

COVENTRY CITY COUNCIL LOCAL PLAN

Adopted 6th December 2017

Coventry Local Plan 2011 – 2031 Publication Draft

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LIST OF KEY ABBREVIATIONS

Abbreviation	Full Term
AAP	Area Action Plan
AHEVA	Affordable Housing Economic Viability Assessment
AMR	Annual Monitoring Report
CASM	Coventry Area Strategic Model
CCG	Clinical Commissioning Group
CIL	Community Infrastructure Levy
CHP	Combined Heat and Power
CWLEP	Coventry and Warwickshire Local Enterprise Partnership
DCLG	Department for Communities and Local Government
DEFRA	Department of the Environment, Food and Rural Affairs
DtC	Duty to Cooperate
EFW	Energy From Waste
HCA	Homes and Communities Agency
HIA	Health Impact Assessment
HMA	Housing Market Assessment
HRA	Habitats Regulations Assessment
ICNIRP	International Commission on Non-Ionizing Radiation Protection
IDP	Infrastructure Delivery Plan
LAA	Local Aggregate Agreement
LDO	Local Development Order
LGS	Local Green Space
LLFA	Lead Local Flood Authority
LNP	Local Nature Partnership
LNR	Local Nature Reserve
LPA	Local Planning Authority

LWS	Local Wildlife Site
MRF	Materials Recycling Facility
MoU	Memorandum of Understanding
MSA	Mineral Safeguarding Area
MSW	Municipal Solid Waste
NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance
OAN	Objectively Assessed Need
ONS	Office of National Statistics
PHE	Public Health England
PSN	Public Service Network
SA / SEA	Sustainability Assessment / Strategic Environmental Assessment
SCI	Statement of Community Involvement
SEP	Strategic Economic Plan
SHLAA	Strategic Housing Land Availability Assessment
SHMA	Strategic Housing Market Assessment
SPD	Supplementary Planning Document
STW	Severn Trent Water
SUDS	Sustainable Drainage Systems
WCML	West Coast Main Line
WFD	Water Framework Directive
WWTW	Waste Water Treatment Works

Introduction

This Local Plan sets out Coventry's blueprint and vision to help re-establish itself as one of the country's top 10 cities, enhance its position at the centre of the Coventry and Warwickshire Sub-region and contribute towards the West Midlands engine for growth.

The Office for National Statistics recognises Coventry as the fastest growing city outside of Greater London, with job creation continuing to grow and the city's two universities thriving. This growth builds upon decades of economic reinvention and diversification, with the city now home to Jaguar Land Rover's global headquarters as well as key head offices for Peugeot, Severn Trent and RICs.

This Plan embraces this growth and identifies land for new homes, new jobs and new retail and community uses. For the first time in over 50 years the Council is planning proactively for the removal of land from the city's Green Belt to help facilitate growth and development as well as creating high quality urban and natural environments for those wishing to live and work in Coventry. This includes two significant urban extensions to the north and west of the city.

This growth will also be supported by new, high quality infrastructure to combat congestion and transport issues, provide new high quality public green spaces, continue to invest in the city's ever-improving education system and enhance the health facilities and opportunities required to support all aspects of the city's population. Coventry is also a Gigabyte City and classed as a 'living lab' meaning it is continuing to support investment in its IT facilities and broadband connectivity as well as hosting a range of new and innovative technologies such as driverless cars.

Alongside this Local Plan, the Council will also bring forward a targeted Action Plan for its city centre, to recognise its importance as a focal point and gateway to the city. Together the plans will bring forward exciting regeneration proposals for significant new offices, retail floor space and city centre living, with the growth of the city centre being driven forward to support the wider prosperity of the city as a whole.

The Plan also offers a fantastic opportunity to exploit Coventry's historic assets, rich 20th century heritage and showpiece innovative 21st century buildings and new city centre public realm.

