



Coventry Local Plan Review

Regulation 19: Proposed Submission

Summary Booklet



We are preparing the Coventry Local Plan and would like your feedback

What is the purpose of this booklet?

This booklet provides an overview of what Coventry City Council is doing for its Local Plan Review. The booklet sets out why we are reviewing the Local Plan, what specific changes we are making, and how you can be involved in this process.

What is a local plan? Does Coventry have a Local Plan currently?

Local plan documents decide where new homes and workplaces are to be built to support the growth and regeneration of the city and to meet the needs of the population. Local Plans also ensure development proposals protect and enhance the environment including its historic features, and ensure adaptation to climate change. Local Plans are known as Development Plan Documents (DPDs) and are prepared in line with a strict legal process. When adopted, planning officers use the Local Plan to help inform decisions on planning applications.

In December 2017, Coventry City Council adopted its current Local Plan and accompanying Area Action Plan for the City Centre. The plan looks to guide development and covers topics such as housing, the built and natural environment, infrastructure, businesses and employment, open spaces and more. We are reviewing both of these plans and we are proposing to merge them into a single document, so when we refer to the review of the Local Plan, this means the Area Action Plan as well.

Why are we reviewing the Local Plan? What happens?

The Government currently requires that the policies in the adopted Local Plan should be reviewed by councils every five years to see if they are up to date and whether they need changing or rewriting to reflect changes to national policy or other matters.

The Plan must go through two statutory stages of consultation before it is submitted to the Government and an independent Planning Inspector is appointed to conduct a public examination of the Plan. If the Inspector thinks that the Plan has been reviewed correctly the Council can then adopt it.

Coventry City Council is now at what is legally called, the Regulation 19 stage of the process and this involves the second stage of consultation. Therefore, the Council has been reviewing the policies in the adopted Local Plan and this booklet summarises our main proposals for updating these. Greater detail, evidence and further background information, including the Regulation 19 Local Plan Review Proposed Submission document, can be found at: <https://www.coventry.gov.uk/localplanreview>

What does the Coventry Local Plan need to plan for?

The Local Plan covers the following areas:

Overall Levels of Growth and the Duty to Co-operate: how we will sustainably accommodate the level of housing and employment growth that is needed.

Delivering Coventry's Housing Needs: how we will determine the amount and type of housing needed, as well as identifying the best locations for it.

Design: how we will ensure high quality design and an excellent public realm.

Accessibility: how we will strengthen the transport network, manage demand, and promote the use of active travel and public transport.

Jobs and Economy: how we will deliver employment land and the priorities of the Council's Economic Development Strategy.

Heritage: how we will protect and conserve heritage and archaeology.

Coventry City Centre: how we will plan for and manage the development of Coventry City Centre.

Health and Wellbeing: how we will create healthy and safe places for all.

Retail and Centres: how we will ensure that town centres remain attractive and functioning.

