

Local Plan Review

Proposed Submission

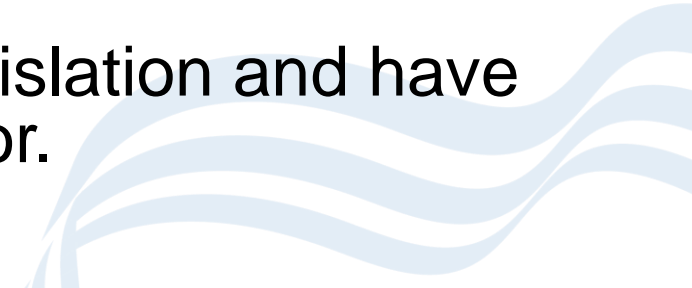
Regulation 19 consultation



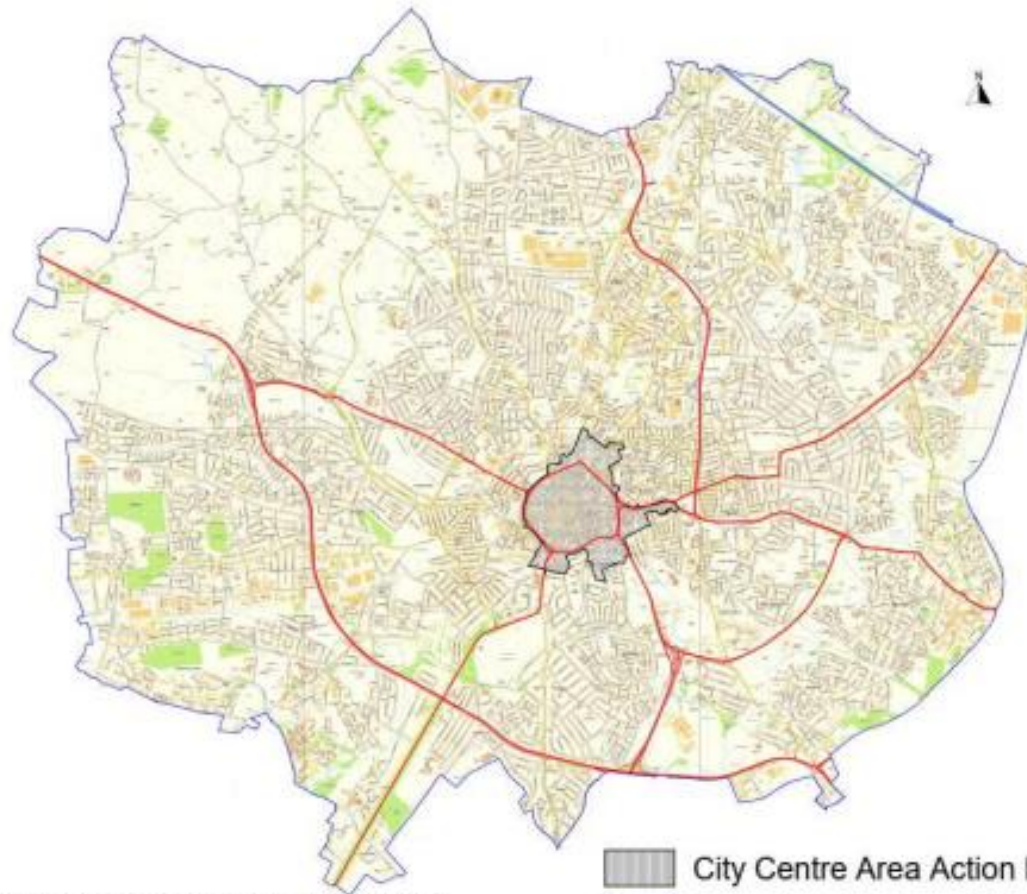
Coventry City Council

coventry.gov.uk

Introduction – what is a Local Plan

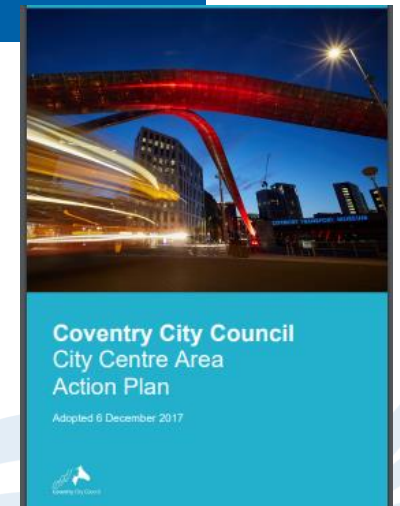
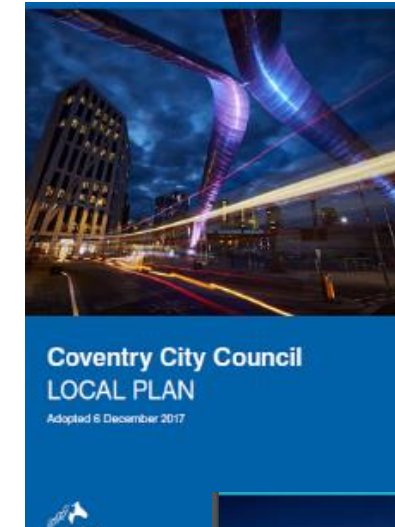
- The Local Plan sets out the level of growth needed over at least a 15 year plan period
 - It determines what type of growth is needed and where it should go
