

Welcome

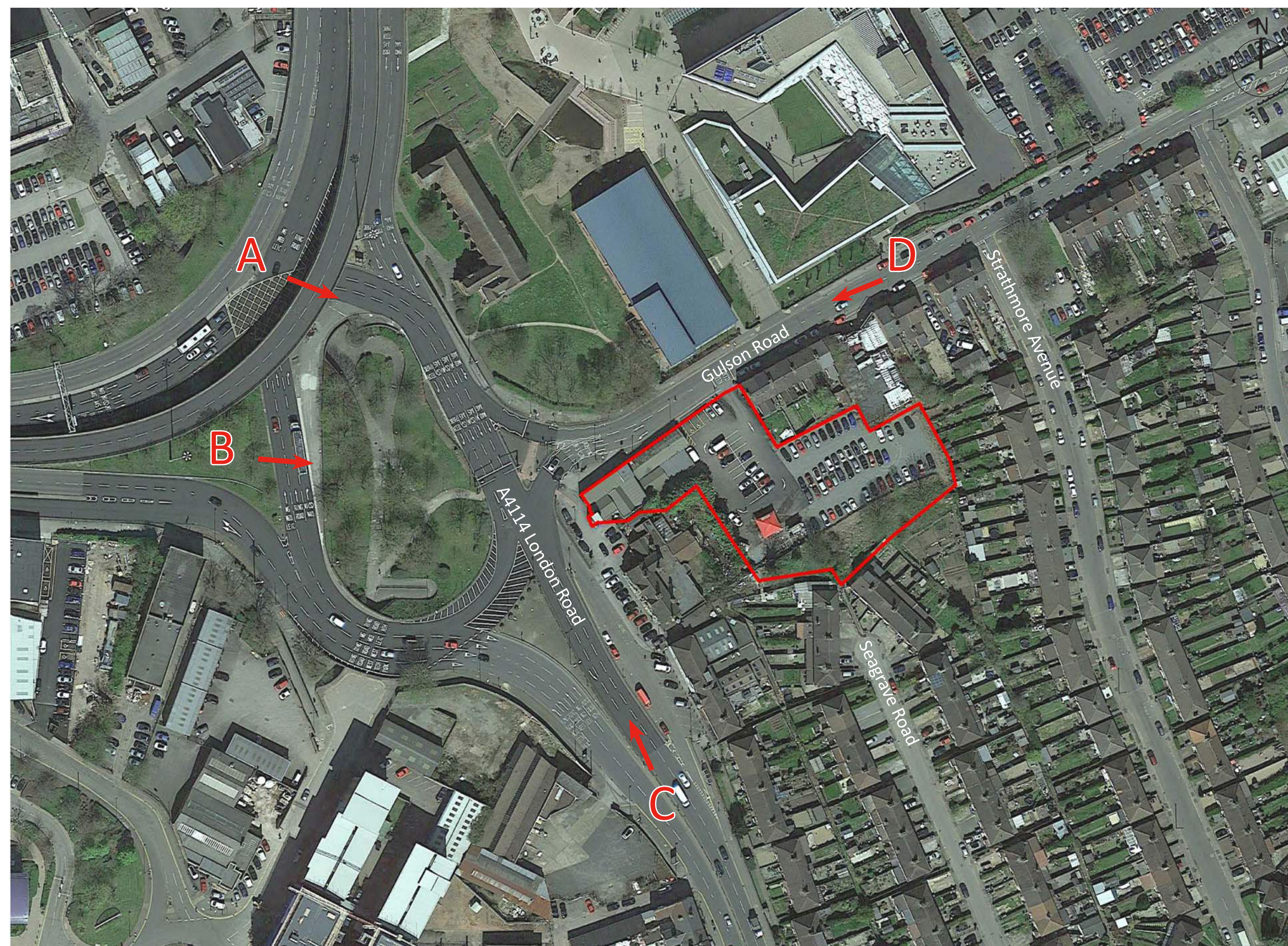
Rainier Developments Limited (Rainier) welcome you to this public exhibition. Rainier specialise in the delivery of sustainable residential development.

