

Coventry Local Plan Review

Regulation 19

Proposed Submission (Publication) Stage Representation Form

(guidance note below)

Ref:

(For official use only)

Name of the Plan
to which this
representation
relates:

**Coventry Local Plan Review – Regulation 19 Proposed
Submission (Publication)**

Please return to Coventry City Council in writing or electronically by 23:59 03 March 2025 email to planningpolicy@coventry.gov.uk, via our consultation portal <https://coventrycitycouncil.inconsult.uk/system/home> or by post to Planning Policy Team, PO Box 7097, Coventry, CV6 9SL

Please refer to the following data protection/privacy notice:
www.coventry.gov.uk/planningpolicyprivacynotice

Please also note that that a copy of your representation(s) will be made available to the Planning Inspectorate and to the person appointed by the Secretary of State to conduct the examination (i.e. the Inspector) and the Programme Officer. and that your representation(s) will be 'made available' in line with the Regulations (The Town and Country Planning (Local Planning) (England) Regulations 2012 – Regulations 20, 22 and 35). This includes publication on Coventry City Councils website (personal details will be redacted in line with the Privacy Notice).

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*

2. Agent's Details (if applicable)

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

Title

Mr

Mr

First Name

Gavin

David

Last Name

Gallagher

Fovargue

Job Title

Planning Director

(where relevant)

Organisation

Rainier Real Estate Ltd

Marrons

(where relevant)

Address Line 1

Bridgeway House

Line 2

Bridgeway

Line 3

Stratford-upon-Avon

Line 4

Post Code

CV37 6YX

Telephone Number

E-mail Address

Part B – Please use a separate sheet for each representation

Name or Organisation: Marrons on behalf of Rainier Real Estate Ltd

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

Paragraph Policy

4. Do you consider the Local Plan Review is:

(1) Legally compliant	Yes	<input type="text"/>	No	<input type="text"/>
(2) Sound	Yes	<input checked="" type="text" value="X"/>	No	<input type="text"/>
(3) Complies with the Duty to co-operate	Yes	<input type="text"/>	No	<input type="text"/>

Please tick as appropriate.

5. Please give details of why you consider the Local Plan Review 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 Review or its compliance with the duty to co-operate, please also use this box to set out your comments.

These representations are submitted by Rainier Real Estate with specific respect to Policy H2 – H2:15 Land at Sandy Lane – allocated for development of 250 dwellings. Rainier Real Estate has a live planning application which is currently under determination by Coventry City Council (ref. PL/2024/0001869/OUTM). The planning application, submitted in October 2024, was informed by extensive pre-application engagement with the Council.

Policy H2 and the allocation of H2:15 is sound, suitable and justified for the following reasons.

- H2:15 was allocated for development in the adopted Coventry Local Plan 2017, a plan which was subject to examination and scrutiny at that time. Whilst the allocation was for 90 dwellings, the City Council propose to amend the Site's capacity through the new Local Plan following Regulation 18 representations by Rainier Real Estate, to make best and efficient use of Previously Developed Land (PDL) in accordance with national and local planning policy.

- As PDL, the allocation is expressly supported under December 2023 NPPF (paras. 123 and 124(c) and (d) in particular) and the City Council's brownfield-first approach.
- The allocation is in a sustainable and accessible location, close to the City Centre, high frequency public transport (with bus stops adjoining), West Midlands Cycle Hire Station and a range of local services and facilities in the Site's vicinity.
- The allocation is also deliverable and will make a valuable contribution towards the Council's 5-year housing land supply. There is a willing landowner, who have engaged Rainier Real Estate to promote, secure consent, market and bring forward the Site for development. Assuming outline planning permission is in place in Q2 2025, it is expected that a developer will be appointed and first Reserved Matters will be submitted by Q4 2025, with construction estimated to commence in Q1/Q2 of 2026.
- The allocation is supported by the Council's evidence base, comprising Sustainability Appraisal (SA, October 2024, page 73), Housing and Economic Land Availability Assessment (HELAA, November 2024, site ref: RAD-004-24, page 71).
- The Scheme proposed by Rainier will deliver place-making benefits including the opening up of public access between Sandy Lane and Coventry Canal, retention of the existing Daimler Powerhouse (as is sought by Policy H2:15) alongside provision of a new public plaza for this cultural asset to support events and performances, and a new play area for children. A copy of the Design and Access Statement for the submitted outline planning application is enclosed for reference at **Appendix A**, to support and further articulate these benefits.
- Delivery of the Site will also remediate the land, improving the environmental quality of the area.

In summary, allocation H2:15 is soundly based and should be included in the Local Plan Review. Rainier Real Estate is committed to working with the Council and key stakeholders, including the local community, to bring the Site forward.

(Continue on a separate sheet /expand box if necessary)

6. Please set out the modification(s) you consider necessary to make the Local Plan Review 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 Review 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.

N/A.

(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 they identify for examination.

7. To which part of the Sustainability Appraisal (SA) report does this representation relate?

Paragraph

Please add any further comments relating to the SA report in the box below

(Continue on a separate sheet /expand box if necessary)

8. 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.

9. If you wish to participate in the hearing session(s), please outline why you consider this to be necessary:

If required, to explain the suitability and deliverability of Allocation H2:15.

(Continue on a separate sheet /expand box if 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.