

Our Ref: P1761/JP/hr
Date: 3rd March 2025

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Dear Sir/Madam

Coventry Local Plan Pre-Submission Draft Consultation Response by Barberry Developments

Harris Lamb Planning Consultancy is instructed by Barberry Ansty Ltd. ("Barberry") to submit representations to the Coventry Local Plan Regulation 19 Plan and welcome the opportunity to comment at this time. Barberry have a number of land interests within Coventry and Warwickshire, specifically on land adjacent to Junction 2 of the M6. We set out our detailed comments below.

Policy DS1

Barberry object to Policy DS1 principally in respect of the approach taken to meeting the Council's employment land requirements. Part 3 of the policy confirms that the Council's employment land requirement is 105 hectares over the period 2021 to 2041. However, the supporting text at paragraph 3.14 confirms that there is only 45 hectares of available land within the City to meet this need. Part C of the policy states that the Council will work with its neighbours to ensure that the shortfall is met through the Duty to Cooperate.

We note the provisions within Policy DS1 that state the Council will work with its adjoining neighbours on site that are adjacent to the boundary in order to work proactively with all partners to deliver economic growth and prosperity across Coventry and Warwickshire. In light of Barberry's interests at Junction 2 of the M6 the site is located on the edge of Coventry albeit within Rugby Borough and has been promoted to Rugby as a suitable site for employment development.

Barberry are, however, concerned with this approach and whether the policy is sufficiently robust to ensure that the shortfall will actually be provided elsewhere. We note that the Council have previously signed a Memorandum of Understanding ("MoU") with its adjoining neighbours on employment land when adopting the current Local Plan. This MoU set out where and how much land each of the adjoining authorities had agreed to provide to meet Coventry's needs.

Barberry contend that the Council should enter into a similar agreement MoU with its neighbours in order to ensure that the shortfall of employment land will be addressed through the various Local Plans to be prepared in the HMA authorities.

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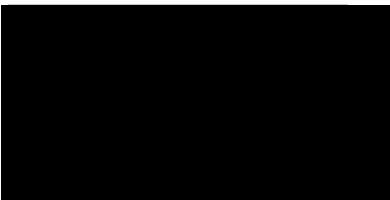
As it stands, we do not consider that the policy is sound as it will not be effective in delivering the Council's employment land requirements.

In order to address our concerns we would wish to see a signed MoU presented to the examination that sets out where and how much land each of the adjoining authorities had agreed to provide to meet Coventry's needs.

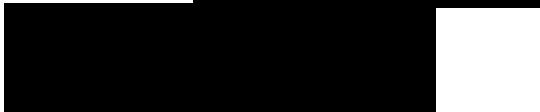
Should there be a requirement to reach agreement with its adjoining neighbours then the land at Junction 2 would in our view be a suitable site to be allocated for employment use to meet either the needs of Rugby or Coventry.

We trust you will take the above into consideration but if you have any questions then please do not hesitate to contact us.

Yours faithfully

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John Pearce

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