 - Local Plans also contain policies which inform the consideration of planning applications – these are on a range of matters including the environment, climate change, design and so on.
 - Local Plans have to be prepared in line with strict legislation and have to be examined by an independent Planning Inspector.
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The adopted Local Plan & City Centre Area Action Plan



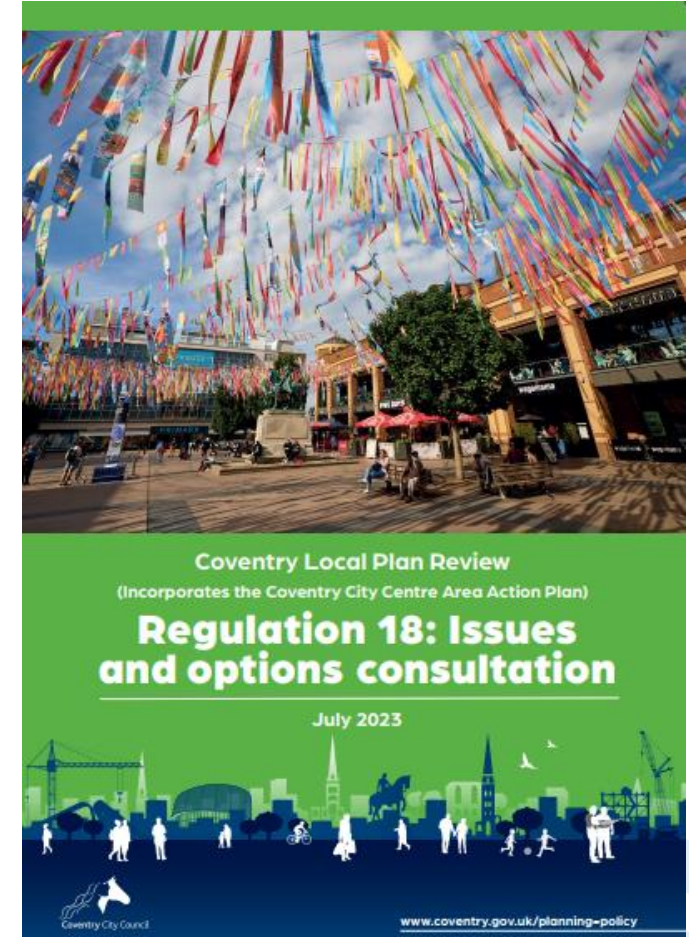
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- City Centre Area Action Plan
- Coventry City Council Administrative Boundary



