



Examination of Coventry Local Plan

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Examination website: [Coventry Local Plan Review | Helen Wilson Consultancy Limited](#)

IN5: Hearings programme, participants and guidance

Introduction

The examination hearings will open at **9.30** on **Tuesday 24 March 2026**.

All of the hearings will be held at **Coventry City Council, One Friargate, Station Square, Coventry, CV1 2FL**

The hearings sessions are currently programmed to be held over 8 days:

- Week 1: Tuesday 24 March to Thursday 26 March
- Week 2: Tuesday 14 April to Thursday 16 April
- Week 3: Tuesday 28 April and Wednesday 29 April

Thursday 30 April is a reserve day. If further hearing sessions are required, it is likely that they will be held in the week commencing **8 June**.

This note sets out guidance for participating and observing at the hearings. The latest programme, including lists of participants for each session, is attached as an Annex. If there are any changes to the programme, they will be published on the examination website in due course.

Supplementary Questions

If we have any supplementary questions following our consideration of written statements for any of the matters, these will be published in advance of the relevant hearing sessions. If so, we will clarify whether we are inviting a written response (and if so from whom and by when), or whether they are solely for discussion at the hearing sessions (along with the previously published matters, issues and questions).

Observing the hearing sessions

All the hearing sessions are public events and there will be seats available for those wishing to observe but not participate in the discussions.

Participating at hearing sessions

The participants for each matter are listed in the attached Annex. The lists are based on the requests made to the Programme Officer by 19 February 2026, the relevance of the representation to the issues to be discussed, and the need to achieve fairness in the exercise of the right to be heard and avoid repetitive contributions to the discussions.

If anyone has any queries about the list of participants these should be taken up with the Programme Officer as soon as possible. If anyone listed as a participant for a session does not wish to attend please also let the Programme Officer know.

Guidance on taking part in local plan examinations is available in the following document which all participants are encouraged to read, particularly if they have not attended such an event previously:

<https://www.gov.uk/guidance/taking-part-in-local-plan-examinations>

Participants invited to each session should arrive at the venue between 08.30 and 09.00 in order to allow a prompt start at 09.30.

Each participant at every session will normally have one seat at the table with the exception of the Council who will have up to four. A limited amount of “hot seating” will be allowed within a session if a participant considers it essential that a different person acts for them in relation to a particular issue. However, this must be kept to a minimum to avoid disruption to proceedings. If you intend to hot seat, please advise the Programme Officers before the session starts.

Conduct of the hearing sessions

The hearing sessions are an important part of the examination and will help us determine if the Plan is legally compliant and sound and, if not, how it could be modified to ensure that it is. The hearings will focus on particular parts of the Plan and relevant evidence that we need to ask questions about. Not all parts of the Plan will necessarily be discussed at the hearings as for some we will have all of the information that we need in writing.

We will start each session with some opening comments about procedural matters, and ask all participants to introduce themselves and, if relevant, clarify who they are representing.

After introductions, and having dealt with any procedural matters, we will go through each of the agenda items in turn throughout the course of the session. We will focus on the key things that we need to understand better, based on our reading of the Plan, evidence, representations and written statements. We will normally start with some questions to the Council, and then allow other participants to contribute after we have heard the responses to those.

As we will have read all of the written statements before the relevant session, participants should not read out or summarise what they have submitted. When you wish to speak, upturn your name plate and we will invite you to do so at an appropriate time. When asked to speak, you should turn on your microphone and say who you are. Contributions should

be short (normally no more than one or two minutes in duration) and directly related to our specific questions, or respond to points made by other participants. There is no need to repeat or say you agree with points made by others.

We will give the Council the chance to sum up their position at the end of each item on the agenda before moving on to the next.

Local plan examination hearing sessions are formal events, with appropriate conduct. We will treat all participants with fairness and respect and expect others to do likewise. Participants may only speak when invited to do so, and must not interrupt others.

Start times and adjournments

Morning sessions will start promptly at 9.30 am and will normally finish around 1 pm for lunch. On days when there are separate afternoon sessions, they will start at 2 pm promptly. We will normally have adjournments for about 20 minutes around 11 am and 3 pm. We will aim to finish by 5pm, but we may carry on later if necessary.

Documents

Free wifi will be available at the venue to provide access to the examination library online. Paper copies of documents will not be available at the venue, and therefore all participants should ensure that they bring what they need to allow them to access any documents they think they may wish to refer to. If any participant needs help accessing documents on the examination website they should contact the Programme Officer.

The deadlines for submission of written statements were set out in our note published on 16 January (and updated on 29 January)¹ and must be adhered to. No further written material should be submitted after those deadlines unless we specifically request it. Participants should not expect to introduce new documents during the hearing sessions.