This event provides a forum to inform local residents of the planning application currently being prepared for submission to Coventry City Council (the Council) on land to the south of Gulson Road, Coventry for up to 180 new flats.

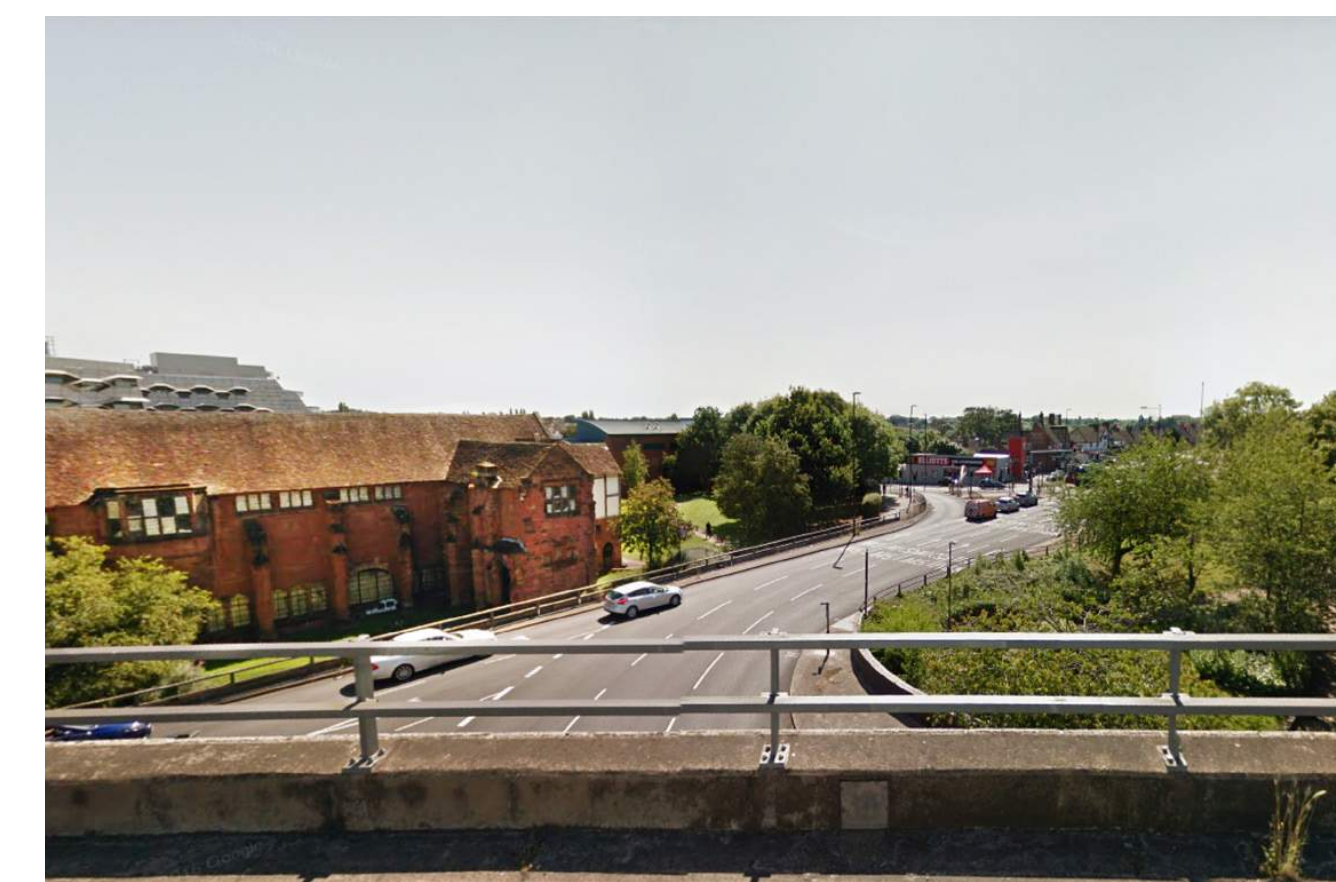
Your views, local knowledge and feedback are important to us. Please take time to read the information on these boards, and feel free to ask any questions of the team here today.

