

## Coventry Local Plan Review

### Regulation 19

#### Proposed Submission (Publication) Stage Representation Form (guidance note below)

Ref:

(For official use only)

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Name of the Plan  
to which this  
representation  
relates:

**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](mailto:planningpolicy@coventry.gov.uk), via our consultation portal  
<https://coventrycitycouncil.inconsult.uk/system/home> or by post to Planning Policy  
Team, PO Box 7097, Coventry, CV6 9SL**

Please refer to the following data protection/privacy notice:  
[www.coventry.gov.uk/planningpolicyprivacynote](http://www.coventry.gov.uk/planningpolicyprivacynote)

Please also note that 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 Councils 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.**

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## Part A

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### 1. Personal Details\*

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

### 2. Agent's Details (if applicable)

Title

Mrs

First Name

Melanie

Last Name

Lindsley

Job Title

Principal Planning and Development Manager

(where relevant)

The Coal Authority (trading as the Mining Remediation Authority)

(where relevant)

Address Line 1

200 Lichfield Lane

Line 2

Mansfield

Line 3

Nottinghamshire

Line 4

Post Code

NG18 4RG

Telephone Number

E-mail Address

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**Part B – Please use a separate sheet for each representation**

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Name or Organisation:

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

Paragraph  Policy  Policy DS3

4. Do you consider the Local Plan Review is:

(1) Legally compliant	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
(2) Sound	Yes <input type="checkbox"/>	No <input checked="" type="checkbox"/>
(3) Complies with the Duty to co-operate	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>

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.

Our records indicate that within the Coventry City Council area there are recorded coal mining features present at surface and shallow depth including; mine entries, coal workings and reported surface hazards. These features may pose a potential risk to surface stability and public safety.

The recorded coal mining features appear to be concentrated in the eastern side of the City Council area and include a significant amount of mine entries in the vicinity of Woodway Park, Henley Green and Binley. It is noted that the Development Risk Data Plans we provide annually to show areas of high risk were downloaded by the LPA on the 12<sup>th</sup> August 2024. I therefore assume that the LPA are aware of those areas in the authority where recorded coal mining features are present.

We hold no treatment details for the majority of the recorded mine entries within the area and they therefore pose an increased risk to public safety and surface stability. Any new development in areas where our records

indicate that past coal mining activity has taken place is potentially at risk. This is why new development in the Development High Risk Area (DHRA) should be supported by a Coal Mining Risk Assessment and any risks identified by this assessment addressed by the undertaking of any remedial works or mitigation measures necessary.

Coal mining legacy poses a risk to new development proposals in those parts of the City Council area where features are recorded to be present. We do not consider it to be unreasonable to request the inclusion of a policy which sets out requirements in respect of ground conditions when new development is proposed, as the plan appears to be silent on this matter.

Paragraph 187 of the NPPF states that planning policies should contribute to and enhance the local environment by preventing new development from being put at unacceptable risk from land instability. Paragraph 196 also notes that planning policies should ensure that sites are suitable for their proposed use taking into account risks arising from land instability.....including risks from former activities such as mining.

Although we appreciate that risks posed by coal mining legacy do not cover the whole of the authority area, where they are present they do pose a risk if not properly considered. The presence of mine entries on a site can also impact on the quantum of development that can be accommodated due to the need to avoid building over or close to these features.

(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.

We consider that our concerns could be addressed, and the soundness of the plan supported, by adding an additional criteria to Policy DS3: Sustainable Development Policy as criteria j, please see below suggested policy wording.

### **Policy DS3: Sustainable Development Policy**

When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework (NPPF). It will work proactively with applicants to find solutions to enable proposals to be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area, taking into account the ambitions of the One Coventry Plan and the Climate Change Strategy and including: access to a variety of high quality green and blue infrastructure;

- a. access to a variety of high quality green and blue infrastructure
- b. access to job opportunities
- c. use of low carbon, renewable and energy efficient technologies
- d. the creation of mixed sustainable communities through a variety of dwelling types, sizes, tenures and range of community facilities
- e. increased health, wellbeing and quality of life;
- f. measures to adapt to the impacts of climate change;
- g. access to sustainable modes of transport;
- h. preservation and enhancement of the historic environment; and
- i. sustainable waste management;

**j. measures to address risks posed by ground instability.**

This would ensure that for those parts of the Coventry City area where land instability is a potential risk developers will be aware that the issue need to be addressed, preventing any undue delay in the decision making process

(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. To which part of the Sustainability Appraisal (SA) report does this representation relate?

Paragraph

Please add any further comments relating to the SA report in the box below

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

8. 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)

**Please note** that while this will provide an initial indication of your wish to participate in hearing session(s), you may be asked at a later point to confirm your request to participate.

9. If you wish to participate in the hearing session(s), please outline why you consider this to be necessary:

We consider it important to ensure that the LPA and Planning Inspector fully understand the potential risks posed in those areas defined as high risk by our records. We feel that discussion about the inclusion of wording within the Local Plan to address land instability risks would be helpful.

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

**Please note** the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate in hearing session(s). You may be asked to confirm your wish to participate when the Inspector has identified the matters and issues for examination.