Proposed main modifications

Since submitting the Plan for examination, the Council has proposed some main modifications to it in response to our Preliminary Questions. The Council's written statements in response to our matters, issues and questions may propose further main modifications. This is normal practice in examinations, and is intended to help us decide how best to modify the Plan if necessary to ensure that it is sound.

We will ask the Council to submit a schedule of all of the main modifications that it has proposed in response to our preliminary questions and matters, issues and questions by **10 March** so that this can be referred to at the hearing sessions.

Each of the proposed main modifications will be discussed at a relevant hearing session(s). We will consider whether the Council's proposed main modifications (and those suggested by representors) are necessary and would make the Plan sound. We can only recommend them if that is the case, and there may be other recommendations that we identify as being necessary during or after hearing sessions. We cannot recommend changes to the Plan to

¹ IN3.

“improve” it unless we think the relevant part is not sound as submitted. And we can only make recommendations about the actual content of the Plan, not related matters.

Any potential main modifications that we intend to recommend to the Plan will be subject to public consultation (similar to that carried out under regulation 19) before we formally include them in my final report. Such consultation will normally be carried out after the completion of the programmed hearing sessions.

Action points

If we identify during hearing sessions that main modifications are required, or that further work needs to be carried out by the Council and/or others, we will usually make that clear during the session. The Council should keep a note of all such matters. We will probably issue an Action Point Note at the end of each week of hearings to confirm what we have asked for.

It is also possible that there are some matters that we need longer to think about, and we may set out further action points and/or interim findings in a separate note at a later date.

Queries

Any queries about this note should be taken up with the Programme Officer.

Simon Dean *William Fieldhouse*

25 February 2026

Coventry Local Plan Hearings Programme and Participants

Week One

Tuesday 24 March 2026

M1. Legal, procedural and other general matters

- National planning policy
- Maintaining effective cooperation during plan preparation
- Public consultation
- Equalities
- Sustainability appraisal
- Superseded policies in adopted plans
- Appendices 1 to 9f
- Policies referring to SPD and other documents
- Future review and update to the Plan (DS1 part 4)
- Future cooperation and partnership working (DS2)
- Sustainable development policy (DS3)
- Transport evidence and impacts on the road network
- Developer contributions for infrastructure (IM1)
- Viability

Participants

- Coventry City Council
- ID12 CPRE
- ID21 HBF
- ID28 Hallam, Marrons
- ID31 Richborough, Marrons
- ID32 Merle Gering (KOGG)
- ID46 Hallam Land & the Trustees of the Eastern Green Land Pool Trust, Oxalis
- ID58 SEGRO, Twenty5
- ID59 Stephen McNaught
- ID69 Police and Crime Commissioner West Midlands, Tyler Parkes
- Miller Homes, Savills

Wednesday 25 March 2026

M2. Amount of development required in the plan period

- Plan period
- Housing need and requirement (DS1 part 1a and H1 part 1)
- Industrial and warehouse land requirements (DS1 parts 1b, 1c and 3)
- Office floorspace requirements (DS1 part 2)

Participants

- Coventry City Council
- ID12 CPRE
- ID21 HBF
- ID27 Catesby Estates, Marrons
- ID28 Hallam, Marrons
- ID31 Richborough, Marrons
- ID32 Merle Gering (KOGG)
- ID45 Nurton Developments
- ID46 Hallam Land & the Trustees of the Eastern Green Land Pool Trust, Oxalis
- ID58 SEGRO, Twenty5
- ID60 Stoford Developments
- Miller Homes, Savills

Thursday 26 March 2026

M3. Housing allocations [1 day]

- Site selection methodology
- H2 Table 6.2 Allocations
- HS2.1 to HS2.38 and DS4C and DS4D

Participants

- Coventry City Council
- ID12 CPRE
- ID21 HBF
- ID24 Kay Farrer
- ID25 Keith Whitehead
- ID31 Richborough, Marrons
- ID32 Merle Gering (KOGG)
- ID58 SEGRO, Twenty5
- ID59 Stephen McNaught
- Miller Homes, Savills

End of week one

Week Two

Tuesday 14 April 2026

M4. Housing land supply

- Supply for five years following adoption
- Supply for remainder of plan period
- H1 parts 2 and 3

Participants

- Coventry City Council
- ID12 CPRE
- ID21 HBF
- ID27 Catesby Estates, Marrons
- ID58 SEGRO, Twenty5
- Miller Homes, Savills

Wednesday 15 April 2026

M5. Housing development management policies

- H3 Provision of new housing
- H4 Securing a mix of housing
- H9 Residential density
- H6 Affordable housing
- H10 Student accommodation
- H12 Build to rent accommodation
- H13 Co-living accommodation
- H8 Specialist housing including for older persons
- H5 Managing existing housing stock
- H7 Gypsy and Traveller accommodation