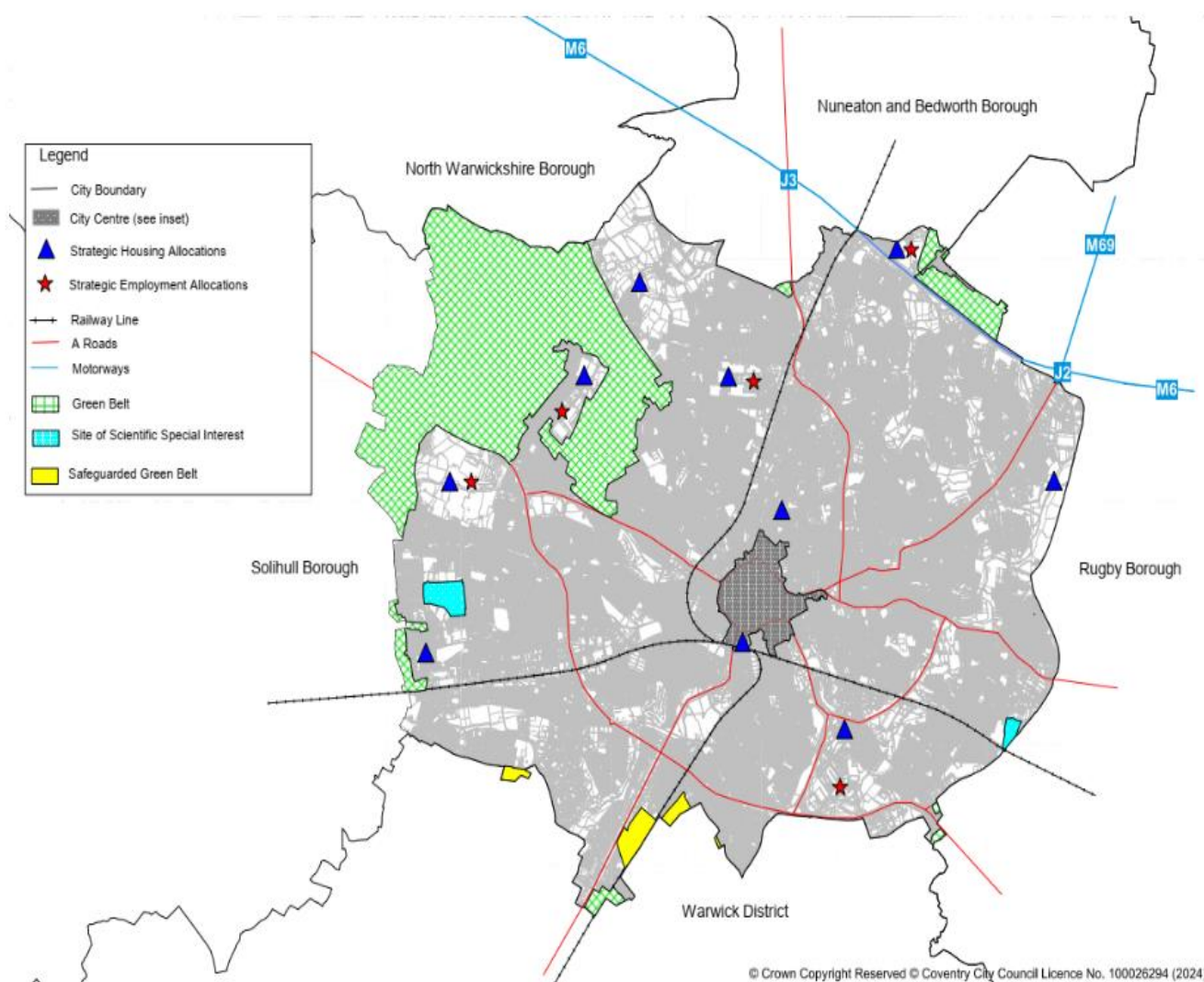
Communities: how we support social, community and leisure facilities and neighbourhood planning.

Green Belt and Green Environment: how we will protect our natural environment and ensure development is sustainable.

Environmental Management: How we will sustainably manage resources and flooding, protect and enhance environmental quality, and adapt to and mitigate the impacts of climate change.

Infrastructure Delivery, Implementation and Monitoring: how we will deliver infrastructure using a partnership approach and developer contributions.

Key Diagram Map: This map shows the geographical area which the Local Plan covers, the City Centre boundary, the context with the wider sub-region and the current adopted key local plan policy designations. There is a separate Proposals Map which accompanies the detailed consultation which shows proposed changes to policy. This can be seen on the website at <https://www.coventry.gov.uk/localplanreview>. This is the best way to view it so the zoom feature can be used to see detail.



Where will growth take place?

Housing: A minimum of **29,100** additional dwellings have been planned for and will be provided between 2021 and 2041.

- This is equivalent to a rate of 1,455 per annum.

- This will be fully delivered within Coventry's administrative area, using an urban and brownfield-focused strategy of site allocations and densification.
- Development density has been uplifted to align with national policy and to allow us to meet local housing needs, whilst ensuring high standards of design and introducing minimum space standards.
- Several consultations known as 'call for sites' were undertaken by planning officers to find out what sites might be available to help accommodate development.
- The proposed sites were assessed by planning officers to see which might be suitable for development, and details of this work can be seen in the Housing and Economic Land Availability Assessment (HELAA) document.
- We also produced a density study, to help determine how much development might be able to be accommodated on each site whilst still ensuring high quality design and living standards. From this process, several new housing sites have been proposed for allocation.

Employment: A minimum of **60 Hectares** of employment land will need to be provided within Coventry's boundary.

- A further **45 Hectares** will need to be accounted for elsewhere to meet Coventry's employment needs as the Council does not have enough suitable sites to meet this shortfall. The council will collaborate and work with neighbouring councils to explore how this might be delivered.