The Site and Surroundings

The site extends to 0.4 hectares and comprises Elliott's Car Accessories, (which sells car and cycle parts and accessories) and the area of surface car parking to the rear, which includes a car washing facility and a hot food takeaway. Access to the site is from Gulson Road. The site is located in the south east of Coventry on the edge of the city centre. The site and its surroundings are urban in character.



Site Location Plan



A. View from A4053



B. View from the Roundabout



C. View from London Road



D. View from Gulson Road

From our analysis of the site and its immediate context, we have identified the following main opportunities and constraints:

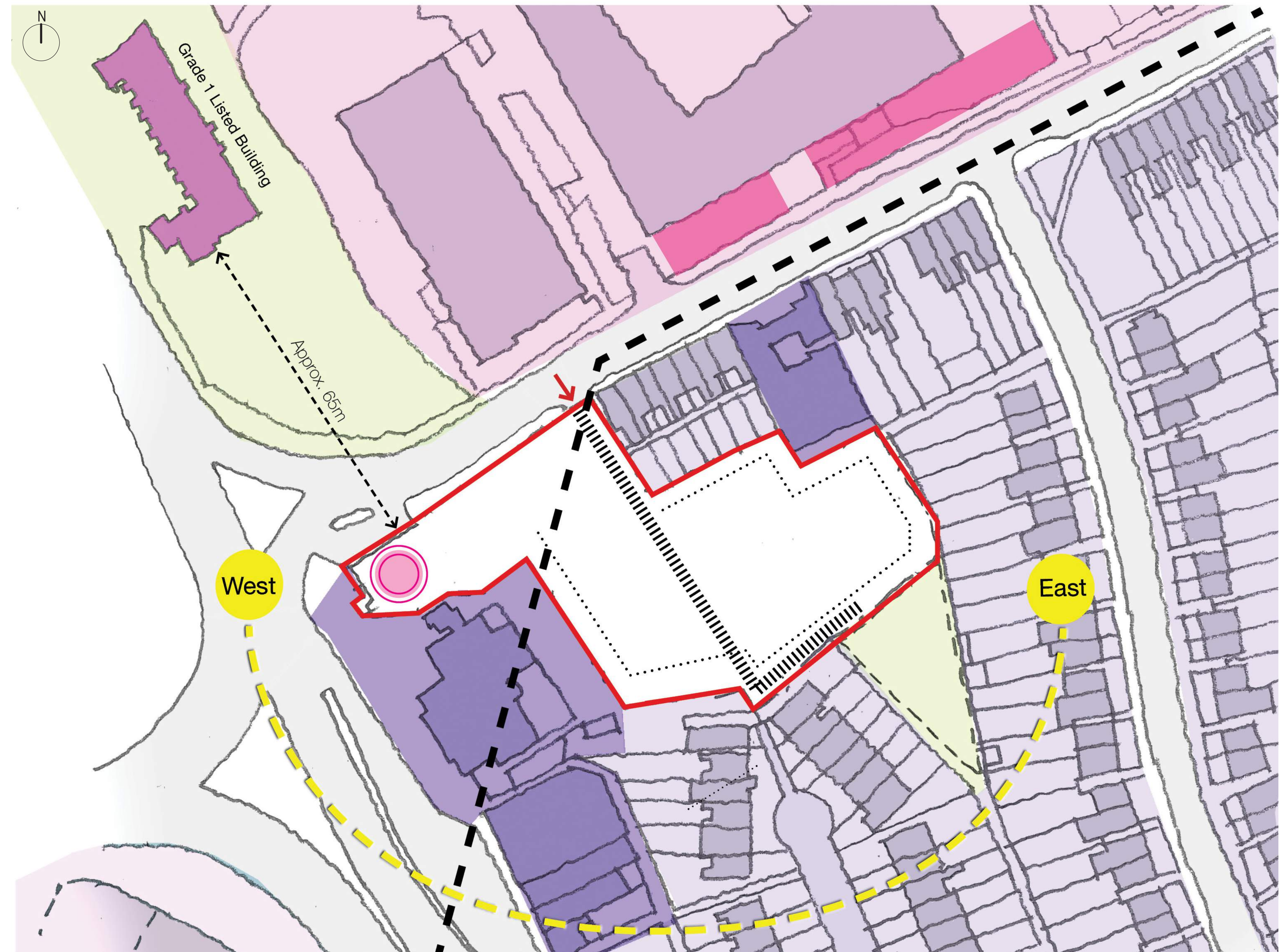
Opportunities

- Delivery of high quality landmark development on a sustainably located city centre site
- Re-use of an underused unattractive brownfield site
- Creation of an active frontage improving the visual impact of the site
- Creation of new public realm