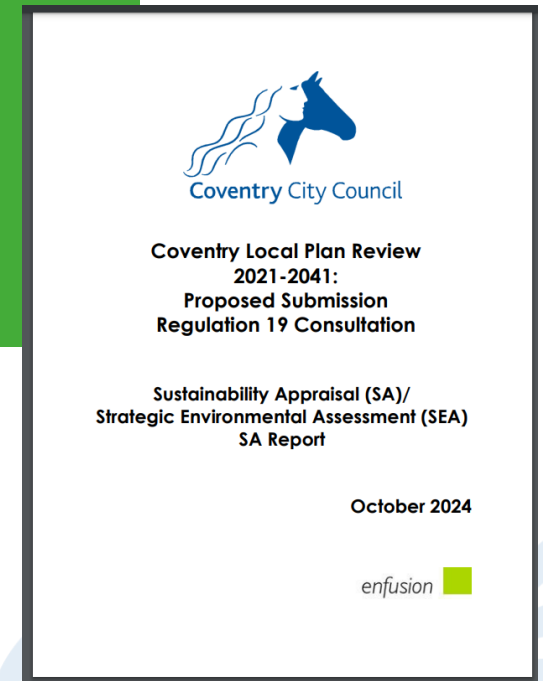
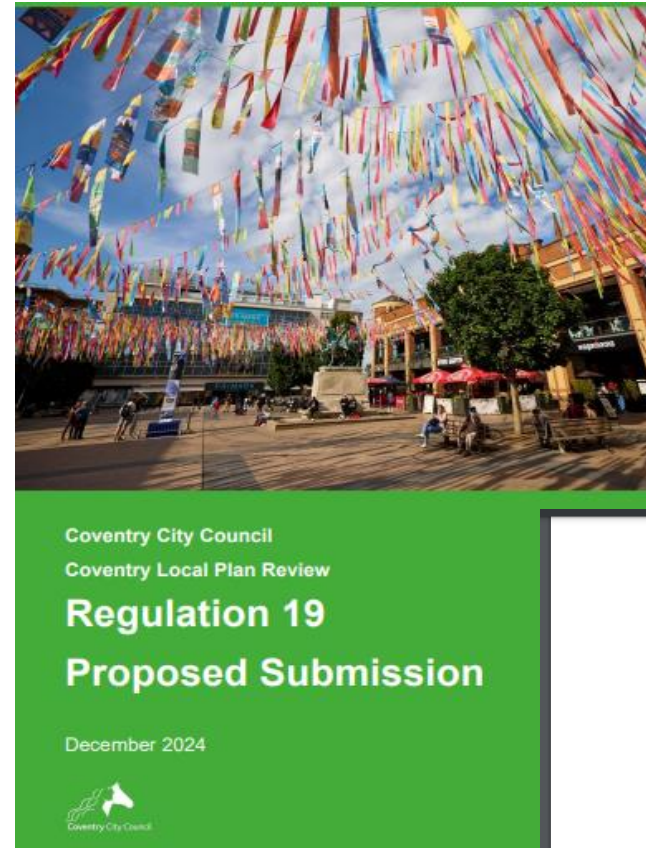
The Local Plan Review Process

- First stage of the review was consulted on in summer 2023.
- Over 1700 comments received
- We have taken these into account in the update of the Local Plan
- We have also produced updated evidence to inform policy review



Headline issues

- Reviewing the Local Plan and Area Action Plan together – aim to merge into a single document
- Plan for a minimum of 29,100 homes by 2041
- Plan for a minimum of 60 hectares employment land to 2041
- Plan development has been informed by Sustainability Appraisal

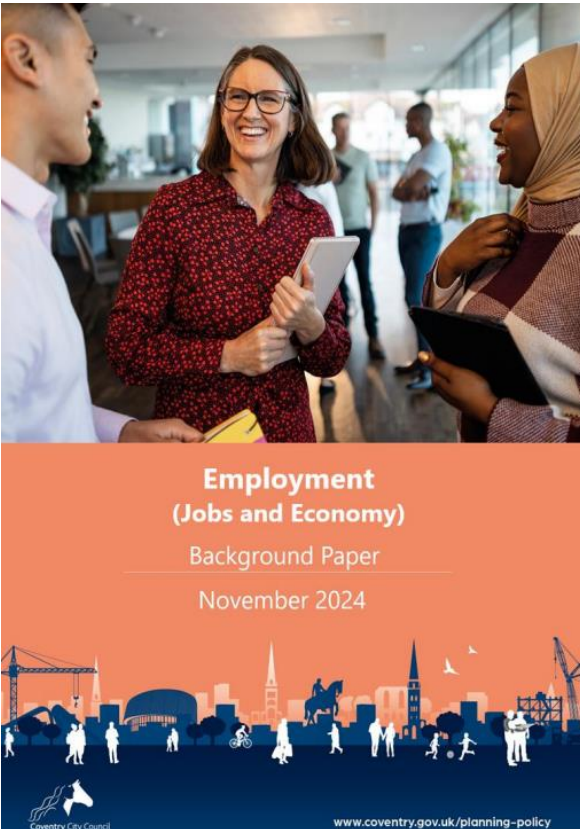


Health policies

- Currently, Health Impact Assessment is undertaken for large schemes (150 dwellings and over)
- Further detail is provided in a Supplementary Planning Document (SPD)
- The SPD will be updated, and as part of this we will expect developments of 10 dwellings or more to show how they have taken health matters into account when designing schemes



