



011\_COT\_NS\_P16-0905\_220219

22<sup>nd</sup> February 2019

Development Management  
Coventry City Council  
PO Box 15  
Coventry  
CV1 5RR



FAO: Nigel Smith

**Planning Portal Reference: PP-07439526**  
**Outline permission for the erection of up to 500 residential dwellings with all matters reserved with the exception of access**  
**Land North of Thompsons Farm, Keresley**

Dear Nigel

I am instructed by my client Lioncourt Strategic Land Ltd and Bluemark Developments Limited to submit an outline planning application for

*Erection of up to 500 residential dwellings with all matters reserved with the exception of access and comprising of:*

- *The demolition of Thompsons Cottage and associated buildings;*
- *Provision of green infrastructure including strategic open space, sustainable urban drainage, green networks, play space and associated structural and general landscaping;*
- *A vehicular access point and emergency access point onto Bennetts Road North;*
- *Network of pedestrian and cycle routes; and*
- *All associated infrastructure and enabling works*

At Land North of Thompsons Farm, Keresley, Coventry.

For clarification, the application was submitted via the Planning Portal on the 22<sup>nd</sup> February 2019 and was allocated the reference PP-07439526.

The site is part of a wider allocation in the Coventry Local Plan, known as the Keresley Sustainable Urban Extension (SUE) and is identified for residential development under Policy H2:1. The contents of the application submission have been agreed with Coventry City Council through pre-application discussions. The application is accompanied by an Environmental Statement (ES) in accordance with the scoping opinion issued by the Council (SCO/2018/3007).

**PLANNING | DESIGN | ENVIRONMENT | ECONOMICS**

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

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The application has been submitted via the Planning Portal and comprises the following:

- Planning Application Forms and Certificate B

**Drawings:**

- Red Line Plan – P16-0926\_05 RevE
- Indicative Masterplan – P16-0926\_07\_01 RevF
- Access & Movement Parameter Plan – P16-0926\_10\_01 RevC
- Building Heights Parameter Plan – P16-0926\_10\_02 RevA
- Land Use Parameter Plan – P16-0926\_10\_03 RevC
- Topographical Survey

**Reports:**

- Planning Statement prepared by Pegasus Group
- Design and Access Statement prepared by Pegasus Group
- Energy Statement prepared by Pegasus Group
- Consultation Report prepared by Pegasus Group
- Health Impact Scoping Assessment prepared by Pegasus Group – concluded full HIA is not required.
- Agricultural Land Considerations prepared by Kernon Countryside Consultants
- Arboricultural Statement prepared by Aspect
- Utilities Report prepared by Atkins

**Environmental Statement**

- Non-Technical Summary
- Introduction
- Assessment Scope
- Application Site
- Proposed Development
- Planning Policy
- Socio-Economics
- Landscape and Visual Impact
- Ecology

- Archaeology
- Ground Conditions
- Water Resources
- Transport
- Noise
- Air
- Summary
- Glossary
- References

The requisite application fee has been paid via the Portal. A CD is also enclosed with this letter, which contains the entirety of the application submission as some documents were too large to submit via the Portal. As agreed, please find enclosed a hard copy of the Non-Technical Summary and a copy of each of the Parameters Plans and Indicative Masterplan.

I trust that the above information is in order, however if you should require any further information please do not hesitate to contact me on the details below.

I look forward to receiving acknowledgement that the application has been received and registered.

Yours sincerely

*Catherine O'Toole*

**CATHERINE O'TOOLE**  
**Senior Planner**  
[catherine.otoole@pegasusgroup.co.uk](mailto:catherine.otoole@pegasusgroup.co.uk)

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