

**Coventry Local Plan Review 2024-2042 Main Modifications MMs)
Sustainability Appraisal (SA) Addendum Report
APPENDICES:**

- I Screening of MMs for SA and HRA Significance**
- II SA of Change to Plan Period & Local Housing Need**
- III SA of Change to Plan Period & Local Employment Need**
- IV SA of Reasonable Alternatives –
Retain Brownfield First & Monitor Delivery; Release Green Belt
Land**
- V SA of New Proposed Site Allocations - Housing, Employment,
Traveller**

CLPR 2024 to 2042 SA Addendum Report

Appendix I: Screening the proposed Main Modifications (MMs) for SA/SEA & HRA Significance

References to paragraph or page numbers relate to the Coventry Local Plan Review submitted for examination on 9 September 2025 [CD1]. The modifications are described in words and/or indicated as follows: Strikethrough (deleted text); underline (new or amended text)"

The MMs [MM1-MM104] were screened for their significance with regard to SA/SEA and HRA, using professional judgment and as set out in the following table. It may be noted that many proposed modifications are to provide greater clarity, correct errors, avoid repetition, for consistency and for updating (for example, with national policy changes), and as such are not likely to be significant for the findings of the assessment processes.

MM No.	CLPR Policy/ Paragraph	Summary of Changes	Significant for SA/SEA or HRA?
Chapter 1: Introduction			
MM1	Paras 1.8, 1.9, 1.13 and 1.14	For clarification	No
MM2	Para. 1.11	For consistency	No
Chapter 3: Overall levels of Growth & the Duty to Co-operate			
MM3	Chapter 3 headline	For consistency	No
MM4	Para 3.9	<u>Through the process of the examination of the Local Plan the Local Housing Need for Coventry for the period 2021-2041 2024-2042 is therefore 29,100 has been determined to be a minimum of 26,046 net additional homes (1,455 1,447 per annum). Table 6.1 identifies a housing land supply with capacity for 22,014 net additional homes. In addition, a significant number of new homes are expected to be delivered in the Northern Regeneration Area from the mid 2030s in accordance with policy CC1 part E. The land supply in the Plan is therefore expected to be sufficient to meet needs until the late 2030s. Housing delivery will be monitored and the Plan will be replaced as necessary to ensure that housing needs can continue to be met in the City.</u>	Yes

		and this will be delivered fully within Coventry's administrative boundary through an urban and brownfield focused strategy of allocations, and densification as set out in the Housing chapter of this reviewed plan.	
MM5	New para. 3.10	<u>3.10 In terms of Gypsy and Traveller need, this is determined by the Gypsy and Traveller Accommodation Assessment (GTAA) (2023) and identifies a need of 18 pitches between 2022 and 2042 to be accommodated on existing sites as set out in Policy H7.</u> For consistency & clarity. Please see later MM51 that allocates an existing travellers site at Burbages Lane	No
MM6	Employment Land Needs	Deletion of justification text & replacement by new text to reflect the changes to employment land needs that have emerged through examination: <u>3.11 The evidence for employment land needs is set out in the Coventry and Warwickshire Housing and Economic Development Needs Assessment 2022 (HEDNA), the West Midlands Strategic Employment Sites Study 2024, and the Strategic Employment Sites Study and HEDNA Alignment Papers 2024 and 2025. That evidence identifies a local need for at least 96 hectares of land for industrial and storage / distribution development in the period 2024 to 2042 based on gross completions trends on non-strategic sites in the City over the 2011-24 period.</u> <u>3.12 In addition to that local need, the evidence indicates a significant need for land in the Coventry and Warwickshire functional economic area to accommodate large scale developments (units of at least 9,000 sqm) on sites over 25 hectares well related to the strategic road network as these are expected to continue play an important economic role both sub regionally and nationally.</u> <u>3.13 Table 5.1 identifies a total employment land supply of 38.77 hectares. There is, therefore, a shortfall of at least 57.23 hectares against the minimum requirement for 96 hectares to meet local needs. The only allocation that is considered potentially suitable for accommodating a unit of 9,000 sqm well related to the strategic road network is JE2.3 Baginton Fields.</u> <u>3.14 Delivery against the requirement for at least 96 hectares to meet local needs and associated extent of the shortfall will be monitored and reported through the Council's Annual Monitoring Report (AMR). The AMR will record the amount of employment development (hectares and sqm of floorspace) including development on windfall sites - a strong historic</u>	Yes

		<u>track record of which is shown through the Windfall evidence paper (November 2025). The AMR will also record contributions from the FEMA authorities in terms of sites allocated to help address the shortfall. Whilst it will be for those authorities to monitor progress on sites within their own administrative areas, the Coventry AMR will provide an annual update on progress.</u> <u>3.15 The Employment Land Review (ELR) and Office Market Addendum identify a requirement for 43,046 sqm of additional office floorspace between 2024 and 2042. 27,100 sqm will be provided within the Friargate allocation as set out in policy JE2. The rest of the need is expected to be met through the approach set out in policy JE4.</u> <u>3.16 In terms of retail need, this has been informed by the Retail and Centres Study 2024 and through the process of the Local Plan Examination. It has been determined that a ten year period (2024 – 2034) is appropriate for determining retail requirements of 3,844 sqm (net sales area) of additional convenience retail floorspace and 8,155 sqm (net sales area) of additional comparison retail floorspace.</u> <u>The needs will be met through development in the town centre network set out in Policy R3 and the allocations in Policy R1.</u>	
MM7	Para 3.16	Deleted to ensure consistency	No
MM8	Policy DS1 Part 1	<u>The following minimum amounts of development are required to meet the city's identified needs:</u> <u>a. A minimum of 29,100 26,046 additional homes between 2024 and 2042.</u> <u>b. 18 additional pitches for Gypsy and Traveller accommodation between 2022 and 2042</u> <u>c. A minimum of 60 96 ha of employment land for industrial and storage / distribution development between 2024 and 2042 to meet local needs within the city's administrative boundary, including:</u> <u>i The continued expansion of Whitley Business Park; and</u> <u>ii 15 ha strategic allocation adjoining the A45 as part of the Eastern Green sustainable urban extension (SUE).</u> <u>d. 25 ha, to be provided at Baginton Fields, to contribute to sub regional need in Coventry and Warwickshire.</u> <u>d. 3,844 sqm (net sales area) of additional convenience retail floorspace between 2024 and 2034.</u>	Yes

		<u>e. 8,155 sqm (net sales area) of additional comparison retail floorspace between 2024 and 2034.</u>	
MM9	Policy DS1 Part 2	A minimum <u>need</u> of 41,200 40,800 <u>43,046</u> sqm overall <u>additional</u> office floorspace between 2024 and 2042 provision to include 39,549 <u>27,100</u> sqm of office floor space at Friargate in compliance with Friargate Allocation JE2:1 with the remainder of <u>15,946 sqm</u> delivered in compliance with the criteria set out in Policy JE4.	Yes
MM10	Policy DS1 Part 3	Deleted to ensure consistency	No
MM11	Policy DS1 Part 4	Deleted to ensure consistency	No
MM12	Para. 3.16	Deleted to ensure consistency	No
MM13	Policy DS.2	Deleted to ensure consistency	No
MM14- MM15	Policy DS.3 & supporting text	Deleted to ensure consistency	No
MM16	Policy DS4 Part B	For clarification: <u>This policy applies to Allocations JE2.3 Whitley Business Park and JE2.4 Land at Baginton Fields</u>	No
MM17	Policy DS4 Part C	Correction & updating: i) Incorporate the recommendations of the Council's SUE Design Guidance <u>The Council's Urban Extension Design Guide SPD (2019) and specifically Appendix I Indicative Keresley Masterplan;</u>	No
MM18	Policy DS4 Part D	Correction & clarification: i: Incorporate the recommendations of the Council's SUE Design Guidance SPD <u>The Council's Urban Extension Design Guide SPD (2019);</u> vii Westridge <u>Woodridge</u> Avenue xi: <u>Creation of a new high quality town centre in accordance with Policy R1</u>	No
MM19	New Policy DS4 Part E – Brickhill Lane Employment Allocation	<u>In addition to the policies of this plan, including the general master planning principles outlined in Policy DS4 (Part A), development proposals which relate to this area should also meet the requirements below:</u> <u>New provision should be primarily focused within 'B class' uses unless they are shown to be ancillary and supportive to the overall provision.</u>	Yes

		• <u>Provide a suitable vehicular access from the existing A45 Pickford Gate roundabout to the south</u> • <u>Avoid locating any built development in Flood Zones 2 or 3.</u> • <u>Establish a green and blue infrastructure corridor focused along the Pickford Brook and its tributary.</u> • <u>Incorporate an appropriate landscaped buffer to protect the amenity of neighbouring residential properties, appropriately mitigating issues of noise, light and air quality alongside minimising visual impact to the surrounding landscape.</u> • <u>Retain existing mature hedgerows and trees located on site and to the site's periphery.</u> • <u>In addition to the clear boundaries of the A45, Brick Hill Lane and Oak Tree Lane, the site design must incorporate clear defensible boundaries to the whole of the surrounding Green Belt, having regard to their intended permanence in the long term, so they can endure beyond the plan period.</u> • <u>Ensure the retention of a public right of way crossing the site, located to deliver an attractive and safe route for users.</u> • <u>Respect ancient woodland buffers to Pinkett's Wood.</u> • <u>The development should meet the highest viable BREEAM standards, aiming to achieve Excellent/Outstanding certification, incorporating substantial habitat creation, biodiversity enhancement, sustainable drainage systems, and on-site renewable energy generation. These measures directly support national and local planning policy objectives relating to climate resilience, biodiversity recovery, and sustainable development.</u> • <u>Avoid harm to Harvest Hill Daffodil Meadow LWS, Pinkett's Wood LWS or Pinkett's Farm Ponds LWS, maintaining an appropriate buffer. The Development of the site should be inclusive of green infrastructure which enhance ecological connectivity of the Local Wildlife Sites.</u> • <u>Provide a material palette to both built form and hard landscape, which minimizes the visual impact upon the surrounding landscape, including the use of green walling and green parking areas.</u> • <u>Built form to reduce in scale to the Northern, Eastern and Western site perimeters, resulting in an appropriate scale relationship to surrounding properties.</u>	
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		• <u>Built form should be delivered as a collection of visual elements, incorporating rooflines which respect the surrounding landscape character.</u> • <u>Undertake a Landscape Visual Impact Assessment (LVIA) to ensure the impact of development upon the surrounding landscape is fully considered.</u> • <u>Ensure design and layout is informed by an understanding and analysis of the archaeological context of the site. Proposals must be accompanied by an appropriate archaeological assessment that must include the following:</u> • <u>Information identifying the likely nature, location and extent of remains.</u> • <u>An assessment of the significance of remains; and</u> • <u>Consideration of how the remains may be affected by any proposed development.</u> • <u>Ensure that the development provides access to local employment opportunities in line with the requirements of policy JE7.</u> • <u>Fully integrate Sustainable transport, in accordance with the requirements of the Accessibility policies of the Local Plan, including the provision of a Travel Plan.</u>	
Chapter 4: Health & Wellbeing			
MM20	Para. 4.9	Updating with regard to requirement for health impact assessment (HIA)	No
MM21	Policy HW1 Parts 1, 2 and 4	For clarity & updating on HIA	No
Chapter 5: Jobs & Economy			
MM22	Policy JE1	For clarification	No
MM23	Paras 5.14 & 5.15	<u>The quantum of Local Employment need is set out in the Reasoned Justification to Policy DS1 along with a summary of supply and the resultant shortfall. Table 5.1 sets out the components of the supply in relation to local need, which includes the employment allocations in Policy JE2 (the remaining capacity of those sites from the plan start date). The supply also includes 4.68 ha of existing commitments on non allocated sites. It does not include the allocation for Baginton Fields (JE2.4) as this is identified to meet strategic need.</u> 5.14 The HEDNA (2022) along with the subsequent Alignment Paper (2024) sets out that for Coventry between 2021 and 2041 105 hectares of employment land (use Classes B2 and B8) is	Yes

		required. This does not include the strategic 'big box' need which is set out in the alignment paper as between 136 – 311 ha across the Coventry and Warwickshire sub region. <u>The HEDNA (2022) along with subsequent Alignment Papers (2024 and 2025) indicate that there is a need for additional strategic employment sites in the Coventry and Warwickshire functional economic area, including in the M6 / A45 / A46 / M45 Coventry and Rugby area, principally to accommodate large scale units of at least 9,000 sqm on sites which are well related to the strategic road network.</u> <u>That need for strategic sites in the wider area is in addition to the need for at least 96 hectares to meet Coventry's local employment land needs. The only allocation in the Plan that could contribute to meeting those wider strategic needs, linked to the wider West Midlands Investment Zone, is JE2.4 Baginton Fields (9.8 hectares).</u> 5.15 In addition the ELR Office Market Addendum (2024) <u>and consideration through the Local Plan examination establishes an indicative minimum need of 41,200 43,046 sq.m. office floorspace provision between 2024 and 2042</u> with a recommendation for flexibility to allow for the ability to respond to changing markets.											
MM24	Table 5.1	Table 5.1 – Class B2 and B8 local employment land supply components for Coventry <table><tr><td><u>Supply components</u></td><td><u>Site Size (Ha)</u></td></tr><tr><td><u>Completions 2021-2024*</u></td><td><u>25.4</u></td></tr><tr><td><u>Committed supply</u></td><td><u>6.2</u></td></tr><tr><td><u>Remaining allocations from adopted 2017 Local Plan carried forward (where not included above)**</u></td><td><u>28.6</u></td></tr><tr><td><u>Total</u></td><td><u>60.2</u></td></tr></table> *data up to 31 March 2024 ** Includes 1.2ha at Austin Drive HELAA site. Excludes 25ha at Baginton Fields which is for strategic B8	<u>Supply components</u>	<u>Site Size (Ha)</u>	<u>Completions 2021-2024*</u>	<u>25.4</u>	<u>Committed supply</u>	<u>6.2</u>	<u>Remaining allocations from adopted 2017 Local Plan carried forward (where not included above)**</u>	<u>28.6</u>	<u>Total</u>	<u>60.2</u>	Yes
<u>Supply components</u>	<u>Site Size (Ha)</u>												
<u>Completions 2021-2024*</u>	<u>25.4</u>												
<u>Committed supply</u>	<u>6.2</u>												
<u>Remaining allocations from adopted 2017 Local Plan carried forward (where not included above)**</u>	<u>28.6</u>												
<u>Total</u>	<u>60.2</u>												

		Replace Table 5.1 as follows: <table><tr><td>Local Need supply components (April 2024)</td><td>Supply (hectares)</td></tr><tr><td>Committed supply (non allocated sites with planning permission)</td><td>4.68</td></tr><tr><td>Allocations remaining capacity (Policy JE2)*</td><td>34.09</td></tr><tr><td>Total local supply</td><td>38.77</td></tr></table> *Excludes Baginton Fields which is identified to meet strategic need	Local Need supply components (April 2024)	Supply (hectares)	Committed supply (non allocated sites with planning permission)	4.68	Allocations remaining capacity (Policy JE2)*	34.09	Total local supply	38.77			
Local Need supply components (April 2024)	Supply (hectares)												
Committed supply (non allocated sites with planning permission)	4.68												
Allocations remaining capacity (Policy JE2)*	34.09												
Total local supply	38.77												
MM25		Table 5.2 – office supply components for Coventry <table><tr><td>Supply components</td><td>Site size (sq.m)</td></tr><tr><td>Completions 2021-2024</td><td>22,299</td></tr><tr><td>Committed supply</td><td>24,940</td></tr><tr><td>Allocations from adopted 2017 Local Plan carried forward (where not included above)*</td><td>27,100</td></tr><tr><td>Total</td><td>74,339 27,100</td></tr></table>	Supply components	Site size (sq.m)	Completions 2021-2024	22,299	Committed supply	24,940	Allocations from adopted 2017 Local Plan carried forward (where not included above)*	27,100	Total	74,339 27,100	Yes
Supply components	Site size (sq.m)												
Completions 2021-2024	22,299												
Committed supply	24,940												
Allocations from adopted 2017 Local Plan carried forward (where not included above)*	27,100												
Total	74,339 27,100												
MM26	Paras 5.18-5.21	To reflect the evidence, a revised plan period and discussion through hearings: This leaves 15,946 sqm to be delivered in line with the approach set out in Policy JE4.	Yes										
MM27	Policy JE2 Part 1	1. A total of 52 ha of land is allocated for employment development within the city's administrative area, plus 27,100 sq m remaining floorspace at Friargate as part of a wider mixed use allocation. The allocations are as specified below together with details of the type of employment development that will be promoted on each of these sites. The following sites are allocated for industrial and storage / distribution development between 2024 and 2042: <table><tr><td>Site ref</td><td>Site</td><td>Ward</td><td>Overall allocated Site Area</td><td>Allocation (local Plan review) – area remaining</td><td>Comments</td></tr></table>	Site ref	Site	Ward	Overall allocated Site Area	Allocation (local Plan review) – area remaining	Comments	Yes				
Site ref	Site	Ward	Overall allocated Site Area	Allocation (local Plan review) – area remaining	Comments								

			(as allocated (ha) in 2017 adopted plan)	(ha unless specified otherwise)		
JE2:1	Friargate (part of mixed use scheme)	St Michaels	7	27,100sqm office floorspace (part of mixed use development)	6.52ha remaining overall site area. Friargate 1 and 2 delivered.	
JE2:2	Lyons Park	Bablake	19	0	Delivered	
JE2:3	Whitley Business Park	Cheylesmore	30	6.46 <u>2.2</u>	Part delivered	
JE2:4	Land at Baginton Fields and South East of Whitley Business Park	Cheylesmore	25 <u>9.8</u>	25 <u>9.8</u>	Application awaited	
JE2:5	A45 Eastern Green (part of mixed use site)	Bablake	15	15	Outline application received <u>Under construction</u>	
JE2:6	Whitmore Park (part of mixed use site)	Holbrook	8	2.89	Part delivered	
JE2:7	Durbar Avenue (part of mixed use site)	Foleshill	1.5	1.5	Application awaited	

		<table><tr><td>JE2:8</td><td>Land at Aldermans Green Road and Sutton Stop (part of mixed use site)</td><td>Longford</td><td>1.5</td><td>1.5</td><td>Application awaited</td></tr><tr><td>JE2:9</td><td>Land north of A45 west of Brickhill Lane</td><td>Bablake</td><td>11.8</td><td>11.8</td><td>Application awaited</td></tr><tr><td></td><td>Total</td><td></td><td>107ha 76.1</td><td>52.35 (excludes Friargate office floorspace figure) 43.89</td><td></td></tr></table>	JE2:8	Land at Aldermans Green Road and Sutton Stop (part of mixed use site)	Longford	1.5	1.5	Application awaited	JE2:9	Land north of A45 west of Brickhill Lane	Bablake	11.8	11.8	Application awaited		Total		107ha 76.1	52.35 (excludes Friargate office floorspace figure) 43.89		
JE2:8	Land at Aldermans Green Road and Sutton Stop (part of mixed use site)	Longford	1.5	1.5	Application awaited																
JE2:9	Land north of A45 west of Brickhill Lane	Bablake	11.8	11.8	Application awaited																
	Total		107ha 76.1	52.35 (excludes Friargate office floorspace figure) 43.89																	
MM28	Policy JE2 Parts 2, 4 and 5	2. The Friargate, A45 Eastern Green, Whitmore Park, Durbar Avenue and Alderman's Green Road and Sutton Stop employment allocations are to be progressed as part of wider mixed use re-development schemes and should be supported by comprehensive Masterplans. JE2.1 Land at Friargate is allocated for around 27,100 sqm of additional office floorspace between 2024 and 2042 as part of a mixed use development (H2.38).				Yes															
MM29	Policy JE3 Part 2	To improve policy wording				No															
MM30	Policy JE4 Part 5	For consistency				No															
MM31	Policy JE5 Parts 1, 2 and 4	For clarity				No															
MM32	Policy JE8 Parts 1 and 2	For clarity				No															

Chapter 6: Delivering Coventry's Housing Needs																							
MM33	Para. 6.1	Paragraph on monitoring deleted	No																				
MM34	Para 6.10	The HEDNA identifies a local housing need of 1,455 per annum over the plan period. <u>The latest affordability data was released by ONS in March 2025 and relates to 2024. This provided an affordability ratio of 5.86 which if applied to the HEDNA demographic projections (see 2024 Review of Coventry's Housing Need Table 5.3) would generate a need for 1,447 dpa, or 29,100 26,046 in total across the plan period.</u> Following a thorough consideration of <u>extant planning permissions</u> , sustainable development principles and in accordance with the NPPF, an assessment of land options through the Call for Sites, and the HELAA and a density study informing a strategy of increased densification, a <u>capacity supply</u> of around 31,954 <u>22,014</u> homes has been identified, which provides a degree of flexibility above the local need figure of 29,100. Table 6.1 below identifies the Council's housing land supply and sets out how the requirement will be met.	Yes																				
MM35	Table 6.1	<table><tr><td colspan="2">Table 6.1 Components of housing supply 2021-2041 <u>2024-2042</u></td></tr><tr><td>Housing land supply components (data to 30/09/24 <u>01st April 2025</u>)</td><td>Number of homes</td></tr><tr><td>Past net completions <u>1 April 2024 - 31 March 2025</u></td><td>7,666 <u>805</u></td></tr><tr><td>Committed supply</td><td>13,997 <u>5</u></td></tr><tr><td>Remaining allocations (2017 Local Plan) <u>Allocations remaining capacity at 1 April 2025</u></td><td>2,733 <u>14,415</u></td></tr><tr><td>Proposed new site allocations (local plan review)</td><td>3,503</td></tr><tr><td>Other identified sites (HELAA)</td><td>816</td></tr><tr><td><u>Capacity on sites with planning permission at 1 April 2025 not allocated</u></td><td><u>3,994</u></td></tr><tr><td>Windfall Allowance</td><td>2,800</td></tr><tr><td>Total</td><td>31,493 <u>22,014</u></td></tr></table>	Table 6.1 Components of housing supply 2021-2041 <u>2024-2042</u>		Housing land supply components (data to 30/09/24 <u>01st April 2025</u>)	Number of homes	Past net completions <u>1 April 2024 - 31 March 2025</u>	7,666 <u>805</u>	Committed supply	13,997 <u>5</u>	Remaining allocations (2017 Local Plan) <u>Allocations remaining capacity at 1 April 2025</u>	2,733 <u>14,415</u>	Proposed new site allocations (local plan review)	3,503	Other identified sites (HELAA)	816	<u>Capacity on sites with planning permission at 1 April 2025 not allocated</u>	<u>3,994</u>	Windfall Allowance	2,800	Total	31,493 <u>22,014</u>	Yes
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MM36	Para 6.11	The trajectory contained in Appendix 3 shows how development will be delivered over the plan period. The five year requirement following adoption (ie for the period 1 April 2027 to 31 March 2032) is 8,621 net additional dwellings. That is based on the following calculation:	Yes																				

		• $1,447 \times 5 = 7,235$ • $\text{Actual shortfall in completions } 2024/5 = 642$ • $\text{Trajected "surplus" over completions } 2025-27 = 40$ • $642 - 40 = 602$ • $7,235 + 602 = 7,837$ • $7,837 \times 10\% \text{ buffer} = 784$ • $7,837 + 784 = 8,621$ <u>A supply of 8,397 homes has been identified over the period April 2027 to March 2032 resulting in an anticipated supply of 4.87 years on adoption. It should be noted that this position reflects the forecast supply as of 1st April 2025 and does not take account of any permissions or reserved matters approvals since that date. The 2025-27 position is a forecast for future supply up to the intended date of adoption where it is expected that 2026/27 completions will offset shortfalls recorded in 2024/25 and 2025/26 monitoring which reflect a downward fluctuation of development activity in these years</u>	
MM37	Policy H1 Part 3	For clarity	No
MM38	Policy H2 Part 2	For clarity	No
MM39	Para 6.12	For clarity	No
MM40	Policy H2 Table 6.2	Annex 2 Proposed modifications to Table 6.2 Site Allocations for Housing. These reflect discussions & arise from the changes to the plan period and updating of housing land supply, including new allocations, deletions and changes to capacity. All proposed housing numbers now identified as "indicative".	Yes
MM41	Policy H3 Parts 1b, 4e and 6	For clarity	No
MM42	Policy H5 Part 3	For clarity & consistency	No
MM43	New para before 6.30	To improve effectiveness of policy <u>The Coventry Local Plan Viability Report October 2024 indicated that the provision of affordable housing in the central parts of the city is likely to be challenging without public subsidy. Planning applications for residential development in the area identified as 'area applicable to policy H6 part 4' on the policies map which propose a lower level of Affordable</u>	Yes

		<u>Housing provision due to development viability, should therefore be supported by evidence of approaches to grant funding bodies, demonstrating as a minimum the outcome of grant pre-application assessments.</u> (Insert new paragraph above after para 6.30 immediately before Policy H6).	
MM44	Policy H6 Part 1	For clarity	No
MM45	Policy H6 Parts 3 & 4	For clarity & consistency New residential developments of 10 or more dwellings (gross) or sites of 0.5 hectares (gross) located within the area identified at Appendix 9(c) on individual sites, or on sites of more than 1ha will be required to provide 25% of all dwellings as affordable homes.	No
MM46	Policy H6 Part 5	For clarity	No
MM47	Policy H6 Parts 8 and 9	Updating with national policy	No
MM48	Policy H6 Part 10	Updating	No
MM49	Policy H6 Part 12	For clarity	No
MM50	Policy H6 Part 14	For clarity	No
MM51	Para. 6.31	A Gypsy and Traveller Accommodation Assessment (GTAA) was completed in February 2023. This concludes that there is a need for 18 pitches between 2022 and 2041. 12 pitches have been provided since 2022 at the Siskin Drive site and as shown in the GTAA there is capacity to <u>accommodate up to 6 additional pitches at the Burbages Lane site. Both sites are identified on the Policies Map. are currently 5 authorised pitches on Burbages Lane and an expected supply of 12 pitches following the redevelopment of the Siskin Drive site. This is able to cater for the assessed need (15 pitches) over the short term 2022/23 to 2026/27. Over the longer plan period to 2041 the GTAA concludes there will be a shortfall of 6 pitches but that these could potentially be accommodated at Burbages Lane.</u>	Yes
MM52	Policy H7 Part 1	Provision will be made for at least 6 18 permanent pitches for Gypsies and Travellers. <u>These will be met through:</u>	Yes

		a) 12 pitches at the Siskin Drive site as identified on the Policies Map b) An additional 6 pitches at the Burbages Lane site as identified on the Policies Map	
MM53	Para. 6.41	For clarity It is important that density policies are applied in tandem with other policies of the plan and related SPDs to ensure appropriate levels of amenity space, landscaping and other onsite infrastructure. As such the Council's policy is set in the context of net densities that seek to maintain: - At least 20% of gross site area to remain undeveloped on sites in excess of 2ha; - At least 15% of gross site area to remain undeveloped on sites below 2 ha; - At least 10% of gross site area to remain undeveloped on sites within the transition zone - At least 5% of gross site area to remain undeveloped on sites within the city centre 6.41 In applying the residential density policy, applicants should carefully consider local character by undertaking a contextual analysis which should be submitted within application Design and Access Statements. Regard should be given to Local Authority guidance including the New Residential Development Design Guide SPD, Design Codes and where relevant Conservation Area Appraisals.	Yes
MM54	Policy H9 Parts 2 and 3	Proposed development density should be informed by a 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 local character and context	Yes
MM55	Para 6.47	For clarity	No
MM56	Policy H10 Parts 2, 3, 4, 5 and 6	For updating & clarity	No
MM57	Para 6.62	For clarity	No
MM58	Para 6.68	For clarity	No
Chapter 7: Retail and Centres			
MM59	Policy R1 (table)	Correction & for clarity on retail and local centres	No
MM60	Policy R2	Deleted to avoid duplication	No
MM61	Policy R3 Parts 2, 3 and 4	For clarity on retail hierarchy	No

