

## Krumpans, Igors

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**From:** Holt, Hannah  
**Sent:** 06 August 2014 11:25  
**To:** Planning Department  
**Subject:** ADDITIONAL INFO FW: P/2014/2282  
**Attachments:** Appendix 8 1 ALC.pdf; Land Owners and Tenants Notified.docx; Notices to Tenants.pdf

**Categories:** Additional Info

Please attach to 2014/2282

Thanks

Hannah

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**From:** Ben Lander [mailto:Ben.Lander@pegasuspg.co.uk]  
**Sent:** 30 July 2014 16:48  
**To:** Holt, Hannah  
**Subject:** RE: P/2014/2282

Dear Hannah,

I am pleased to be able to attach the details of the tenants that have been notified as part of the application for the development at Keresley. There are only two tenants on the site, therefore we are no longer needing to progress with the newspaper advertisement we spoke of earlier. Unfortunately the Certificate B form provided on the planning portal is not large enough to include details of all land owners and agricultural tenants on, as ownership and the agricultural certificates have now been merged, to provide one combined certificate. Therefore I have attached an additional document with all land owner and tenant details for you. I hope that this shall now mean that the application can be validated and we can proceed with the 16 weeks consultation. I have also re-attached Appendix 8.1, as this currently does not appear to be viewable under the application on the councils website. Any further questions please do not hesitate to contact me.

Regards,

**Ben Lander**

Planner

**Pegasus Group**

Planning | Environmental | Retail | Urban Design | Renewables | Landscape Design | Graphic Design | Consultation | Sustainability

**T** 0121 308 9570 | **F** 0121 323 2215 | **M** 07807 090029 | **E** [ben.lander@pegasuspg.co.uk](mailto:ben.lander@pegasuspg.co.uk)

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**From:** Holt, Hannah [mailto:Hannah.Holt@coventry.gov.uk]  
**Sent:** 30 July 2014 08:44  
**To:** Ben Lander  
**Subject:** RE: P/2014/2282

Dear Ben

This approach is acceptable. Once the notice has been published in the newspaper we will need you to submit a copy of the published notice along with details of any other notices served and a completed Certificate C.

Regards

Hannah Holt  
Principal Planning Officer (City Centre/Projects Team)  
Development Management  
Coventry City Council  
Civic Centre 4, Much Park Street  
Coventry CV1 2PY

T: 024 76831393  
F: 024 76831296  
[hannah.holt@coventry.gov.uk](mailto:hannah.holt@coventry.gov.uk)

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**From:** Ben Lander [<mailto:Ben.Lander@pegasuspg.co.uk>]  
**Sent:** 29 July 2014 14:38  
**To:** Holt, Hannah  
**Subject:** RE: P/2014/2282

Dear Hannah,

Thank you for attaching the notice. With regard to the advertisement needing to be published no more than 21 days before the submission of the application, it is my understanding that according to The Town and Country Planning (Development Management Procedure) Order 2013, where the applicant has taken reasonable steps to ascertain the names and addresses of every such person (who on the prescribed date is an owner of the land to which the application relates, or a tenant) but has been unable to do so, by publication of the notice after the prescribed date in a newspaper circulating in the locality in which the land to which the application relates is situated. So I propose to complete notice 2 and make arrangements for it to be published in the Coventry Evening Telegraph. I would be grateful if you could confirm this is acceptable.

