



Coventry City Council Local Development Scheme

February 2022

Contents

1.0 Introduction	3
2.0 The previous LDS	4
3.0 Development Plan Documents.....	4
4.0 Supplementary Planning Documents.....	7
5.0 Neighbourhood Plans	8
6.0 Monitoring and Data Standards	9

1.0 Introduction

1.1 The Local Development Scheme (LDS) is a project plan which sets out which Local Plan documents are to be prepared, and the timetable for the preparation and completion of these so that local communities and interested parties can keep track of progress.

1.2 It is a legal requirement¹ that a LDS is prepared, kept up to date and made publicly available. This LDS will therefore be published on the Council's website.

1.3 The documents which are covered by this LDS include the Local Plan which sets the development strategy and policies for the Coventry City Council area, the introduction of a new Development Plan Document (DPD) in relation to Houses in Multiple Occupancy (HMO), the introduction of an Article 4 Direction with regard to HMOs and a number of Supplementary Planning Documents which expand upon the Local Plan policies. We also include a section upon Neighbourhood Plans which communities can choose to prepare for their local area should they wish to do so.

1.4 This LDS runs until December 2022 to cover the period leading up to the requirement to review the Local Plan. The LDS will then be updated.

¹ Section 15 of the Planning and Compulsory Purchase Act 2004 (as amended)

2.0 The previous LDS

2.1 The previous Local Development Scheme was published in 2021, covering the period 2021-2022. It is important that the LDS is updated to reflect changes which have arisen since this date.

2.2 The former LDS did not include the proposed Houses in Multiple Occupancy DPD and has been revised accordingly, with minor changes to the SPD timelines in order to accommodate the additional workstream.

2.3 In tandem with the HMO DPD an Article 4 Direction will be introduced, and an indicative timeline is included for clarity.

2.4 The title of the Tall Buildings SPD has been amended to include reference to the View Management Framework which also forms part of this document.

2.5 The final amendment relates to the brownfield land refresh which was delayed in order to ensure that land is assessed against an agreed, subregional set of principles. This work has been completed and the brownfield call for sites will be completed before the Council considers the Plan Review in late Autumn 2022.

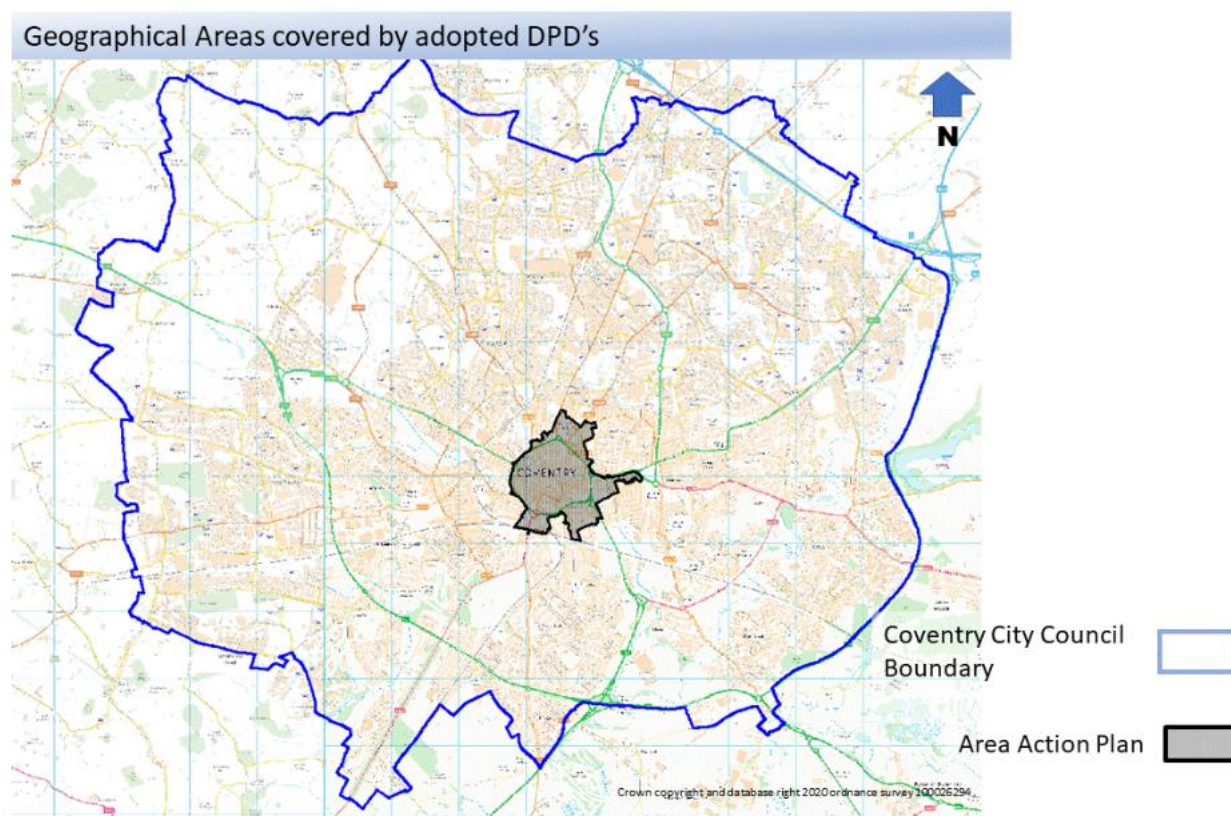
3.0 Development Plan Documents

3.1 Development Plan Documents (DPDs) are defined in the Local Plan Regulations 2012 (as amended). They address the development and use of land, the allocation of certain sites for particular purposes (for example housing, employment, retail, green space) and they include planning policies against which planning applications are assessed to help determine whether particular proposals are acceptable or not. DPDs have to be prepared in line with strict legal procedures, must be informed by robust evidence to ensure the policies and land allocations are soundly based and justified, and must be publicly examined by an independent Planning Inspector before they can be formally adopted by the Council.