MM62	Policy R4 Parts 2a, b, c and Part 3	For consistency	No
MM63	Policy R5 Part 2	For clarity	No
MM64	Policy R6 Part 2c	For clarity	No
Chapter 9: Green Belt & Green Environment			
MM65	Paras 9.3- 9.8	For clarity Land along the southern boundary of Coventry was therefore designated as safeguarded land for consideration as part of the 'next Local Plan review', i.e. the review now taking place. This safeguarding would have explicit regard to development proposals within Warwick District, that if brought forward for development over the course of this Plan period would create Green Belt policy 'islands' which would not meet the five tests of Green Belt set out in the NPPF. 9.6 In this context, these sites were safeguarded as their long term designation as 'Green Belt' is dependent upon the development of adjoining land in a neighbouring local authority. The sites themselves are largely utilised for a small number of low density homes, education provisions or are undevelopable due to the presence of ancient woodlands. 9.7 The 2017 Coventry Local Plan stated that should such development proposals not materialise within Warwick District these sites would be considered for a formal return to the Green Belt due to the issues raised above. 9.8 At the time of writing, proposals are being considered for this neighbouring area through the emerging South Warwickshire Local Plan (SWLP), which is being produced jointly by Warwick and Stratford on Avon District Councils. As the SWLP has not yet reached an advanced stage the land will need to remain safeguarded for the reasons set out in the preceding paragraphs, and its future designation will need to be considered through a future Local Plan update. <u>9.3 Four parcels of land along the southern boundary of Coventry are designated as safeguarded land in the Green Belt. This is to allow proper regard to be had to established allocations and established areas of safeguarded land within Warwick District which have not yet been developed.</u>	Yes

		<u>9.4 These sites in Coventry have been safeguarded as, notwithstanding the national policy expectation that Green Belts should be permanent and that their boundaries should endure beyond the plan period, the designation of these sites as Green Belt is contextually dependent on the development of adjoining land in Warwick District.</u> <u>9.5 Such development in Warwick District may mean that some of the Safeguarded Land within the Green Belt in Coventry may no longer serve Green Belt purposes and may therefore become suitable for residential development.</u> <u>9.6 The Council is committed to working proactively and on an ongoing basis with all relevant partners to enable the delivery of housing where sites are adjacent to or cross administrative boundaries</u>	
MM66	Policy GB3 Part 2	For clarity & consistency	No
MM67	Para 9.10	For consistency	No
MM68	Policy GE1 Part 1	For clarity	No
MM69	Para 9.19	For clarity	No
MM70	Policy GE2 Part 3	For clarity	No
MM71	Para 9.16	For updating	No
MM72	Para 9.25	For updating	No
MM73	Policy GE3	For clarification & updating 1. Sites of Special Scientific Interest (SSSIs), Local Nature Reserves (LNRs), Ancient Woodlands, Local Wildlife and Geological Sites will be protected and enhanced. Proposals for development on other sites, having biodiversity or geological conservation value, will be permitted provided that they protect, enhance and/or restore habitat biodiversity. Development proposals will be expected to ensure that they: 2. <u>Proposals for development on other sites will be supported where they:</u> a. lead to a minimum 10% net gain of biodiversity, by means of an approved ecological assessment of existing site features and development impacts, and the creation or	Yes

		enhancement of habitats, urban greening features such as green walls and roofs, and/or the implementation of species specific features such as bird and bat boxes; undertaken prior to development. Appropriate habitats should be created and enhanced in accordance with the statutory biodiversity metric, leading to a positive impact on biodiversity. b. protect or enhance biodiversity assets and secure their long term management and maintenance; Implement biodiversity features for priority species identified in the LNRS c. avoid negative impacts on existing biodiversity; d. preserve species which are legally protected, in decline, are rare within Coventry or which are covered by national, regional or local Biodiversity Action Plans. 95 3. Where this it is demonstrated that it is not possible to meet part 2 of this policy, then the biodiversity gain hierarchy is to be followed, these steps are: not possible, the net gain must be delivered off site. Only if evidence demonstrates that insufficient gains cannot be made to meet the 10% requirement will statutory credits be allowed to be purchased. a. Deliver habitat creation enhancements within the red line boundary to offset the impacts of the development b. Deliver through a mixture of on-site and off-site biodiversity, or through a financial contribution via S106 or the purchase of biodiversity units within the Local Authority Area. c. Only where developments cannot achieve on-site or off-site biodiversity net gain utilising parts A and B, will the purchase of statutory biodiversity credits be allowed. d. preserve species which are legally protected, in decline, are rare within Coventry or which are covered by national, regional or local Biodiversity Action Plans. 3 4. Biodiversity will be encouraged particularly in areas of deficiency, in areas of development and sustainable urban extensions, and along wildlife corridors. Opportunities will be sought to restore or recreate habitats, or enhance the linkages between them, contributing to the delivery of the Local Nature Recovery Strategy and the Green and Blue Infrastructure Strategy and Action Plan or its future equivalent. Protected Species, and species and habitats identified in the Local Biodiversity Action Plan, will be protected and conserved through a buffer or movement to alternative habitat. Identified important landscape features, including Historic	
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		Environment assets, trees protected by preservation orders, individual and groups of ancient trees, ancient and newly-planted woodlands, ancient hedgerows and heritage assets of value to the locality, will be protected against loss or damage. Further detail will be provided <u>in Council guidance to accompany the an updated Biodiversity SPD</u> . In the case of archaeological remains, all practical measures must be taken for their assessment and recording.	
MM74	Para 9.27	For clarity	No
Chapter 10: Design			
MM75	Para 10.6	For clarity	No
MM76	Policy DE1 Part 1d	For clarity	No
MM77	Policy DE1 Part 3	For clarity	No
MM78	Policy DE1 Part 5b	For clarity	No
MM79	Policy DE2 Part 2d	For clarity	No
Chapter 11: Heritage			
MM80	Policy HE2 Part 4	For clarity 4. The sympathetic and creative re-use of heritage assets will be encouraged, <u>in accordance with national policy</u> , especially for heritage that is considered to be at risk, so long as it is not damaging to the significance of the heritage asset. where harm to the significance is assessed as being less than substantial . The embodied energy present in historic buildings contributes to sustainability.	No
MM81	Paras 11.9 – 11.10	For clarity	No
MM82	Para 11.14	Agreed through Statement of Common Ground with Historic England. <u>11.15 Following archaeological investigation, where important archaeological remains are likely to be present, publication of results may be required prior to the grant of planning permission. Preservation in situ is usually the preferred approach</u>	Yes

Chapter 12: Accessibility			
MM83	Policy AC1 Part 1	For clarity	No
MM84	Policy AC3	For clarity	No
MM85	Policy AC4 Part 1c	For updating	No
MM86	Para 12.43	For clarity	No
MM87	Policy AC5 Part 5	For clarity & updating	No
MM88	Policy AC6 Part 2	For clarity & updating	No
Chapter 13: Environmental Management			
MM89	Policy EM4 Parts 1 and 2	Changes for clarity & to improve effectiveness: c. it does not impede flood flows, does not increase the flood risk on site or elsewhere or result in a loss of floodplain storage capacity. <u>An assessment of the ability of development to provide additional flood storage capacity and improve flow paths must be undertaken;</u> d. in the case of dwellings, it is evident that as a minimum, safe, dry pedestrian access would be available to land not at high risk <u>outside of the 1 in 100 year plus climate change flood event based on an assessment of hazard risk (see DEFRA Hazard rating), and;</u> c. all opportunities to undertake river restoration and enhancement including de-culverting, removing unnecessary structures and reinstating a natural, sinuous watercourse will be encouraged <u>All development must undertake an assessment and implementation plan on what Environmental and Flood Risk Betterment can be provided by the proposals. The assessment should include but not be limited to, River Restoration, enhancement including de-culverting, removing unnecessary structures and reinstating a natural, sinuous watercourse and creation of flood alleviation measures</u> d. unless shown to be acceptable through exceptional circumstances, development should be set back at least 8m (from the top of bank or top of a flood defence, <u>in certain areas this may be increased to 20m</u>) of Main Rivers and 5m from Ordinary watercourses for maintenance access, <u>the creation of space for future flood risk management measures and to create habitat corridors. This easement</u> includes existing culverted watercourses. <u>This is required regardless of</u>	Yes

		<u>the extent and location of the floodplain and should be taken into account when considering the developable area.</u>	
MM90	Para 13.18	Updating	No
MM91	Title of section that begins on page 138.	For consistency Previously Developed Land <u>Water Resources</u>	No
MM92	Policy EM6 Title	For consistency Policy EM6 Redevelopment of Previously Developed Land <u>Water Resources</u>	No
MM93	After para 13.30 add in new paras	<u>The predominant residual municipal waste treatment method within Coventry is Energy from Waste (EfW). The facility saw expansion and improvement in 2020. Therefore, the land identified for the expansion of this facility has now been delivered as intended.</u> <u>On-going assessment of the needs and costs of both domestic and commercial refuse collection will continue to be assessed in detail to support the monitoring of the IDP. The supply of new domestic waste storage and disposal facilities will be required for all new properties and will be funded through a combination of council tax and, where viable, developer contributions.</u> <u>The West Midlands Residual Waste Study (2025) provides an overview of current and anticipated residual non-hazardous waste management capacity in the West Midlands. Appendix 2 of this study provides details of how the waste capacity requirements for the city have been calculated. Significant investment has been made in waste processing in the city. This includes a new materials recycling facility that will expand local recycling capacity to enable the city to process 175,000 tonnes of mainly domestic recycling annually. The majority of Coventry's non-recyclable waste is incinerated; however, improvements have been made the city's incinerator facility to improve efficiency through generating power and more recently heat, which supplies several key buildings in the city via the Heatline network. These improvements result in the city being able to process 315,000 tonnes of waste annually</u>	No

		<u>In accordance with the Statement of Common Ground, the Council will continue to work with its partners on the West Midlands Technical Advisory Body (WMRTAB) in addressing waste matters</u>	
MM94	Policy EM7 Part 3	For clarity This policy will be applied in line with <u>having regard to</u> the Air Quality SPD.	No
MM95	Policy EM8 parts 1 and 1e	1. <u>In accordance with national policy on waste management and the waste hierarchy, the Council and its partners' Waste Management Strategy needs assessments and strategies</u> will be supported through.....	No
MM96	After Para 13.36 add in a new para.	<u>The 2025 West Midlands Metropolitan Area (WMMA) Local Aggregate Assessment (LAA) provides the evidence for planning a steady and adequate supply of aggregates. This is achieved by forecasting future demand based on recent sales data, analysing current and future supply options, and assessing the balance between them. The WMLAA informs how Coventry will manage supply to meet the demand from construction and infrastructure projects</u>	No
MM97	Policy EM12 Part 1a	- Hotels (C2, C5), <u>PBSA</u> and residential institutions (C2, C2a): ≥10% -Other non-residential buildings: ≥35% <u>where feasible and viable</u>	Yes
MM98	Policy EM14 Part 1a	...in accordance with Royal Institution of Chartered Surveyors (RICS) Whole Life Carbon Assessment guidance, <u>or its future equivalent.</u>	No
Chapter 14: Coventry City Centre			
MM99	Policy CC1(A)	Respecting key views to the iconic three spires of St. Michaels, Holy Trinity and Christchurch in line with <u>having regard to</u> the Tall Buildings Design Guide and View Management Framework SPD	No
MM100	Policy CC1(C) Part b	Delete to avoid duplication with Policy EM4	No
MM101	Policy CC1 (E)	Northern Regeneration Area a. Proposals supporting the aims of mixed use redevelopment of the Area <u>opportunity for transformational placemaking through comprehensive masterplanning and a design-led approach will be encouraged, having regard to the West Midlands Growth Plan 2025 and in accordance with other parts of this Plan.</u> b. <u>In addition to the housing allocations in Policy H2 which fall within this area, the area will be primarily promoted for new residential development in a range of types and tenures</u>	Yes

		a significant number of new homes will be provided from the mid 2030s onwards as part of mixed use regeneration proposals, although a range of other uses will be acceptable subject to conformity with other parts of this AAP. These include: • Office; • Retail and commercial; • Social, community and leisure uses; • Education uses (including those linked to the university); Such uses should contribute towards active frontages at ground floor level. a. Green and blue infrastructure should form an integral part of all development proposals within the area. This should include the consideration of deculverting where possible and viable. The Northern Regeneration Area will seek to enhance the quality of publicly accessible spaces, introduce urban wildlife habitats, take opportunities for de-culverting of the River Sherbourne and seek to enhance the setting of heritage assets b. New development opportunities should not conflict with any other policies within this Local Plan. c. Swanswell Pool is of historic importance to the local area and the city centre as a whole. Opportunities to expand the park and enhance its quality will be supported. This should include opportunities to improve its linkages to the wider city centre. Proposals for the redevelopment of White Street Coach Park will be encouraged, where they are linked to appropriate amendments to Ring Road junction 2	
Chapter 15: Infrastructure Delivery, Implementation and Monitoring			
MM102	Policy IM1 Part 4	For clarity Developer contributions will contribute towards strategic infrastructure required to support the overall development in the Plan as defined in <u>having regard to</u> the Infrastructure Delivery Plan.	No
Appendices			
MM103		All of the appendices 1 to 9f [CD1a] are to be deleted from the Plan with the exception of Appendix 2 (marketing guidance) and Appendix 3 (housing trajectory, in a modified form, see below).	Yes
MM104	Appendix 3	To be replaced in its entirety by the trajectory provided in response to IN15 AP77 as agreed through the hearings. See Annex 1 to these Main Modifications.	
	Table 6.2 - Site	Annex 2: Proposed Modifications to Table 6.2 Total Dwellings Indicative capacity	Yes

	Allocations for Housing	Deletion of allocations that were completed by 31 March 2025 – H2:5, H2:10, H2:11, H2:13, H2:17, H2.18, H2.23, Planning permission granted: H2:14, H2:21, H2:25, H2:36 Deletion of allocations no longer being promoted for residential H2.25, H2.31 No reasonable prospect of development by 2042 – H2:16, H2:20, Proposed new site allocations – H2:38 – H2:58	
	Policy H2:1	Keresley SUE 3,100 dwellings – no change	No
	Policy H2:2	Eastern Green SUE 2,250 dwellings – no change	No
	Policy H2:3	Walsgrave Hill Farm indicative capacity reduced from 900 to 700 dwellings	Yes
	Policy H2:4	Land at Whitmore Park, Holbrook Lane 730 dwellings – no change	No
	Policy H2:5	Paragon Park 700	Yes
	Policy H2:6	Land at Browns Lane 475 dwellings – no change	No
	Policy H2:7	Land at Sutton Stop 85 dwellings – no change	No
	Policy H2:8	Land West of Cromwell Lane 240 dwellings – no change	No
	Policy H2:9	Land at London Road/ Allard Way increased from 200 to 293 dwellings	Yes
	Policy H2:10	Former Lyng Hall playing fields 185	Yes
	Policy H2:11	Elms Farm 150	Yes
	Policy H2:12	Site of LTI Factory, Holyhead Road 110 dwellings – no change	No
	Policy H2:13	Grange Farm 105	Yes
	Policy H2:14	Former Transco Site, Abbots Lane indicative capacity increased from 100 to 690 to reflect that planning permission for 690 dwellings has been granted	Yes
	Policy H2:15	Land at Sandy Lane retained with indicative capacity of 250 – no change Additional site requirements - <u>Powerhouse Locally Listed building within the newly proposed Northern element of the allocation and consideration of the setting of the Daimler Office Locally Listed building on Sandy Lane.</u>	Yes
	Policy H2:16	Land at Carlton Road / Old Church Road 85 dwellings	Yes
	Policy H2:17	Nursery Sites, Browns Lane 80 dwellings	Yes
	Policy H2:18	Former Mercia sports field 75 dwellings	Yes
	Policy H2:19	Land at Mitchell Avenue – 50 dwellings no change Site requirements - Existing <u>sports facilities playing field land (and ancillary facilities)</u> are to be re-provided at the site of the former Alderman Harris School at Charter Avenue or an appropriate	Yes

		alternative site within the local area as part of this development (in accordance with policy GE2).	
	Policy H2:20	Land at Durbar Avenue 45 dwellings	Yes
	Policy H2:21	Woodfield school site, Stoneleigh Road 30 <u>24</u>	Yes
	Policy H2:22	Land at Junction of Jardine Crescent & Jobs Lane – indicative capacity retained at 25 but no requirement for new retail - Retail space within extended district centre (policy R1).	Yes
	Policy H2:23	Land west of Cryfield Heights, Gibbet Hill – 20	Yes
	Policy H2:24	Land West of Cheltenham Croft – 15	
	Policy H2:25	The Grange Children's Home, Waste Lane - 15	
	Policy H2:26	Coventry Central Police Station 600 dwellings no change Additional site requirements – <u>A Heritage Impact Assessment will be required at the Planning Application stage.</u>	Yes
	Policy H2:27	New Union Street Car Park 170 dwellings no change Additional site requirements – <u>A Heritage Impact Assessment and an Archaeological Assessment should be required at planning application stage and green space should be incorporated into the southern-most area of the site.</u>	Yes
	Policy H2:28	New Gate Court Business Park, Paradise Street 303 dwellings no change	No
	Policy H2:29	Former Vintage House, St Nicolas Street / Leicester Row 100 dwellings no change	No
	Policy H2:30	Whitefriars Street Car Park 185 dwellings no change Additional site requirements - <u>The design, layout, scale and site capacity of development proposals must be informed by, and responsive to, preliminary archaeological site investigation such that the significance of the Carmelite Friary is sustained.</u> <u>Development design proposals should seek to minimise harm to archaeological remains that contribute to the understanding and significance of Whitefriars and its designated heritage assets.</u> <u>Development must provide a landscaped separation to Whitefriars Lane to deliver a high-quality pedestrian route.</u> <u>Proposals must include assessment of impacts upon view cones 6 and 7 of the CCC View Management SPD and local views from designated Heritage Assets, inclusive of the supply of verified Townscape Visual Impact Assessments (TVIA's).</u>	Yes
	Policy H2:31	Paybody Building, Stoney Stanton Road – 280 dwellings	Yes
	Policy H2:32	Dale Buildings, Tower Street 200 dwellings – no change	Yes

		Additional site requirements - <u>Development within the setting of Cook Street Gate and other nearby heritage assets must make a positive contribution to their setting, that seeks to sustain and enhance their significance.</u> <u>Development must deliver passive surveillance onto Cook Street Gate and its surroundings.</u> <u>Development must respect View Cone One of the CCC View Management framework and deliver massing responsive to retaining views to Holy Trinity and St Michaels spires</u>	
	Policy H2:33	The Allesley Hotel, Birmingham Road 48 dwellings no change Additional site requirements - <u>Due to the site's positive contribution to the Conservation Area a Heritage Impact Assessment should be required with any application</u>	Yes
	Policy H2:34	Former Chace School, Chace Avenue 60 dwellings – no change	No
	Policy H2:35	Former School Site, New Century Park – Land to the South of Isadora Lea 93 dwellings no change	No
	Policy H2:36	Land at Spon End - <u>750 297 (net) dwellings</u> to reflect planning permission Additional site requirements - <u>A Heritage Impact Assessment should be required alongside a masterplan</u>	Yes
	Policy H2:37	City Centre South 1,575 dwellings – no change Additional site requirements - <u>Retention and Enhancement of heritage assets, in particular the Grade II listed Three Tuns mural by Willam Mitchell and for the permanent re-siting of the mural to be in a position visible to the general public. Recordings of the William Mitchell mural currently located within Hertford House will also be required to be undertaken along with an assessment of the feasibility for relocating it, unless removal is proven to be unfeasible; details of any temporary and final re-siting should be provided and a method statement for the removal and reinstallation should also be provided.</u>	Yes
	Policy H2:38	Friargate – no change	No
	Policy H2:39	Land at Park Hill Lane 5 dwellings – new site allocation <u>Development will need to ensure that highways access and provisions are adequate and suitable for the site and that noise and pollution from the A45 can be satisfactory mitigated.</u> <u>Retention of important trees and hedgerows</u>	Yes
	Policy H2:40	Wisteria Lodge 8 dwellings – new site allocation <u>Development will need to respond appropriately to the heritage setting within the Kenilworth Road Conservation Area and to the proximity to a Local Wildlife Site and to the large-plot residential character of the surrounding area</u>	Yes
	Policy H2:41	Former CovRad Sir Henry Parkes Rd – 190 dwellings – new site allocation	Yes

		<u>Former industrial site where development would be delivering a brownfield first approach</u>	
	<u>Policy H2:42</u>	<u>146-164 Lockhurst Lane / Livingstone Road – 45 dwellings</u>	Yes
	<u>Policy H2:43</u>	<u>Burbidge and Son South Side of Awson Street – 63 dwellings</u>	Yes
	<u>Policy H2:44</u>	<u>Silverton Road – 3 dwellings</u>	Yes
	<u>Policy H2:45</u>	<u>2 Lewis Road – 4 dwellings</u>	Yes
	<u>Policy H2:46</u>	<u>Newfield House, Kingfield Road – 50 dwellings</u>	Yes
	<u>Policy H2:47</u>	<u>Bridge Street – 4 dwellings</u>	Yes
	<u>Policy H2:48</u>	<u>Land at Caradoc Close, Henley, Coventry – 30 dwellings</u>	Yes
	<u>Policy H2:49</u>	<u>Land at Halford Lane – 10 dwellings</u>	Yes
	<u>Policy H2:50</u>	<u>Land off Longford Road, CV6 6BH – 20 dwellings</u>	Yes
	<u>Policy H2:51</u>	<u>Land at Roseberry Avenue – 10 dwellings</u>	Yes
	<u>Policy H2:52</u>	<u>St Nicholas Church, Radford, Sherwood Jones Close – 20 dwellings</u>	Yes
	<u>Policy H2:53</u>	<u>Lansdowne Street – 8 dwellings</u>	Yes
	<u>Policy H2:54</u>	<u>Bishop Street / Tower Street – 129 dwellings</u>	Yes
	<u>Policy H2:55</u>	<u>Land at Nickson Road – 10 dwellings</u>	Yes
	<u>Policy H2:56</u>	<u>Former Faseman House, Faseman Avenue – 50 dwellings</u>	Yes
	<u>Policy H2:57</u>	<u>Land at Ferrers Close – 50 dwellings</u>	Yes
	<u>Policy H2:58</u>	<u>Land at Attoxhall Road – 63 dwellings</u>	Yes

Appendix II: SA of Change to Plan Period & Local Housing Need

IIIa: Options for Change to Quantum of Housing Need from 2021-2041 to 2024-2042	
1	29,100 dwellings (1,455 per annum) – HEDNA method minus 35% uplift for largest urban authorities Preferred Option at Regulation 19 Submission
2	Minimum of 26,046 dwellings (1,447 per annum) Revised Quantum of Housing 26,046 dwellings over Revised Plan Period 2024-2042 (previously 29,100 dwellings over 2021-2041) [housing land supply identified with capacity for 22,014 net additional homes with significant number of new homes to be delivered in the Northern Regeneration Area from the mid 2030s] Proposed Option at Main Modifications

Options for Change to Plan Period & Local Housing Need			
Sustainability Objective	Assessment of Effects Nature of the likely sustainability effect (including positive/negative, short - medium term (5-10 years)/long term (10 - 20 years plus), permanent/temporary, secondary, cumulative and synergistic); Uncertainty	1. 29,100 dwellings	2. 26,046 dwellings
1: To enable vibrant and inclusive communities	There is a need to plan for a growing, changing, ageing and increasingly diverse population that will need increasing participation and involvement to help maintain social cohesion and reduce risks for radicalisation and social exclusion. The total population of Coventry City Council ¹ administrative area was 345,300 with an 8.9% growth in population from 2011 to 2021 – and this is higher than the rate in the West Midlands 6.2% and England 6.6% - and with a high number of young people aged 20-24. It is predicted to increase to 422,919 by the year 2031 and to 454,534 by the year 2042. In line with the rest of England, this is an ageing population.	+	+

¹ <https://www.coventry.gov.uk/facts-coventry/population-demographics>

	The provision of new good quality homes will have positive effects for people. Safe social connectivity, regard for disadvantaged groups, and encouragement of community participation is likely to be guided by specific housing policies, rather than the overall quantum of housing. For example, Policy H6 addresses affordable housing, Policy H7 covers Gypsy & Travellers, Policy H8 covers specialist & the needs of an ageing population, and Policy H10 covers student accommodation. Policy H4 secures a mix of housing and Policy H9 addresses densities – the encouragement of mixing should support a wider range of social connectivity and community interaction – all with positive effects for both options. Plan policies address many of the potentially disadvantaged groups – poor, ageing, physical & mental disability, single parents, carers, travellers. Delivery of custom and self-build homes and community led housing is supported in Policy H3, Build to Rent in Policy H12 and Co-Living in Policy H13 - this will further enable inclusive communities with positive effects for both options.		
2: To provide accessible essential services and facilities for all residents	As communities grow and change, the provision of, and access to, community and social facilities and services, needs to be maintained and improved for social and health wellbeing. This includes access for all to Green Infrastructure [and this is discussed further in SA No 11 Nature & Biodiversity]. The location of new development is guided by specific policies – and these consider accessibility to physical, social & green infrastructure – including sufficient mitigation measures to ensure that services & facilities are sufficient, for example, Policy IM1 Developer Contributions. Policy H2 lists housing allocations that have been assessed & identified to be in suitable locations, including for provision of, and accessible, services & facilities, including sustainable/active transport, social & community facilities, education & training, and green infrastructure. Policies C1-3 specifically address communities. The Plan has been developed to ensure accessibility to essential services and facilities, so likely major positive effects for both options.	++	++
3: To improve health & promote active living	As life expectancy is below average and health outcomes are worse in the more deprived areas of Coventry, a targeted approach has been identified by the JSNA² to give appropriate support to each group to improve health and wellbeing for all rates. There is also a shift to focus on to prevention that will need a community-informed and culturally competent approach. The Index of	+	+

² <https://www.coventry.gov.uk/facts-coventry/joint-strategic-needs-assessment-jsna>

	Multiple Deprivation (IMD) data (2019)³ for Coventry City indicates a range of deprivation (from least to most deprived) throughout the wards with the most deprived tending to be found in the city centre and radiating out towards the north/north-east, to the south-east and with a grouping of wards located near the boundary to the south-west. Inequalities in health arise out of inequalities in society. Coventry became a Marmot City⁴ in 2013 and is committed to reducing inequality and improving health outcomes for all. In 2019, the key focus is on children and young people, and following the impact of Covid19 on the city, also prioritising the effect on ethnic minority group communities. Healthy ageing is a challenge throughout England. There are complexities of planning for health due to the multiple determinants and the need for cross-sectoral understanding and collaboration with linkages between the global ecosystem, the natural and built environments, the local economy with communities, people, and their lifestyles. Provision of good quality housing & access to employment is well established as contributing to better health and wellbeing – physical & mental⁵. These factors are covered by the following SA Objectives Nos 4 Housing & 5 Economy. Overcrowding is more likely to be experienced by minority ethnic groups⁶ – and this might occur as a result of multiple generations of a family living in one home. There can be reduced isolation but there are health risks associated with overcrowding. Provision of identified need through appropriate density & quality can help resolve such an existing sustainability problem. The Local Plan includes site allocations (H2 Housing; JE2 Employment Land) and other policies that facilitate active travel and encourage healthy lifestyles. Policy DE1 Ensuring High Quality Design addresses matters such as crime and fear of crime that have negative effects for health and wellbeing.		
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³ <https://coventry-city-council.github.io/imd/2019/>