Employment policies

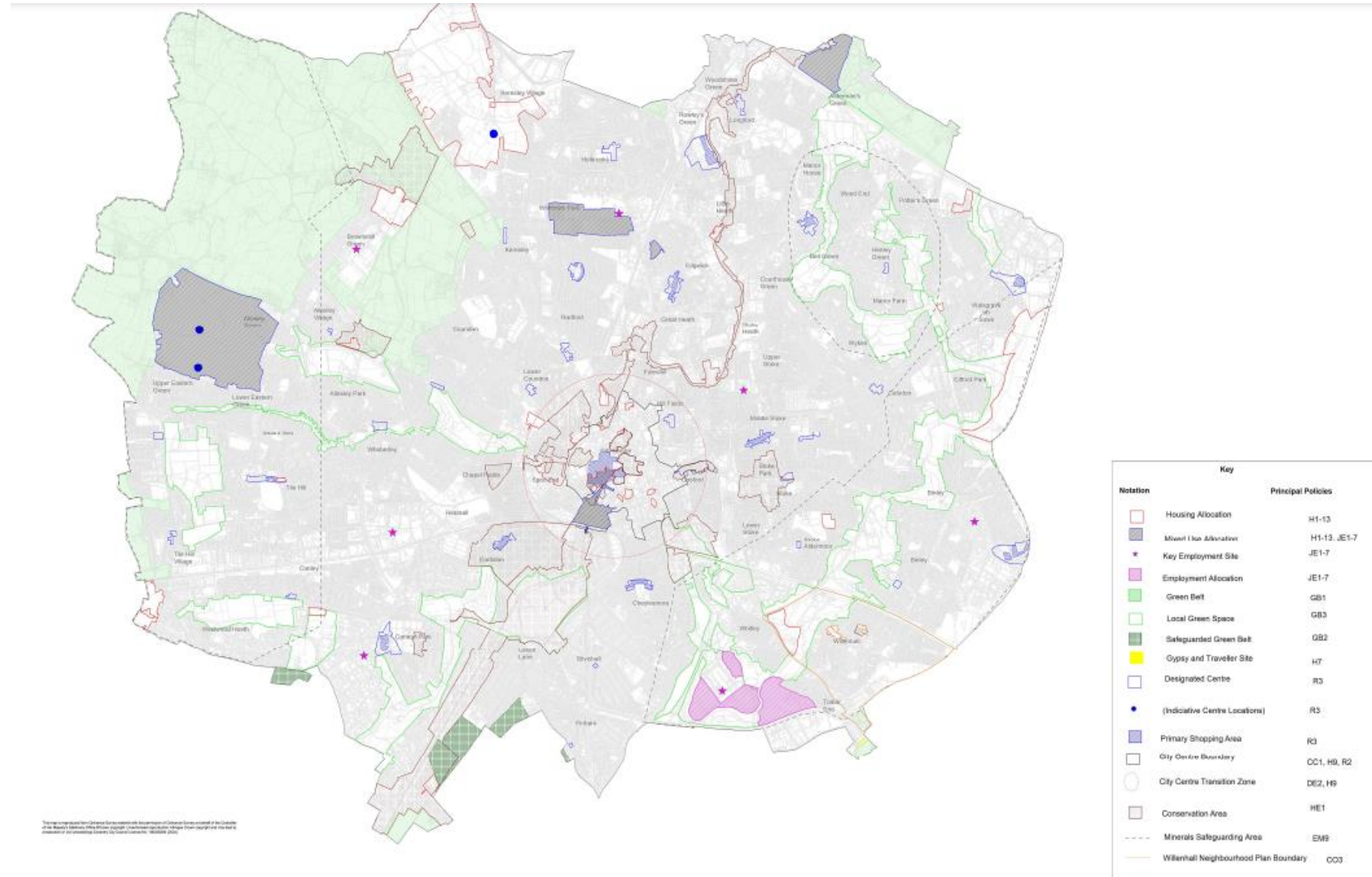


- Updated evidence to make sure we protect our most important employment sites
- The employment market is constantly changing (especially offices and changed working patterns) so we are proposing more flexible policies to help us adapt
- We have a supply of 60 hectares employment land for local need but need to find another 45 hectares. We also need to address strategic employment ('big box') need. We are discussing this with our partners across Warwickshire