Constraints

- Pedestrian access across the site
- Potential of noise from surrounding roads
- Need to respect the amenity enjoyed by surrounding residential use
- Impact on heritage assets

Key	
	Site Boundary
	Site Access
	Preserved Access
	Area of Archaeological Interest
	Assumed 3-6m Building Line Setback
	Landmark Potential
Uses	
	Commercial
	Residential
	Education
	Student Residence
	Green Spaces
	Areas of Archeological Interest



Opportunities and Constraints Plan

Planning Policy Context

The development proposals for the site are required to be submitted to the Council as a planning application. All planning applications are assessed against the policies of the adopted Development Plan and the National Planning Policy Framework (The Framework).

The Local Plan

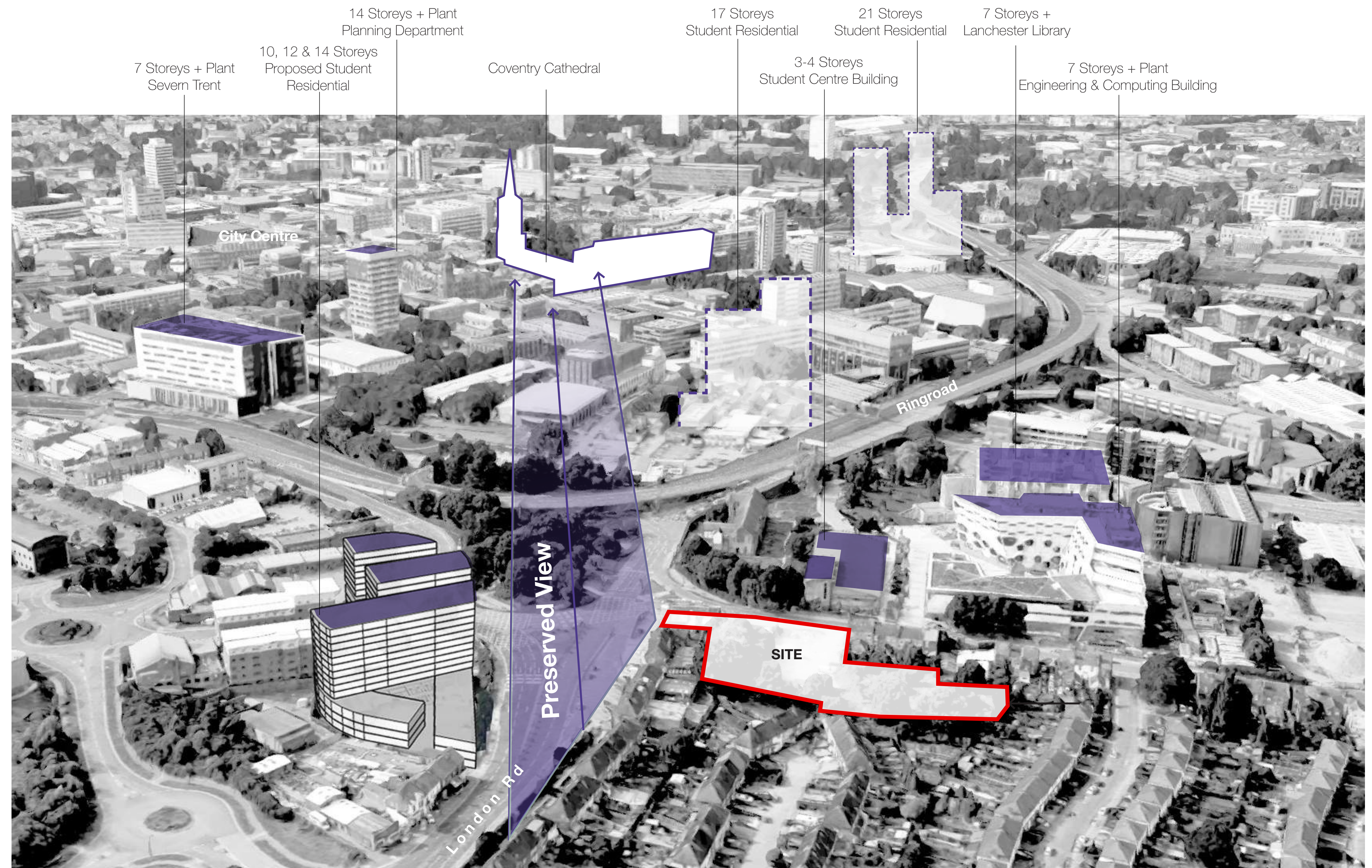
The recently adopted Coventry City Local Plan (2017) supports new residential development that utilises accessible brownfield sites, located in sustainable locations, with good access to public transport and services, i.e. on sites such as the Land South of Gulson Road.