⁴ <https://www.coventry.gov.uk/policy-1/coventry-marmot-city>

⁵ For example: <https://commonslibrary.parliament.uk/research-briefings/cbp-9414/>

⁶ The Marmot Review 10 Years On (February 2020) <https://www.health.org.uk/publications/reports/the-marmot-review-10-years-on>

	Through Policy HW1 Health & Health Impact Assessments (HIA), applicants are required to demonstrate that development proposals would have an acceptable impact on health and wellbeing. The Health Impact Assessment SPD ⁷ provides information and guidance on completing the relevant health toolkit and HIA. This is a proactive approach in plan-making and provides mitigation to ensure that there are no negative effects on health from new development.		
4: To provide decent and affordable housing for all	New demographic projections have been modelled (HEDNA 2022)⁸ to estimate the amount and type of housing that will be needed over the period to 2042. The older person population is projected to increase notably in the future and an ageing population means that the number of people with disabilities is likely to increase substantially. Self-build and custom housebuilding⁹ is a growing sector of the housing market, and one which has potential to contribute to housing delivery. There is a sizeable amount of student accommodation in Coventry and, if delivered, provides the potential to reduce the number of students in the wider housing market. In 2020/21¹⁰ the delivery of affordable housing was below the annualised need (although an increase in percentage from 7 to 13 % on 2019/20). As PBSA schemes are built, Homes in Multiple Occupation (HMOs) will become available for the wider housing market. The 2024/5 AMR Authority Monitoring Report 2024/25 states in para 3.12 - <i>The 2017 Local Plan established a target of around 348 affordable homes per annum (a total of 6,960 across the 20-year plan period). While cumulative delivery is currently lower than planned (Figure 3), strong performance in 2024/25 is expected to continue in the coming years with construction at several large sites, including SUEs at Keresley and Eastern Green, now well underway. Delivery of affordable housing at these sites is expected to be relatively high over the remainder of the Local Plan period.</i> Plan policies address specific housing requirements – H4 Securing a Mix of Housing, H5 Managing Existing Housing Stock, and H7 Gypsy & Traveller Accommodation. The Affordable Housing SPD	++	++

⁷ Health Impact Assessment (HIA) Supplementary Planning Document (SPD) <https://www.coventry.gov.uk/planning-policy/coventry-local-plan-2011-2031/2>

⁸ <https://www.coventry.gov.uk/downloads/download/7374/coventry-and-warwickshire-housing-and-economic-development-needs-assessment-hedna>

⁹ <https://www.gov.uk/guidance/self-build-and-custom-housebuilding>

¹⁰ <https://www.coventry.gov.uk/downloads/file/37391/authority-monitoring-report-2020-2021>

	(March 2022)¹¹ provides more detailed guidance on the CLP Policy H6 Affordable Housing and aims to make it easier for affordable homes to be built – all with likely major positive effects. Overall, Policy H3 Provision of New Housing considers standards, accessibility, sustainable and liveable neighbourhood – all with major positive effects for both options. The need to improve the quality of the existing housing stock remains, especially with regard to damp and poorly insulated homes. Climate change commitments will require, amongst other things, retrofitting existing homes to ensure that they are up to modern insulation standards (and see later SA No 6 Net Zero Carbon & SA No 7 Resilience to Climate change). A Local Housing Need for Coventry for the period 2024-2042 has been determined to be a minimum of 26,046 net additional homes. The revised Table 6.1 identifies a housing land supply with capacity for 22,014 net additional homes such that the major positive effects would be reduced to minor positive since the identified need for housing over the period could not be met. However, a significant number of new homes are expected to be delivered in the Northern Regeneration Area (NRA) from the mid 2030s. Thus, the land supply in the Plan is expected to be sufficient to meet needs until the late 2030s. Housing delivery will be monitored and the Plan replaced if necessary to ensure that housing needs can continue to be met in the City. These proposed amendments to paragraph 3.9 (MM4) in the Plan provide strong mitigation measures to ensure that the significance of predicted effects are likely to remain major positive for SA housing objectives.		
5: To support sustainable inclusive economic growth	Not applicable – neutral for both options	0	0

¹¹ <https://www.coventry.gov.uk/downloads/file/37970/affordable-housing-spd>

6: To help achieve the Council's ambition to reach net zero carbon emissions	The Council recognises the climate crisis and has published its reviewed Strategy for 2024-2030¹². A Net Zero Routemap has been developed for Coventry and this has also helped develop priority areas for action. All new housing development will need to meet policy requirements that seek to help the Council achieve its ambition to achieve a dramatic reduction in carbon emissions setting a target of achieving carbon neutrality by 2050. The Future Homes & Buildings Standard (FHBS) will ensure that new homes and non-domestic buildings are built with low carbon heating and high levels of energy efficiency (Regulations now will come into force in 2027)¹³. The UK has committed to decarbonise the electricity system by 2035¹⁴ and the policies in the CLPR reflect this commitment in consideration of the plan period to 2042. Relevant plan policies include DE1 Ensuring High Quality Design, as well as those that encourage active travel through location of new development in sustainable locations with sustainable transport – Policy AC1 Accessible Transport & Policy H2 Housing Allocations. Policy EM11 Energy Infrastructure and Policy EM12 Reducing Operational Carbon in New Build Non-Residential Development detail requirements for proposed developments in order to support the Council's Climate Strategy. Since all new development will need to meet requirements from plan policies, it is likely that there will be no significant negative effects for both options – in the longer term, after 2035. Assuming that the required zero carbon trajectory can be achieved, positive effects for climate change objectives are indicated in the longer term. Viability/costs may be an issue in the shorter term as the construction industry develops new methods.	+	+
7: To build resilience to climate change	There is increasing evidence that extreme weather events such as heatwaves and flooding are becoming more frequent and severe in the UK.¹⁵ Therefore, it is vital to build resilience, including	+	+

¹² <https://www.coventry.gov.uk/climate-change/climate-change-strategy>

¹³ <https://www.gov.uk/government/publications/the-future-homes-and-buildings-standards-building-circular-012026/the-future-homes-and-buildings-standards-building-circular-012026-letter>

¹⁴ <https://www.gov.uk/government/news/plans-unveiled-to-decarbonise-uk-power-system-by-2035>

¹⁵ For example, see <https://earth.org/climate-change-in-the-uk/>

	reducing risks from overheating, flooding and the resultant detriment to wellbeing, the economy and the environment. All new housing development will need to meet policy requirements that seek to help the Council build resilience to climate change – see Policy EM1 Planning for Climate Change Adaptation, Policy EM4 Flood Risk Management, Policy EM5 Sustainable Drainage Systems, Policy EM6 Redevelopment on Previously Developed Land, and Policy GE1 Green Infrastructure. Overall, provision of green spaces and sustainable drainage are key elements to progress objectives for building resilience to climate change.		
8: To reduce traffic & improve sustainable transport choices	A key objective for the CLPR is to improve the sustainability of the transport system in Coventry, improving integration with walking and cycling routes and green infrastructure networks, and promoting more active travel. The Council has aimed to locate new development in sustainable locations – identified through their proximity and accessibility to sustainable transport choices – and reflected in the site allocations in the Plan. The Environment Improvement Plan¹⁶ for England includes an aim for half of all journeys in cities to be cycled or walked by 2030 and Coventry's Transport Strategy¹⁷ aims to significantly improve conditions to encourage more people to walk and cycle. Plan policies encourage sustainable modes, seek to discourage car use, and to promote active transport – Policy AC1 Accessible Transport Network, Policy AC2 Road Network, Policy AC3 Demand Management, and AC4: Active Transport Provision including Walking, Cycling and Micro Mobility. The lower quantum of housing in option 2 is less likely to be associated with significant cumulative negative effects and therefore, negligible or neutral effects are indicated since capacities have been identified for additional homes. Where there is a deficiency in public & sustainable transport, it is generally considered that larger developments, particularly in rural areas, are able to provide & encourage sustainable transport choices as part of an overall package of masterplanning & developer contributions. However, such larger developments are unlikely to be relevant for the	0?	0?

¹⁶ <https://www.gov.uk/government/publications/environmental-improvement-plan>

¹⁷ <https://www.coventry.gov.uk/transport-strategy-2/transport-strategy>

	Coventry area. Coventry is constrained by boundaries and various other factors, including Green Belt (and see SA No 13). The urban environment is well connected and with a good transport system. Both options with identified capacities may facilitate a shift in transport mode to more sustainable options with negligible or neutral effects but some uncertainty as depends upon precise locations. There may be some positive effects – especially in the longer term as walking/cycling/GI networks become better linked and more extensive.		
9: To reduce air, noise & light pollution	In the UK, air pollution has been reported (2022) as being the largest environmental risk to public health¹⁸. Reducing vehicle emissions will continue to improve air quality. Indoor air pollution is becoming an increasing proportion of the problem¹⁹. Noise pollution is an acknowledged issue for human health & wellbeing – physical & mental - (see SA No 3 and also certain biodiversity see SA No 11), and particularly road traffic noise (see also SA No 8) remains a major problem in Europe²⁰ & the UK²¹. Significant health impacts are likely to be underestimated, and exposure to environmental noise does not affect everyone equally. Socially deprived groups & groups with increased susceptibility to noise may suffer more pronounced health related impacts of noise. Future urban growth and increased demand for mobility is likely to increase the numbers of people exposed to high levels of noise. Light pollution disturbance can adversely affect health & wellbeing, including fatigue, insomnia, stress & anxiety²² (and also certain biodiversity – see SA No 11). Environmental management and mitigation for pollution is guided by specific policies in the Plan, including Policy EM7 Air Quality and Policy EM15 Noise; guidance on requirements for natural light and a good living environment is set out in the Council's Residential Development Design Guide	0?	0?

¹⁸ OHID (updated Feb 2022) Air Pollution: applying All Our Health <https://www.gov.uk/government/publications/air-pollution-applying-all-our-health/air-pollution-applying-all-our-health>

¹⁹ Chief Medical Officers' annual report 2022: air pollution <https://www.sciencemediacentre.org/chief-medical-officers-annual-report-2022-air-pollution/>

²⁰ EEA, 2020 <https://www.eea.europa.eu/publications/environmental-noise-in-europe>

²¹ For example, please see Karen Bakker (January 2023) Noise Pollution is a menace to humanity <https://www.theguardian.com/commentisfree/2023/jan/03/noise-pollution-is-a-menace-to-humanity-and-a-deadly-threat-to-animals>

²² For example, please see <https://www.darksky.org/light-pollution/human-health/>

	SPD ²³ . Such mitigation measures should reduce negative effects towards neutral but with some uncertainty as depends upon precise locations.				
10: To protect & conserve natural resources – soil, water, minerals & waste²⁴	The vast majority of development completions (90%) in 2021/22²⁵ were on former brownfield or previously developed land (PDL), with just 10% built on greenfield sites. The most recent monitoring data for 2024/25²⁶ reports that 53% of completions were on PDL, the rest on greenfield (largely reflecting the SuEs coming forward), and with none in the Green Belt. The best agricultural land must be conserved and effects of climate change may affect food security. Site allocations have been selected to avoid such soil resources, indicating neutral effects for both options. Policy EM6 Redevelopment of Previously Developed Land provides mitigation to conserve water resources indicating neutral effects for both options. Climate change, particularly incidences of hotter, drier, summers may exacerbate water supply issues; wetter and more flooding may overload wastewater systems. Water resources and quality are further protected through policies in the Plan, including Policy EM4 Flood Risk Management, EM5 Sustainable Drainage, and Policy GE1 Blue & Green Infrastructure. The Water Cycle Study Stage 1 (June 2024)²⁷ indicates that there is water capacity for the quantum in both options – with potential neutral effects. Policy EM9 Safeguarding Minerals and Policy EM8 Waste Management provide mitigation measures to reduce potential negative effects from new development. Policy EM14 supports energy from waste. Overall, likely neutral effects for both options.	0	0	0	0
11: To protect and enhance nature & biodiversity	It is necessary to consider the new requirements from the Environment Act and including metrics for calculating biodiversity net gain (BNG) ²⁸ . Unequal distribution, and access to, green infrastructure across the city can exacerbate health inequalities. There are priority areas that would benefit	+		+	

²³ <https://www.coventry.gov.uk/downloads/download/7392/new-residential-development-design-guide-spd>

²⁴ First cell refers to land/soil & water resources; second cell refers to minerals & waste

²⁵ <https://www.coventry.gov.uk/downloads/file/39439/authority-monitoring-report-2021-22>

²⁶ <https://www.coventry.gov.uk/downloads/file/46322/authority-monitoring-report-2024-to-2025>

²⁷ JBA Consulting (June 2024) for Coventry CC, North Warwickshire BC, Nuneaton & Bedworth BC, Rugby BC, Stratford on Avon DC, & Warwick DC

²⁸ Biodiversity Metric 4.0 (JP039) 2021 <https://publications.naturalengland.org.uk/publication/6049804846366720>; <https://www.gov.uk/government/publications/statutory-biodiversity-metric-tools-and-guides>

	particularly from greening. Off-site areas for biodiversity net gain may be needed. Increased recreational pressures and water quality impacts (such as road run-off) as a result of new development can put pressure on GI and biodiversity. Climate change is likely to affect changes to habitats and species distribution. The fragmentation and erosion of habitats remains a threat, and the need to secure biodiversity gain and improve the wider ecological network remain objectives for plan making in the Coventry area. The Plan has policies to protect nature & biodiversity, including GB1 Green Belt (and see later SA objective No 13), GB3 Local Green Space, GE1 Green Infrastructure, GE2 Green Space, and GE3 Biodiversity, Geological & Landscape Conservation. These policies provide mitigation measures aiming for no major significant negative effects. With capacity to meet the housing quantum proposed in the longer term, and as all development will need to meet with 10% BNG, likely minor positive effects for both options.		
12: To protect and enhance the historic environment, and its setting	Coventry has a range of unique historic assets that give the area its distinctive characters and cultural identity. Development pressures may continue to have potential negative effects on historic assets and their setting, especially through cumulative effects. As the population changes, local communities may change with different understandings of heritage value and importance. Mitigation of, and adaptation to, the effects of climate change are a particular challenge for heritage assets and their setting. The Plan includes policies to protect the historic environment, including Policy HE1 Conservation Areas, HE2 Conservation & Heritage Assets, Policy DE1 High Quality Design, and Policy GE1 Green Infrastructure. These policies provide mitigation measures to avoid significant negative effects on the historic environment. The quantum of housing in Options 1 & 2 indicates that there is capacity in the City to accommodate the change and with strong policies in place, likely effects will be reduced to neutral/negligible – but still some uncertainty as depends on precise details & location. The historic environment is closely interwoven with townscape and good design (see SA No 13). It may also be noted that new development can resolve existing sustainability problems with the historic environment, for example, by removing extant unsightliness of the setting of an asset, improving accessibility, and enhancing the asset with its context/setting.	0?	0?

13: To protect and enhance the quality and character of townscapes & landscapes	It is important to promote good sustainable urban design and this should reflect the special characteristics and needs of different parts of the city. Good design should focus on people within the spaces, how they move, interact and socialise, and should ensure feelings of safety and security. Green and open spaces should be woven into the urban design, and consideration given to opportunities to enhance the blue infrastructure assets for Coventry. The Coventry Green Belt²⁹ remains an important mechanism to prevent urban sprawl, safeguard countryside, and preserve the setting and special character of historic towns – such as Coventry. The administrative boundary of Coventry is tightly defined with many parts of the existing urban area abutting the Green Belt and indicating Coventry's exceptional circumstances. The technical update to the GB Study (July 2024)³⁰ has confirmed that Coventry's GB continues to serve GB purposes and it will continue to do so, noting that there remain some significant areas of PDL in the urban areas of Coventry. Policy GB1 Green Belt in the Plan guides that inappropriate development will not be permitted in the Coventry Green Belt unless very special circumstances exist; it also takes into consideration that PDL may be located within the Green Belt. Climate change and population growth are exacerbating environmental issues in urban areas. The economic valuation of urban natural capital demonstrates multiple social, environmental and economic benefits and the importance of urban green and blue spaces and blue-green infrastructure³¹. Therefore, it is vital that space for green & blue infrastructure is retained & enhanced, including improvements to linkages & networks that will further benefit people & nature. Mitigation measures, such as for design, location and offsetting, can be effective. New development that is high quality, creative & proportional to the receiving townscape & local environment can have very positive effects, and also act as a catalyst for further enhancement of quality and human wellbeing to the built environment.	+	+
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²⁹ <https://www.coventry.gov.uk/directory-record/45418/green-belt-land> and see also: https://www.coventry.gov.uk/downloads/download/4073/evidence_base_-_coventry_and_warwickshire_joint_green_belt_review_2015

³⁰ Coventry city Council (July 2024) Green Belt Technical Update Study

³¹ Environment Agency 2021 The State of the Environment: the urban environment <https://www.gov.uk/government/publications/state-of-the-environment/the-state-of-the-environment-the-urban-environment>

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Appendix III: SA of Change to Plan Period & Local Employment Need

IIIa: Options for Change to Quantum of Employment Need from 2021-41 to 2024-42	
1	60 hectares that can be accommodated calculated for an identified local need of 147.6 ha Preferred Option at Regulation 19 Submission
2	38.77 hectares that can be accommodated calculated for an identified need of 96 ha hectares (including 11.8 ha located in Green Belt – mitigated by site specific requirements) Proposed Option at Main Modifications
Please note that both strategic options comprise the amount of local employment land that can be accommodated. Both options include a shortfall in supply of employment land since the Council has not received any more proposed sites. Thus, the SA is assessing the amount of local employment land that can be accommodated within the 2 options.	

		Options for Changed Employment Need	
Sustainability Objective	Assessment of Effects Nature of the likely sustainability effect (including positive/negative, short - medium term (5-10 years)/long term (10 - 20 years plus), permanent/temporary, secondary, cumulative and synergistic); Uncertainty	1. 60 hectares that can be accommodated without Green Belt	2. 96 ha (including 11.81 ha located in Green Belt
1: To enable vibrant and inclusive communities	Other factors are more likely to have potential significant effects on objectives for inclusive communities than the quantum of employment land. However, provision of sufficient employment land to support the economy and a diversity of jobs will overall contribute to vibrant & inclusive communities.	+	+

	The HEDNA (Nov 2022)³² considered employment land requirements across Coventry and Warwickshire looking to 2041 and 2050. For Coventry, the local employment land needs were recalculated to be during examination & changed plan period to 2024-2042 to be 90 hectares. Capacity studies (HELAA 2024)³³ & review studies (ELR 2024) indicated that this quantum of employment land that could be accommodated was 60 hectares due to the constrained nature of the Coventry area and this was the preferred approach in the submitted plan. Uncertainty of positive effects is indicated with Option 1 that is less than identified need but has been found that can be accommodated. Option 2 includes one additional site that is in the Green Belt. With site-specific mitigation measures for potential negative effects, then with this additional site the quantum approaches the identified need and is accommodated with more certainty of positive effects for communities.		
2: To provide accessible essential services and facilities for all residents	Other factors are more likely to have potential effects on objectives for accessibility to essential services & facilities than the quantum of employment land – neutral effects for both options.	0	0
3: To improve health & promote active living	The relationship between fair employment, good work and health has been recognised for many years. Whilst employment rates have increased nationally since 2010, there has been an increase in poor quality work, including part-time, insecure employment (Marmot Review 10 years on, 2020) ³⁴ . Since 2010 there have been profound shifts in many aspects of the labour	+	+

³² Housing & Economic Development Needs Assessment (HEDNA, November 2022) Icen Projects Ltd on behalf of Coventry & Warwickshire Local Authorities <https://www.coventry.gov.uk/downloads/download/7374/coventry-and-warwickshire-housing-and-economic-development-needs-assessment-hedna>

³³ Coventry Housing and Economic Land Availability Assessment (HELAA, 2024) <https://www.coventry.gov.uk/planning-policy/local-plan-review/3>

³⁴ The Health Foundation (Feb 2020) Health Equity in England: The Marmot Review 10 Years On <https://www.health.org.uk/publications/reports/the-marmot-review-10-years-on>

	market and employment practices in England. Rates of unemployment have decreased but increases in employment have often been in low-paid, unskilled, self-employed, short-term or zero hours contract jobs –which have seen a steady growth. Rates of pay have not increased and, notably, more people in poverty are now in work than out of work. The rise of automation in the labour market also has implications for health inequalities. Unemployment and poor quality work are major drivers of inequalities in physical and mental health. Uncertainty of positive effects is indicated with Option 1 that is less than identified need but has been found that can be accommodated. Option 2 includes one additional site that is in the Green Belt. With site specific requirements providing mitigation measures for potential negative effects on GB purposes, then with this additional site the quantum approaches the identified need and can be accommodated with more certainty of effects. Through Policy HW1 Health & Health Impact Assessments (HIA), applicants are required to demonstrate that development proposals would have an acceptable impact on health and wellbeing.		
4: To provide decent and affordable housing for all	The provision of good quality new homes will support the ambitions for sustainable economic growth. Neutral effects suggested for Options 1 & 2.	0	0
5: To support sustainable inclusive economic growth	Ensuring the right balance of employment growth, with appropriate education and skills training, is fundamental for the communities of Coventry, to ensure that jobs are accessible to local people. Coventry has seen strong economic growth over the past few years and is recognised as a national centre for a number of growing business sectors, including advanced manufacturing and engineering; energy and low carbon; connected autonomous vehicles; business, professional & financial services; digital, creative, and gaming. These have all resulted in the creation of high-quality jobs for in growth sectors. However, there are a number of challenges, Coventry's economic growth and prosperity lags behind the England average and the city has fewer people in work compared to both regional and national figures ³⁵ .	+ ?	++ ?

³⁵ One Coventry Plan 2022-2030 <https://www.coventry.gov.uk/downloads/download/7162/one-coventry-plan-2022-2030>

	It is notable that many of Coventry's private sector businesses are small or micro-businesses & the Council has an important priority to support SMEs³⁶. Further priorities for creating the infrastructure to enable sustainable economic growth include innovating with multi-user developments (such as Friargate & City Centre South), and enabling the city to be cleaner & greener with GI & renewable energy. With regard to employment land needs, the HEDNA (Nov 2022)³⁷ concluded that whilst the demand for B8 land use (storage/warehousing)³⁸ is strong, there is a need for separate allocations for B1c/B2 (general industrial) where land is delineated from sites going for B8 in order to support the manufacturing sector. Some uncertainty of positive effects is indicated with Option 1 that is less than identified need but has been found that can be accommodated. Option 2 includes one additional site that is in the Green Belt. With site specific requirements providing mitigation measures for potential negative effects on GB purposes, then with this additional site the quantum approaches the identified need indicating potential major positive effects but the shortfall of land retains some uncertainty for this significance of effects. One specific requirement for the new site to ensure that development provides access to local opportunities in line with the requirements of Policy JE7 further confirms positive effects for SA objectives to support economic growth.		
6: To help achieve the Council's ambition to reach	The Council recognises the climate crisis and is currently reviewing its Strategy ³⁹ . This will need significant shifts in energy efficiency of new and existing buildings, transport trends, and the further deployment of a range of renewables infrastructure.	0	0

³⁶ Coventry City Council Economic Development Strategy 2022-2027 <https://www.coventry.gov.uk/council-democracy/economic-development-strategy-2022-2027/3>

³⁷ Housing & Economic Development Needs Assessment (HEDNA, November 2022) Icen Projects Ltd on behalf of Coventry & Warwickshire Local Authorities

³⁸ Discussions are ongoing on how to meet the separately identified strategic B8 needs to serve the wider Coventry & Warwickshire functional economic market area – and this is not considered further within this SA of the Coventry Local Plan Review

³⁹A Green Future for a Changing City(2022 – 2030) <https://www.coventry.gov.uk/draftclimatechangestrategy>

net zero carbon emissions	Direct greenhouse gas (GHG) emissions from buildings accounted for 17% of UK GHG emissions in 2019⁴⁰. It has been reported that the construction industry needs to decarbonise more urgently⁴¹ and building design needs to progress principles in the circular economy. The UK has committed to decarbonise the electricity system by 2035⁴² and the policies in the CLPR reflect this commitment in consideration of the plan period to 2042. Relevant plan policies include DE1 Ensuring High Quality Design, as well as those that encourage active travel through location of new development in sustainable locations with sustainable transport – Policy AC1 Accessible Transport & Policy H2 Housing Allocations. Policy EM11 Energy Infrastructure and Policy EM12 Reducing Operational Carbon in New Build Non-Residential Development detail requirements for proposed developments in order to support the Council's Climate Strategy. Since all new development will need to meet requirements from plan policies, it is likely that there will be no significant negative effects for both options – in the longer term, after 2035. Assuming that the required zero carbon trajectory can be achieved, positive effects for climate change objectives are indicated in the longer term. Viability/costs may be an issue in the shorter term as the construction industry develops new methods. Therefore, neutral effects for both options.		
7: To build resilience to climate change	There is increasing evidence that extreme weather events such as heatwaves and flooding are becoming more frequent and severe in the UK.⁴³ Therefore, it is vital to build resilience, including reducing risks from overheating, flooding and the resultant detriment to health & wellbeing, the economy, and the environment.	+	+
	All new development will need to meet policy requirements that seek to help the Council build resilience to climate change – see Policy EM1 Planning for Climate Change Adaptation, Policy EM4 Flood Risk Management, Policy EM5 Sustainable Drainage Systems, Policy EM6		

⁴⁰ UK Climate Change Committee <https://www.theccc.org.uk/wp-content/uploads/2020/12/Sector-summary-Buildings.pdf>

⁴¹ For example, please see RAEng 2021 <https://raeng.org.uk/news/construction-sector-must-move-further-and-faster-to-curb-carbon-emissions-say-engineers>

⁴² <https://www.gov.uk/government/news/plans-unveiled-to-decarbonise-uk-power-system-by-2035>

⁴³ For example, see <https://earth.org/climate-change-in-the-uk/>

	Redevelopment on Previously Developed Land, and Policy GE1 Green Infrastructure. Therefore, minor positive effects for both options.		
8: To reduce traffic & improve sustainable transport choices	Transport produced 24% of the UK's total emissions in 2020 & remains the largest emitting sector in the UK, with the majority of emissions from road vehicles⁴⁴. The Environment Improvement Plan⁴⁵ for England includes an aim for half of all journeys in cities to be cycled or walked by 2030 and Coventry's Transport Strategy⁴⁶ aims to significantly improve conditions to encourage more people to walk and cycle. Plan policies encourage sustainable modes, seek to discourage car use, and to promote active transport – Policy AC1 Accessible Transport Network, Policy AC2 Road Network, Policy AC3 Demand Management, and AC4: Active Transport Provision including Walking, Cycling and Micro Mobility. Therefore, neutral effects for both options but some uncertainty as depends upon precise locations. Specific mitigation measures for the new site include provision a suitable vehicular access from the existing A45 Pickford Gate roundabout to the south & ensuring retention of a public right of way crossing the site, and requirement for a Travel Plan - with more certainty of positive effects.	0?	0?
9: To reduce air, noise & light pollution	All development will be required to meet with EM Policies. Environmental management and mitigation for pollution is guided by specific policies in the Plan, including Policy EM7 Air Quality and Policy EM15 Noise; guidance on requirements for natural light and a good living environment is set out in the Council's Residential Development Design Guide SPD⁴⁷. Such mitigation measures should reduce negative effects towards neutral but with some uncertainty as depends upon precise locations. Specific mitigation measures for the new site include incorporation of an appropriate landscaped buffer to protect the amenity of neighbouring residential properties,	0?	0

