Site: Land bounded by Bennetts Road South to the east, Tamworth Road to the west, Sandpits Lane to the south and Hall Brook to the north, Coventry. Applicant: Lioncourt Homes Limited

I refer to the above submission, which you have recently made to the City Council for approval under the Town and Country Planning Act 1990 as amended. Before the Council can accept your submission as a valid application, the discrepancies listed below must be rectified. Until these matters are resolved no further action will be taken in respect of your submission.

- Please confirm that the above proposal and site address are acceptable to yourselves.
- Please provide a document detailing proposed heads of terms for the Section 106 Agreement referred to in your application documentation.
- In order to ensure clarity regarding the scale of development for which outline planning permission is sought, please provide detail regarding the maximum level of floorspace in Use Classes A1, A2, A3, A5 & D1 that would be accommodated in the Local Centre and the maximum floorspace of the proposed primary school.
- Whilst your Certificate B confirms that all agricultural tenants have been notified of the application I would ask for the sake of completeness that a completed Agricultural Holding Certificate is also submitted.
- Please provide a phasing plan.
- Please confirm the status of the following drawings which form part of your submission. Are these illustrative?
 - B.0263_08-1B Built Form/Land Uses
 - B.0263_08-2B Green Infrastructure
 - B.0263_08-3B Access & Movement
 - B.0263_08-4B Building Heights
 - Bir.2588_48 Long Landscape Sections A-C

- Do you have a Site Contamination/Remediation Report available for submission in addition to the Environmental Statement chapter on these issues and the various Landmark Plots in the ES Appendices?
- Delay in validating your application may result in certificates supplied as part of your submission being out of date. If you have not supplied the required information within 21 days of the certificate date then a new certificate will need to be completed.

IF YOU ARE SENDING REVISED PLANS/ INFORMATION ELECTRONICALLY PLEASE SEND TO PLANNING@COVENTRY.GOV.UK IN CASE THE MEMBER OF STAFF NAMED ABOVE IS OUT OF THE OFFICE. THANK YOU

Please note that all fee refunds are subject to a £30 administration charge.

In your response please quote the reference given above. If you are unsure what is required then please contact the officer named above.

Claire Tucker
City Centre & Projects Manager
(DESG2 – dec2012)