The supporting text for the housing policies in the Local Plan states that:

*“In recent years the city has had a proud history of urban regeneration and bringing forward brownfield sites for redevelopment in a positive and constructive fashion. Indeed, since 2001 in excess of 90% of all new homes in Coventry have been built on previously developed land. The continuation of this trend will be challenging moving forward but will remain an important priority of this plan. Through its AMR the Council will therefore monitor closely the proportion of development on brownfield sites. **This is with a view to encouraging and supporting to achieve a majority of annual completions on brownfield sites.**”*

National Planning Policy Framework

The Framework strongly supports sustainable development and encourages the effective use of land by re-using land that has been previously developed (brownfield land).



This board provides a summary of the technical matters informing the design of proposed development:

A full team of leading consultants have been appointed to prepare all necessary assessments for the proposed development. The application will be supported by the following technical reports:

- Ecology Assessment
- Heritage and Archaeology Assessment
- Design and Access Statement
- Statement of Community Involvement
- Sustainability Statement
- Flood Risk Assessment and Drainage Strategy
- Transport Assessment and draft Travel Plan
- Noise Assessment
- Air Quality Assessment
- Land Contamination Assessment
- Daylight and Sunlight Assessment
- Wind Assessment

Transport Assessment and Travel Plan

A Transport Assessment is being undertaken to assess the impact of the proposed development on the surrounding highway network. This is anticipated to be minimal due to the scale of the proposed development and the site location being easily accessible via sustainable modes of transport. A Travel Plan is being prepared to encourage the use of sustainable modes for journeys to and from the site.

Noise

The Noise Assessment is based on a noise survey undertaken at the site. The assessment will allow mitigation to be incorporated into the design of the development to minimise the effects of noise.

Flood Risk and Drainage

The site is identified in the EA Flood Maps in Flood Zone 1, as being an area of low risk of flooding from sea or rivers. A conceptual drainage strategy for the site, including sustainable drainage measures, will be prepared in consultation with the Environment Agency (EA) and the Lead Local Flood Authority. Greenfield run-off principles will be incorporated for surface water run-off from the site.

Heritage and Archaeology

An Archaeology and Heritage Assessment has been undertaken. The assessment reviews designated heritage assets in the surrounding area, including the Grade I listed Whitefriars, which has been carefully considered in the design process.

The desk based archaeology assessment concludes that it is unlikely that the site would contain any unrecorded deposits or features of sufficient significance as to warrant their preservation in situ.

Daylight and Sunlight

Specialist daylight consultants are assessing any potential daylight/sunlight impacts that the proposed scheme may have on neighbouring properties.