⁴⁴ <https://www.gov.uk/government/statistics/transport-and-environment-statistics-2022/transport-and-environment-statistics-2022>

⁴⁵ <https://www.gov.uk/government/publications/environmental-improvement-plan>

⁴⁶ <https://www.coventry.gov.uk/transport-strategy-2/transport-strategy>

⁴⁷ <https://www.coventry.gov.uk/downloads/download/7392/new-residential-development-design-guide-spd>

	appropriately mitigating issues of noise, light and air quality alongside minimising visual impact to the surrounding landscape - with more certainty of neutral effects.		
10: To protect & conserve natural resources – soil, water, minerals & waste⁴⁸	With climate change, temperate soils are forecast to experience a high degree of variability in moisture conditions; restoring lost carbon through conventional approaches may take decades; and food security is an increasing issue. Soil has been recognised as an essential national asset & government has indicated that managing soil carbon could form a part of net zero plans⁴⁹. The CLPR aims to build on previously developed land (PDL) where effectively located & thus contribute towards protecting agricultural land. Many of the existing sites are on PDL indicating positive effects for conserving soil with Option 1. The inclusion of a site in the Green Belt that would result in permanent loss of Grade 3 agricultural land introduces some minor negative effects for Option 2 with some uncertainty for the Plan overall. Policy EM9 Safeguarding Minerals and Policy EM8 Waste Management provide mitigation measures to reduce potential negative effects from new development. Policy EM14 supports energy from waste. Overall, likely neutral effects for both options.	+ 0 -? 0	
11: To protect and enhance nature & biodiversity	It will be necessary to consider the new requirements from the Environment Act and including emerging metrics for calculating biodiversity net gain⁵⁰. Unequal distribution, and access to, green infrastructure across the city can exacerbate health inequalities. There are priority areas that would benefit particularly from greening. Off-site areas for biodiversity net gain may be needed. Increased recreational pressures and water quality impacts (such as road run-off) as a result of new development can put pressure on GI and biodiversity. Climate change is likely to affect changes to habitats and species distribution.	+ +	

⁴⁸ First cell refers to land/soil & water resources; second cell refers to minerals & waste

⁴⁹ UK Horizon scanning (April 2021) <https://post.parliament.uk/soil-as-an-essential-national-asset/>

⁵⁰ Biodiversity Metric 4.0 (JP039) 2021 <https://publications.naturalengland.org.uk/publication/6049804846366720>

	The fragmentation and erosion of habitats remains a threat, and the need to secure biodiversity gain and improve the wider ecological network remain objectives for plan making in the Coventry area. The Plan has policies to protect nature & biodiversity, including GB1 Green Belt (and see later SA objective No 13), GB3 Local Green Space, GE1 Green Infrastructure, GE2 Green Space, and GE3 Biodiversity, Geological & Landscape Conservation. These policies provide mitigation measures aiming for no major significant negative effects. All development will have to meet with new requirements for Biodiversity Net Gain & therefore, minor positive effects indicated for both options. The Council will continue to allocate employment development sites to PDL (which can be rich in biodiversity) & new development can create opportunities for enhancing GI and biodiversity with further positive effects but uncertainty at this stage as depends upon locational specificity. Specific mitigation measures for the new site include requirements for establishing a green & blue infrastructure corridor focused on the Pickford Brook, retention of existing mature trees & hedgerows, respect for ancient woodland buffers to Pinkett's Wood, avoid harm to the 3 Local Wildlife Sites and include enhancement of ecological connectivity – all will confirm positive effects.		
12: To protect and enhance the historic environment, and its setting	The Plan includes policies to protect the historic environment, including Policy HE1 Conservation Areas, HE2 Conservation & Heritage Assets, Policy DE1 High Quality Design, and Policy GE1 Green Infrastructure. These policies provide mitigation measures to avoid significant negative effects on the historic environment indicating neutral effects – but some uncertainty at this stage as depends upon locational specificity. Specific mitigation measures for the new site include requirements an appropriate archaeological assessment which will remove some uncertainty of effects for this element of the Option 2.	0?	0

13: To protect and enhance the quality and character of townscapes & landscapes	The national design guide (2019)⁵¹ sets out the characteristics of well-designed places & circular economy principles in building design⁵² will contribute towards mitigating effects of climate change. It is also acknowledged that new proportional & high quality development can enhance the townscape. New development that is high quality, creative & proportional to the receiving townscape & local environment can have very positive effects, and also act as a catalyst for further enhancement of quality and human wellbeing to the built environment. The technical update to the GB Study (July 2024)⁵³ has confirmed that Coventry's GB continues to serve GB purposes and it will continue to do so, noting that there remain some significant areas of PDL in the urban areas of Coventry. Policy GB1 Green Belt in the Plan guides that inappropriate development will not be permitted in the Coventry Green Belt unless very special circumstances exist; it also takes into consideration that PDL may be located within the Green Belt. Option 1 does not include land in the Green Belt and thus, minor positive effects continue to be indicated. Option 2 includes a site in the Green Belt with comprehensive site-specific requirements including a LVIA, a landscaped buffer, built form to reduce scale and a palette to minimise visual impacts that will reduce potential effects towards neutral.	+	0

⁵¹ <https://www.gov.uk/government/publications/national-design-guide>

⁵² For example, please see RIBA <https://ribabooks.com/The-Handbook-to-Building-a-Circular-Economy> 9781859469545 and BRE <https://bregroup.com/products/breeam/breeam-solutions/breeam-circularity-and-resilience/>

⁵³ Coventry city Council (July 2024) Green Belt Technical Update Study

Appendix IV: SA of Changed Development Needs

Reasonable Alternatives: Development in Green Belt; Retain Brownfield First & Monitoring of Delivery

Options for Changed Development Needs 2024-2042	
Revised Quantum of Housing 26,046 dwellings over Revised Plan Period 2024-2042 (previously 29,100 dwellings over 2021-2041) [housing land supply identified with capacity for 22,014 net additional homes with significant number of new homes to be delivered in the Northern Regeneration Area from the mid 2030s] Employment land supply identified to be 38.77 hectares (previously 60 ha)	
1	Development in Green Belt Land
2	Brownfield Land First & Monitoring of Delivery

		Options for Changed Development Needs	
Sustainability Objective	Assessment of Effects Nature of the likely sustainability effect (including positive/negative, short - medium term (5-10 years)/long term (10 - 20 years plus), permanent/temporary, secondary, cumulative and synergistic); Uncertainty	1. Development in Green Belt Land	2. Brownfield Land First + Monitoring of Delivery

1: To enable vibrant and inclusive communities	Other factors are more likely to have potential effects on objectives for inclusive communities than locations in or out of the Green Belt. However, urban sprawl & encroachment of the countryside can affect the vibrancy of communities & some uncertainty of effects for Option 1; and development in the GB could have the unintended consequences of producing isolated communities ⁵⁴ .	-?	0
2: To provide accessible essential services and facilities for all residents	Other factors are more likely to have potential effects on objectives for accessibility to essential services & facilities than locations in or out of the Green Belt.	0	0
3: To improve health & promote active living	Provision of good quality housing will have positive effects on health & wellbeing regardless of whether it is in or out of the Green Belt. Protecting the openness of GB land, including for nature & recreation, is likely to have major positive effects for health & wellbeing with Option 2, although some uncertainty of the precise significance at this stage of assessment. Urban sprawl & encroachment of the countryside can affect residents' wellbeing & such development can evoke strong feelings – minor positive effects for Option 1 with potential for some uncertainty of significance as depends on locational specificity. It could be asserted that loss of Green Belt land in Option 1 would reduce such natural assets (and see later SA Objectives Nos 10 & 11) that contribute to human health and wellbeing, with less certainty for the overall positive effects that can accrue from new development.	+?	++?
4: To provide decent and affordable housing for all	The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence (NPPF). Protecting the Green Belt is useful for urban regeneration as it encourages the use of brownfield rather than greenfield land, and is an efficient use of land. The GB prevents urban sprawl – limiting air pollution, loss of open/green spaces, & pressures on services/facilities; and preserves the countryside for nature, farming, recreation & related open uses, including protection of historic settlements & landscapes. In some areas for GB, it may be asserted that as urban areas become restricted to new	0	0

⁵⁴ <https://www.theguardian.com/society/article/2024/aug/02/labours-grey-belt-plans-could-result-in-isolated-communities-warns-leading-architect>

	housing, there is a lack of developable land with concomitant increases in house prices⁵⁵, and it can also lead to leapfrog development on the outer edge of the GB; consideration of the GB can be controversial⁵⁶. In some areas, the actual land designated by such planning policy may not have any ecological value & has not been based on its natural beauty. These poor quality GB areas have been identified as grey belt areas by the Labour Government & likely definitions are set out in the proposed revisions to the NPPF (July 2024)⁵⁷. However, the Coventry Local Plan to 2042 has been submitted under the 2023 NPPF which does not mention any requirements regarding grey belt land. Coventry has two distinctive types of Green Belt – the open countryside of Ancient Arden to the west; and GB corridors of open land tracts that extend through the built-up area of the city, to and from the countryside beyond. Of greatest significance is the wider GB that encircles the city, helping prevent urban sprawl. Amended LP Policy GB1 Green Belt & Local Green Space provides detailed explanation of the difficulties facing the Council, particularly with such a tight administrative boundary. For the adopted 2017 LP, the Council considered the Joint Green Belt Review⁵⁸, together with other evidence to explore Coventry's exceptional circumstances regarding development pressures and release of some suitable land from the GB. Thus, at that time, the Council investigated any opportunities for GB land that would not be urban sprawl, retaining openness by avoiding/minimising any negative effects & optimising the positive effects for development land.		
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⁵⁵ <https://www.ons.gov.uk/economy/environmentalaccounts/articles/urbangreenspacesraiseneighbouringhousepricesbyanaverageof2500/2019-10-14>

⁵⁶ For example, please see <https://www.cbre.co.uk/insights/articles/should-we-build-more-homes-on-the-green-belt>
<https://www.centreforcities.org/reader/benefits-challenges-green-belt/>
<https://theweek.com/arts-life/property/960970/pros-and-cons-of-building-on-the-green-belt>
<https://www.theguardian.com/society/2023/nov/24/building-on-the-green-belt-is-no-solution-to-the-housing-crisis>
<https://www.cpre.org.uk/explainer/all-you-need-to-know-about-the-green-belt/>

⁵⁷ <https://www.gov.uk/government/consultations/proposed-reforms-to-the-national-planning-policy-framework-and-other-changes-to-the-planning-system/proposed-reforms-to-the-national-planning-policy-framework-and-other-changes-to-the-planning-system#chapter-5--brownfield-grey-belt-and-the-green-belt>

⁵⁸ Coventry & Warwickshire Joint Green Belt Review (2015)

	The Local Plan Review has been informed by the technical review⁵⁹ of the GB and this has confirmed that the limited remaining GB land in the Coventry area continues to serve GB purposes. Revised capacity studies have indicated that 22,014 new homes can be accommodated and that a significant number of new homes are expected to be delivered in the Northern Regeneration Area (NRA) from the mid 2030s, indicating that the land supply is expected to be sufficient to meet needs until the late 2030s. Housing delivery will be monitored and the Plan will be replaced as necessary to ensure that housing needs can continue to be met in the City. Therefore, neutral effects for both options.		
5: To support sustainable inclusive economic growth	Ensuring the right balance of employment growth, with appropriate education and skills training, is fundamental for the communities of Coventry, to ensure that jobs are accessible to local people. The Council has identified a shortfall of employment sites within its own administrative area, and is now supporting a proposed site in the Green Belt (Site North of A45 & West of Brick Hill Lane) MM19 & new Policy DS4 part E. Therefore, potential minor positive effects for limited employment land in the GB but with some uncertainty at this stage as there is still a shortfall of local employment land. Minor negative effects for the economy if the Council cannot meet its employment land identified need through avoiding suitable land in the GB – some uncertainty of significance as depends on development type & jobs details.	+	-
6: To help achieve the Council's ambition to reach net zero carbon emissions	The Council recognises the climate crisis and is currently reviewing its Strategy⁶⁰. This will need significant shifts in energy efficiency of new and existing buildings, transport trends, and the further deployment of a range of renewables infrastructure.	0	0

⁵⁹ Coventry City Council (July 2024) Green Belt Technical Update Study

⁶⁰ A Green Future for a Changing City(2022 – 2030) <https://www.coventry.gov.uk/draftclimatechangestrategy>

	Direct greenhouse gas (GHG) emissions from buildings accounted for 17% of UK GHG emissions in 2019 ⁶¹ . It has been reported that the construction industry needs to decarbonise more urgently ⁶² and building design needs to progress principles in the circular economy. All development will have to reduce GHG emissions in line with updated planning policy – regardless of whether in or out of the GB – therefore, neutral effects.		
7: To build resilience to climate change	There is increasing evidence that extreme weather events such as heatwaves and flooding are becoming more frequent and severe in the UK. ⁶³ Therefore, it is vital to build resilience, including reducing risks from overheating, flooding and the resultant detriment to health & wellbeing, the economy, and the environment.	0?	0
	All new development will need to meet updated policy requirements that seek to help the Council build resilience to climate change – regardless of whether in or out of the GB – therefore, neutral effects. Overall, provision of green spaces and sustainable drainage are key elements to progress objectives for building resilience to climate change. The approach of releasing Green Belt land in Option 1 may reduce the certainty and/or extent of neutral effects through loss of such natural resources (see also SA Nos 10 and No 11).		
8: To reduce traffic & improve sustainable transport choices	Transport produced 24% of the UK's total emissions in 2020 & remains the largest emitting sector in the UK, with the majority of emissions from road vehicles ⁶⁴ .	0?	+
	Development in the Green Belt might not reduce traffic, whilst development focused on PDL might improve sustainable transport choices and therefore, neutral effects for Option 1 and minor positive effects for Option 2 – but uncertainty at this stage, as depends upon proposals and locations. Development in Green Belt is likely to be less connected to sustainable transport and the potentially less likely comparative smaller size of developments and/or their specific location may limit or		

⁶¹ UK Climate Change Committee <https://www.theccc.org.uk/wp-content/uploads/2020/12/Sector-summary-Buildings.pdf>

⁶² For example, please see RAEng 2021 <https://raeng.org.uk/news/construction-sector-must-move-further-and-faster-to-curb-carbon-emissions-say-engineers>

⁶³ For example, see <https://earth.org/climate-change-in-the-uk/>

⁶⁴ <https://www.gov.uk/government/statistics/transport-and-environment-statistics-2022/transport-and-environment-statistics-2022>

	facilitate mitigation measures to promote sustainable modes such that uncertainty of neutral or positive effects.		
9: To reduce air, noise & light pollution	Development in or out of the Green Belt will not affect this SA objective and no direct effects likely – neutral/not applicable. Environmental management and mitigation for pollution is guided by specific policies in the Plan, including Policy EM7 Air Quality and Policy EM15 Noise; guidance on requirements for natural light and a good living environment is set out in the Council's Residential Development Design Guide SPD ⁶⁵ .	0	0
10: To protect & conserve natural resources – soil, water, minerals & waste⁶⁶	The approach for continuing to build on previously developed land (PDL) first, where effectively located, contributes towards protecting agricultural land – and Green Belt land – with positive effects for Option 2, including by encouraging <i>the recycling of derelict and other urban land</i> & thus, supporting one of the five purposes of GB land. The Water Cycle Study Stage 1 (June 2024)⁶⁷ indicates that there is water capacity for the preferred residential quantum and therefore, likely neutral effects with regard to GB land for both options. The CLP Policy EM9 Safeguarding Minerals and Policy EM8 Waste Management provide mitigation measures to reduce potential negative effects from new development - neutral effects for both options.	0	0
11: To protect and enhance nature & biodiversity	Grey belt land ⁶⁸ may be visually unsatisfactory but could be supporting valuable biodiversity. The fragmentation and erosion of habitats remains a threat, and the need to secure biodiversity gain and improve the wider ecological network remain objectives for plan making in the Coventry area. The Plan has policies to protect nature & biodiversity, including GB1 Green Belt & Local Green Space, GE1 GI, GE2 Green Space, and GE3 Biodiversity and should provide sufficient mitigation such that effects will be at least neutral with regard to GB land – all development will be required to meet with new requirements for Biodiversity Net Gain indicating positive effects for both options but some	+	+

⁶⁵ <https://www.coventry.gov.uk/downloads/download/7392/new-residential-development-design-guide-spd>

⁶⁶ First cell refers to land/soil & water resources; second cell refers to minerals & waste

⁶⁷ JBA Consulting (June 2024) for Coventry CC, North Warwickshire BC, Nuneaton & Bedworth BC, Rugby BC, Stratford on Avon DC, & Warwick DC

⁶⁸ Proposed definition in NPPF consultation (July 2024) "ugly, disused land" including scrubland"

	uncertainty of significance at this stage. However, some uncertainty of significance of effects with Option 1 as loss of Green Belt land will depend upon precise locations, densities and any possibilities for sufficient offsite measures.		
12: To protect and enhance the historic environment, and its setting	The adopted Plan includes policies to protect the historic environment, including Policy HE1 Conservation Areas, HE2 Conservation & Heritage Assets, Policy DE1 High Quality Design, and Policy GE1 GI. These policies will be updated and should provide mitigation measures to avoid significant negative effects on the historic environment – with neutral effects for GB land. However, avoiding development in the Green Belt supports one of the 5 purposes – to preserve the setting & special character of historic towns – therefore, potential positive effects for Option 2 and the historic environment; uncertainty at this stage as depends upon location.	0	++
13: To protect and enhance the quality and character of townscapes & landscapes	The NPPF⁶⁹ sets out the importance of Green Belts. <i>The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence. Green Belt serves five purposes:</i> <i>a) to check the unrestricted sprawl of large built-up areas;</i> <i>(b) to prevent neighbouring towns merging into one another;</i> <i>(c) to assist in safeguarding the countryside from encroachment;</i> <i>(d) to preserve the setting and special character of historic towns; and</i> <i>(e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.</i>	--	++

⁶⁹ <https://www.gov.uk/guidance/national-planning-policy-framework/13-protecting-green-belt-land>

	The new Labour Government set out plans for delivering homes in the Green Belt⁷⁰ and confirmed through proposals for reform of the NPPF (July 2024)⁷¹. Guidance on Green Belt was issued in 2025⁷². However, the review of the CLP to 2042 was submitted, and is being examined, under the 2023 NPPF which does not make any requirements in respect of grey belt land. It is for LPAs to define and maintain GB land in their local areas. Coventry has two distinctive types of Green Belt – the open countryside of Ancient Arden to the west and north west; and GB corridors of open land tracts that extend through the built-up area of the city, to and from the countryside beyond. Of greatest significance is the wider GB that encircles the city, helping prevent urban sprawl and coalescence. The adopted Coventry LP was informed by a sub-regional GB study (2015), and since the CLP removed 16% of GB to accommodate identified development needs at that time, there is now limited GB land in the CLP area. Existing LP Policy GB1 Green Belt & Local Green Space provides detailed explanation of the difficulties facing the Council, particularly with such a tight administrative boundary. Coventry City Council has undertaken a technical update⁷³ to the original GB Review & using the same methods. The study has concluded that any potential releases of land from the GB for built development will have visual or other impact, and that the GB areas continue to serve GB purposes. The study recommends the areas to remain as GB in their entirety; also in respect of safeguarded land in the GB with a note that further technical study is required regarding the extant allocations set out in the Warwick DC LP and the proposed Warwickshire JLP. LP Policies GB1 Green Belt and GB2 Safeguarded Land in the Green Belt provide strong protection for the GB land. Since there is strong updated evidence that the limited GB in the Coventry area continues to serve GB purposes (and thus is not likely to be defined as greybelt land), it is considered that any proposals for development in the GB could have major negative effects. Protecting the		
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⁷⁰ <https://labour.org.uk/updates/stories/labours-housing-plan-how-well-protect-our-natural-spaces-and-free-up-grey-belt-land-for-building/>

⁷¹ <https://www.gov.uk/government/consultations/proposed-reforms-to-the-national-planning-policy-framework-and-other-changes-to-the-planning-system/>

⁷² <https://www.gov.uk/guidance/green-belt>

⁷³ Coventry City Council (July 2024) Green Belt Technical Update Study

	limited GB in the Coventry area is likely to have major positive effects for GB purposes & the SA objectives. Option 2 avoids the Green Belt indicating minor positive effects. For Option 1 with release of Green Belt land, the issues of adverse effects on Green Belt and the quality and character of town and countryside areas, including the closely woven historic environment, remain indicating minor negative effects, including cumulative effects.		
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Sustainability Appraisal (SA) Addendum

Appendix V: SA of Proposed New & Amended Site Allocations

(gf = greenfield land); other sites are pdl = previously developed/brownfield land)

Policy Number	Site Ref	Name & Location	Area (hectare)	Capacity (number of homes)
		New Housing Allocations		
H2:39	BAB-023-24	Land at Park Hill Lane	0.8 gf	5
H2:40	EAR-001-24	Wisteria Lodge	0.5	8
H2:41	EAR-002-24	Former CovRad Sir Henry Parkes Rd	1.91	190
H2:42	FOL-001-24	146-164 Lockhurst Lane/Livingstone Rd	0.2	45
H2:43	FOL-002-24	Burbidge & Son, South of Awson St	0.8	63
H2:44	FOL-003-24	Silverton Road	0.04	3
H2:45	FOL-006-24	2 Lewis Road	0.06	4
H2:46	FOL-007-24	New field House, Kingfield Road	1.24	50
H2:47	FOL-009-24	Bridge Street	0.06gf	4
H2:48	HEN-001-23	Land at Caradoc Close, Henley	0.79	30
H2:49	HOL-004-24	Land at Halford Lane	0.37gf	10
H2:50	LON-001-23	Land off Longford Road	0.47	20
H2:51	LON-002-24	Land at Roseberry Avenue	0.34 gf	10
H2:52	RAD-001-23	St Nicholas Church, Radford, Sherwood Jones Close	0.36	20
H2:53	STM-017-24	Lansdowne Street	0.14	8
H2:54	STM-017-24	Bishop Street/Tower Street	0.3	129
H2:55	WES-009-24	Land at Nickson Road	0.42 gf	10
H2:56	WOO-001-23	Former Faseman House, Faseman Ave	0.63	50
H2:57	WOO-002-24	Land at Ferrers Close	1.4	50
H2:58	WYK-002-24	Land at Attothall Road	1.5	63
		Gypsy & Traveller Site - now Allocation		
		Burbages Lane Travellers Site	Extant site, add 6 more pitches	
		New Employment Allocation		
JE2:9	BAB016-24	Land North of A45 & West of Brickhill Lane	gf	11.8 ha

Key: Categories of Significance		
Symbol	Meaning	Sustainability Effect
--	Major Negative	Problematical & improbable due to known sustainability issues; mitigation difficult and/or expensive
-	Minor Negative	Potential sustainability issues: mitigation and/or negotiation possible
+	Minor Positive	No sustainability constraints and development acceptable
++	Major Positive	Development encouraged as would resolve existing sustainability problem

?	Uncertain	Uncertain or Unknown Effects
0	Neutral/Neutral	Negligible effects or not applicable
SA No 10 split cell – first symbol refers to land/soil & water resources; second symbol refers to minerals & waste		

	Policy H2:39 Land at Park Hill Lane Area: 0.8 hectares Capacity: 5 dwellings	
Sustainability Objective	Assessment of Effects Nature of the likely sustainability effect (including positive/negative, short - medium term (5-10 years), long term (10 - 20 years plus), permanent/temporary, secondary, cumulative and synergistic); Uncertainty	
1: To enable vibrant and inclusive communities	The provision of new good quality homes will have positive effects for people. Safe social connectivity, regard for disadvantaged groups, and encouragement of community participation is likely to be guided by specific housing policies. Positive effects for this site. Other policies address many of the potentially disadvantaged groups – poor, ageing, physical & mental disability, single parents, carers, travellers.	+
2: To provide accessible essential services and facilities for all residents	Minor positive effects indicated for this urban edge location close to a wide range of services & facilities, including schools, nurseries, shops, community & faith centres, and diverse cultural & entertainment facilities. There is a range of open/green space nearby ⁷⁴ such as Juniper Park, Allesley Park and a network of footpaths through the green space of the Pickford Brook.	+
3: To improve health & promote active living	Provision of good quality housing & access to employment is well established as contributing to better health and wellbeing – physical & mental ⁷⁵ . These factors are covered by the following SA Nos 4 & 5. There are some 2 health centres/general practices and 2 dental practices within about a mile walking of the site. It is not known whether these practices are taking new patients but other LP policies should ensure that there is capacity for such essential services and the proposed development is only for 5 new homes. The Local Plan includes policies that facilitate active travel and encourage healthy lifestyles. Policy DE1 High Quality Design addresses matters such as crime and fear of crime that have negative effects for health and wellbeing. The Health Impact Assessment SPD ⁷⁶ provides	+

⁷⁴ Approximate measurements made using Google Maps

<https://www.google.co.uk/maps/place/Coventry>

⁷⁵ For example: <https://commonslibrary.parliament.uk/research-briefings/cbp-9414/>

⁷⁶ Health Impact Assessment (HIA) Supplementary Planning Document (SPD) <https://www.coventry.gov.uk/planning-policy/coventry-local-plan-2011-2031/2>

	information and guidance on completing the relevant health toolkit and HIA.	
4: To provide decent and affordable housing for all	Other policies in the Local Plan address specific housing requirements including the importance of providing a suitable mix & tenure of housing, with particular regard to affordable homes and for younger people. The need for appropriate housing for the ageing population is also understood, as well as needs for potentially disadvantaged groups. The Affordable Housing SPD (March 2022) ⁷⁷ provides more detailed guidance on the CLP Policy H6 Affordable Housing and aims to make it easier for affordable homes to be built.	+
5: To support sustainable inclusive economic growth	Whilst provision of new homes is not directly attributable to economic growth, good quality homes will support working people. Overall – neutral/not applicable effects.	0
6: To help achieve the Council's ambition to reach net zero carbon emissions	All new housing development will need to meet policy requirements that seek to help the Council achieve its ambition to achieve a dramatic reduction in carbon emissions & avoid any significant negative effects – neutral effects overall.	0
7: To build resilience to climate change	All new housing development will need to meet policy requirements that seek to help the Council build resilience to climate change. The site is within Flood Zone 1 indicating low risk of flooding.	0
8: To reduce traffic & improve sustainable transport choices	The urban environment is well connected and with a good transport system; the location on the urban edge will enable active travel & should discourage car travel as most services & facilities will be accessible by walking or public transport. Policy requires that " <i>Development will need to ensure that highways access and provisions are adequate and suitable for the site</i> " providing mitigation for any potential negative effects from proximity to the A45. There are many footpaths in the vicinity. It may be noted that facilitating active travel has further positive effects for air quality & noise (SA No 9), health & wellbeing (SA No 3) and GI (SA No 11).	+
9: To reduce air, noise & light pollution	Environmental management and mitigation for pollution is guided by specific policies in Local Plan, including Policy EM7 Air Quality & Policy H1 for nuisance noise, providing mitigation measures such that there will be no significant negative effects and thus indicating neutral or negligible effects. Policy requires	0