Participants

- Coventry City Council
- ID10 Coventry Society
- ID12 CPRE
- ID21 HBF
- ID32 Merle Gering (KOGG)
- ID58 SEGRO, Twenty5
- ID68 University of Warwick, Turley

Thursday 16 April 2026

M6. Economic development and employment land

- JE1 Overall economy and employment strategy
- JE2 parts 4 and 5 Key Employment Sites
- JE3 Non-employment uses on employment land
- JE5 Industrial and storage/distribution development
- JE8 Location of research and development
- JE2 Employment and mixed use allocations
- Overall industrial and warehouse land supply (Table 5.1)
- Coventry's unmet need for industrial and warehouse land
- Employment land windfalls
- JE4 Location and type of office development
- Overall office land supply (Table 5.2)
- JE6 Tourism and visitor-related development
- JE7 Accessibility to employment opportunities

Participants

- Coventry City Council
- ID12 CPRE
- ID45 Nurton Developments
- ID46 Hallam Land & the Trustees of the Eastern Green Land Pool Trust, Oxalis
- ID51 Arbury Estate, Savills
- ID58 SEGRO, Twenty5
- ID60 Stoford Developments
- ID74 Whitley Residents & Neighbourhood Watch Association Focus Group

M7. Retail, town centres and Coventry city centre (**not before 2pm**)

- Need for additional retail floorspace
- R3 Town centre network
- R1 New district and local centres
- R3, R5 and R6 Development within town centres
- R4 Out of centre proposals
- R2 and CC1A to CC1E Coventry city centre

Participants

- Coventry City Council

End of week two

Week Three

Tuesday 28 April 2026

M8. Communities and health and wellbeing

- HW1 Health and Health Impact Assessments (HIA)
- CO1 New or improved social, community and leisure premises
- CO2 Re-use or Redevelopment of Facilities
- CO3 Neighbourhood and Community Planning

M9. Green Belt and green environment

- GB1 Green Belt
- GB2 Safeguarded Land in the Green Belt
- GB3 Local Green Space
- GE1 Green and Blue Infrastructure
- GE2 Green Space
- GE3 Biodiversity, Geological and Landscape Conservation
- GE4 Tree Protection

Participants

- Coventry City Council
- ID12 CPRE (M9)
- ID21 HBF (M9)
- ID27 Catesby Estates, Marrons (M9)
- ID28 Hallam, Marrons (M9)
- ID32 Merle Gering (KOGG) (M8 & M9))
- ID46 Hallam Land & the Trustees of the Eastern Green Land Pool Trust, Oxalis (M9)
- ID56 Catesby Estates, Pegasus (M9)
- ID58 SEGRO, Twenty5 (M9)
- ID59 Stephen McNaught (M9)
- Miller Homes, Savills (M9)

M10. Design and masterplanning (not before 2pm**)**

- DE1 Ensuring High Quality Design
- DE2 Delivering High Quality Places
- DS4 (Part A) General Masterplan principles

M11. Heritage

- HE1 Conservation Areas
- HE2 Conservation and Heritage Assets
- HE3 Heritage Park – Charterhouse
- HE4 Archaeology

Participants

- Coventry City Council
- ID32 Merle Gering (KOGG) (M10)
- ID58 SEGRO, Twenty5 (M11)
- ID69 Police and Crime Commissioner West Midlands, Tyler Parkes (M10)

Wednesday 29 April 2026

M12. Accessibility

- AC1 Accessible Transport Network
- AC2 Road Network
- AC3 Demand Management
- AC4 Active Transport Provision including Walking, Cycling and Micro Mobility
- AC5 Bus, Demand Response Transit and Rapid Transit
- AC6 Rail
- AC7 Freight

M13. Environmental management

- EM1 Planning for Climate Change Adaptation
- EM4 Flood Risk Management
- EM5 Sustainable Drainage Systems (SuDS)
- EM6 Redevelopment of Previously Developed Land
- EM7 Air Quality
- EM11 Energy Infrastructure
- EM12 Reducing operational carbon in new build non-residential development
- EM13 Overheating in new buildings
- EM14 Embodied carbon and waste
- EM15 Noise
- EM8 Waste Management
- EM9 Safeguarding Mineral Resources
- EM10 Non Mineral Development in Mineral Safeguarding Areas

M14. Other soundness and legal compliance issues

Next steps in the examination

Participants

- Coventry City Council
- ID21 HBF (M13 & M14)
- ID32 Merle Gering (KOGG) (M13)
- ID58 SEGRO, Twenty5 (M13)
- ID59 Stephen McNaught (M14)
- ID68 University of Warwick, Turley (M13)

- ID69 Police and Crime Commissioner West Midlands, Tyler Parkes (M12)

Thursday 30 April 2026

Reserve day.

End of week three
