

FAO Nigel Smith
Development Management
Coventry City Council
PO Box 15
Council House
Coventry
CV1 5RR

Our ref: 900182/19
Your ref:

21st December 2018

Dear Nigel,

Outline planning application for the demolition of all existing buildings and the erection of up to 550 dwellings, and creation of associated vehicular accesses to Tamworth Road and Fivefield Road, pedestrian/cycle and emergency accesses, highway improvements to Fivefield Road, parking, landscaping, drainage features, open space and associated infrastructure, with all matters to be reserved except access points into the site at land between Tamworth Road and Fivefield Road, Coventry

On behalf of our client, Bellway Homes Limited, we are submitting to you a planning application for the above development. The application comprises the following documents in accordance with your advice at pre-application stage:

- Application form and certificate;
- Application fee (please see enclosed cheque);
- Environmental Statement (including flood risk assessment and drainage strategy; landscape impact assessment; ecological surveys and biodiversity impact assessment; heritage assessments; transport assessment and travel plan; air quality assessment; noise assessment)
- Site Location Plan
- Topological Survey
- Illustrative Masterplan
- Parameter Plans
- Planning Statement, including Draft Heads of Terms and Health Impact Assessment Screening Response
- Design and Access Statement
- Geo-Environmental Desk Study
- Sustainable Buildings Statement

In addition, we have provided a Statement of Community Involvement to demonstrate the consultation undertaken with the local community.

A 'large file transfer' email has been sent to you with electronic copies of the above documents as they exceed the planning portal's file size limit. I also enclose with this letter a cheque made payable to Coventry City Council for the planning application fee of £45,794.

Background

As you will be aware, the application site forms part of the Keresley SUE site allocation for housing in the Local Plan (Site Ref: H2:1). The applicant has control of the application site and wishes to develop the land for residential use in accordance with the policies of the Local Plan as demonstrated in the Planning Statement.

The applicant and their appointed consultants have engaged with the Council through the preparation of the SUE Design Guidance SPD, and the proposed development accords with the Draft SPD as illustrated within the Design and Access Statement.

The applicant has also entered into pre-application discussions with yourself and the Council's Highways Team. These discussions culminated in your response letter (reference PREP/2018/1658) which concluded the principle of development was acceptable, and the illustrative masterplan complies with the principles of the Draft SPD. Further, the Highways Team have confirmed the proposed accesses applied for in detail are acceptable as evidenced within the Transport Assessment.

In parallel, the applicant has also undertaken public consultation with local residents, and met with the Portfolio Holder, Ward Members (both Bablake and adjoining Wards), and Keresley Parish Council in accordance with the requirements of the Local Plan Policy DS4. Details can be found within the Statement of Community Involvement.

The applicant has also engaged with other land promoters within the SUE, and worked collaboratively in relation to the assessment of highway impacts to inform this application.

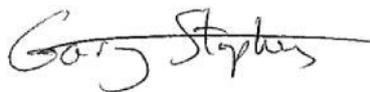
The application includes an Environmental Statement which accords with the Scoping Opinion issued by the Council in November. The Statement demonstrates the suitability of the land for development, and that any effects can be satisfactorily mitigated.

The proposed development will provide much needed market and affordable housing in the City in a sustainable location near to local facilities and public transport routes.

For these reasons, and having regard to the significant benefits that would be achieved through the implementation of the proposed development in terms of improvements to the economy, environmental enhancements, and the provision of market and affordable housing, we respectfully request that planning permission is granted.

I look forward to receiving confirmation from you of your registration of the

application. Yours sincerely,

A handwritten signature in black ink that reads "Gary Stephens". The signature is written in a cursive style with a long horizontal stroke extending from the end of the name.

Gary Stephens
Planning Director

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