⁷⁷ <https://www.coventry.gov.uk/downloads/file/37970/affordable-housing-spd>

	"that noise and pollution from the A45 can be satisfactory mitigated" providing further site specific mitigation measures.		
10: To protect & conserve natural resources – soil, water, minerals & waste⁷⁸	Development on greenfield land indicates negative effects but the size is small so some uncertainty of the precise significance. Water resources and quality are protected through other policies, including Policy EM4 Flood Risk Management, Policy EM6 PDL, and Policy GE1 GI. The Water Cycle Study Stage 1 (June 2024)⁷⁹ indicates that there is water capacity for the identified development need – indicating neutral effects. Policy EM9 Safeguarding Minerals and Policy EM8 Waste Management provide mitigation measures to reduce potential negative effects from new development.	0	0
11: To protect and enhance nature & biodiversity	Other policies protect nature & biodiversity, including GB1 Green Belt & Local Green Space, GE1 GI, GE2 Green Space, and GE3 Biodiversity and these provide mitigation measures indicating no significant negative effects. All development will have to meet with the national requirements for Biodiversity Net Gain – positive effects but uncertainty of significance as depends on detailed project design. Policy requires " <i>Retention of important trees and hedgerows</i> " recognising the importance of local biodiversity.	+	
12: To protect and enhance the historic environment, and its setting	Other policies protect the historic environment, including Policy HE1 Conservation Areas, HE2 Conservation & Heritage Assets, Policy DE1 High Quality Design, and Policy GE1 GI. These policies should provide mitigation measures to avoid significant negative effects on the historic environment. Therefore, likely neutral effects on the historic environment but some uncertainty as depends on project level studies.	0?	
13: To protect and enhance the quality and character of townscapes & landscapes	Other policies and design guidance will ensure that any potential negative effects are mitigated. Likely neutral effects as this is a small site on the urban edge with retention of existing hedgerows and trees.	0	

⁷⁸ First cell refers to land/soil & water resources; second cell refers to minerals & waste

⁷⁹ JBA Consulting (June 2024) for Coventry CC, North Warwickshire BC, Nuneaton & Bedworth BC, Rugby BC, Stratford on Avon DC, & Warwick DC

	Policy H2:40 Wisteria Lodge Area: 0.5 hectares Capacity: 8 dwellings	
Sustainability Objective	Assessment of Effects Nature of the likely sustainability effect (including positive/negative, short - medium term (5-10 years), long term (10 - 20 years plus), permanent/temporary, secondary, cumulative and synergistic); Uncertainty	
1: To enable vibrant and inclusive communities	The provision of new good quality homes will have positive effects for people. Safe social connectivity, regard for disadvantaged groups, and encouragement of community participation is likely to be guided by specific housing policies. Positive effects for this site. Other policies address many of the potentially disadvantaged groups – poor, ageing, physical & mental disability, single parents, carers, travellers.	+
2: To provide accessible essential services and facilities for all residents	Minor positive effects indicated for this urban location close to a wide range of services & facilities, including schools, nurseries, shops, community & faith centres, and diverse cultural & entertainment facilities. There is a range of open/green space nearby ⁸⁰ such as Hearsall Common, Spencer Park, and the War Memorial Park.	+
3: To improve health & promote active living	Provision of good quality housing & access to employment is well established as contributing to better health and wellbeing – physical & mental ⁸¹ . These factors are covered by the following SA Nos 4 & 5. There are some 4 health centres/general practices and 3 dental practices within about a mile walking of the site. It is not known whether these practices are taking new patients but other LP policies should ensure that there is capacity for such essential services and the proposed development is only for 8 new homes. The Local Plan includes policies that facilitate active travel and encourage healthy lifestyles. Policy DE1 High Quality Design addresses matters such as crime and fear of crime that have negative effects for health and wellbeing. The Health Impact Assessment SPD ⁸² provides information and guidance on completing the relevant health toolkit and HIA.	+
4: To provide decent and affordable housing for all	Other policies in the Local Plan address specific housing requirements including the importance of providing a suitable mix & tenure of housing, with particular regard to affordable homes and for younger people. The need for appropriate housing for the ageing population is also	+

⁸⁰ Approximate measurements made using Google Maps

<https://www.google.co.uk/maps/place/Coventry>

⁸¹ For example: <https://commonslibrary.parliament.uk/research-briefings/cbp-9414/>

⁸² Health Impact Assessment (HIA) Supplementary Planning Document (SPD) <https://www.coventry.gov.uk/planning-policy/coventry-local-plan-2011-2031/2>

	understood, as well as needs for potentially disadvantaged groups. The Affordable Housing SPD (March 2022)⁸³ provides more detailed guidance on the CLP Policy H6 Affordable Housing and aims to make it easier for affordable homes to be built.	
5: To support sustainable inclusive economic growth	Whilst provision of new homes is not directly attributable to economic growth, good quality homes will support working people. Overall – neutral/not applicable effects.	0
6: To help achieve the Council's ambition to reach net zero carbon emissions	All new housing development will need to meet policy requirements that seek to help the Council achieve its ambition to achieve a dramatic reduction in carbon emissions & avoid any significant negative effects – neutral effects overall.	0
7: To build resilience to climate change	All new housing development will need to meet policy requirements that seek to help the Council build resilience to climate change. The site is within Flood Zone 1 indicating low risk of flooding.	0
8: To reduce traffic & improve sustainable transport choices	The urban environment is well connected and with a good transport system; the location will enable active travel & should discourage car travel as most services & facilities will be accessible by walking or public transport. The Coventry railway station is less than a mile to the north-east. Policy requires that "<i>Development will need to ensure that highways access and provisions are adequate and suitable for the site</i>" providing mitigation for any potential negative effects from proximity to the A45. There are many footpaths in the vicinity. It may be noted that facilitating active travel has further positive effects for air quality & noise (SA No 9), health & wellbeing (SA No 3) and GI (SA No 11).	++
9: To reduce air, noise & light pollution	Environmental management and mitigation for pollution is guided by specific policies in Local Plan, including Policy EM7 Air Quality & Policy H1 for nuisance noise, providing mitigation measures such that there will be no significant negative effects and thus indicating neutral or negligible effects.	0
10: To protect & conserve natural resources – soil, water,	Development on previously developed land indicates positive effects. Water resources and quality are protected through other policies, including Policy EM4 Flood Risk Management, Policy EM6 PDL, and Policy GE1 GI. The Water Cycle Study Stage 1 (June 2024)⁸⁵ indicates that there is water	+ 0

⁸³ <https://www.coventry.gov.uk/downloads/file/37970/affordable-housing-spd>

⁸⁵ JBA Consulting (June 2024) for Coventry CC, North Warwickshire BC, Nuneaton & Bedworth BC, Rugby BC, Stratford on Avon DC, & Warwick DC

minerals & waste⁸⁴	capacity for the identified development need – indicating neutral effects. Policy EM9 Safeguarding Minerals and Policy EM8 Waste Management provide mitigation measures to reduce potential negative effects from new development.	
11: To protect and enhance nature & biodiversity	Other policies protect nature & biodiversity, including GB1 Green Belt & Local Green Space, GE1 GI, GE2 Green Space, and GE3 Biodiversity and these provide mitigation measures indicating no significant negative effects. All development will have to meet with the national requirements for Biodiversity Net Gain – positive effects but uncertainty of significance as depends on detailed project design. Policy requires “ <i>Development will need to respond appropriately to proximity to a Local Wildlife Site</i> ” recognising the importance of local biodiversity.	+
12: To protect and enhance the historic environment, and its setting	Other policies protect the historic environment, including Policy HE1 Conservation Areas, HE2 Conservation & Heritage Assets, Policy DE1 High Quality Design, and Policy GE1 GI. These policies should provide mitigation measures to avoid significant negative effects on the historic environment. Therefore, likely neutral effects on the historic environment. Policy requires that “ <i>Development will need to respond appropriately to the heritage setting within the Kenilworth Road Conservation Area</i> ”_confirming the effectiveness of mitigation measures.	0
13: To protect and enhance the quality and character of townscapes & landscapes	Other policies and design guidance will ensure that any potential negative effects are mitigated. Likely neutral effects as this is a small site in the urban environment & a requirement to consider the setting in the Kenilworth Road CA. and the residential character of the surrounding area.	0

	Policy H2:41 Former CovRad Sir Henry Parkes Rd Area: 1.91hectares Capacity: 190 dwellings	
Sustainability Objective	Assessment of Effects Nature of the likely sustainability effect (including positive/negative, short - medium term (5-10 years), long term (10 - 20 years plus), permanent/temporary, secondary, cumulative and synergistic); Uncertainty	
1: To enable vibrant and	The provision of new good quality homes will have positive effects for people. Safe social connectivity, regard for disadvantaged groups, and encouragement	+

⁸⁴ First cell refers to land/soil & water resources; second cell refers to minerals & waste

inclusive communities	of community participation is likely to be guided by specific housing policies. Positive effects for this site. Other policies address many of the potentially disadvantaged groups – poor, ageing, physical & mental disability, single parents, carers, travellers.	
2: To provide accessible essential services and facilities for all residents	Minor positive effects indicated for this urban location close to a wide range of services & facilities, including schools, nurseries, shops, community & faith centres, and diverse cultural & entertainment facilities. There is a range of open/green space nearby ⁸⁶ such as Hearsall Common, and the War Memorial Park.	+
3: To improve health & promote active living	Provision of good quality housing & access to employment is well established as contributing to better health and wellbeing – physical & mental ⁸⁷ . These factors are covered by the following SA Nos 4 & 5. There are some 2 health centres/general practices and 1 dental practices within about a mile walking of the site. It is not known whether these practices are taking new patients but other LP policies should ensure that there is capacity for such essential services. The Local Plan includes policies that facilitate active travel and encourage healthy lifestyles. Policy DE1 High Quality Design addresses matters such as crime and fear of crime that have negative effects for health and wellbeing. The Health Impact Assessment SPD ⁸⁸ provides information and guidance on completing the relevant health toolkit and HIA.	+
4: To provide decent and affordable housing for all	Other policies in the Local Plan address specific housing requirements including the importance of providing a suitable mix & tenure of housing, with particular regard to affordable homes and for younger people. The need for appropriate housing for the ageing population is also understood, as well as needs for potentially disadvantaged groups. The Affordable Housing SPD (March 2022) ⁸⁹ provides more detailed guidance on the CLP Policy H6 Affordable Housing and aims to make it easier for affordable homes to be built.	++
5: To support sustainable inclusive economic growth	Whilst provision of new homes is not directly attributable to economic growth, good quality homes will support working people. Overall – neutral/not applicable effects.	0

⁸⁶ Approximate measurements made using Google Maps

<https://www.google.co.uk/maps/place/Coventry>

⁸⁷ For example: <https://commonslibrary.parliament.uk/research-briefings/cbp-9414/>

⁸⁸ Health Impact Assessment (HIA) Supplementary Planning Document (SPD) <https://www.coventry.gov.uk/planning-policy/coventry-local-plan-2011-2031/2>

⁸⁹ <https://www.coventry.gov.uk/downloads/file/37970/affordable-housing-spd>

6: To help achieve the Council's ambition to reach net zero carbon emissions	All new housing development will need to meet policy requirements that seek to help the Council achieve its ambition to achieve a dramatic reduction in carbon emissions & avoid any significant negative effects – neutral effects overall.	0	
7: To build resilience to climate change	All new housing development will need to meet policy requirements that seek to help the Council build resilience to climate change. The site is within Flood Zone 1 indicating low risk of flooding.	0	
8: To reduce traffic & improve sustainable transport choices	The urban environment is well connected and with a good transport system; the location will enable active travel & should discourage car travel as most services & facilities will be accessible by walking or public transport. The local railway station at Canley is adjacent to the site. It may be noted that facilitating active travel has further positive effects for air quality & noise (SA No 9), health & wellbeing (SA No 3) and GI (SA No 11).	++	
9: To reduce air, noise & light pollution	Environmental management and mitigation for pollution is guided by specific policies in Local Plan, including Policy EM7 Air Quality & Policy H1 for nuisance noise, providing mitigation measures such that there will be no significant negative effects and thus indicating neutral or negligible effects. Policy requires <i>"that noise and pollution from the A45 can be satisfactory mitigated"</i> providing further site specific mitigation measures.	0	
10: To protect & conserve natural resources – soil, water, minerals & waste⁹⁰	Development on previously developed land indicates positive effects. Water resources and quality are protected through other policies, including Policy EM4 Flood Risk Management, Policy EM6 PDL, and Policy GE1 GI. The Water Cycle Study Stage 1 (June 2024) ⁹¹ indicates that there is water capacity for the identified development need – indicating neutral effects. Policy EM9 Safeguarding Minerals and Policy EM8 Waste Management provide mitigation measures to reduce potential negative effects from new development.	+	0
11: To protect and enhance nature & biodiversity	Other policies protect nature & biodiversity, including GB1 Green Belt & Local Green Space, GE1 GI, GE2 Green Space, and GE3 Biodiversity and these provide mitigation measures indicating no significant negative effects. All development will have to meet with the national requirements for Biodiversity Net Gain – positive effects.	+	
12: To protect and enhance the historic	Other policies protect the historic environment, including Policy HE1 Conservation Areas, HE2 Conservation & Heritage Assets, Policy DE1 High Quality Design, and	0	

⁹⁰ First cell refers to land/soil & water resources; second cell refers to minerals & waste

⁹¹ JBA Consulting (June 2024) for Coventry CC, North Warwickshire BC, Nuneaton & Bedworth BC, Rugby BC, Stratford on Avon DC, & Warwick DC

environment, and its setting	Policy GE1 GI. These policies should provide mitigation measures to avoid significant negative effects on the historic environment. Therefore, likely neutral effects on the historic environment.	
13: To protect and enhance the quality and character of townscapes & landscapes	Other policies and design guidance will ensure that any potential negative effects are mitigated. Likely neutral effects as this is a PDL site in the urban environment; however, positive design would improve the townscape and visual impacts of this PDL indicating improvement with enhancement to at minor positive effects.	+

	Policy H2:42 146-164 Lockhurst Lane/Livingstone Road Area: 0.2 hectares Capacity: 45 dwellings	
Sustainability Objective	Assessment of Effects Nature of the likely sustainability effect (including positive/negative, short - medium term (5-10 years), long term (10 - 20 years plus), permanent/temporary, secondary, cumulative and synergistic); Uncertainty	
1: To enable vibrant and inclusive communities	The provision of new good quality homes will have positive effects for people. Safe social connectivity, regard for disadvantaged groups, and encouragement of community participation is likely to be guided by specific housing policies. Positive effects for this site. Other policies address many of the potentially disadvantaged groups – poor, ageing, physical & mental disability, single parents, carers, travellers.	+
2: To provide accessible essential services and facilities for all residents	Minor positive effects indicated for this urban location close to a wide range of services & facilities, including schools, nurseries, shops, community & faith centres, and diverse cultural & entertainment facilities. There is a range of open/green space nearby ⁹² such as Cash's Park, Websters Park and Radford Recreation Ground.	+
3: To improve health & promote active living	Provision of good quality housing & access to employment is well established as contributing to better health and wellbeing – physical & mental ⁹³ . These factors are covered by the following SA Nos 4 & 5. There are some 5 health centres/general practices and 1 dental practices within about a mile walking of the site. It is not known whether these practices are taking new patients but other LP policies should ensure that there is capacity for such essential services.	+

⁹² Approximate measurements made using Google Maps

<https://www.google.co.uk/maps/place/Coventry>

⁹³ For example: <https://commonslibrary.parliament.uk/research-briefings/cbp-9414/>

	The Local Plan includes policies that facilitate active travel and encourage healthy lifestyles. Policy DE1 High Quality Design addresses matters such as crime and fear of crime that have negative effects for health and wellbeing. The Health Impact Assessment SPD ⁹⁴ provides information and guidance on completing the relevant health toolkit and HIA.	
4: To provide decent and affordable housing for all	Other policies in the Local Plan address specific housing requirements including the importance of providing a suitable mix & tenure of housing, with particular regard to affordable homes and for younger people. The need for appropriate housing for the ageing population is also understood, as well as needs for potentially disadvantaged groups. The Affordable Housing SPD (March 2022) ⁹⁵ provides more detailed guidance on the CLP Policy H6 Affordable Housing and aims to make it easier for affordable homes to be built.	+
5: To support sustainable inclusive economic growth	Whilst provision of new homes is not directly attributable to economic growth, good quality homes will support working people. Overall – neutral/not applicable effects.	0
6: To help achieve the Council's ambition to reach net zero carbon emissions	All new housing development will need to meet policy requirements that seek to help the Council achieve its ambition to achieve a dramatic reduction in carbon emissions & avoid any significant negative effects – neutral effects overall.	0
7: To build resilience to climate change	All new housing development will need to meet policy requirements that seek to help the Council build resilience to climate change. The site is within Flood Zone 1 indicating low risk of flooding.	0
8: To reduce traffic & improve sustainable transport choices	The urban environment is well connected and with a good transport system; the location will enable active travel & should discourage car travel as most services & facilities will be accessible by walking or public transport. It may be noted that facilitating active travel has further positive effects for air quality & noise (SA No 9), health & wellbeing (SA No 3) and GI (SA No 11).	+
9: To reduce air, noise & light pollution	Environmental management and mitigation for pollution is guided by specific policies in Local Plan, including Policy EM7 Air Quality & Policy H1 for nuisance noise, providing mitigation measures such that there will be no significant negative effects and thus indicating neutral or negligible effects.	0

⁹⁴ Health Impact Assessment (HIA) Supplementary Planning Document (SPD) <https://www.coventry.gov.uk/planning-policy/coventry-local-plan-2011-2031/2>

⁹⁵ <https://www.coventry.gov.uk/downloads/file/37970/affordable-housing-spd>

10: To protect & conserve natural resources – soil, water, minerals & waste⁹⁶	Development on previously developed land indicates positive effects. Water resources and quality are protected through other policies, including Policy EM4 Flood Risk Management, Policy EM6 PDL, and Policy GE1 GI. The Water Cycle Study Stage 1 (June 2024)⁹⁷ indicates that there is water capacity for the identified development need – indicating neutral effects. Policy EM9 Safeguarding Minerals and Policy EM8 Waste Management provide mitigation measures to reduce potential negative effects from new development.	+	0
11: To protect and enhance nature & biodiversity	Other policies protect nature & biodiversity, including GB1 Green Belt & Local Green Space, GE1 GI, GE2 Green Space, and GE3 Biodiversity and these provide mitigation measures indicating no significant negative effects. All development will have to meet with the national requirements for Biodiversity Net Gain – positive effects.	+	
12: To protect and enhance the historic environment, and its setting	Other policies protect the historic environment, including Policy HE1 Conservation Areas, HE2 Conservation & Heritage Assets, Policy DE1 High Quality Design, and Policy GE1 GI. These policies should provide mitigation measures to avoid significant negative effects on the historic environment. Therefore, likely neutral effects on the historic environment.	0	
13: To protect and enhance the quality and character of townscapes & landscapes	Other policies and design guidance will ensure that any potential negative effects are mitigated. Likely neutral effects as this is a PDL site in the urban environment; however, positive design would improve the townscape and visual impacts of this PDL indicating improvement with enhancement to at minor positive effects.	+	

	Policy H2:43 Burbidge & Son South Side of Awson St Area: 0.8 hectares Capacity: 63 dwellings	
Sustainability Objective	Assessment of Effects	
	Nature of the likely sustainability effect (including positive/negative, short - medium term (5-10 years), long term (10 - 20 years plus), permanent/temporary, secondary, cumulative and synergistic); Uncertainty	
1: To enable vibrant and	The provision of new good quality homes will have positive effects for people. Safe social connectivity, regard for disadvantaged groups, and encouragement	+

⁹⁶ First cell refers to land/soil & water resources; second cell refers to minerals & waste

⁹⁷ JBA Consulting (June 2024) for Coventry CC, North Warwickshire BC, Nuneaton & Bedworth BC, Rugby BC, Stratford on Avon DC, & Warwick DC

inclusive communities	of community participation is likely to be guided by specific housing policies. Positive effects for this site. Other policies address many of the potentially disadvantaged groups – poor, ageing, physical & mental disability, single parents, carers, travellers.	
2: To provide accessible essential services and facilities for all residents	Minor positive effects indicated for this urban location close to a wide range of services & facilities, including schools, nurseries, shops, community & faith centres, and diverse cultural & entertainment facilities. There is a range of open/green space nearby ⁹⁸ such as Websters Park, Red House Park and Stoke Heath Park.	+
3: To improve health & promote active living	Provision of good quality housing & access to employment is well established as contributing to better health and wellbeing – physical & mental ⁹⁹ . These factors are covered by the following SA Nos 4 & 5. There are some 6 health centres/general practices and 1 dental practices within about a mile walking of the site. It is not known whether these practices are taking new patients but other LP policies should ensure that there is capacity for such essential services. The Local Plan includes policies that facilitate active travel and encourage healthy lifestyles. Policy DE1 High Quality Design addresses matters such as crime and fear of crime that have negative effects for health and wellbeing. The Health Impact Assessment SPD ¹⁰⁰ provides information and guidance on completing the relevant health toolkit and HIA.	+
4: To provide decent and affordable housing for all	Other policies in the Local Plan address specific housing requirements including the importance of providing a suitable mix & tenure of housing, with particular regard to affordable homes and for younger people. The need for appropriate housing for the ageing population is also understood, as well as needs for potentially disadvantaged groups. The Affordable Housing SPD (March 2022) ¹⁰¹ provides more detailed guidance on the CLP Policy H6 Affordable Housing and aims to make it easier for affordable homes to be built.	+
5: To support sustainable inclusive economic growth	Whilst provision of new homes is not directly attributable to economic growth, good quality homes will support working people. Overall – neutral/not applicable effects.	0

⁹⁸ Approximate measurements made using Google Maps

<https://www.google.co.uk/maps/place/Coventry>

⁹⁹ For example: <https://commonslibrary.parliament.uk/research-briefings/cbp-9414/>

¹⁰⁰ Health Impact Assessment (HIA) Supplementary Planning Document

(SPD) <https://www.coventry.gov.uk/planning-policy/coventry-local-plan-2011-2031/2>

¹⁰¹ <https://www.coventry.gov.uk/downloads/file/37970/affordable-housing-spd>

6: To help achieve the Council's ambition to reach net zero carbon emissions	All new housing development will need to meet policy requirements that seek to help the Council achieve its ambition to achieve a dramatic reduction in carbon emissions & avoid any significant negative effects – neutral effects overall.	0	
7: To build resilience to climate change	All new housing development will need to meet policy requirements that seek to help the Council build resilience to climate change. The site is within Flood Zone 1 indicating low risk of flooding.	0	
8: To reduce traffic & improve sustainable transport choices	The urban environment is well connected and with a good transport system; the location will enable active travel & should discourage car travel as most services & facilities will be accessible by walking or public transport. It may be noted that facilitating active travel has further positive effects for air quality & noise (SA No 9), health & wellbeing (SA No 3) and GI (SA No 11).	+	
9: To reduce air, noise & light pollution	Environmental management and mitigation for pollution is guided by specific policies in Local Plan, including Policy EM7 Air Quality & Policy H1 for nuisance noise, providing mitigation measures such that there will be no significant negative effects and thus indicating neutral or negligible effects.	0	
10: To protect & conserve natural resources – soil, water, minerals & waste¹⁰²	Development on previously developed land indicates positive effects. Water resources and quality are protected through other policies, including Policy EM4 Flood Risk Management, Policy EM6 PDL, and Policy GE1 GI. The Water Cycle Study Stage 1 (June 2024) ¹⁰³ indicates that there is water capacity for the identified development need – indicating neutral effects. Policy EM9 Safeguarding Minerals and Policy EM8 Waste Management provide mitigation measures to reduce potential negative effects from new development.	+	0
11: To protect and enhance nature & biodiversity	Other policies protect nature & biodiversity, including GB1 Green Belt & Local Green Space, GE1 GI, GE2 Green Space, and GE3 Biodiversity and these provide mitigation measures indicating no significant negative effects. All development will have to meet with the national requirements for Biodiversity Net Gain – positive effects.	+	
12: To protect and enhance the historic environment, and its setting	Other policies protect the historic environment, including Policy HE1 Conservation Areas, HE2 Conservation & Heritage Assets, Policy DE1 High Quality Design, and Policy GE1 GI. These policies should provide mitigation measures to avoid significant negative effects on the historic environment. Therefore, likely neutral effects on the historic environment.	0	

¹⁰² First cell refers to land/soil & water resources; second cell refers to minerals & waste

¹⁰³ JBA Consulting (June 2024) for Coventry CC, North Warwickshire BC, Nuneaton & Bedworth BC, Rugby BC, Stratford on Avon DC, & Warwick DC

13: To protect and enhance the quality and character of townscapes & landscapes	Other policies and design guidance will ensure that any potential negative effects are mitigated. Likely neutral effects as this is a PDL site in the urban environment; however, positive design would improve the townscape and visual impacts of this PDL indicating improvement with enhancement to at minor positive effects.	+

	Policy H2:44 Silverton Road Area: 0.04 hectares Capacity: 3 dwellings	
Sustainability Objective	Assessment of Effects Nature of the likely sustainability effect (including positive/negative, short - medium term (5-10 years), long term (10 - 20 years plus), permanent/temporary, secondary, cumulative and synergistic); Uncertainty	
1: To enable vibrant and inclusive communities	The provision of new good quality homes will have positive effects for people. Safe social connectivity, regard for disadvantaged groups, and encouragement of community participation is likely to be guided by specific housing policies. Positive effects for this site. Other policies address many of the potentially disadvantaged groups – poor, ageing, physical & mental disability, single parents, carers, travellers.	+
2: To provide accessible essential services and facilities for all residents	Minor positive effects indicated for this urban location close to a wide range of services & facilities, including schools, nurseries, shops, community & faith centres, and diverse cultural & entertainment facilities. There is a range of open/green space nearby ¹⁰⁴ such as Websters Park, Red House Park and Stoke Heath Park.	+
3: To improve health & promote active living	Provision of good quality housing & access to employment is well established as contributing to better health and wellbeing – physical & mental ¹⁰⁵ . These factors are covered by the following SA Nos 4 & 5. There are some 6 health centres/general practices and 2 dental practices within about a mile walking of the site. It is not known whether these practices are taking new patients but other LP policies should ensure that there is capacity for such essential services.	+

¹⁰⁴ Approximate measurements made using Google Maps
<https://www.google.co.uk/maps/place/Coventry>

¹⁰⁵ For example: <https://commonslibrary.parliament.uk/research-briefings/cbp-9414/>