In addition, the Council recognises that to achieve its aims and ambitions it must continue to work closely with its neighbouring authorities. Not only does this reflect the city's tight boundaries and constrained opportunities to grow within them, but also the opportunities for joint working, shared provisions of services and infrastructure and the management of strategic issues such as the long-term preservation of the Meriden Gap. It also allows for the city to maximise the benefits and connectivity to the proposed HS2 interchange and supporting development at UK Central as well as continued job creation at Ansty Park,

Ryton, ProLogis Keresley, University of Warwick and the planned Coventry and Warwick Gateway (including the JLR proposals at Whitley South).

Purpose and role of the Draft Local Plan

The Council has a statutory duty to prepare, monitor and review a Development Plan for Coventry. In accordance with national guidance and regulations a development plan can be made up of a range of documents. This document is Coventry City Council's New Local Plan. This is the foundation and most important component of the wider Development Plan which will also include:

- An Area Action Plan for the city centre;
- A Community Infrastructure Levy Charging Schedule; and
- A suite of supporting Supplementary Planning Documents.

The Local Plan has been prepared under the Planning and Compulsory Purchase Act (2004) and the Town and Country Planning Regulations (2012).

The Council's policies and proposals identified within this Local Plan are intended to support the delivery of the Council's Corporate Plan (The Council Plan) and the development of the city through to 2031. This will support its overarching aim of becoming a top 10 city again. As such, the purpose of the Local Plan is to set out the long-term spatial vision for how the city will grow, develop and change and how this vision will be delivered through a strategy for promoting, distributing and delivering sustainable development. The aims of the Council's Strategic Plan and how this Local Plan supports them is clearly set out below.

The Plan contains policies, designations and allocations which will be used to shape development and to determine planning applications.

Background - How the Plan has been developed?

Since 2004, the Council has undertaken a range of consultation exercises on various stages of developing its Local Plan (and the Core Strategy as it was previously known). These consultations have considered all aspects of planning policy, although the fundamental focus has always been around the level of growth and how that growth is delivered. The development of the Plan has incurred numerous delays due largely to no fault of the Council. Changing national guidance and the removal of Regional Strategies have all added significant delays to the process.

The previous Coventry Development Plan was adopted in 2001, with the Regional Strategy adopted in 2004. In response to the Regional Strategy update and move towards new Regional Spatial Strategies and Local Development Frameworks, Coventry City Council started work on its first Core Strategy document in 2004 with the first consultation in 2007. The table below sets out the range of engagement activity that supported the development of this Plan.

Table 1: Key Dates and Engagement Events

Key Dates	Key Engagement Events
2001	Current Coventry Development Plan Adopted
2004	Work Begins on new Coventry Core Strategy
July 2007	Core Strategy: The Options
November 2008	Emerging Core Strategy - Preferred Option
March - June 2009	Core Strategy Submission Draft
June - November 2009	Regional Plan Examination and Panel Report
November 2009 - May 2010	Core Strategy Examination and Inspectors Report
July 2010	2009 Core Strategy Withdrawn
September 2011	New Proposed Core Strategy
March 2012	Housing Numbers Consultation
July – October 2012	Proposed Submission Core Strategy
December 2012 - February 2013	Core Strategy Examination and Inspector's Conclusion
March 2013	2012 Core Strategy Withdrawn
September 2014	New Local Plan – Delivering Sustainable Growth

January 2016	New Local Plan - Submission Draft
March 2017	New Local Plan – Proposed Modifications

This shows that the Council undertook numerous consultation exercises over a prolonged period of time to provide an invaluable library of evidence, views and commentary to help support the development of this new Local Plan. All community and stakeholder engagement was undertaken in accordance with the Council's adopted Statement of Community Involvement (SCI).

The Local Plan is also supported by a Sustainability Appraisal and Strategic Environmental Assessment (SA/SEA), a Habitat Regulations Assessment (HRA) and Health Impact Assessment (HIA).

In addition to public and stakeholder engagement the Local Plan has been founded on a wide range of supporting evidence documents, which have identified a host of local needs and issues that this Plan will help to meet and overcome. In addition, however they have also supported the identification of a host of opportunities and aspirations which are also addressed and supported through this Plan. The full evidence underpinning this Plan's policies and proposals are set out on the Council's website and summarised alongside policies within this plan.