What are the key updates we are making to our policies?

We are proposing several updates to our policies to allow us to deliver sustainable growth and meet our development needs. These updates will enable us to utilise previously developed (brownfield) land, protect and improve the environment, address the challenges of climate change, and ensure development helps contribute to improving the health of our communities. We have a detailed evidence base which informed the review, see our webpage (link at the end of this document).

The **key principles** of these proposals are:

- New housing site allocations, which are listed in the proposed Regulation 19 Local Plan submission (Policy H2).
- Affordable housing delivery: all major developments of more than 10 dwellings will be required to provide 25% affordable housing.
- Uplifting development density in some areas to utilise available development land sustainably. This approach aligns with national planning policy objectives. Policy includes new density figures for greenfield, brownfield, city centre and transition zone land. The 'transition zone' is a new proposed area around the

edge of the city centre where higher density development might be appropriate in certain locations.

- Due to an oversupply of Purpose-Built Student Accommodation (PBSA), new PBSA developments will be restricted to University Campuses and the areas immediately next to them (unless otherwise justified).
- For residential development, the National Space Standards will be adopted to ensure homes are a decent size.
- Parking standards will be updated and refined to make them clearer.
- A commitment to producing design codes that require high-quality design to support policies in the Local Plan and clearly set out what good design means in different parts of the city.
- Ensuring support for employment sites and town and local centres
- To increase access to open space the Natural England recommended standards are proposed to be adopted by the council.
- Continuing to protect the current Green Belt boundaries and designations.
- To tackle climate change we are seeking to surpass the requirements of Building Regulations for both residential and non-residential new build requirements, by proposing new standards for developers to meet.

What is the next step?

What stage is the plan review up to now?

The first stage of consultation took place from July-September 2023 on an 'Issues and Options' document (Regulation 18 stage), accompanied by a 'Sustainability Appraisal' and 'Equality and Health Impact Assessment'. We have now reviewed the comments from this, updated our evidence, and the Plan is now at the final draft stage.

It is now time for the second stage of consultation before submission to the Planning Inspectorate for independent examination (subject to Council approval to do so). The consultation is open from **20th January 2025 – 3rd March 2025**.

What can you comment on?

As a participant in the Regulation 19 consultation, you can comment on the content of the Local Plan, within three specific areas:

1. **Legal compliance:** Does the Local Plan comply with the legal and procedural requirements for its preparation?
2. **Soundness:** Is the Local Plan sound? Has it been positively prepared, justified, effective and aligned with national policy?

Does it meet the following four tests? It must be:

- Positively prepared – the Plan has attempted to meet all of Coventry's housing and employment land needs and discussions have taken place with neighbouring councils to help meet any shortfalls.

- Justified – the Plan sets out a development strategy that has been informed by up-to-date evidence and consideration has been given to alternative strategies.
- Effective – the Plan is deliverable, and efforts have been made to address any issues impacting on the broader region.
- Consistent with national policy.

3. Duty to Cooperate: Has the plan complied with the Duty to Cooperate? Has the Council engaged and collaborated effectively with neighbouring authorities and other legally prescribed organisations in preparing the Local Plan.

You can also comment on the **Sustainability Appraisal**, which is an assessment of how the proposals and policies of the plan meet a range of sustainability criteria.

How can you comment?

By downloading and completing the following response form provided online at: <https://coventrycitycouncil.inconsult.uk/system/home> You can also set up and manage your own consultation account via this link so you will receive email updates of planning policy consultations. Alternatively you can download the form from our web page <https://www.coventry.gov.uk/localplanreview>

You can then respond by emailing your response forms back to planningpolicy@coventry.gov.uk or by uploading them to our Consultation Portal (<https://coventrycitycouncil.inconsult.uk/system/home>).

As this is a formal consultation stage, please be aware we will not be able to consider responses received after the deadline (11.59pm on Monday 3rd March 2025).

What happens to your comments?

After the consultation is finished the Council will review all submissions and consider any implications. Analysis of responses and feedback will then be reported to the Councils Cabinet and Council meetings to determine whether the plan should then be submitted to the Planning Inspectorate for independent examination.

Where can I find further information?

Please see our webpage for further information and other supporting documents:

<https://www.coventry.gov.uk/localplanreview>

Hard copies of consultation documents can be found in our libraries and at the Council House, Earl Street, Coventry CV1 5RR during normal opening hours.