	The Local Plan includes policies that facilitate active travel and encourage healthy lifestyles. Policy DE1 High Quality Design addresses matters such as crime and fear of crime that have negative effects for health and wellbeing. The Health Impact Assessment SPD ¹⁰⁶ provides information and guidance on completing the relevant health toolkit and HIA.	
4: To provide decent and affordable housing for all	Other policies in the Local Plan address specific housing requirements including the importance of providing a suitable mix & tenure of housing, with particular regard to affordable homes and for younger people. The need for appropriate housing for the ageing population is also understood, as well as needs for potentially disadvantaged groups. The Affordable Housing SPD (March 2022) ¹⁰⁷ provides more detailed guidance on the CLP Policy H6 Affordable Housing and aims to make it easier for affordable homes to be built.	+
5: To support sustainable inclusive economic growth	Whilst provision of new homes is not directly attributable to economic growth, good quality homes will support working people. Overall – neutral/not applicable effects.	0
6: To help achieve the Council's ambition to reach net zero carbon emissions	All new housing development will need to meet policy requirements that seek to help the Council achieve its ambition to achieve a dramatic reduction in carbon emissions & avoid any significant negative effects – neutral effects overall.	0
7: To build resilience to climate change	All new housing development will need to meet policy requirements that seek to help the Council build resilience to climate change. The site is within Flood Zone 1 indicating low risk of flooding.	0
8: To reduce traffic & improve sustainable transport choices	The urban environment is well connected and with a good transport system; the location will enable active travel & should discourage car travel as most services & facilities will be accessible by walking or public transport. It may be noted that facilitating active travel has further positive effects for air quality & noise (SA No 9), health & wellbeing (SA No 3) and GI (SA No 11).	+
9: To reduce air, noise & light pollution	Environmental management and mitigation for pollution is guided by specific policies in Local Plan, including Policy EM7 Air Quality & Policy H1 for nuisance noise, providing mitigation measures such that there will be no significant negative effects and thus indicating neutral or negligible effects.	0

¹⁰⁶ Health Impact Assessment (HIA) Supplementary Planning Document (SPD) <https://www.coventry.gov.uk/planning-policy/coventry-local-plan-2011-2031/2>

¹⁰⁷ <https://www.coventry.gov.uk/downloads/file/37970/affordable-housing-spd>

10: To protect & conserve natural resources – soil, water, minerals & waste¹⁰⁸	Development on greenfield land indicates negative effects for loss of the soils resource. However, the site is small so significance is less. Water resources and quality are protected through other policies, including Policy EM4 Flood Risk Management, Policy EM6 PDL, and Policy GE1 GI. The Water Cycle Study Stage 1 (June 2024)¹⁰⁹ indicates that there is water capacity for the identified development need – indicating neutral effects. Policy EM9 Safeguarding Minerals and Policy EM8 Waste Management provide mitigation measures to reduce potential negative effects from new development.	0	0
11: To protect and enhance nature & biodiversity	Other policies protect nature & biodiversity, including GB1 Green Belt & Local Green Space, GE1 GI, GE2 Green Space, and GE3 Biodiversity and these provide mitigation measures indicating no significant negative effects. All development will have to meet with the national requirements for Biodiversity Net Gain – positive effects.	+	
12: To protect and enhance the historic environment, and its setting	Other policies protect the historic environment, including Policy HE1 Conservation Areas, HE2 Conservation & Heritage Assets, Policy DE1 High Quality Design, and Policy GE1 GI. These policies should provide mitigation measures to avoid significant negative effects on the historic environment. Therefore, likely neutral effects on the historic environment.	0	
13: To protect and enhance the quality and character of townscapes & landscapes	Other policies and design guidance will ensure that any potential negative effects are mitigated. Likely neutral effects as this is a small greenfield site in the urban environment.	0	

	Policy H2:45 2 Lewis Road Area: 0.06 hectares Capacity: 4 dwellings
Sustainability Objective	Assessment of Effects Nature of the likely sustainability effect (including positive/negative, short - medium term (5-10 years), long term (10 - 20 years plus), permanent/temporary, secondary, cumulative and synergistic); Uncertainty

¹⁰⁸ First cell refers to land/soil & water resources; second cell refers to minerals & waste

¹⁰⁹ JBA Consulting (June 2024) for Coventry CC, North Warwickshire BC, Nuneaton & Bedworth BC, Rugby BC, Stratford on Avon DC, & Warwick DC

1: To enable vibrant and inclusive communities	The provision of new good quality homes will have positive effects for people. Safe social connectivity, regard for disadvantaged groups, and encouragement of community participation is likely to be guided by specific housing policies. Positive effects for this site. Other policies address many of the potentially disadvantaged groups – poor, ageing, physical & mental disability, single parents, carers, travellers.	+
2: To provide accessible essential services and facilities for all residents	Minor positive effects indicated for this urban location close to a wide range of services & facilities, including schools, nurseries, shops, community & faith centres, and diverse cultural & entertainment facilities. There is a range of open/green space nearby ¹¹⁰ such as Websters Park, Cash's Park – and the Coventry Canal with open/green space access to a much wider area. Policy requires that development "safeguard access arrangements along the existing right-of-way" thus providing additional site specific mitigation to ensure no negative effects.	+
3: To improve health & promote active living	Provision of good quality housing & access to employment is well established as contributing to better health and wellbeing – physical & mental¹¹¹. These factors are covered by the following SA Nos 4 & 5. There are some 6 health centres/general practices and 2 dental practices within about a mile walking of the site. It is not known whether these practices are taking new patients but other LP policies should ensure that there is capacity for such essential services. The Local Plan includes policies that facilitate active travel and encourage healthy lifestyles. Policy DE1 High Quality Design addresses matters such as crime and fear of crime that have negative effects for health and wellbeing. The Health Impact Assessment SPD¹¹² provides information and guidance on completing the relevant health toolkit and HIA.	+
4: To provide decent and affordable housing for all	Other policies in the Local Plan address specific housing requirements including the importance of providing a suitable mix & tenure of housing, with particular regard to affordable homes and for younger people. The need for appropriate housing for the ageing population is also understood, as well as needs for potentially disadvantaged groups. The Affordable Housing SPD (March 2022)¹¹³ provides more detailed guidance on the CLP Policy H6 Affordable Housing and aims to make it easier for affordable homes to be built.	+

¹¹⁰ Approximate measurements made using Google Maps

<https://www.google.co.uk/maps/place/Coventry>

¹¹¹ For example: <https://commonslibrary.parliament.uk/research-briefings/cbp-9414/>

¹¹² Health Impact Assessment (HIA) Supplementary Planning Document

(SPD) <https://www.coventry.gov.uk/planning-policy/coventry-local-plan-2011-2031/2>

¹¹³ <https://www.coventry.gov.uk/downloads/file/37970/affordable-housing-spd>

5: To support sustainable inclusive economic growth	Whilst provision of new homes is not directly attributable to economic growth, good quality homes will support working people. Overall – neutral/not applicable effects.	0	
6: To help achieve the Council's ambition to reach net zero carbon emissions	All new housing development will need to meet policy requirements that seek to help the Council achieve its ambition to achieve a dramatic reduction in carbon emissions & avoid any significant negative effects – neutral effects overall.	0	
7: To build resilience to climate change	All new housing development will need to meet policy requirements that seek to help the Council build resilience to climate change. The site is within Flood Zone 1 indicating low risk of flooding.	0	
8: To reduce traffic & improve sustainable transport choices	The urban environment is well connected and with a good transport system; the location will enable active travel & should discourage car travel as most services & facilities will be accessible by walking or public transport. It may be noted that facilitating active travel has further positive effects for air quality & noise (SA No 9), health & wellbeing (SA No 3) and GI (SA No 11).	+	
9: To reduce air, noise & light pollution	Environmental management and mitigation for pollution is guided by specific policies in Local Plan, including Policy EM7 Air Quality & Policy H1 for nuisance noise, providing mitigation measures such that there will be no significant negative effects and thus indicating neutral or negligible effects.	0	
10: To protect & conserve natural resources – soil, water, minerals & waste¹¹⁴	Development on previously developed land indicates positive effects. Policy requires that development “ <i>consider potential contamination / UXO</i> ” and this site specific requirement further provides mitigation measures to ensure no negative effects from pollution. Water resources and quality are protected through other policies, including Policy EM4 Flood Risk Management, Policy EM6 PDL, and Policy GE1 GI. The Water Cycle Study Stage 1 (June 2024) ¹¹⁵ indicates that there is water capacity for the identified development need – indicating neutral effects. Policy EM9 Safeguarding Minerals and Policy EM8 Waste Management provide mitigation measures to reduce potential negative effects from new development.	+	0
11: To protect and enhance	Other policies protect nature & biodiversity, including GB1 Green Belt & Local Green Space, GE1 GI, GE2 Green Space, and GE3 Biodiversity and these provide mitigation	+	

¹¹⁴ First cell refers to land/soil & water resources; second cell refers to minerals & waste

¹¹⁵ JBA Consulting (June 2024) for Coventry CC, North Warwickshire BC, Nuneaton & Bedworth BC, Rugby BC, Stratford on Avon DC, & Warwick DC

nature & biodiversity	measures indicating no significant negative effects. All development will have to meet with the national requirements for Biodiversity Net Gain – positive effects.	
12: To protect and enhance the historic environment, and its setting	Other policies protect the historic environment, including Policy HE1 Conservation Areas, HE2 Conservation & Heritage Assets, Policy DE1 High Quality Design, and Policy GE1 GI. These policies should provide mitigation measures to avoid significant negative effects on the historic environment. Therefore, likely neutral effects on the historic environment. Policy requires that development “needs to be sensitive to the character of the Coventry Canal Conservation Area, to consider and to safeguard access arrangements along the existing right-of-way” and this site specific requirement strengthens mitigation to ensure that there are no significant negative effects.	0
13: To protect and enhance the quality and character of townscapes & landscapes	Other policies and design guidance will ensure that any potential negative effects are mitigated. Likely neutral effects as this is a PDL site in the urban environment; however, positive design would improve the townscape and visual impacts of this PDL indicating improvement with enhancement to at minor positive effects.	+

	Policy H2:46 Newfield House, Kingfield Road Area: 1.24 hectares Capacity: 50 dwellings	
Sustainability Objective	Assessment of Effects Nature of the likely sustainability effect (including positive/negative, short - medium term (5-10 years), long term (10 - 20 years plus), permanent/temporary, secondary, cumulative and synergistic); Uncertainty	
1: To enable vibrant and inclusive communities	The provision of new good quality homes will have positive effects for people. Safe social connectivity, regard for disadvantaged groups, and encouragement of community participation is likely to be guided by specific housing policies. Positive effects for this site. Other policies address many of the potentially disadvantaged groups – poor, ageing, physical & mental disability, single parents, carers, travellers.	+

2: To provide accessible essential services and facilities for all residents	Minor positive effects indicated for this urban location close to a wide range of services & facilities, including schools, nurseries, shops, community & faith centres, and diverse cultural & entertainment facilities. There is a range of open/green space nearby ¹¹⁶ such as Websters Park, Cash's Park and access to the wider spaces through the Coventry Canal nearby.	+
3: To improve health & promote active living	Provision of good quality housing & access to employment is well established as contributing to better health and wellbeing – physical & mental ¹¹⁷ . These factors are covered by the following SA Nos 4 & 5. There are some 4 health centres/general practices and 3 dental practices within about a mile walking of the site. It is not known whether these practices are taking new patients but other LP policies should ensure that there is capacity for such essential services. The Local Plan includes policies that facilitate active travel and encourage healthy lifestyles. Policy DE1 High Quality Design addresses matters such as crime and fear of crime that have negative effects for health and wellbeing. The Health Impact Assessment SPD ¹¹⁸ provides information and guidance on completing the relevant health toolkit and HIA.	+
4: To provide decent and affordable housing for all	Other policies in the Local Plan address specific housing requirements including the importance of providing a suitable mix & tenure of housing, with particular regard to affordable homes and for younger people. The need for appropriate housing for the ageing population is also understood, as well as needs for potentially disadvantaged groups. The Affordable Housing SPD (March 2022) ¹¹⁹ provides more detailed guidance on the CLP Policy H6 Affordable Housing and aims to make it easier for affordable homes to be built.	++
5: To support sustainable inclusive economic growth	Whilst provision of new homes is not directly attributable to economic growth, good quality homes will support working people. Overall – neutral/not applicable effects.	0
6: To help achieve the Council's ambition to reach net zero carbon emissions	All new housing development will need to meet policy requirements that seek to help the Council achieve its ambition to achieve a dramatic reduction in carbon emissions & avoid any significant negative effects – neutral effects overall.	0

¹¹⁶ Approximate measurements made using Google Maps

<https://www.google.co.uk/maps/place/Coventry>

¹¹⁷ For example: <https://commonslibrary.parliament.uk/research-briefings/cbp-9414/>

¹¹⁸ Health Impact Assessment (HIA) Supplementary Planning Document

(SPD) <https://www.coventry.gov.uk/planning-policy/coventry-local-plan-2011-2031/2>

¹¹⁹ <https://www.coventry.gov.uk/downloads/file/37970/affordable-housing-spd>

7: To build resilience to climate change	All new housing development will need to meet policy requirements that seek to help the Council build resilience to climate change. The site is within Flood Zone 1 indicating low risk of flooding.	0	
8: To reduce traffic & improve sustainable transport choices	The urban environment is well connected and with a good transport system; the location will enable active travel & should discourage car travel as most services & facilities will be accessible by walking or public transport. It may be noted that facilitating active travel has further positive effects for air quality & noise (SA No 9), health & wellbeing (SA No 3) and GI (SA No 11).	+	
9: To reduce air, noise & light pollution	Environmental management and mitigation for pollution is guided by specific policies in Local Plan, including Policy EM7 Air Quality & Policy H1 for nuisance noise, providing mitigation measures such that there will be no significant negative effects and thus indicating neutral or negligible effects.	0	
10: To protect & conserve natural resources – soil, water, minerals & waste¹²⁰	Development on brownfield land indicates positive effects for protection of the soils resource. Water resources and quality are protected through other policies, including Policy EM4 Flood Risk Management, Policy EM6 PDL, and Policy GE1 GI. The Water Cycle Study Stage 1 (June 2024) ¹²¹ indicates that there is water capacity for the identified development need – indicating neutral effects. Policy EM9 Safeguarding Minerals and Policy EM8 Waste Management provide mitigation measures to reduce potential negative effects from new development.	+	0
11: To protect and enhance nature & biodiversity	Other policies protect nature & biodiversity, including GB1 Green Belt & Local Green Space, GE1 GI, GE2 Green Space, and GE3 Biodiversity and these provide mitigation measures indicating no significant negative effects. All development will have to meet with the national requirements for Biodiversity Net Gain – positive effects.	+	
12: To protect and enhance the historic environment, and its setting	Other policies protect the historic environment, including Policy HE1 Conservation Areas, HE2 Conservation & Heritage Assets, Policy DE1 High Quality Design, and Policy GE1 GI. These policies should provide mitigation measures to avoid significant negative effects on the historic environment. Therefore, likely neutral effects on the historic environment. Policy requires that <i>“Development to be sensitive to the onsite locally listed building and to the setting of the Coventry Canal Conservation Area”</i> thus strengthening site specific mitigation to ensure no significant negative effects.	0	

¹²⁰ First cell refers to land/soil & water resources; second cell refers to minerals & waste

¹²¹ JBA Consulting (June 2024) for Coventry CC, North Warwickshire BC, Nuneaton & Bedworth BC, Rugby BC, Stratford on Avon DC, & Warwick DC

13: To protect and enhance the quality and character of townscapes & landscapes	Other policies and design guidance will ensure that any potential negative effects are mitigated. Likely neutral effects as this is a PDL site in the urban environment; however, positive design would improve the townscape and visual impacts of this PDL indicating improvement with enhancement to at minor positive effects.	+
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	Policy H2:47 Bridge Street Area: 0.06 hectares Capacity: 4 dwellings
Sustainability Objective	Assessment of Effects Nature of the likely sustainability effect (including positive/negative, short - medium term (5-10 years), long term (10 - 20 years plus), permanent/temporary, secondary, cumulative and synergistic); Uncertainty
1: To enable vibrant and inclusive communities	The provision of new good quality homes will have positive effects for people. Safe social connectivity, regard for disadvantaged groups, and encouragement of community participation is likely to be guided by specific housing policies. Positive effects for this site. Other policies address many of the potentially disadvantaged groups – poor, ageing, physical & mental disability, single parents, carers, travellers.
2: To provide accessible essential services and facilities for all residents	Minor positive effects indicated for this urban location close to a wide range of services & facilities, including schools, nurseries, shops, community & faith centres, and diverse cultural & entertainment facilities. There is a range of open/green space nearby ¹²² such as Stoke Heath Park – and the Coventry Canal with open/green space access to a much wider area.
3: To improve health & promote active living	Provision of good quality housing & access to employment is well established as contributing to better health and wellbeing – physical & mental ¹²³ . These factors are covered by the following SA Nos 4 & 5. There are some 6 health centres/general practices and 2 dental practices within about a mile walking of the site. It is not known whether these practices are taking new patients but other LP policies should ensure that there is capacity for such essential services. The Local Plan includes policies that facilitate active travel and encourage healthy lifestyles. Policy DE1 High Quality Design addresses matters such as crime and fear of crime that have negative effects for health and

¹²² Approximate measurements made using Google Maps
<https://www.google.co.uk/maps/place/Coventry>

¹²³ For example: <https://commonslibrary.parliament.uk/research-briefings/cbp-9414/>

	wellbeing. The Health Impact Assessment SPD ¹²⁴ provides information and guidance on completing the relevant health toolkit and HIA.	
4: To provide decent and affordable housing for all	Other policies in the Local Plan address specific housing requirements including the importance of providing a suitable mix & tenure of housing, with particular regard to affordable homes and for younger people. The need for appropriate housing for the ageing population is also understood, as well as needs for potentially disadvantaged groups. The Affordable Housing SPD (March 2022) ¹²⁵ provides more detailed guidance on the CLP Policy H6 Affordable Housing and aims to make it easier for affordable homes to be built.	+
5: To support sustainable inclusive economic growth	Whilst provision of new homes is not directly attributable to economic growth, good quality homes will support working people. Overall – neutral/not applicable effects.	0
6: To help achieve the Council's ambition to reach net zero carbon emissions	All new housing development will need to meet policy requirements that seek to help the Council achieve its ambition to achieve a dramatic reduction in carbon emissions & avoid any significant negative effects – neutral effects overall.	0
7: To build resilience to climate change	All new housing development will need to meet policy requirements that seek to help the Council build resilience to climate change. The site is within Flood Zone 1 indicating low risk of flooding.	0
8: To reduce traffic & improve sustainable transport choices	The urban environment is well connected and with a good transport system; the location will enable active travel & should discourage car travel as most services & facilities will be accessible by walking or public transport. It may be noted that facilitating active travel has further positive effects for air quality & noise (SA No 9), health & wellbeing (SA No 3) and GI (SA No 11).	+
9: To reduce air, noise & light pollution	Environmental management and mitigation for pollution is guided by specific policies in Local Plan, including Policy EM7 Air Quality & Policy H1 for nuisance noise, providing mitigation measures such that there will be no significant negative effects and thus indicating neutral or negligible effects.	0
10: To protect & conserve natural	Development on greenfield land indicates negative effects but the site is small so less significant.	0 0

¹²⁴ Health Impact Assessment (HIA) Supplementary Planning Document (SPD) <https://www.coventry.gov.uk/planning-policy/coventry-local-plan-2011-2031/2>

¹²⁵ <https://www.coventry.gov.uk/downloads/file/37970/affordable-housing-spd>

resources – soil, water, minerals & waste¹²⁶	Water resources and quality are protected through other policies, including Policy EM4 Flood Risk Management, Policy EM6 PDL, and Policy GE1 GI. The Water Cycle Study Stage 1 (June 2024) ¹²⁷ indicates that there is water capacity for the identified development need – indicating neutral effects. Policy EM9 Safeguarding Minerals and Policy EM8 Waste Management provide mitigation measures to reduce potential negative effects from new development.	
11: To protect and enhance nature & biodiversity	Other policies protect nature & biodiversity, including GB1 Green Belt & Local Green Space, GE1 GI, GE2 Green Space, and GE3 Biodiversity and these provide mitigation measures indicating no significant negative effects. All development will have to meet with the national requirements for Biodiversity Net Gain – positive effects.	+
12: To protect and enhance the historic environment, and its setting	Other policies protect the historic environment, including Policy HE1 Conservation Areas, HE2 Conservation & Heritage Assets, Policy DE1 High Quality Design, and Policy GE1 GI. These policies should provide mitigation measures to avoid significant negative effects on the historic environment. Therefore, likely neutral effects on the historic environment.	0
13: To protect and enhance the quality and character of townscapes & landscapes	Other policies and design guidance will ensure that any potential negative effects are mitigated. Likely neutral effects as this is a small site in the urban environment.	0

	Policy H2:48 Land at Caradoc Close, Henley Area: 0.79 hectares Capacity: 30 dwellings	
Sustainability Objective	Assessment of Effects Nature of the likely sustainability effect (including positive/negative, short - medium term (5-10 years), long term (10 - 20 years plus), permanent/temporary, secondary, cumulative and synergistic); Uncertainty	
1: To enable vibrant and inclusive communities	The provision of new good quality homes will have positive effects for people. Safe social connectivity, regard for disadvantaged groups, and encouragement of community participation is likely to be guided by	+

¹²⁶ First cell refers to land/soil & water resources; second cell refers to minerals & waste

¹²⁷ JBA Consulting (June 2024) for Coventry CC, North Warwickshire BC, Nuneaton & Bedworth BC, Rugby BC, Stratford on Avon DC, & Warwick DC

	specific housing policies. Positive effects for this site. Other policies address many of the potentially disadvantaged groups – poor, ageing, physical & mental disability, single parents, carers, travellers.	
2: To provide accessible essential services and facilities for all residents	Minor positive effects indicated for this urban location close to a wide range of services & facilities, including schools, nurseries, shops, community & faith centres, and diverse cultural & entertainment facilities. There is a range of open/green space nearby ¹²⁸ such as Woodway Park and Wyken Croft Nature Park with a network of footpaths throughout the River Sowe route.	+
3: To improve health & promote active living	Provision of good quality housing & access to employment is well established as contributing to better health and wellbeing – physical & mental ¹²⁹ . These factors are covered by the following SA Nos 4 & 5. There are some 4 health centres/general practices and 1 dental practices within about a mile walking of the site. It is not known whether these practices are taking new patients but other LP policies should ensure that there is capacity for such essential services. The Local Plan includes policies that facilitate active travel and encourage healthy lifestyles. Policy DE1 High Quality Design addresses matters such as crime and fear of crime that have negative effects for health and wellbeing. The Health Impact Assessment SPD ¹³⁰ provides information and guidance on completing the relevant health toolkit and HIA.	+
4: To provide decent and affordable housing for all	Other policies in the Local Plan address specific housing requirements including the importance of providing a suitable mix & tenure of housing, with particular regard to affordable homes and for younger people. The need for appropriate housing for the ageing population is also understood, as well as needs for potentially disadvantaged groups. The Affordable Housing SPD (March 2022) ¹³¹ provides more detailed guidance on the CLP Policy H6 Affordable Housing and aims to make it easier for affordable homes to be built.	+
5: To support sustainable inclusive economic growth	Whilst provision of new homes is not directly attributable to economic growth, good quality homes will support working people. Overall – neutral/not applicable effects.	0
6: To help achieve the	All new housing development will need to meet policy requirements that seek to help the Council achieve its	0

¹²⁸ Approximate measurements made using Google Maps

<https://www.google.co.uk/maps/place/Coventry>

¹²⁹ For example: <https://commonslibrary.parliament.uk/research-briefings/cbp-9414/>

¹³⁰ Health Impact Assessment (HIA) Supplementary Planning Document

(SPD) <https://www.coventry.gov.uk/planning-policy/coventry-local-plan-2011-2031/2>

¹³¹ <https://www.coventry.gov.uk/downloads/file/37970/affordable-housing-spd>

Council's ambition to reach net zero carbon emissions	ambition to achieve a dramatic reduction in carbon emissions & avoid any significant negative effects – neutral effects overall.		
7: To build resilience to climate change	All new housing development will need to meet policy requirements that seek to help the Council build resilience to climate change. The site is within Flood Zone 1 indicating low risk of flooding.	0	
8: To reduce traffic & improve sustainable transport choices	The urban environment is well connected and with a good transport system; the location will enable active travel & should discourage car travel as most services & facilities will be accessible by walking or public transport. It may be noted that facilitating active travel has further positive effects for air quality & noise (SA No 9), health & wellbeing (SA No 3) and GI (SA No 11). The site has easy access to the network of footpaths throughout the River Stowe route.	+	
9: To reduce air, noise & light pollution	Environmental management and mitigation for pollution is guided by specific policies in Local Plan, including Policy EM7 Air Quality & Policy H1 for nuisance noise, providing mitigation measures such that there will be no significant negative effects and thus indicating neutral or negligible effects.	0	
10: To protect & conserve natural resources – soil, water, minerals & waste¹³²	Development on greenfield land indicates negative effects. Water resources and quality are protected through other policies, including Policy EM4 Flood Risk Management, Policy EM6 PDL, and Policy GE1 GI. The Water Cycle Study Stage 1 (June 2024) ¹³³ indicates that there is water capacity for the identified development need – indicating neutral effects. Policy EM9 Safeguarding Minerals and Policy EM8 Waste Management provide mitigation measures to reduce potential negative effects from new development.	0	0
11: To protect and enhance nature & biodiversity	Other policies protect nature & biodiversity, including GB1 Green Belt & Local Green Space, GE1 GI, GE2 Green Space, and GE3 Biodiversity and these provide mitigation measures indicating no significant negative effects. All development will have to meet with the national requirements for Biodiversity Net Gain – positive effects.	+	
12: To protect and enhance the historic environment, and its setting	Other policies protect the historic environment, including Policy HE1 Conservation Areas, HE2 Conservation & Heritage Assets, Policy DE1 High Quality Design, and Policy GE1 GI. These policies should provide mitigation measures to avoid significant negative effects on the historic environment. Therefore, likely neutral effects on the historic environment.	0	

¹³² First cell refers to land/soil & water resources; second cell refers to minerals & waste

¹³³ JBA Consulting (June 2024) for Coventry CC, North Warwickshire BC, Nuneaton & Bedworth BC, Rugby BC, Stratford on Avon DC, & Warwick DC

13: To protect and enhance the quality and character of townscapes & landscapes	Other policies and design guidance will ensure that any potential negative effects are mitigated. Likely neutral effects as the site in the urban environment.	0

	Policy H2:49 Land at Halford Lane Area: 0.37 hectares Capacity: 10 dwellings	
	Assessment of Effects	
Sustainability Objective	Nature of the likely sustainability effect (including positive/negative, short - medium term (5-10 years), long term (10 - 20 years plus), permanent/temporary, secondary, cumulative and synergistic); Uncertainty	
1: To enable vibrant and inclusive communities	The provision of new good quality homes will have positive effects for people. Safe social connectivity, regard for disadvantaged groups, and encouragement of community participation is likely to be guided by specific housing policies. Positive effects for this site. Other policies address many of the potentially disadvantaged groups – poor, ageing, physical & mental disability, single parents, carers, travellers.	+
2: To provide accessible essential services and facilities for all residents	Minor positive effects indicated for this edge of urban location close to a wide range of services & facilities, including schools, nurseries, shops, community & faith centres, and diverse cultural & entertainment facilities. There is a range of open/green space nearby ¹³⁴ such as Holbrooks Park and Coundon Hall Park.	+
3: To improve health & promote active living	Provision of good quality housing & access to employment is well established as contributing to better health and wellbeing – physical & mental ¹³⁵ . These factors are covered by the following SA Nos 4 & 5. There are some 5 health centres/general practices and 2 dental practices within about a mile walking of the site. It is not known whether these practices are taking new patients but other LP policies should ensure that there is capacity for such essential services. The Local Plan includes policies that facilitate active travel and encourage healthy lifestyles. Policy DE1 High	+