Regards

**Ben Lander**

Planner

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**From:** Holt, Hannah [<mailto:Hannah.Holt@coventry.gov.uk>]  
**Sent:** 29 July 2014 13:51  
**To:** Ben Lander  
**Subject:** RE: P/2014/2282

Dear Ben

The Coventry Evening Telegraph is the newspaper we use to publish our notices so this would be the most appropriate. My understanding is that the advertisement only needs to be published once, no more than 21 days before the submission of the application. A copy of the published notice then needs to be submitted to us with the Certificate. A blank copy of the notice can be downloaded from the planning portal at:

<http://www.planningportal.gov.uk/uploads/1app/notices/notice2.pdf>

Regards

Hannah Holt  
Principal Planning Officer (City Centre/Projects Team)  
Development Management  
Coventry City Council  
Civic Centre 4, Much Park Street  
Coventry CV1 2PY

T: 024 76831393  
F: 024 76831296  
[hannah.holt@coventry.gov.uk](mailto:hannah.holt@coventry.gov.uk)

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**From:** Ben Lander [<mailto:Ben.Lander@pegasuspg.co.uk>]  
**Sent:** 29 July 2014 10:14  
**To:** Holt, Hannah  
**Subject:** RE: P/2014/2282

Dear Hannah,

Unfortunately we are unable to confirm some of the agricultural tenants on the land for the application at Keresley, therefore are unable to complete an Agricultural Holding Certificate. This means we shall now need to submit a Certificate C and will require an advert in the local press to demonstrate the fact that we are making the application and do not know the names of the tenant(s) of some of the land. We shall serve notice on the tenants we know of and are also continuing to contact the land owners agents seeking confirmation of all tenants across the application site. I am emailing to confirm which newspaper you feel would be most suitable for this (e.g. Coventry Telegraph) and for how long the advert shall need to appear? I would appreciate your guidance on this.

Regards,

## Ben Lander

Planner

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**From:** Holt, Hannah [<mailto:Hannah.Holt@coventry.gov.uk>]

**Sent:** 28 July 2014 10:48

**To:** Ben Lander

**Subject:** RE: P/2014/2282

Dear Ben

Thank you for the additional information. The only item that remains outstanding is the Agricultural Holding Certificate. Please could you let me know when we are likely to receive this.

Thanks

Hannah Holt  
Principal Planning Officer (City Centre/Projects Team)  
Development Management  
Coventry City Council  
Civic Centre 4, Much Park Street  
Coventry CV1 2PY

T: 024 76831393

F: 024 76831296

[hannah.holt@coventry.gov.uk](mailto:hannah.holt@coventry.gov.uk)

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**From:** Ben Lander [<mailto:Ben.Lander@pegasuspg.co.uk>]

**Sent:** 24 July 2014 17:01

**To:** Holt, Hannah; Planning Department

**Subject:** P/2014/2282

Dear Hannah,

Having received your letter please see find our responses to your questions posed and request for additional information below;

- 1) The proposal and site address are acceptable to ourselves.
- 2) A document detailing the proposed heads of terms for the Section 106 Agreement is attached.

- 3) To clarify the Local Centre will have approximately 4000msq gross floor area – to allow for A1, A2, A3, A5 for retail and/or D1 uses (any single retail element will not exceed 2,500 msq total (GFA). The proposed primary school will be up to 2FE.
- 4) An Agricultural Holding Certificate will be sent in due course.
- 5) Please find attached an indicative phasing plan.
- 6) I can confirm the drawings that form part of the submission are illustrative, and are to be used for this purpose.
- 7) I ask that the issue of land contamination is dealt with, with reference to the information in the relevant ES chapter (Chapter 9). This will then allow for consideration of the land contamination ES chapter information by the relevant consultees and will allow for discussions on how best to address through the course of the consultation process.

Any questions please let me know.

Regards

## **Ben Lander**

Planner

### **Pegasus Group**

Planning | Environmental | Retail | Urban Design | Renewables | Landscape Design | Graphic Design | Consultation | Sustainability

5 The Priory | Old London Road | Canwell | Sutton Coldfield | B75 5SH |

**T** 0121 308 9570 **F** 0121 323 2215 **M** 07807 090029 **E** [ben.lander@pegasuspg.co.uk](mailto:ben.lander@pegasuspg.co.uk)

Birmingham | Bracknell | Bristol | Cambridge | Cirencester | East Midlands | Leeds | Manchester

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