Housing allocations

- 12 new allocations
With a Brownfield and urban area focus
- 2no modified existing allocations
 - Updated to reflect market conditions and promoting best use of development land

Detailed breakdown included at appendix 9(b) of consultation



Housing standards

- Adopt National Space Standards
- Produce Design Codes
- Adopt Natural England standards to increase access to open space
- Restrict student accommodation to campus areas unless need justified
- Affordable Housing – 25% (schemes of 10+ dwellings) & more social rented
- Updated policy for other types of dwelling eg Gypsy & Traveller pitches, co-living, older persons / specialist accommodation



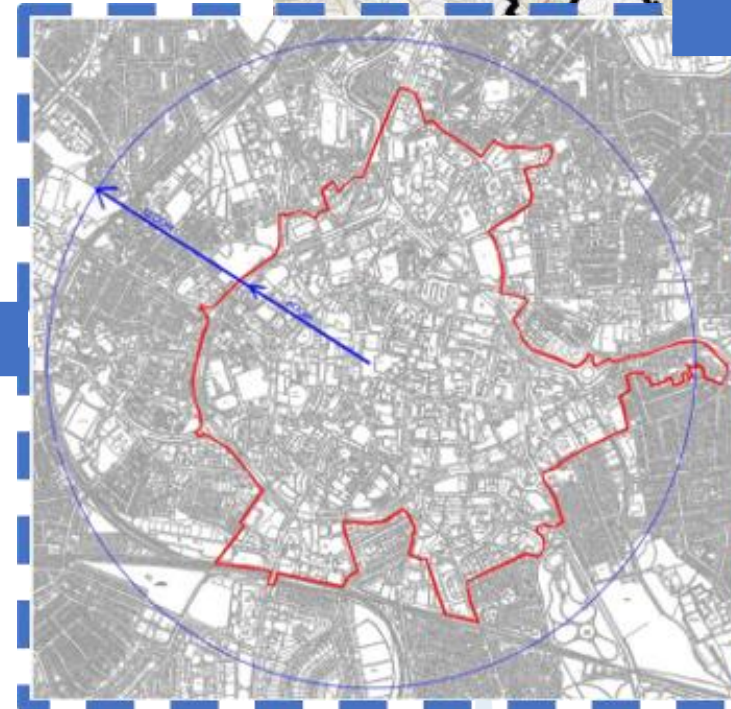
Technical housing standards – nationally described space standard