¹³⁴ Approximate measurements made using Google Maps

<https://www.google.co.uk/maps/place/Coventry>

¹³⁵ For example: <https://commonslibrary.parliament.uk/research-briefings/cbp-9414/>

	Quality Design addresses matters such as crime and fear of crime that have negative effects for health and wellbeing. The Health Impact Assessment SPD ¹³⁶ provides information and guidance on completing the relevant health toolkit and HIA.	
4: To provide decent and affordable housing for all	Other policies in the Local Plan address specific housing requirements including the importance of providing a suitable mix & tenure of housing, with particular regard to affordable homes and for younger people. The need for appropriate housing for the ageing population is also understood, as well as needs for potentially disadvantaged groups. The Affordable Housing SPD (March 2022) ¹³⁷ provides more detailed guidance on the CLP Policy H6 Affordable Housing and aims to make it easier for affordable homes to be built.	+
5: To support sustainable inclusive economic growth	Whilst provision of new homes is not directly attributable to economic growth, good quality homes will support working people. Overall – neutral/not applicable effects.	0
6: To help achieve the Council's ambition to reach net zero carbon emissions	All new housing development will need to meet policy requirements that seek to help the Council achieve its ambition to achieve a dramatic reduction in carbon emissions & avoid any significant negative effects – neutral effects overall.	0
7: To build resilience to climate change	All new housing development will need to meet policy requirements that seek to help the Council build resilience to climate change. The site is within Flood Zone 1 indicating low risk of flooding.	0
8: To reduce traffic & improve sustainable transport choices	The urban environment is well connected and with a good transport system; the location will enable active travel & should discourage car travel as most services & facilities will be accessible by walking or public transport. It may be noted that facilitating active travel has further positive effects for air quality & noise (SA No 9), health & wellbeing (SA No 3) and GI (SA No 11). The site has easy access to the network of footpaths throughout the River Stowe route.	+
9: To reduce air, noise & light pollution	Environmental management and mitigation for pollution is guided by specific policies in Local Plan, including Policy EM7 Air Quality & Policy H1 for nuisance noise, providing mitigation measures such that there will be no significant negative effects and thus indicating neutral or negligible effects.	0

¹³⁶ Health Impact Assessment (HIA) Supplementary Planning Document (SPD) <https://www.coventry.gov.uk/planning-policy/coventry-local-plan-2011-2031/2>

¹³⁷ <https://www.coventry.gov.uk/downloads/file/37970/affordable-housing-spd>

10: To protect & conserve natural resources – soil, water, minerals & waste¹³⁸	Development on greenfield land indicates negative effects. Water resources and quality are protected through other policies, including Policy EM4 Flood Risk Management, Policy EM6 PDL, and Policy GE1 GI. The Water Cycle Study Stage 1 (June 2024)¹³⁹ indicates that there is water capacity for the identified development need – indicating neutral effects. Policy EM9 Safeguarding Minerals and Policy EM8 Waste Management provide mitigation measures to reduce potential negative effects from new development.	0	0
11: To protect and enhance nature & biodiversity	Other policies protect nature & biodiversity, including GB1 Green Belt & Local Green Space, GE1 GI, GE2 Green Space, and GE3 Biodiversity and these provide mitigation measures indicating no significant negative effects. All development will have to meet with the national requirements for Biodiversity Net Gain – positive effects.	+	
12: To protect and enhance the historic environment, and its setting	Other policies protect the historic environment, including Policy HE1 Conservation Areas, HE2 Conservation & Heritage Assets, Policy DE1 High Quality Design, and Policy GE1 GI. These policies should provide mitigation measures to avoid significant negative effects on the historic environment. Therefore, likely neutral effects on the historic environment.	0	
13: To protect and enhance the quality and character of townscapes & landscapes	Other policies and design guidance will ensure that any potential negative effects are mitigated. Likely neutral effects as the site in the urban environment.	0	

¹³⁸ First cell refers to land/soil & water resources; second cell refers to minerals & waste

¹³⁹ JBA Consulting (June 2024) for Coventry CC, North Warwickshire BC, Nuneaton & Bedworth BC, Rugby BC, Stratford on Avon DC, & Warwick DC

	Policy H2:50 Land off Longford Road Area: 0.47 hectares Capacity: 20 dwellings	
Sustainability Objective	Assessment of Effects Nature of the likely sustainability effect (including positive/negative, short - medium term (5-10 years), long term (10 - 20 years plus), permanent/temporary, secondary, cumulative and synergistic); Uncertainty	
1: To enable vibrant and inclusive communities	The provision of new good quality homes will have positive effects for people. Safe social connectivity, regard for disadvantaged groups, and encouragement of community participation is likely to be guided by specific housing policies. Positive effects for this site. Other policies address many of the potentially disadvantaged groups – poor, ageing, physical & mental disability, single parents, carers, travellers.	+
2: To provide accessible essential services and facilities for all residents	Minor positive effects indicated for this edge of urban location close to a wide range of services & facilities, including schools, nurseries, shops, community & faith centres, and diverse cultural & entertainment facilities. There is a range of open/green space nearby ¹⁴⁰ such as Longford Park and the Coventry Canal for wider access.	+
3: To improve health & promote active living	Provision of good quality housing & access to employment is well established as contributing to better health and wellbeing – physical & mental¹⁴¹. These factors are covered by the following SA Nos 4 & 5. There are some 2 health centres/general practices and 3 dental practices within about a mile walking of the site. It is not known whether these practices are taking new patients but other LP policies should ensure that there is capacity for such essential services. The Local Plan includes policies that facilitate active travel and encourage healthy lifestyles. Policy DE1 High Quality Design addresses matters such as crime and fear of crime that have negative effects for health and wellbeing. The Health Impact Assessment SPD¹⁴² provides information and guidance on completing the relevant health toolkit and HIA.	+
4: To provide decent and affordable housing for all	Other policies in the Local Plan address specific housing requirements including the importance of providing a suitable mix & tenure of housing, with particular regard to affordable homes and for younger people. The need for appropriate housing for the ageing population is also understood, as well as needs for potentially disadvantaged groups.	+

¹⁴⁰ Approximate measurements made using Google Maps

<https://www.google.co.uk/maps/place/Coventry>

¹⁴¹ For example: <https://commonslibrary.parliament.uk/research-briefings/cbp-9414/>

¹⁴² Health Impact Assessment (HIA) Supplementary Planning Document (SPD) <https://www.coventry.gov.uk/planning-policy/coventry-local-plan-2011-2031/2>

	The Affordable Housing SPD (March 2022) ¹⁴³ provides more detailed guidance on the CLP Policy H6 Affordable Housing and aims to make it easier for affordable homes to be built.	
5: To support sustainable inclusive economic growth	Whilst provision of new homes is not directly attributable to economic growth, good quality homes will support working people. Overall – neutral/not applicable effects.	0
6: To help achieve the Council's ambition to reach net zero carbon emissions	All new housing development will need to meet policy requirements that seek to help the Council achieve its ambition to achieve a dramatic reduction in carbon emissions & avoid any significant negative effects – neutral effects overall.	0
7: To build resilience to climate change	All new housing development will need to meet policy requirements that seek to help the Council build resilience to climate change. The site is within Flood Zone 1 indicating low risk of flooding.	0
8: To reduce traffic & improve sustainable transport choices	The urban environment is well connected and with a good transport system; the location will enable active travel & should discourage car travel as most services & facilities will be accessible by walking or public transport. It may be noted that facilitating active travel has further positive effects for air quality & noise (SA No 9), health & wellbeing (SA No 3) and GI (SA No 11). The site has easy access to the network of footpaths throughout the River Stowe route & beyond via the Coventry Canal.	+
9: To reduce air, noise & light pollution	Environmental management and mitigation for pollution is guided by specific policies in Local Plan, including Policy EM7 Air Quality & Policy H1 for nuisance noise, providing mitigation measures such that there will be no significant negative effects and thus indicating neutral or negligible effects.	0
10: To protect & conserve natural resources – soil, water, minerals & waste¹⁴⁴	Development on brownfield land indicates positive effects. Water resources and quality are protected through other policies, including Policy EM4 Flood Risk Management, Policy EM6 PDL, and Policy GE1 GI. The Water Cycle Study Stage 1 (June 2024) ¹⁴⁵ indicates that there is water capacity for the identified development need – indicating neutral effects. Policy EM9 Safeguarding Minerals and Policy EM8 Waste Management provide mitigation measures to reduce potential negative effects from new development.	+ 0

¹⁴³ <https://www.coventry.gov.uk/downloads/file/37970/affordable-housing-spd>

¹⁴⁴ First cell refers to land/soil & water resources; second cell refers to minerals & waste

¹⁴⁵ JBA Consulting (June 2024) for Coventry CC, North Warwickshire BC, Nuneaton & Bedworth BC, Rugby BC, Stratford on Avon DC, & Warwick DC

11: To protect and enhance nature & biodiversity	Other policies protect nature & biodiversity, including GB1 Green Belt & Local Green Space, GE1 GI, GE2 Green Space, and GE3 Biodiversity and these provide mitigation measures indicating no significant negative effects. All development will have to meet with the national requirements for Biodiversity Net Gain – positive effects.	+
12: To protect and enhance the historic environment, and its setting	Other policies protect the historic environment, including Policy HE1 Conservation Areas, HE2 Conservation & Heritage Assets, Policy DE1 High Quality Design, and Policy GE1 GI. These policies should provide mitigation measures to avoid significant negative effects on the historic environment. Therefore, likely neutral effects on the historic environment. Policy requires that “ <i>development should enhance the setting of the Coventry Canal Conservation Area</i> ” and this site specific requirement strengthens the mitigation to ensure no significant negative effects.	0
13: To protect and enhance the quality and character of townscapes & landscapes	Other policies and design guidance will ensure that any potential negative effects are mitigated. Likely neutral effects as the site in the urban environment.	0

	Policy H2:51 Land at Roseberry Avenue Area: 0.34 hectares Capacity: 10 dwellings	
Sustainability Objective	Assessment of Effects Nature of the likely sustainability effect (including positive/negative, short - medium term (5-10 years), long term (10 - 20 years plus), permanent/temporary, secondary, cumulative and synergistic); Uncertainty	
1: To enable vibrant and inclusive communities	The provision of new good quality homes will have positive effects for people. Safe social connectivity, regard for disadvantaged groups, and encouragement of community participation is likely to be guided by specific housing policies. Positive effects for this site. Other policies address many of the potentially disadvantaged groups – poor, ageing, physical & mental disability, single parents, carers, travellers.	+
2: To provide accessible essential services and facilities for all residents	Minor positive effects indicated for this edge of urban location close to a wide range of services & facilities, including schools, nurseries, shops, community & faith centres, and diverse cultural & entertainment facilities.	+

	There is a range of open/green space nearby ¹⁴⁶ such as Longford Park and footpaths around the River Sowe.	
3: To improve health & promote active living	Provision of good quality housing & access to employment is well established as contributing to better health and wellbeing – physical & mental¹⁴⁷. These factors are covered by the following SA Nos 4 & 5. There are some 5 health centres/general practices and 2 dental practices within about a mile walking of the site. It is not known whether these practices are taking new patients but other LP policies should ensure that there is capacity for such essential services. The Local Plan includes policies that facilitate active travel and encourage healthy lifestyles. Policy DE1 High Quality Design addresses matters such as crime and fear of crime that have negative effects for health and wellbeing. The Health Impact Assessment SPD¹⁴⁸ provides information and guidance on completing the relevant health toolkit and HIA.	+
4: To provide decent and affordable housing for all	Other policies in the Local Plan address specific housing requirements including the importance of providing a suitable mix & tenure of housing, with particular regard to affordable homes and for younger people. The need for appropriate housing for the ageing population is also understood, as well as needs for potentially disadvantaged groups. The Affordable Housing SPD (March 2022)¹⁴⁹ provides more detailed guidance on the CLP Policy H6 Affordable Housing and aims to make it easier for affordable homes to be built.	+
5: To support sustainable inclusive economic growth	Whilst provision of new homes is not directly attributable to economic growth, good quality homes will support working people. Overall – neutral/not applicable effects.	0
6: To help achieve the Council's ambition to reach net zero carbon emissions	All new housing development will need to meet policy requirements that seek to help the Council achieve its ambition to achieve a dramatic reduction in carbon emissions & avoid any significant negative effects – neutral effects overall.	0
7: To build resilience to	All new housing development will need to meet policy requirements that seek to help the Council build resilience	0

¹⁴⁶ Approximate measurements made using Google Maps

<https://www.google.co.uk/maps/place/Coventry>

¹⁴⁷ For example: <https://commonslibrary.parliament.uk/research-briefings/cbp-9414/>

¹⁴⁸ Health Impact Assessment (HIA) Supplementary Planning Document

(SPD) <https://www.coventry.gov.uk/planning-policy/coventry-local-plan-2011-2031/2>

¹⁴⁹ <https://www.coventry.gov.uk/downloads/file/37970/affordable-housing-spd>

climate change	to climate change. The site is within Flood Zone 1 indicating low risk of flooding.	
8: To reduce traffic & improve sustainable transport choices	The urban environment is well connected and with a good transport system; the location will enable active travel & should discourage car travel as most services & facilities will be accessible by walking or public transport. It may be noted that facilitating active travel has further positive effects for air quality & noise (SA No 9), health & wellbeing (SA No 3) and GI (SA No 11).	+
9: To reduce air, noise & light pollution	Environmental management and mitigation for pollution is guided by specific policies in Local Plan, including Policy EM7 Air Quality & Policy H1 for nuisance noise, providing mitigation measures such that there will be no significant negative effects and thus indicating neutral or negligible effects.	0
10: To protect & conserve natural resources – soil, water, minerals & waste¹⁵⁰	Development on brownfield land indicates positive effects. Water resources and quality are protected through other policies, including Policy EM4 Flood Risk Management, Policy EM6 PDL, and Policy GE1 GI. The Water Cycle Study Stage 1 (June 2024) ¹⁵¹ indicates that there is water capacity for the identified development need – indicating neutral effects. Policy EM9 Safeguarding Minerals and Policy EM8 Waste Management provide mitigation measures to reduce potential negative effects from new development.	0 0
11: To protect and enhance nature & biodiversity	Other policies protect nature & biodiversity, including GB1 Green Belt & Local Green Space, GE1 GI, GE2 Green Space, and GE3 Biodiversity and these provide mitigation measures indicating no significant negative effects. All development will have to meet with the national requirements for Biodiversity Net Gain – positive effects.	+
12: To protect and enhance the historic environment, and its setting	Other policies protect the historic environment, including Policy HE1 Conservation Areas, HE2 Conservation & Heritage Assets, Policy DE1 High Quality Design, and Policy GE1 GI. These policies should provide mitigation measures to avoid significant negative effects on the historic environment. Therefore, likely neutral effects on the historic environment.	0
13: To protect and enhance the quality	Other policies and design guidance will ensure that any potential negative effects are mitigated. Likely neutral effects as the site in the urban environment.	0

¹⁵⁰ First cell refers to land/soil & water resources; second cell refers to minerals & waste

¹⁵¹ JBA Consulting (June 2024) for Coventry CC, North Warwickshire BC, Nuneaton & Bedworth BC, Rugby BC, Stratford on Avon DC, & Warwick DC

and character of townscapes & landscapes		
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	Policy H2:52 St Nicholas Church Radford Sherwood Jones Close Area: 0.36 hectares Capacity: 20 dwellings	
Sustainability Objective	Assessment of Effects Nature of the likely sustainability effect (including positive/negative, short - medium term (5-10 years), long term (10 - 20 years plus), permanent/temporary, secondary, cumulative and synergistic); Uncertainty	
1: To enable vibrant and inclusive communities	The provision of new good quality homes will have positive effects for people. Safe social connectivity, regard for disadvantaged groups, and encouragement of community participation is likely to be guided by specific housing policies. Positive effects for this site. Other policies address many of the potentially disadvantaged groups – poor, ageing, physical & mental disability, single parents, carers, travellers.	+
2: To provide accessible essential services and facilities for all residents	Minor positive effects indicated for this edge of urban location close to a wide range of services & facilities, including schools, nurseries, shops, community & faith centres, and diverse cultural & entertainment facilities. There is a range of open/green space nearby ¹⁵² such as Bablake Playing Fields, Radford Recreation Park & Haywards Green, together with the Coventry Canal to the east.	+
3: To improve health & promote active living	Provision of good quality housing & access to employment is well established as contributing to better health and wellbeing – physical & mental ¹⁵³ . These factors are covered by the following SA Nos 4 & 5. There are some 4 health centres/general practices and 3 dental practices within about a mile walking of the site. It is not known whether these practices are taking new patients but other LP policies should ensure that there is capacity for such essential services. The Local Plan includes policies that facilitate active travel and encourage healthy lifestyles. Policy DE1 High Quality Design addresses matters such as crime and fear of crime that have negative effects for health and wellbeing. The Health Impact Assessment SPD ¹⁵⁴ provides	+

¹⁵² Approximate measurements made using Google Maps

<https://www.google.co.uk/maps/place/Coventry>

¹⁵³ For example: <https://commonslibrary.parliament.uk/research-briefings/cbp-9414/>

¹⁵⁴ Health Impact Assessment (HIA) Supplementary Planning Document (SPD) <https://www.coventry.gov.uk/planning-policy/coventry-local-plan-2011-2031/2>

	information and guidance on completing the relevant health toolkit and HIA.	
4: To provide decent and affordable housing for all	Other policies in the Local Plan address specific housing requirements including the importance of providing a suitable mix & tenure of housing, with particular regard to affordable homes and for younger people. The need for appropriate housing for the ageing population is also understood, as well as needs for potentially disadvantaged groups. The Affordable Housing SPD (March 2022) ¹⁵⁵ provides more detailed guidance on the CLP Policy H6 Affordable Housing and aims to make it easier for affordable homes to be built.	++
5: To support sustainable inclusive economic growth	Whilst provision of new homes is not directly attributable to economic growth, good quality homes will support working people. Overall – neutral/not applicable effects.	0
6: To help achieve the Council's ambition to reach net zero carbon emissions	All new housing development will need to meet policy requirements that seek to help the Council achieve its ambition to achieve a dramatic reduction in carbon emissions & avoid any significant negative effects – neutral effects overall.	0
7: To build resilience to climate change	All new housing development will need to meet policy requirements that seek to help the Council build resilience to climate change. The site is within Flood Zone 1 indicating low risk of flooding.	0
8: To reduce traffic & improve sustainable transport choices	The urban environment is well connected and with a good transport system; the location will enable active travel & should discourage car travel as most services & facilities will be accessible by walking or public transport. It may be noted that facilitating active travel has further positive effects for air quality & noise (SA No 9), health & wellbeing (SA No 3) and GI (SA No 11).	+
9: To reduce air, noise & light pollution	Environmental management and mitigation for pollution is guided by specific policies in Local Plan, including Policy EM7 Air Quality & Policy H1 for nuisance noise, providing mitigation measures such that there will be no significant negative effects and thus indicating neutral or negligible effects.	0
10: To protect & conserve natural resources – soil, water,	Development on brownfield land indicates positive effects. Water resources and quality are protected through other policies, including Policy EM4 Flood Risk Management, Policy EM6 PDL, and Policy GE1 GI. The Water Cycle Study	+ 0

¹⁵⁵ <https://www.coventry.gov.uk/downloads/file/37970/affordable-housing-spd>

minerals & waste¹⁵⁶	Stage 1 (June 2024) ¹⁵⁷ indicates that there is water capacity for the identified development need – indicating neutral effects. Policy EM9 Safeguarding Minerals and Policy EM8 Waste Management provide mitigation measures to reduce potential negative effects from new development.	
11: To protect and enhance nature & biodiversity	Other policies protect nature & biodiversity, including GB1 Green Belt & Local Green Space, GE1 GI, GE2 Green Space, and GE3 Biodiversity and these provide mitigation measures indicating no significant negative effects. All development will have to meet with the national requirements for Biodiversity Net Gain – positive effects.	+
12: To protect and enhance the historic environment, and its setting	Other policies protect the historic environment, including Policy HE1 Conservation Areas, HE2 Conservation & Heritage Assets, Policy DE1 High Quality Design, and Policy GE1 GI. These policies should provide mitigation measures to avoid significant negative effects on the historic environment. Therefore, likely neutral effects on the historic environment.	0
13: To protect and enhance the quality and character of townscapes & landscapes	Other policies and design guidance will ensure that any potential negative effects are mitigated. Likely neutral effects as the site in the urban environment.	0

	Policy H2:53 Lansdowne Street Area: 0.14 hectares dwelling	Capacity: 8
Sustainability Objective	Assessment of Effects Nature of the likely sustainability effect (including positive/negative, short - medium term (5-10 years), long term (10 - 20 years plus), permanent/temporary, secondary, cumulative and synergistic); Uncertainty	
1: To enable vibrant and inclusive communities	The provision of new good quality homes will have positive effects for people. Safe social connectivity, regard for disadvantaged groups, and encouragement of community participation is likely to be guided by specific housing policies. Positive effects for this site. Other policies address many of the potentially disadvantaged groups – poor, ageing, physical & mental disability, single parents, carers, travellers.	+

¹⁵⁶ First cell refers to land/soil & water resources; second cell refers to minerals & waste

¹⁵⁷ JBA Consulting (June 2024) for Coventry CC, North Warwickshire BC, Nuneaton & Bedworth BC, Rugby BC, Stratford on Avon DC, & Warwick DC

2: To provide accessible essential services and facilities for all residents	Minor positive effects indicated for this edge of urban location close to a wide range of services & facilities, including schools, nurseries, shops, community & faith centres, and diverse cultural & entertainment facilities. There is a range of open/green space nearby ¹⁵⁸ such as Gosford Green and Primrose Hill Park	+
3: To improve health & promote active living	Provision of good quality housing & access to employment is well established as contributing to better health and wellbeing – physical & mental ¹⁵⁹ . These factors are covered by the following SA Nos 4 & 5. There are some 4 health centres/general practices and 4 dental practices within about a mile walking of the site. It is not known whether these practices are taking new patients but other LP policies should ensure that there is capacity for such essential services. The Local Plan includes policies that facilitate active travel and encourage healthy lifestyles. Policy DE1 High Quality Design addresses matters such as crime and fear of crime that have negative effects for health and wellbeing. The Health Impact Assessment SPD ¹⁶⁰ provides information and guidance on completing the relevant health toolkit and HIA.	+
4: To provide decent and affordable housing for all	Other policies in the Local Plan address specific housing requirements including the importance of providing a suitable mix & tenure of housing, with particular regard to affordable homes and for younger people. The need for appropriate housing for the ageing population is also understood, as well as needs for potentially disadvantaged groups. The Affordable Housing SPD (March 2022) ¹⁶¹ provides more detailed guidance on the CLP Policy H6 Affordable Housing and aims to make it easier for affordable homes to be built.	+
5: To support sustainable inclusive economic growth	Whilst provision of new homes is not directly attributable to economic growth, good quality homes will support working people. Overall – neutral/not applicable effects.	0
6: To help achieve the Council's ambition to reach net zero carbon emissions	All new housing development will need to meet policy requirements that seek to help the Council achieve its ambition to achieve a dramatic reduction in carbon emissions & avoid any significant negative effects – neutral effects overall.	0

¹⁵⁸ Approximate measurements made using Google Maps

<https://www.google.co.uk/maps/place/Coventry>

¹⁵⁹ For example: <https://commonslibrary.parliament.uk/research-briefings/cbp-9414/>

¹⁶⁰ Health Impact Assessment (HIA) Supplementary Planning Document

(SPD) <https://www.coventry.gov.uk/planning-policy/coventry-local-plan-2011-2031/2>

¹⁶¹ <https://www.coventry.gov.uk/downloads/file/37970/affordable-housing-spd>

7: To build resilience to climate change	All new housing development will need to meet policy requirements that seek to help the Council build resilience to climate change. The site is within Flood Zone 1 indicating low risk of flooding.	0
8: To reduce traffic & improve sustainable transport choices	The urban environment is well connected and with a good transport system; the location will enable active travel & should discourage car travel as most services & facilities will be accessible by walking or public transport. It may be noted that facilitating active travel has further positive effects for air quality & noise (SA No 9), health & wellbeing (SA No 3) and GI (SA No 11).	+
9: To reduce air, noise & light pollution	Environmental management and mitigation for pollution is guided by specific policies in Local Plan, including Policy EM7 Air Quality & Policy H1 for nuisance noise, providing mitigation measures such that there will be no significant negative effects and thus indicating neutral or negligible effects.	0
10: To protect & conserve natural resources – soil, water, minerals & waste¹⁶²	Development on brownfield land indicates positive effects. Water resources and quality are protected through other policies, including Policy EM4 Flood Risk Management, Policy EM6 PDL, and Policy GE1 GI. The Water Cycle Study Stage 1 (June 2024) ¹⁶³ indicates that there is water capacity for the identified development need – indicating neutral effects. Policy EM9 Safeguarding Minerals and Policy EM8 Waste Management provide mitigation measures to reduce potential negative effects from new development.	+ 0
11: To protect and enhance nature & biodiversity	Other policies protect nature & biodiversity, including GB1 Green Belt & Local Green Space, GE1 GI, GE2 Green Space, and GE3 Biodiversity and these provide mitigation measures indicating no significant negative effects. All development will have to meet with the national requirements for Biodiversity Net Gain – positive effects.	+
12: To protect and enhance the historic environment, and its setting	Other policies protect the historic environment, including Policy HE1 Conservation Areas, HE2 Conservation & Heritage Assets, Policy DE1 High Quality Design, and Policy GE1 GI. These policies should provide mitigation measures to avoid significant negative effects on the historic environment. Therefore, likely neutral effects on the historic environment.	0
13: To protect and enhance the quality	Other policies and design guidance will ensure that any potential negative effects are mitigated. Likely neutral effects as the site in the urban environment.	0

¹⁶² First cell refers to land/soil & water resources; second cell refers to minerals & waste

¹⁶³ JBA Consulting (June 2024) for Coventry CC, North Warwickshire BC, Nuneaton & Bedworth BC, Rugby BC, Stratford on Avon DC, & Warwick DC

and character of townscapes & landscapes		
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	Policy H2:54 Bishop Street/Tower Street Area: 0.3 hectares Capacity: 129 dwellings	
	Assessment of Effects	
Sustainability Objective	Nature of the likely sustainability effect (including positive/negative, short - medium term (5-10 years), long term (10 - 20 years plus), permanent/temporary, secondary, cumulative and synergistic); Uncertainty	
1: To enable vibrant and inclusive communities	The provision of new good quality homes will have positive effects for people. Safe social connectivity, regard for disadvantaged groups, and encouragement of community participation is likely to be guided by specific housing policies. Positive effects for this site. Located within the city centre. Other policies address many of the potentially disadvantaged groups – poor, ageing, physical & mental disability, single parents, carers, travellers.	+
2: To provide accessible essential services and facilities for all residents	Minor positive effects indicated for this location in the city centre & close to a wide range of services & facilities, including schools, nurseries, shops, community & faith centres, and diverse cultural & entertainment facilities. There is a range of open/green space nearby ¹⁶⁴ such as Lady Herberts Gardens, Naul's Mill Park and playground, and wider access through the Coventry Canal.	+
3: To improve health & promote active living	Provision of good quality housing & access to employment is well established as contributing to better health and wellbeing – physical & mental ¹⁶⁵ . These factors are covered by the following SA Nos 4 & 5. There are some 5 health centres/general practices and 4 dental practices within about a mile walking of the site. It is not known whether these practices are taking new patients but other LP policies should ensure that there is capacity for such essential services. The Local Plan includes policies that facilitate active travel and encourage healthy lifestyles. Policy DE1 High Quality Design addresses matters such as crime and fear of crime that have negative effects for health and wellbeing. The Health Impact Assessment SPD ¹⁶⁶ provides	+