The abolition of the regional planning tier is of particular importance, meaning Local Planning Authorities (LPA) are no longer guided by Regional Spatial Strategies when establishing their housing requirement, but are able to identify their own housing needs for their housing market area. This must however be considered jointly with neighbouring authorities where market areas cross council boundaries. In responding to the Council's draft Core Strategy in 2013, the Inspector's commentary was clear that the Coventry Housing Market Area (HMA) covered much of Warwickshire, with a particular focus on the Local Authority areas of Warwick, Rugby and Nuneaton and Bedworth. As such, the housing needs of the HMA have been established through a range of research largely completed by the six Local Planning Authorities and GL Hearn planning consultants between 2013 and 2016.

National Guidance

The National Planning Policy Framework (NPPF) was published in May 2012 and replaced all existing Planning Policy Statements and Guidance (PPS and PPG). The new

National Planning Practice Guidance (NPPG) was then published in March 2014 and has replaced the vast majority of supporting guidance documents and notes.

The Localism Act (2011) introduced regulations that encourage a movement away from Local Development Frameworks and Core Strategies, back towards a Local Plan type document. In simple terms this means planning policy can be focused towards a single document covering all high-level policy and site allocations instead of a range of documents covering different topic areas. As such, the NPPF refers to the development of Local Plans and is clear that any additional documents should only be used where clearly justified. It is for this reason that the Council rebranded this document as the Local Plan instead of a Core Strategy. As set out above however, there will be some additional documents produced to support the delivery of more focused and detailed areas of planning policy.

Paragraph 150 of the NPPF states that “Local Plans are key to delivering sustainable development that reflects the vision and aspirations of local communities”. They “must be prepared with the objective of contributing to the achievement of sustainable development” and include a “presumption in favour of sustainable development”. Where appropriate the development of plans and evidence must be considered jointly with neighbouring authorities and key stakeholders. This is part of the Duty to Cooperate.

The NPPF is also clear that the Local Plan must be proactive in delivering the city’s Objectively Assessed Needs for market and affordable housing, as well as the identified need for town centre uses and employment land. In doing so it must also have full regard to relevant market and economic signals through the development of a robust evidence base and subsequent policies.

The Local Plan must also ensure the natural and historic environments are protected with the plan defining the extent of the city’s Green Belt.

The Duty to Cooperate

The Council was engaged with its neighbours and key stakeholders in an active, constructive, effective and on-going basis on a range of strategic policy issues, including, housing, employment, environmental considerations and infrastructure. Indeed, successful working under the Duty to Cooperate will not only be vital to the delivery of the plan, it will be key to ensuring the city can achieve its aims of becoming a top 10 city again and meeting its development needs.

The Council has managed key elements of the Duty to Cooperate through joint working, evidence gathering and information sharing alongside its neighbouring authorities, the Local Enterprise Partnership (LEP), the Local Nature Partnership (LNP) and other key stakeholders. Such work has included:

- Joint Strategic Housing Market Assessment (SHMA) (2013 - 2016);
- Agreed Memorandum of Understanding across Coventry and Warwickshire relating to housing requirements and employment land (2015 and 2016);
- Joint Green Belt Review (2009 and 2015);
- Strategic Flood Risk Assessment for Coventry (2015);
- Coventry Water Cycle Study (2015);
- Assessment of Employment Land Requirements for Coventry and Warwickshire (2014 and 2015);
- West Midlands Strategic Employment Land need assessment (2015);
- Local Aggregates Assessment for the West Midlands Metropolitan Authorities (2015);
- Duty to Cooperate meetings for Coventry, Solihull, Hinckley and Bosworth and the Warwickshire authorities (on-going);
- Duty to Cooperate meetings for West Midland Metropolitan Authorities (on-going);
- Quarterly meetings of the West Midlands Planning Officers Group (on-going);
- Establishment of a Coventry and Warwickshire and South East Leicestershire Joint Committee for council leaders and the LEP;
- Acceptance of City Deal and Submission of the Strategic Economic Plan (SEP) for Coventry and Warwickshire and Hinckley and Bosworth;
- Establishment of Coventry and Warwickshire Co-ordinated Monitoring Group;
- Coventry and Warwickshire Ecology and Biodiversity forum;
- West Midlands Resource Technical Advisory Body to respond to strategic waste issues;
- West Midlands Transport Officers Group;
- Establishment of the West Midlands Combined Authority; and
- 1:1 Authority engagement over strategic issues.

