

## **Residential Density**

The NPPF specifically encourages the identification of locally set density requirements that reflect local circumstances. In order to support this, the Council have undertaken a detailed assessment of recent developments throughout Coventry in order to identify development density trends.

In order to promote sustainable urban regeneration, new residential developments must promote the most efficient and effective use of land. The assessment of recent developments has shown that the density and mix of residential development largely reflects local density patterns, and this should continue. To support urban regeneration and high-quality design, development must ensure that land is used as intensively as possible whilst remaining compatible with the quality, character and amenity of the surrounding area. Higher densities do not and should not compromise the quality of new development and, indeed, they can continue to be achieved using a variety of building types in response to local character and context. However, the character of some parts of the city, particularly to the south and west, is formed by lower density development and such development plays a major role in providing a choice of housing and in contributing to the diversity of the city's housing market.

The best locations for higher density development would be within or adjacent to designated centres or public transport nodes. This is particularly true of the city centre where recent densities have consistently exceeded 200 dwellings per hectare (dph).

Thus, design principles will be vital when delivering higher densities, to ensure the protection of local distinctiveness and an attractive environment for residents, businesses and investors.

When considering density however it is also important to ensure it is considered alongside other essential onsite provisions such as appropriate levels of amenity space, landscaping and any appropriate onsite infrastructure. As such, the Council's policy is set in the context of net densities that seek to maintain:

- at least 20% of gross site area to remain undeveloped on sites in excess of 2ha;
- at least 15% of gross site area to remain undeveloped on sites below 2ha; and
- at least 5% of gross site area to remain undeveloped on sites within the city centre.

The undeveloped areas should focus on providing localised green spaces, landscaping and other public realm provisions as appropriate. Main roads, parking spaces and gardens have been considered essential elements of a residential property and are counted towards the developable area. The reduction of site area to reflect density will also help to support the Council's green space standards and ensure high quality-built environments. Exceptions to this may exist as part of site proposals to reflect site specific circumstances.

### **Policy H9: Residential Density**

1. Residential development, including conversions, must make the most effective and efficient use of land whilst ensuring compatibility with the quality, character and amenity of the surrounding area.
2. Therefore, outside of the Ring Road (The A4053) a minimum of 35 dwellings per hectare (net) should be provided on Previously Developed Land.
3. Developments inside the Ring Road (The A4053) should aim to achieve a minimum of 200 dwellings per hectare (net).
4. Developments on Greenfield sites should achieve a minimum of 30 dwellings per hectare (net).