

## **Examination of Coventry Local Plan**

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### **IN10 Action points from week two hearing sessions**

#### **Introduction**

Further to the discussions at the week two hearing sessions, the following actions are required in order to inform our examination of the Plan. We may decide in due course that other or different actions are required, including to the parts of the Plan that we refer to below.

The Council should send its written responses to the Programme Officer by **midday on Wednesday 22 April 2026**. We will discuss those responses during the week three hearing sessions as relevant.

#### **Policy DS1 Overall development needs**

**AP13** Council to advise on relevant figures for potential inclusion in policy DS1 of the amount of additional retail floorspace needed from (a) 2021 and (b) 2024.

#### **Policy H6 Affordable housing**

**AP14** Council to prepare a potential modification to policy H6 part 3 (to supersede that in PM3) and reasoned justification to clarify the affordable housing (C3 dwellings) in the area comprising the city centre and inner wards as defined on the policies map (and elsewhere in the city), having regard to the viability evidence and potential for public sector funding.

**AP15** Council to amend the proposed change to the policies map [PMC2] so that the key reads “city centre and inner wards for the purposes of policy H6 part 3” (or similar).

**AP16** Council to prepare a potential modification to policy H6 parts 8 and 9 to ensure that the proposed tenure mix reflects the Council’s evidence of need and current national planning policy.

## **Policy H7 Gypsy and Traveller accommodation**

**AP17** Council to prepare a potential modification to policy H7 and/or reasoned justification to include reference to:

- The need identified in the GTAA (18 pitches between 2022 and 2041).
- 12 pitches having been provided since 2022 at the Siskin Drive site identified on the policies map.
- The Burbages Lane site identified on the policies map having capacity to accommodate 6 additional pitches.

## **Policy H9 Residential density**

**AP18** Council to prepare a potential modification:

- a) To amend policy H9 part 2 to read “The density of residential development should be informed by a design-led approach that makes efficient use of land and achieves high quality development that reflects the site’s character and context having regard to relevant SPD” (or similar).
- b) Delete paragraph 6.41.

## **Policy H10 Purpose built student accommodation**

**AP19** Council to prepare a potential modification to policy H10 to:

- (a) Amend part 3 to read “Proposals outside the University of Warwick campus as defined on the policies map must ...”
- (b) Delete parts 4 and 5 and replace with the following (or similar): “Development must comprise predominantly cluster units providing high quality accommodation with communal areas for cooking, eating and socialising suitable for the number of units. Proposals for studio flats will be considered having regard to the latest evidence of need.”

## **Policy JE1 Overall economy and employment strategy**

**AP20** Council to amend the proposed modification to policy JE1 part 1(i) to read: “... associated with them having regard to the University of Warwick SPD”.

## **Policy JE3 Non-employment uses on employment land**

**AP21** Council to prepare a potential modification to policy JE3 part 2 to read “Proposals for the redevelopment in whole or part of the existing employment sites designated on the policies map, and other land and buildings in employment use, for non-employment purposes will not be permitted unless ...”

**AP22** Council to prepare changes to the policies map to designate all of the existing employment sites identified in the Employment Land Review.

## **Policy JE5 Industrial and storage / distribution development**

**AP23** Council to prepare a potential modification to policy JE5 parts 1 and 2 to read as follows (or similar):

“1. Proposals for industrial or storage / distribution development on the allocations and Key Employment Sites listed in policy JE2 and existing employment sites designated on the policies map will be supported.

2. Proposals for industrial or storage / distribution uses (including changes of use and expansion of existing uses) elsewhere will be supported if they meet all of the following criteria ...”

## **Policy JE8 Research and Development uses**

**AP24** Council to prepare a potential modification to policy JE8 to clarify the locational requirements for R&D uses, having regard to the approach set out in AP23 above.

## **Policy R1 Delivering retail growth**

**AP25** Council to prepare a potential modification to policy R1 to delete parts 2 and 3 in the column headed “Details”.

## **Eastern Green district centre**

**AP26** Council to consider whether the “Details” included in policy R1 relating to the proposed Eastern Green district centre (and/or policy DS4 part D) need to be modified to ensure the creation of a high quality town centre comprising a variety of main town uses in units of different size with attractive public realm, good access by walking, cycling and public transport and limited car parking provision (rather than an out of centre retail park).

## **Policy R3 Town centre network**

**AP27** Council to prepare a potential modification to policy R3 part 2 so that the sentence under the list of three major district centres reads as follows (or similar): “Proposals for further retail, leisure and other main town centre uses or additional floorspace at these three centres will not be permitted unless it can be demonstrated that they will not have a significant adverse impact on the city centre or other town centres in the network”.

**AP28** Council to prepare a potential modification to policy R3 part 3 to refer as relevant to the redevelopment of Riley Square in the Bell Green district centre.

## Policy CC1 part E City Centre Character Areas

**AP29** Council to prepare a potential modification to the section of policy CC1 part E headed “Northern Regeneration Area” having regard to the West Midlands Growth Plan 2025. This could include reference to the following (along with amendments to parts (a) to (f) in the policy as relevant and necessary:

- a) The opportunity for transformational placemaking through comprehensive masterplanning and a design-led approach.
- b) The provision of a significant number of new homes from the mid 2030s onwards (in addition to the three allocations in the Plan).

*Simon Dean      William Fieldhouse*

17 April 2026

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