The Council's continued commitment to joint working and active and constructive co-operation to help ensure the successful delivery of the Local Plan is set out in Policy DS2.

Issues and Opportunities

Through the development of the Council's new Local Plan a range of key issues, risks, strengths and benefits were identified. These have been developed and considered through a range of evidence and consultation responses. The Local Plan therefore provides a suite of policies that seek to build upon these strengths and opportunities whilst combating the risks and issues.

Issues and Risks	Strengths and Opportunities
Substantial projected population growth	Strong working relationships with neighbouring authorities through the Duty to Cooperate
Ageing population	Substantial projected population growth
Constrained city boundaries which restrict the city's growth options	A younger population than neighbouring areas and strong growth in workforce
A skewed housing offer with a concentration towards smaller and lower value homes	Sustained period of jobs growth
Substantial growth in the private rented sector	Presence of JLR, RICs and Severn Trent headquarters
Increasing levels of in-commuting	Regeneration proposals to enhance and revitalise the city centre
Above average unemployment and worklessness	Excellent access to local services and facilities
Areas of focused deprivation and health inequalities	A strong network of centres
A need to improve employment land quality and quantum of provision	Two world class universities
Skills shortage in some key jobs growth areas	Close proximity to Birmingham International Airport and proposed HS2 interchange
Underperforming city centre and under representation of national retailers	World class sporting venues
Need to create a suitable balance between the growth of universities and their surrounding environs	High quality highway network, including direct access to the M6, M69, M40 and M42 with excellent connectivity to surrounding towns and cities

Energy Generation pressures	High quality public transport service
A need to improve air quality across the city and combat climate change	Frequent and high-quality rail services to surrounding towns and city's including London in under an hour
Shortage of public green spaces in some parts of the city, especially central and northern areas	Opportunity to enhance renewable energy generation through the heat line and energy from waste facility
Localised highway congestion	Strong waste management practices
Poor levels of physical activity	Nationally strategic University hospital provision
Heritage assets at risk	'Living lab' status and a test bed for intelligent mobility
Balance the needs of public transport, cycling and walking with those of the car	Internationally renowned heritage assets and tourism features

VISION STRATEGY AND OBJECTIVES

The overarching vision of this Local Plan reflects the Council's wider corporate plan (The Council Plan).

“Coventry – A top ten City that is globally connected and locally committed”

This promotes Coventry as a city that is open for business and growth, providing jobs and prosperity for local people. Furthermore, the Council remains locally committed to improving the quality of life for all the city's residents, creating jobs and increasing spend power, whilst also making sure people who need support receive it when they need it.

The Council utilised a range of previous consultation activity and evidence to help formally shape the vision and objectives for Coventry moving forward. The table below helps identify those key objectives which inform and support the overarching vision. There is also clear links to the policies within the Plan to help identify how the plan supports the achievement of these objectives.