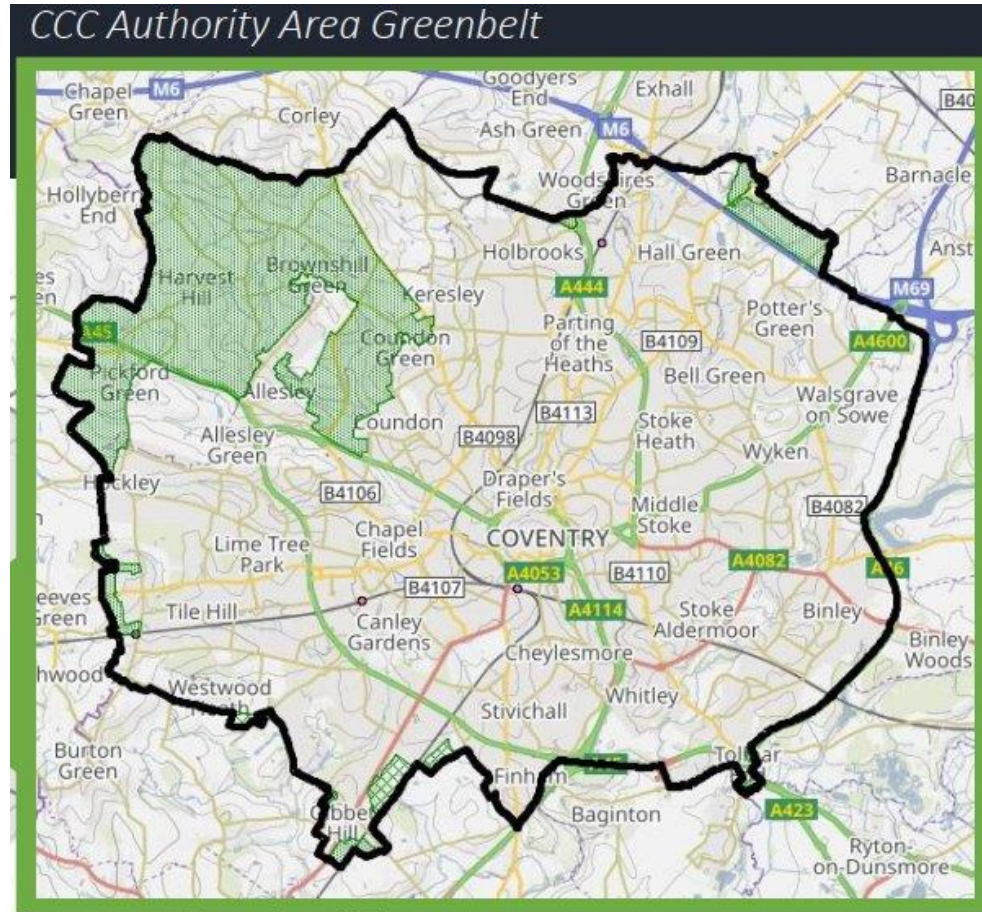
Development density

- Informed by existing context and consented precedents
- Must be compatible with local context

- Greenfield – 35dph
- Brownfield – 45dph
- City Centre – 250dph
- Transition Zone – 125dph



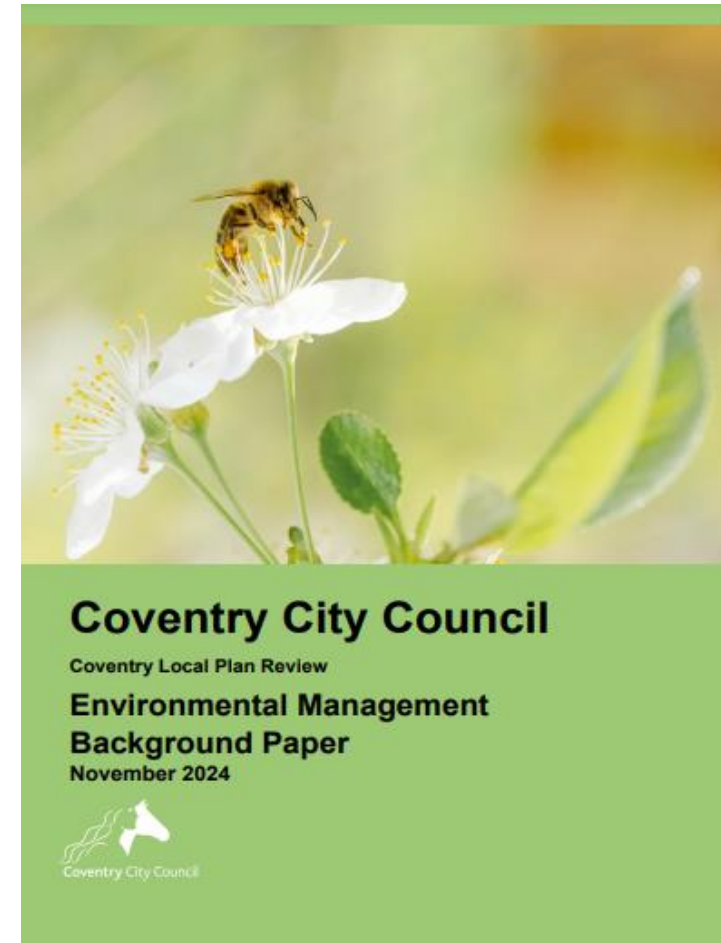
Green Belt & Green Infrastructure



- No proposed changes to Green Belt boundaries
- Protect Green Belt boundaries and designations
- This includes designations of safeguarded Green Belt sites
- Protect Local Green Space – proposed to have its own policy
- Updating GI policies in light of changed legislation – Environment Act. Include Blue Infrastructure