Coventry Local Development Scheme

3.2 The adopted DPDs for Coventry City Council are the Local Plan, which covers the entire administrative area of the City Council and the City Centre Area Action Plan which covers the City Centre (Both shown in Figure 1). These were adopted on 6th December 2017 and can be viewed on the Council's website at www.coventry.gov.uk/planningpolicy

Figure 1



3.3 It should also be noted that Neighbourhood Plans can form part of the Development Plan: communities can choose to produce these for their local area should they wish to do so. Further information is contained within Chapter 5.

3.4 The Local Plan Regulations² require that Local Plans must be reviewed every five years, starting with the date of adoption. The review must take into account changing circumstances affecting the area, or any relevant changes in national policy³ in order to determine whether any strategic policies need updating.

² Regulation 10A of the Town and Country Planning (Local Planning) (England) Regulations 2012

³ National Planning Policy Framework 2021 paragraph 33

Coventry Local Development Scheme

3.5 Bearing in mind the aforementioned requirement, Table 1 below sets out the timetable leading up to the review of the Local Plan (this covers both the Local Plan and the City Centre Area Action Plan). This includes the following stages:

- Review the adopted policies to consider whether they continue to comply with national policy;
- Publish a revised Local Development Scheme (i.e. this document);
- Undertake an assessment of Brownfield Site capacity;
- Produce an updated Annual Monitoring report and development trajectory to illustrate how current policy is performing against targets set out in the adopted plans;
- Refresh the database of brownfield sites to assess whether there are any which need adding to the database;
- Undertake initial scoping including updating key evidence to assess whether anything has changed which might mean policies and strategies need updating, including analysis of student accommodation demand and need;
- Consider the emerging results of the most recent Census (2021) and implications of these;
- In the light of the above, complete a review of the plan no later than October 2022 to determine whether policies need updating.

Table 1: local plan review timetable

	2022											
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec
Brownfield site refresh			C									
Census initial release due												
Scoping key issues / evidence update												
Cabinet & Council paper to consider Review (no later than Nov 2022)												

C – public engagement

3.6 Table 2 below sets out the timetable for the new Houses in Multiple Occupancy DPD and, for clarity, also includes a timeline for the Article 4 Direction. The DPD will cover the same geographical area as the Coventry City Council administrative boundary illustrated in Figure 1.

Table 2: Houses in Multiple Occupancy DPD timetable (with timeline for Article 4 Direction also included)

	2022				2023			
	Q1 (Jan-Mar)	Q2 (Apr-Jun)	Q3 (July-Sept)	Q4 (Oct-Dec)	Q1 (Jan-Mar)	Q2 (Apr-Jun)	Q3 (July-Sept)	Q4 (Oct-Dec)
HMO DPD			C*		P	E	A	
Article 4 Direction			C				A	

C – Consult

C* - Consultation (Regulation 18)

P – Publication (Proposed submission – Regulation 19)

A – Adopt

E – Examination

Regulations refer to those set out in the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended).

4.0 Supplementary Planning Documents

4.1 Supplementary Planning Documents (SPDs) can be produced to elaborate upon adopted Local Plan policy where it is helpful to provide more detail to help deliver the policies of an adopted Local Plan. They cannot introduce new policy.

4.2 The Council intends to produce a number of SPDs to assist with the delivery of the Local Plan and City Centre Area Action Plan. The majority will cover the entire administrative area for Coventry City Council, except where noted. These are:

- Open Space
- Affordable Housing
- Energy
- Tall Buildings & View Management (city centre focus)
- Biodiversity
- Residential Design

4.3 The timetable for producing the above SPDs is set out below.

Table 3: SPD timetable

	2022			
	Q1 (Jan-Mar)	Q2 (Apr-Jun)	Q3 (July- Sept)	Q4 (Oct-Dec)
Open Spaces SPD	A			
Affordable Housing SPD	A			
Energy SPD	A			
Tall Buildings SPD		C	A	
Residential Design SPD		C	A	
Biodiversity SPD	C	A		

C - consult

A - adopt

5.0 Neighbourhood Plans

5.1 Communities can choose to prepare Neighbourhood Plans for their area should they so wish. These are independently examined and provided they meet a number of 'basic conditions' they can be voted on at referendum and, provided that a majority of the community vote in favour they can then be 'made' (ie adopted) as part of the Development Plan for the area. Planning applications can therefore be assessed to check whether they comply with the policies of the plan. Further information can be found at <https://www.gov.uk/guidance/neighbourhood-planning--2>

5.2 There is one adopted Neighbourhood Plan within Coventry City Council's area, Willenhall. This was made on 18th June 2018.

5.3 Two further Neighbourhood Areas have been designated: Allesley (designated on 4th May 2016) and Finham (designated on 16th March 2017) however these have not reached an advanced stage yet.

5.4 Up to date information on neighbourhood plans, their status and the geographical areas covered can be found at www.coventry.gov.uk/localplan

6.0 Monitoring and Data Standards

6.1 Progress on the compliance with the timetables contained within the Local Development Scheme will be reported in the Authority Monitoring Report which the Council publishes annually.

6.2 To comply with the legislation⁴ all documents will be produced to accord with any data standards required by Government.

⁴ Planning and Compulsory Purchase Act 2004 as amended by the Neighbourhood Planning Act 2017

If you need this information in another format or language,
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