Local Plan Objectives	Sub objectives	Supporting Policies
<p>1. Supporting businesses to grow.</p>	<ul style="list-style-type: none"> • Maintaining a local economy, maximise employment opportunities and skill levels, and ensure that businesses have a range and choice of sites and premises; • Attracting inward investment and helping business to expand; and • Improve Coventry economy though developing a successful and diverse modern economy. • Build on the universities as an engine for research, innovation and culture in the city. 	<p>Policy DS4 Policy JE1, Policy JE2, Policy JE7, Policy R1, Policy CO1, Policy CO2.</p>
<p>2. Enabling the right infrastructure for the city to grow and thrive.</p>	<ul style="list-style-type: none"> • Providing leadership to stimulate the Friargate business district; and • Making the city more accessible for business, visitors and local people through better road, rail, bus, Rapid Transit and digital connections. 	<p>Policy DS4 Policy JE1, Policy JE2, Policy JE4, Policy H2, Policy AC1, Policy AC4, Policy AC5, Policy AC6, Policy C1, Policy C2.</p>
<p>3. Developing a dynamic 21st century city centre</p>	<ul style="list-style-type: none"> • Enhancing the quality of public spaces through high quality urban and landscape design. 	<p>Policy DS4 Policy DE1, Policy AC1,</p>

	<ul style="list-style-type: none"> • Improve city centre accessibility and connectivity. • Maximise the city's heritage assets to support growth in tourism. • Focus on the office, retail and leisure employment generating developments within the city centre; 	<p>Policy HE2, Policy JE1, Policy R1, Policy CO1, Policy CO2.</p>
<p>4. Raising the profile of Coventry.</p>	<ul style="list-style-type: none"> • Support Coventry to regain its status as a Top 10 city. • Encouraging businesses to relocate to the city; • Improve and diversify the city's housing offer • Developing economic, business and trade links with other towns and cities; • Promoting Coventry as a visitor destination and centre of arts & culture; sports & leisure; music & events. • Reduce existing levels of unemployment. • Provide a high-quality public transport network which integrates with walking and cycling routes • Support the city's two world class universities as they continue to strengthen their national and global reputation. 	<p>Policy DS1, Policy H3, Policy JE1, Policy JE6, Policy JE7, Policy DS2.</p>
<p>5. Creating an attractive, cleaner and greener city.</p>	<ul style="list-style-type: none"> • Protect and conserve the irregular pattern of the public footpath network and characteristic feature of roads and lanes. • To achieve a significant improvement in the quality of design, maintenance and accessibility of buildings and 	<p>Policy GB1, Policy GE1, Policy GE2, Policy GE3, Policy GE4,</p>

	<p>spaces in all parts of the city in order to provide a cleaner, sustainable and attractive built, historic and green environment.</p> <ul style="list-style-type: none"> • Protect and enhance the city's most sensitive and highest quality green spaces. 	<p>Policy DE1, Policy HE1, Policy HE2.</p>
<p>6. Maintaining and enhancing an accessible transport network.</p>	<ul style="list-style-type: none"> • Providing a transport network that enhances the city's accessibility, efficiency, safety and sustainability; • Continuing to improve links with the city centre and better connection to green spaces within Coventry; • Increasing the range of opportunities for people to access arts and culture; sports and leisure; music and events; and other activities. 	<p>Policy AC1, Policy AC2, Policy AC3, Policy AC4, Policy AC5, Policy AC6.</p>
<p>7. Housing that meets the needs of all people.</p>	<ul style="list-style-type: none"> • Improve the provision of the right quality of housing to meet the needs of the city's population. • Increase number of larger family homes in Coventry. • Promoting a high-quality built environment by improving design and layout. • Ensure high levels of energy efficiency. • Ensure all housing is accessible by sustainable modes of transport. 	<p>Policy H1, Policy H2, Policy H3, Policy H4, Policy H5, Policy H6, Policy H7, Policy H8, Policy H9, Policy H10, Policy H11, Policy EM1, Policy EM2,</p>

		Policy EM3.
8. Improve the health and wellbeing of local residents.	<ul style="list-style-type: none"> • Create a smoke free Coventry. • Improve access to high quality health provisions where they are most needed. • Encourage healthy and active lifestyles. • Encouraging walking and cycling. 	Policy HW1, Policy AC1, Policy AC4, Policy EM1, Policy EM2, Policy EM3, Policy EM6.
9. Support safer communities.	<ul style="list-style-type: none"> • Ensuring that new developments, open spaces, residential and business areas are designed in ways that reduce the opportunities for crime. • Ensure high quality design also helps reduce the fear of crime. 	Policy DS4 Policy DE1.