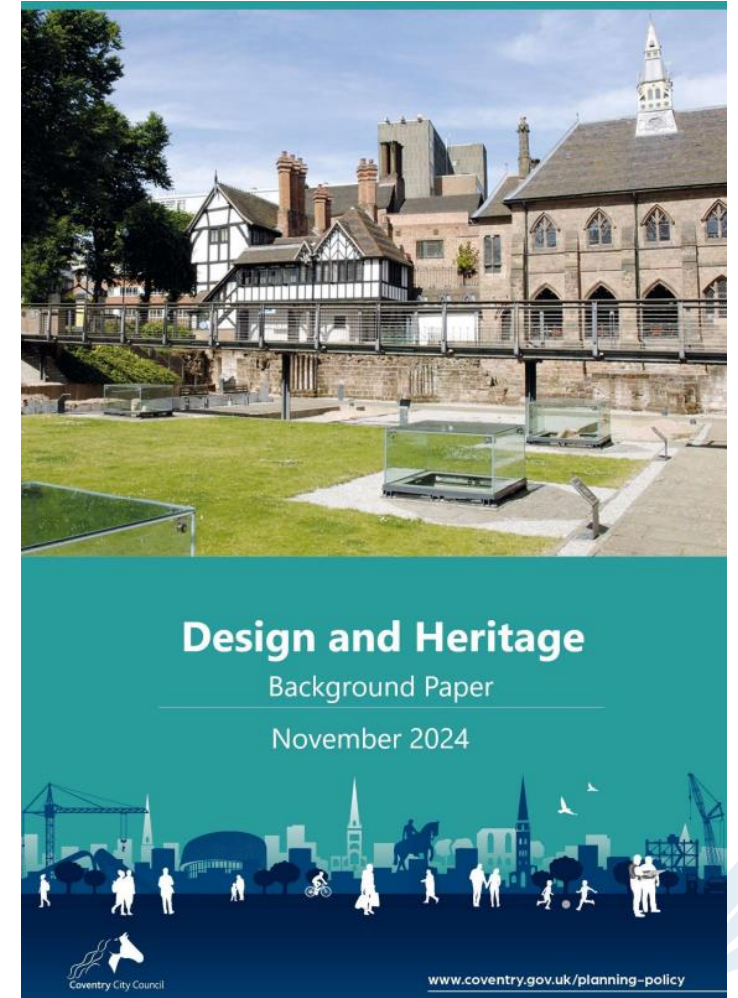
Climate Change & Environment

- Going over and above national Building Regulations standards for residential and non-residential new build developments
- New standards proposed for
 - On site renewable energy generation
 - Restricting the use of fossil fuels
 - Improving thermal efficiency



Design & Heritage policies

- Expanded design policies, promoting national best practice, with a particular focus on creating healthy communities.
- Updated conservation policy, referencing the City's key heritage assets
- A new archaeology policy
- Introduction of new internal space standards for residential development



City Centre policy

- Existing AAP proposed to be integrated into Local Plan.
- Policies updated to reflect the evolution of the City Centre since 2017
- Expansion of some City Centre policies to cover a wider area

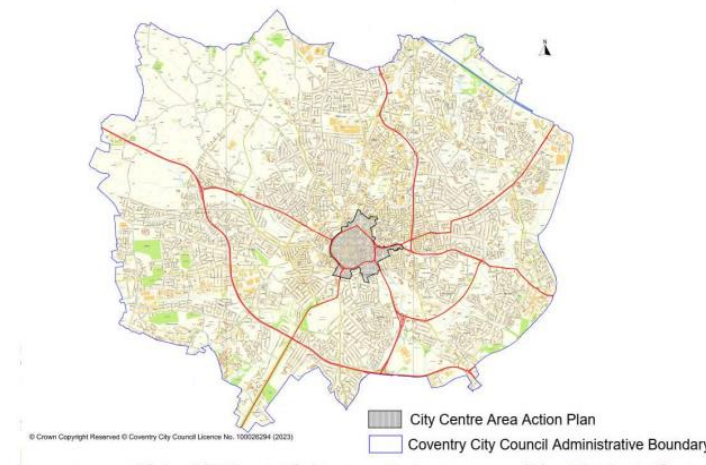


City Centre Area Action Plan Background Paper

November 2024



www.coventry.gov.uk/planning-policy




Other policy updates

- Bringing retail and transport policies up to date in line with evidence, local and regional strategy and national changes to legislation.
- Other policies (minerals, waste, communities) considered to require no / minimal updating