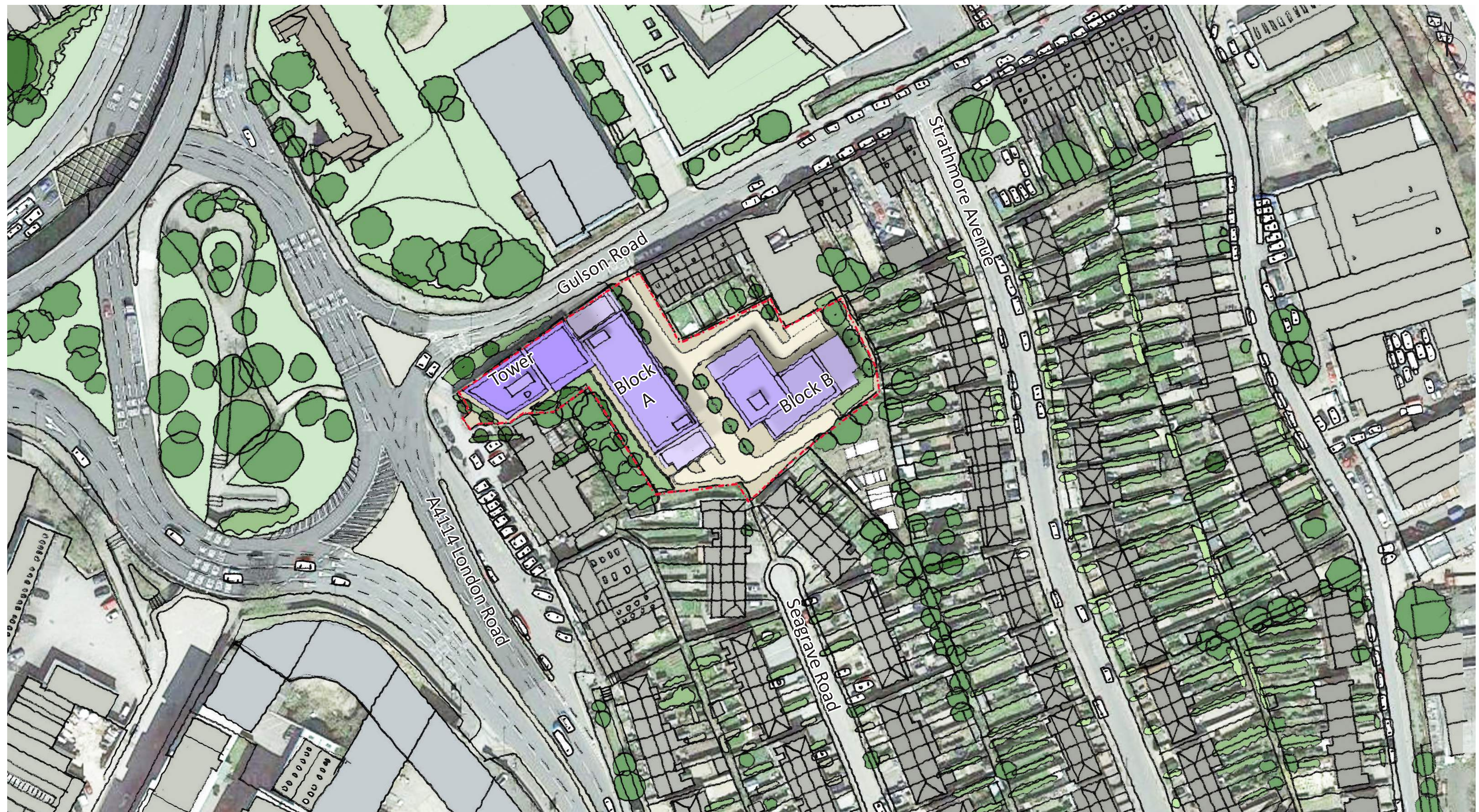


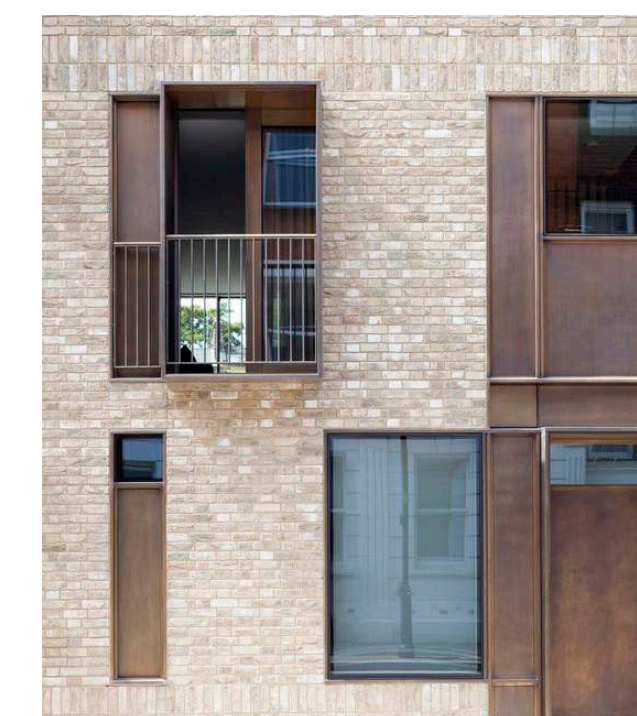
Facilities Plan

Key

- Site Boundary
- City Centre Boundary
- Green Spaces
- Areas of Interest
- Public Services
- Education
- ▲ Public Transport
- Local Retail

Site Plan - Proposed Development



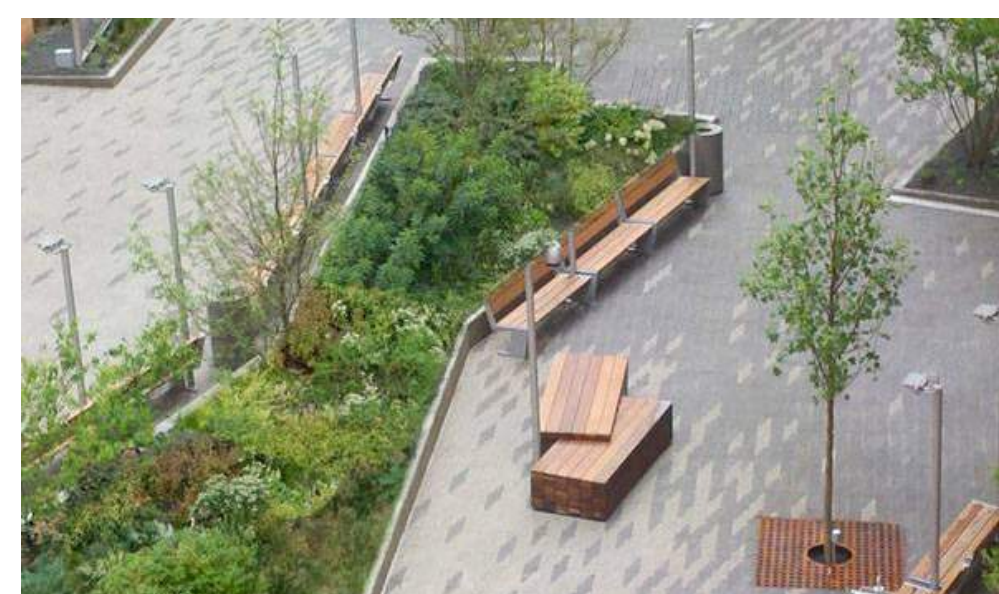


Materials

Elevation Treatment

Public Realm

Landscape Treatment



How can you help?

The exhibition seeks your views of the development proposals, and we will consider all comments made and collected from this consultation. Where possible, we will adjust the proposals in response to feedback.

We welcome your comments on these proposals and would ask you to complete and return a comments form if you wish to express an opinion on the proposals at this stage. Your comments will be used to inform and finalise the planning application for this site.

If you take a form away with you and wish to post it to us, please send the completed form to Framptons in the envelope provided by Friday 27th April 2018.

All comments received will be compiled and submitted to Coventry City Council in a Statement of Community Involvement document.

Any comments you make in response to this exhibition will not affect your right to comment on a planning application submitted to the local authority at a later stage in the process.

