

07 February 2018

Simon Daly
Planning Policy Officer
Nuneaton and Bedworth Borough Council
Town Hall
Coton Road
Nuneaton
CV11 5AA

Dear Simon

Land to Rear 82-110 Coventry Road Bulkington NUN 193

The above site comprises land extending to and is made up of an assembly of land comprising 6 ownerships some of which are rear gardens of properties on Coventry Road with the remainder unkempt paddock land in the centre.

The site is currently within the settlement boundary of Bulkington where there would already be a presumption in favour of development indeed in recent years the land has been the subject of planning applications for development.

The site could be developed independently from the adjoining allocation as one of the 6 owners is happy to sell their house for demolition to facilitate an access to the land. Notwithstanding this the other proposed allocations in this area can be designed to incorporate suitable access to this land without the need to demolish additional properties on Coventry Road thus demonstrating that all parts of the proposed allocations are deliverable within the short term.

The Previous applications on this site were refused for reasons that could be overcome given amended design to account for highways issues and to address the requirement to pepper pot the affordable housing units around the site.

In addition updated protected species surveys and the change to the guidance from Natural England on the protection for and loss of habitats for Great Crested Newts would enable this site to be delivered.

The owners are happy to put this site forward as a proposed allocation and are aware that the previous reasons planning was refused can be overcome by addressing the design issues coupled with the more flexible approach to protected species habitat that the regulatory body have adopted since the last application was determined.

In summary this land is capable of development and is deliverable in the short term

Yours sincerely



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