Next steps: responding

At the Regulation 19 stage you can comment on the following:

- Legal compliance
 - Soundness. Is the plan:
 - Positively prepared
 - Justified
 - Effective
 - Consistent with national policy
 - Whether the Plan has met the statutory Duty to Co-operate
 - The Sustainability Appraisal can also be commented on
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How to respond

- The response form is on the website
- Part A – your details
- Part B – your comment (representation).
- Guidance notes are also on the web page
- Deadline for submission 11.59 on Monday 3rd March 2025 to planningpolicy@coventry.gov.uk

Coventry Local Plan Review
Regulation 19
Proposed Submission (Publication) Stage
Representation Form
(guidance note below)

Coventry Local Plan Review – Regulation 19 Proposed Submission (Publication)

Please return to Coventry City Council in writing or electronically by 23:59 03 March 2025 email to planningpolicy@coventry.gov.uk, via our consultation portal <https://coventry.gov.uk/consultation> or by post to Planning Policy Team, PO Box 7097, Coventry, CV6 5SL.

Please refer to the following data protection/privacy notice:
www.coventry.gov.uk/planningpolicy/privacynotice

Please also note that a copy of your representation(s) will be made available to the Planning Inspectorate and to the person appointed by the Secretary of State to conduct the examination (i.e. the Inspector) and the Programme Officer, and that your representation(s) will be made available in line with the Regulations (The Town and Country Planning (Local Planning) (England) Regulations 2012 – Regulations 20, 22 and 35). This includes publication on Coventry City Council's website (personal details will be redacted in line with the Privacy Notice).

This form has two parts:
Part A – Personal Details: need only be completed once.
Part B – Your representation(s).

Please fill in a separate sheet for each representation you wish to make.

Part A

1. Personal Details*
*If an agent is appointed, please complete only the Title, Name and Organisation (if applicable) boxes below but complete the full contact details of the agent in 2.

Title

First Name

Last Name

Job Title

(where relevant)

Organisation

(where relevant)

Address Line 1

Line 2

Line 3

Line 4

Part B – Please use a separate sheet for each representation

Name or Organisation:

3. To which part of the Local Plan Review does this representation relate?
Paragraph Policy

4. Do you consider the Local Plan Review is:

4 (1) Legally compliant Yes ☐ No ☐

4 (2) Sound Yes ☐ No ☐

4 (3) Complies with the Duty to co-operate Yes ☐ No ☐

Please tick as appropriate.

5. Please give details of why you consider the Local Plan Review is not legally compliant or is unsound or fails to comply with the Duty to Co-operate. Please be as precise as possible. If you wish to support the legal compliance or soundness of the Local Plan Review or its compliance with the duty to co-operate, please also use this box to set out your comments.

(Continue on a separate sheet / expand box if necessary)

6. Please set out the modification(s) you consider necessary to make the Local Plan Review legally compliant and sound, in respect of any legal compliance or soundness matters you have identified at 5 above. (Please note that non-compliance with the Duty to Co-operate is incapable of modification at examination). You will need to say why each modification will make the Local Plan Review legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text. Please be as precise as possible.


(Continue on a separate sheet / expand box if necessary)

Please note: In your representation you should provide succinctly all the evidence and supporting information necessary to support your representation and your suggested modification(s). You should not assume that you will have a further opportunity to make submissions.
After this stage, further submissions may only be made if invited by the Inspector, based on the matters and issues they identify for examination.

7. If your representation is seeking a modification to the plan, do you consider it necessary to participate in examination hearing session(s)?

☐ No, I do not wish to participate in hearing session(s) ☐ Yes, I wish to participate in hearing session(s)

What happens next

- All representations will be assessed
 - A report will be taken to Cabinet / Council to determine if the plan can be submitted to the Secretary of State
 - Once submitted the plan will be examined by a Planning Inspector to determine whether it is sound and can be adopted.
 - Timelines are contained in the Council's Local Development Scheme (LDS)
- 

Links and contacts

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

Planningpolicy@coventry.gov.uk

Thank you for listening

Any questions?