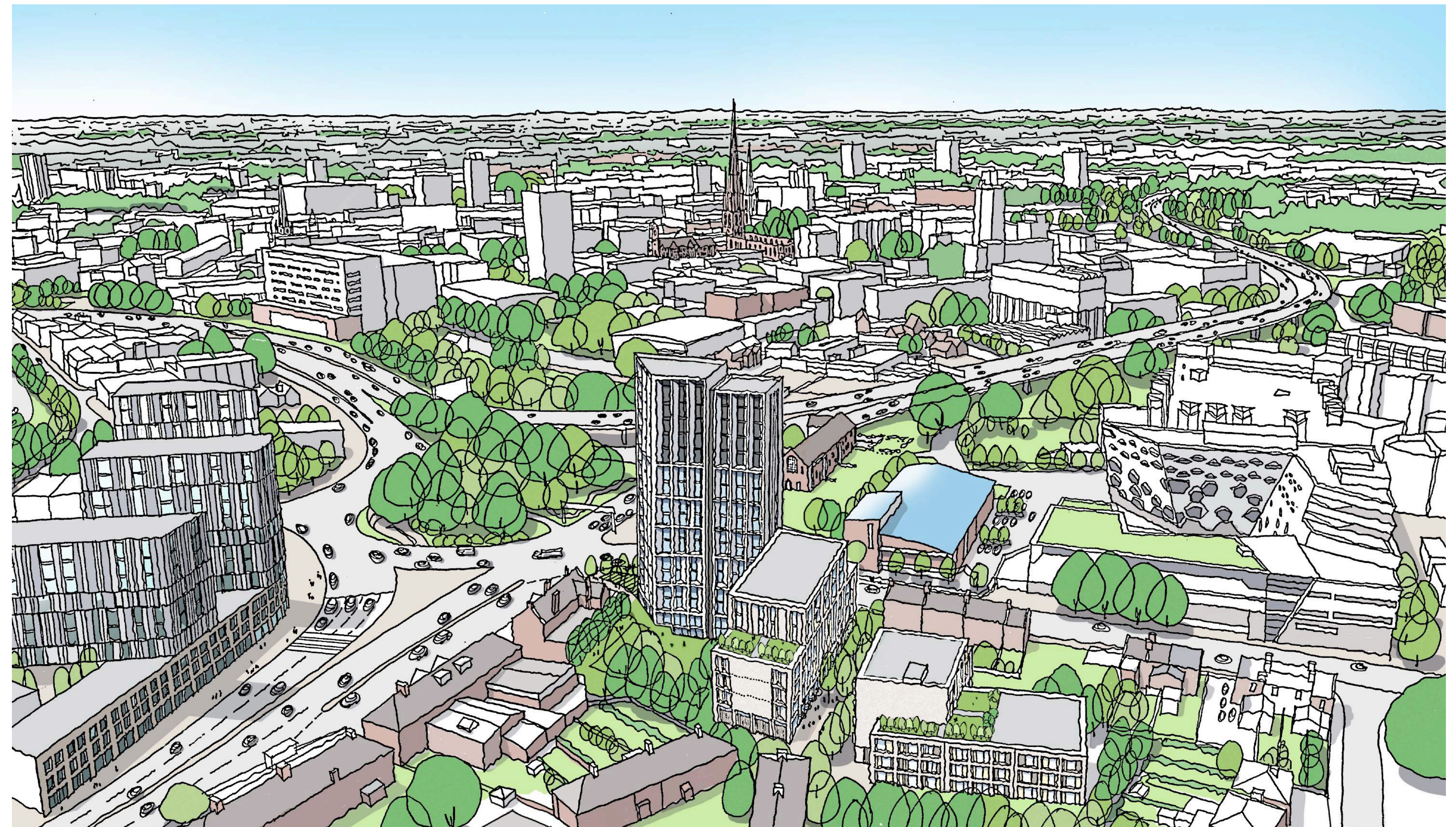
What Happens Next?

It is proposed to submit a planning application to Coventry City Council which will be accompanied by a full suite of supporting documents and technical reports.

When submitted, the Council will announce receipt of the application. Details will be publicly available via the Council's website. Following submission to the Council there will be a determination period. During this period comments regarding the application can be made formally to the local planning authority.

This exhibition is available to view at: www.framptons-planning.com/projectsandconsultations/ where comments can also be left.

Thank you for visiting this exhibition and for any feedback you wish to provide.



Proposed Development Built Environment