¹⁶⁴ Approximate measurements made using Google Maps

<https://www.google.co.uk/maps/place/Coventry>

¹⁶⁵ For example: <https://commonslibrary.parliament.uk/research-briefings/cbp-9414/>

¹⁶⁶ Health Impact Assessment (HIA) Supplementary Planning Document (SPD) <https://www.coventry.gov.uk/planning-policy/coventry-local-plan-2011-2031/2>

	information and guidance on completing the relevant health toolkit and HIA.	
4: To provide decent and affordable housing for all	Other policies in the Local Plan address specific housing requirements including the importance of providing a suitable mix & tenure of housing, with particular regard to affordable homes and for younger people. The need for appropriate housing for the ageing population is also understood, as well as needs for potentially disadvantaged groups. The Affordable Housing SPD (March 2022)¹⁶⁷ provides more detailed guidance on the CLP Policy H6 Affordable Housing and aims to make it easier for affordable homes to be built. The Policy notes that this city centre location could support a higher density of new homes with further positive effects for housing objectives.	++
5: To support sustainable inclusive economic growth	Whilst provision of new homes is not directly attributable to economic growth, good quality homes will support working people. Overall – neutral/not applicable effects.	0
6: To help achieve the Council's ambition to reach net zero carbon emissions	All new housing development will need to meet policy requirements that seek to help the Council achieve its ambition to achieve a dramatic reduction in carbon emissions & avoid any significant negative effects – neutral effects overall.	0
7: To build resilience to climate change	All new housing development will need to meet policy requirements that seek to help the Council build resilience to climate change. The site is within Flood Zone 1 indicating low risk of flooding.	0
8: To reduce traffic & improve sustainable transport choices	The urban environment is well connected and with a good transport system; the city centre location will enable active travel & should discourage car travel as a range of services & facilities will be accessible by walking or public transport. It may be noted that facilitating active travel has further positive effects for air quality & noise (SA No 9), health & wellbeing (SA No 3) and GI (SA No 11).	++
9: To reduce air, noise & light pollution	Environmental management and mitigation for pollution is guided by specific policies in Local Plan, including Policy EM7 Air Quality & Policy H1 for nuisance noise, providing mitigation measures such that there will be no significant negative effects and thus indicating neutral or negligible effects.	0

¹⁶⁷ <https://www.coventry.gov.uk/downloads/file/37970/affordable-housing-spd>

10: To protect & conserve natural resources – soil, water, minerals & waste¹⁶⁸	Development on previously developed land indicates positive effects. Water resources and quality are protected through other policies, including Policy EM4 Flood Risk Management, Policy EM6 PDL, and Policy GE1 GI. The Water Cycle Study Stage 1 (June 2024)¹⁶⁹ indicates that there is water capacity for the identified development need – indicating neutral effects. Policy EM9 Safeguarding Minerals and Policy EM8 Waste Management provide mitigation measures to reduce potential negative effects from new development.	+	0
11: To protect and enhance nature & biodiversity	Other policies protect nature & biodiversity, including GB1 Green Belt & Local Green Space, GE1 GI, GE2 Green Space, and GE3 Biodiversity and these provide mitigation measures indicating no significant negative effects. All development will have to meet with the national requirements for Biodiversity Net Gain – positive effects.	+	
12: To protect and enhance the historic environment, and its setting	Other policies protect the historic environment, including Policy HE1 Conservation Areas, HE2 Conservation & Heritage Assets, Policy DE1 High Quality Design, and Policy GE1 GI. These policies should provide mitigation measures to avoid significant negative effects on the historic environment. Therefore, likely neutral effects on the historic environment.	0	
13: To protect and enhance the quality and character of townscapes & landscapes	Other policies and design guidance will ensure that any potential negative effects are mitigated. Likely neutral effects as this is a PDL site in the urban environment; however, positive design would improve the townscape and visual impacts of this PDL indicating improvement with enhancement to at minor positive effects.	+	

¹⁶⁸ First cell refers to land/soil & water resources; second cell refers to minerals & waste

¹⁶⁹ JBA Consulting (June 2024) for Coventry CC, North Warwickshire BC, Nuneaton & Bedworth BC, Rugby BC, Stratford on Avon DC, & Warwick DC

	Policy H2:55 Land at Nickson Road Area: 0.42 hectares Capacity: 10 dwellings	
Sustainability Objective	Assessment of Effects Nature of the likely sustainability effect (including positive/negative, short - medium term (5-10 years), long term (10 - 20 years plus), permanent/temporary, secondary, cumulative and synergistic); Uncertainty	
1: To enable vibrant and inclusive communities	The provision of new good quality homes will have positive effects for people. Safe social connectivity, regard for disadvantaged groups, and encouragement of community participation is likely to be guided by specific housing policies. Positive effects for this site. Other policies address many of the potentially disadvantaged groups – poor, ageing, physical & mental disability, single parents, carers, travellers.	+
2: To provide accessible essential services and facilities for all residents	Minor positive effects indicated for this edge of urban location close to a wide range of services & facilities, including schools, nurseries, shops, community & faith centres, and diverse cultural & entertainment facilities. There is a range of open/green space and woodland areas nearby ¹⁷⁰ with a network of paths to open countryside to the west.	+
3: To improve health & promote active living	Provision of good quality housing & access to employment is well established as contributing to better health and wellbeing – physical & mental ¹⁷¹ . These factors are covered by the following SA Nos 4 & 5. There are some 5 health centres/general practices and 3 dental practices within about a mile walking of the site. It is not known whether these practices are taking new patients but other LP policies should ensure that there is capacity for such essential services. The Local Plan includes policies that facilitate active travel and encourage healthy lifestyles. Policy DE1 High Quality Design addresses matters such as crime and fear of crime that have negative effects for health and wellbeing. The Health Impact Assessment SPD ¹⁷² provides information and guidance on completing the relevant health toolkit and HIA.	+
4: To provide decent and affordable housing for all	Other policies in the Local Plan address specific housing requirements including the importance of providing a suitable mix & tenure of housing, with particular regard to affordable homes and for younger people. The need for appropriate housing for the ageing population is also understood, as well as needs for potentially disadvantaged groups.	+

¹⁷⁰ Approximate measurements made using Google Maps

<https://www.google.co.uk/maps/place/Coventry>

¹⁷¹ For example: <https://commonslibrary.parliament.uk/research-briefings/cbp-9414/>

¹⁷² Health Impact Assessment (HIA) Supplementary Planning Document (SPD) <https://www.coventry.gov.uk/planning-policy/coventry-local-plan-2011-2031/2>

	The Affordable Housing SPD (March 2022) ¹⁷³ provides more detailed guidance on the CLP Policy H6 Affordable Housing and aims to make it easier for affordable homes to be built.	
5: To support sustainable inclusive economic growth	Whilst provision of new homes is not directly attributable to economic growth, good quality homes will support working people. Overall – neutral/not applicable effects.	0
6: To help achieve the Council's ambition to reach net zero carbon emissions	All new housing development will need to meet policy requirements that seek to help the Council achieve its ambition to achieve a dramatic reduction in carbon emissions & avoid any significant negative effects – neutral effects overall.	0
7: To build resilience to climate change	All new housing development will need to meet policy requirements that seek to help the Council build resilience to climate change. The site is within Flood Zone 1 indicating low risk of flooding.	0
8: To reduce traffic & improve sustainable transport choices	The urban environment is well connected and with a good transport system; the location will enable active travel & should discourage car travel as most services & facilities will be accessible by walking or public transport. The site is within easy walking distance of Tile Hill local railway station. It may be noted that facilitating active travel has further positive effects for air quality & noise (SA No 9), health & wellbeing (SA No 3) and GI (SA No 11).	+
9: To reduce air, noise & light pollution	Environmental management and mitigation for pollution is guided by specific policies in Local Plan, including Policy EM7 Air Quality & Policy H1 for nuisance noise, providing mitigation measures such that there will be no significant negative effects and thus indicating neutral or negligible effects.	0
10: To protect & conserve natural resources – soil, water, minerals & waste¹⁷⁴	Development on brownfield land indicates positive effects but the site is small so less significance. Water resources and quality are protected through other policies, including Policy EM4 Flood Risk Management, Policy EM6 PDL, and Policy GE1 GI. The Water Cycle Study Stage 1 (June 2024) ¹⁷⁵ indicates that there is water capacity for the identified development need – indicating neutral effects. Policy EM9 Safeguarding Minerals and Policy EM8 Waste Management provide mitigation measures to reduce	+ 0

¹⁷³ <https://www.coventry.gov.uk/downloads/file/37970/affordable-housing-spd>

¹⁷⁴ First cell refers to land/soil & water resources; second cell refers to minerals & waste

¹⁷⁵ JBA Consulting (June 2024) for Coventry CC, North Warwickshire BC, Nuneaton & Bedworth BC, Rugby BC, Stratford on Avon DC, & Warwick DC

	potential negative effects from new development. The site is within a Mineral Safeguarding Area (MSA) and Policy requirements that development should consider this context.	
11: To protect and enhance nature & biodiversity	Other policies protect nature & biodiversity, including GB1 Green Belt & Local Green Space, GE1 GI, GE2 Green Space, and GE3 Biodiversity and these provide mitigation measures indicating no significant negative effects. All development will have to meet with the national requirements for Biodiversity Net Gain – positive effects. Policy includes site specific requirements that <i>“Development to consider the site's typology context, which comprises adjacent Ancient Woodland, a Local Wildlife Site, Local Nature Reserve, Local Green Space”</i> . This provides mitigation measures.	+
12: To protect and enhance the historic environment, and its setting	Other policies protect the historic environment, including Policy HE1 Conservation Areas, HE2 Conservation & Heritage Assets, Policy DE1 High Quality Design, and Policy GE1 GI. These policies should provide mitigation measures to avoid significant negative effects on the historic environment. The site is within an Archaeological Constraint Area Policy requirements that development should consider this context. Therefore, likely neutral effects on the historic environment.	0
13: To protect and enhance the quality and character of townscapes & landscapes	Other policies and design guidance will ensure that any potential negative effects are mitigated. Likely neutral effects as the site in the urban environment.	0

	Policy H2:56 Former Faseman House, Faseman Avenue Area: 0.63 hectares Capacity: 50 dwellingings	
Sustainability Objective	Assessment of Effects Nature of the likely sustainability effect (including positive/negative, short - medium term (5-10 years), long term (10 - 20 years plus), permanent/temporary, secondary, cumulative and synergistic); Uncertainty	
1: To enable vibrant and inclusive communities	The provision of new good quality homes will have positive effects for people. Safe social connectivity, regard for disadvantaged groups, and encouragement of community participation is likely to be guided by specific housing policies. Positive effects for this site. Other policies address many of the potentially disadvantaged	+

	groups – poor, ageing, physical & mental disability, single parents, carers, travellers.	
2: To provide accessible essential services and facilities for all residents	Minor positive effects indicated for this edge of urban location close to a wide range of services & facilities, including schools, nurseries, shops, community & faith centres, and diverse cultural & entertainment facilities. There is a range of open/green space nearby ¹⁷⁶ such as Jardine Crescent Play Park and the Ponderosa playing fields.	+
3: To improve health & promote active living	Provision of good quality housing & access to employment is well established as contributing to better health and wellbeing – physical & mental ¹⁷⁷ . These factors are covered by the following SA Nos 4 & 5. There are some 5 health centres/general practices and 2 dental practices within about a mile walking of the site. It is not known whether these practices are taking new patients but other LP policies should ensure that there is capacity for such essential services. The Local Plan includes policies that facilitate active travel and encourage healthy lifestyles. Policy DE1 High Quality Design addresses matters such as crime and fear of crime that have negative effects for health and wellbeing. The Health Impact Assessment SPD ¹⁷⁸ provides information and guidance on completing the relevant health toolkit and HIA.	+
4: To provide decent and affordable housing for all	Other policies in the Local Plan address specific housing requirements including the importance of providing a suitable mix & tenure of housing, with particular regard to affordable homes and for younger people. The need for appropriate housing for the ageing population is also understood, as well as needs for potentially disadvantaged groups. The Affordable Housing SPD (March 2022) ¹⁷⁹ provides more detailed guidance on the CLP Policy H6 Affordable Housing and aims to make it easier for affordable homes to be built.	+
5: To support sustainable inclusive economic growth	Whilst provision of new homes is not directly attributable to economic growth, good quality homes will support working people. Overall – neutral/not applicable effects.	0
6: To help achieve the	All new housing development will need to meet policy requirements that seek to help the Council achieve its	0

¹⁷⁶ Approximate measurements made using Google Maps

<https://www.google.co.uk/maps/place/Coventry>

¹⁷⁷ For example: <https://commonslibrary.parliament.uk/research-briefings/cbp-9414/>

¹⁷⁸ Health Impact Assessment (HIA) Supplementary Planning Document

(SPD) <https://www.coventry.gov.uk/planning-policy/coventry-local-plan-2011-2031/2>

¹⁷⁹ <https://www.coventry.gov.uk/downloads/file/37970/affordable-housing-spd>

Council's ambition to reach net zero carbon emissions	ambition to achieve a dramatic reduction in carbon emissions & avoid any significant negative effects – neutral effects overall.	
7: To build resilience to climate change	All new housing development will need to meet policy requirements that seek to help the Council build resilience to climate change. The site is within Flood Zone 1 indicating low risk of flooding.	0
8: To reduce traffic & improve sustainable transport choices	The urban environment is well connected and with a good transport system; the location will enable active travel & should discourage car travel as most services & facilities will be accessible by walking or public transport. It may be noted that facilitating active travel has further positive effects for air quality & noise (SA No 9), health & wellbeing (SA No 3) and GI (SA No 11).	+
9: To reduce air, noise & light pollution	Environmental management and mitigation for pollution is guided by specific policies in Local Plan, including Policy EM7 Air Quality & Policy H1 for nuisance noise, providing mitigation measures such that there will be no significant negative effects and thus indicating neutral or negligible effects.	0
10: To protect & conserve natural resources – soil, water, minerals & waste¹⁸⁰	Development on brownfield land indicates positive effects. Water resources and quality are protected through other policies, including Policy EM4 Flood Risk Management, Policy EM6 PDL, and Policy GE1 GI. The Water Cycle Study Stage 1 (June 2024) ¹⁸¹ indicates that there is water capacity for the identified development need – indicating neutral effects. Policy EM9 Safeguarding Minerals and Policy EM8 Waste Management provide mitigation measures to reduce potential negative effects from new development.	+ 0
11: To protect and enhance nature & biodiversity	Other policies protect nature & biodiversity, including GB1 Green Belt & Local Green Space, GE1 GI, GE2 Green Space, and GE3 Biodiversity and these provide mitigation measures indicating no significant negative effects. All development will have to meet with the national requirements for Biodiversity Net Gain – positive effects.	+
12: To protect and enhance the historic environment, and its setting	Other policies protect the historic environment, including Policy HE1 Conservation Areas, HE2 Conservation & Heritage Assets, Policy DE1 High Quality Design, and Policy GE1 GI. These policies should provide mitigation measures to avoid significant negative effects on the historic environment. Therefore, likely neutral effects on the historic environment.	0

¹⁸⁰ First cell refers to land/soil & water resources; second cell refers to minerals & waste

¹⁸¹ JBA Consulting (June 2024) for Coventry CC, North Warwickshire BC, Nuneaton & Bedworth BC, Rugby BC, Stratford on Avon DC, & Warwick DC

13: To protect and enhance the quality and character of townscapes & landscapes	Other policies and design guidance will ensure that any potential negative effects are mitigated. Likely neutral effects as the site in the urban environment.	0

	Policy H2:57 Land at Ferrers Close Area: 1.4 hectares Capacity: 50 dwellings	
	Assessment of Effects	
Sustainability Objective	Nature of the likely sustainability effect (including positive/negative, short - medium term (5-10 years), long term (10 - 20 years plus), permanent/temporary, secondary, cumulative and synergistic); Uncertainty	
1: To enable vibrant and inclusive communities	The provision of new good quality homes will have positive effects for people. Safe social connectivity, regard for disadvantaged groups, and encouragement of community participation is likely to be guided by specific housing policies. Positive effects for this site. Other policies address many of the potentially disadvantaged groups – poor, ageing, physical & mental disability, single parents, carers, travellers.	+
2: To provide accessible essential services and facilities for all residents	Minor positive effects indicated for this edge of urban location close to a wide range of services & facilities, including schools, nurseries, shops, community & faith centres, and diverse cultural & entertainment facilities. There is a range of open/green space nearby ¹⁸² such as Jardine Crescent Play Park and the Ponderosa playing fields.	+
3: To improve health & promote active living	Provision of good quality housing & access to employment is well established as contributing to better health and wellbeing – physical & mental ¹⁸³ . These factors are covered by the following SA Nos 4 & 5. There are some 5 health centres/general practices and 2 dental practices within about a mile walking of the site. It is not known whether these practices are taking new patients but other LP policies should ensure that there is capacity for such essential services. The Local Plan includes policies that facilitate active travel and encourage healthy lifestyles. Policy DE1 High Quality Design addresses matters such as crime and fear	+

¹⁸² Approximate measurements made using Google Maps
<https://www.google.co.uk/maps/place/Coventry>

¹⁸³ For example: <https://commonslibrary.parliament.uk/research-briefings/cbp-9414/>

	of crime that have negative effects for health and wellbeing. The Health Impact Assessment SPD ¹⁸⁴ provides information and guidance on completing the relevant health toolkit and HIA.	
4: To provide decent and affordable housing for all	Other policies in the Local Plan address specific housing requirements including the importance of providing a suitable mix & tenure of housing, with particular regard to affordable homes and for younger people. The need for appropriate housing for the ageing population is also understood, as well as needs for potentially disadvantaged groups. The Affordable Housing SPD (March 2022) ¹⁸⁵ provides more detailed guidance on the CLP Policy H6 Affordable Housing and aims to make it easier for affordable homes to be built.	+
5: To support sustainable inclusive economic growth	Whilst provision of new homes is not directly attributable to economic growth, good quality homes will support working people. Overall – neutral/not applicable effects.	0
6: To help achieve the Council's ambition to reach net zero carbon emissions	All new housing development will need to meet policy requirements that seek to help the Council achieve its ambition to achieve a dramatic reduction in carbon emissions & avoid any significant negative effects – neutral effects overall.	0
7: To build resilience to climate change	All new housing development will need to meet policy requirements that seek to help the Council build resilience to climate change. The site is within Flood Zone 1 indicating low risk of flooding.	0
8: To reduce traffic & improve sustainable transport choices	The urban environment is well connected and with a good transport system; the location will enable active travel & should discourage car travel as most services & facilities will be accessible by walking or public transport. It may be noted that facilitating active travel has further positive effects for air quality & noise (SA No 9), health & wellbeing (SA No 3) and GI (SA No 11).	+
9: To reduce air, noise & light pollution	Environmental management and mitigation for pollution is guided by specific policies in Local Plan, including Policy EM7 Air Quality & Policy H1 for nuisance noise, providing mitigation measures such that there will be no significant negative effects and thus indicating neutral or negligible effects.	0
10: To protect & conserve natural	Development on brownfield land indicates positive effects.	+ 0

¹⁸⁴ Health Impact Assessment (HIA) Supplementary Planning Document (SPD) <https://www.coventry.gov.uk/planning-policy/coventry-local-plan-2011-2031/2>

¹⁸⁵ <https://www.coventry.gov.uk/downloads/file/37970/affordable-housing-spd>

resources – soil, water, minerals & waste¹⁸⁶	Water resources and quality are protected through other policies, including Policy EM4 Flood Risk Management, Policy EM6 PDL, and Policy GE1 GI. The Water Cycle Study Stage 1 (June 2024) ¹⁸⁷ indicates that there is water capacity for the identified development need – indicating neutral effects. Policy EM9 Safeguarding Minerals and Policy EM8 Waste Management provide mitigation measures to reduce potential negative effects from new development.	
11: To protect and enhance nature & biodiversity	Other policies protect nature & biodiversity, including GB1 Green Belt & Local Green Space, GE1 GI, GE2 Green Space, and GE3 Biodiversity and these provide mitigation measures indicating no significant negative effects. All development will have to meet with the national requirements for Biodiversity Net Gain – positive effects.	+
12: To protect and enhance the historic environment, and its setting	Other policies protect the historic environment, including Policy HE1 Conservation Areas, HE2 Conservation & Heritage Assets, Policy DE1 High Quality Design, and Policy GE1 GI. These policies should provide mitigation measures to avoid significant negative effects on the historic environment. Therefore, likely neutral effects on the historic environment.	0
13: To protect and enhance the quality and character of townscapes & landscapes	Other policies and design guidance will ensure that any potential negative effects are mitigated. Likely neutral effects as the site in the urban environment.	0

	Policy H2:58 Land at Attothall Road Area: 1.5 hectares Capacity: 63 dwelling	
Sustainability Objective	Assessment of Effects Nature of the likely sustainability effect (including positive/negative, short - medium term (5-10 years), long term (10 - 20 years plus), permanent/temporary, secondary, cumulative and synergistic); Uncertainty	
1: To enable vibrant and	The provision of new good quality homes will have positive effects for people. Safe social connectivity, regard for disadvantaged groups, and encouragement	+

¹⁸⁶ First cell refers to land/soil & water resources; second cell refers to minerals & waste

¹⁸⁷ JBA Consulting (June 2024) for Coventry CC, North Warwickshire BC, Nuneaton & Bedworth BC, Rugby BC, Stratford on Avon DC, & Warwick DC

inclusive communities	of community participation is likely to be guided by specific housing policies. Positive effects for this site. Other policies address many of the potentially disadvantaged groups – poor, ageing, physical & mental disability, single parents, carers, travellers.	
2: To provide accessible essential services and facilities for all residents	Minor positive effects indicated for this edge of urban location close to a wide range of services & facilities, including schools, nurseries, shops, community & faith centres, and diverse cultural & entertainment facilities. There is a range of open/green space nearby ¹⁸⁸ such as Caludon Castle Park and the wider countryside including through the River Sowe path.	+
3: To improve health & promote active living	Provision of good quality housing & access to employment is well established as contributing to better health and wellbeing – physical & mental ¹⁸⁹ . These factors are covered by the following SA Nos 4 & 5. There are some 3 health centres/general practices and 2 dental practices within about a mile walking of the site. It is not known whether these practices are taking new patients but other LP policies should ensure that there is capacity for such essential services. The Local Plan includes policies that facilitate active travel and encourage healthy lifestyles. Policy DE1 High Quality Design addresses matters such as crime and fear of crime that have negative effects for health and wellbeing. The Health Impact Assessment SPD ¹⁹⁰ provides information and guidance on completing the relevant health toolkit and HIA.	+
4: To provide decent and affordable housing for all	Other policies in the Local Plan address specific housing requirements including the importance of providing a suitable mix & tenure of housing, with particular regard to affordable homes and for younger people. The need for appropriate housing for the ageing population is also understood, as well as needs for potentially disadvantaged groups. The Affordable Housing SPD (March 2022) ¹⁹¹ provides more detailed guidance on the CLP Policy H6 Affordable Housing and aims to make it easier for affordable homes to be built.	+
5: To support sustainable inclusive economic growth	Whilst provision of new homes is not directly attributable to economic growth, good quality homes will support working people. Overall – neutral/not applicable effects.	0

¹⁸⁸ Approximate measurements made using Google Maps

<https://www.google.co.uk/maps/place/Coventry>

¹⁸⁹ For example: <https://commonslibrary.parliament.uk/research-briefings/cbp-9414/>

¹⁹⁰ Health Impact Assessment (HIA) Supplementary Planning Document

(SPD) <https://www.coventry.gov.uk/planning-policy/coventry-local-plan-2011-2031/2>

¹⁹¹ <https://www.coventry.gov.uk/downloads/file/37970/affordable-housing-spd>

6: To help achieve the Council's ambition to reach net zero carbon emissions	All new housing development will need to meet policy requirements that seek to help the Council achieve its ambition to achieve a dramatic reduction in carbon emissions & avoid any significant negative effects – neutral effects overall.	0	
7: To build resilience to climate change	All new housing development will need to meet policy requirements that seek to help the Council build resilience to climate change. The site is within Flood Zone 1 indicating low risk of flooding.	0	
8: To reduce traffic & improve sustainable transport choices	The urban environment is well connected and with a good transport system; the location will enable active travel & should discourage car travel as most services & facilities will be accessible by walking or public transport. It may be noted that facilitating active travel has further positive effects for air quality & noise (SA No 9), health & wellbeing (SA No 3) and GI (SA No 11).	+	
9: To reduce air, noise & light pollution	Environmental management and mitigation for pollution is guided by specific policies in Local Plan, including Policy EM7 Air Quality & Policy H1 for nuisance noise, providing mitigation measures such that there will be no significant negative effects and thus indicating neutral or negligible effects.	0	
10: To protect & conserve natural resources – soil, water, minerals & waste¹⁹²	Development on brownfield land indicates positive effects. Water resources and quality are protected through other policies, including Policy EM4 Flood Risk Management, Policy EM6 PDL, and Policy GE1 GI. The Water Cycle Study Stage 1 (June 2024) ¹⁹³ indicates that there is water capacity for the identified development need – indicating neutral effects. Policy EM9 Safeguarding Minerals and Policy EM8 Waste Management provide mitigation measures to reduce potential negative effects from new development.	+	0
11: To protect and enhance nature & biodiversity	Other policies protect nature & biodiversity, including GB1 Green Belt & Local Green Space, GE1 GI, GE2 Green Space, and GE3 Biodiversity and these provide mitigation measures indicating no significant negative effects. All development will have to meet with the national requirements for Biodiversity Net Gain – positive effects.	+	
12: To protect and enhance the historic environment, and its setting	Other policies protect the historic environment, including Policy HE1 Conservation Areas, HE2 Conservation & Heritage Assets, Policy DE1 High Quality Design, and Policy GE1 GI. These policies should provide mitigation measures to avoid significant negative effects on the	0	

¹⁹² First cell refers to land/soil & water resources; second cell refers to minerals & waste

¹⁹³ JBA Consulting (June 2024) for Coventry CC, North Warwickshire BC, Nuneaton & Bedworth BC, Rugby BC, Stratford on Avon DC, & Warwick DC

	historic environment. Therefore, likely neutral effects on the historic environment.	
13: To protect and enhance the quality and character of townscapes & landscapes	Other policies and design guidance will ensure that any potential negative effects are mitigated. Likely neutral effects as the site in the urban environment.	0

	Policy H7 Part 1 Burbages Lane Travellers Site (existing site) Area: Capacity: additional 6 pitches	
Sustainability Objective	Assessment of Effects Nature of the likely sustainability effect (including positive/negative, short - medium term (5-10 years), long term (10 - 20 years plus), permanent/temporary, secondary, cumulative and synergistic); Uncertainty	
1: To enable vibrant and inclusive communities	Enabling the provision of identified needs for travellers will have positive effects towards more inclusive communities.	+
2: To provide accessible essential services and facilities for all residents	Minor positive effects indicated for this edge of urban location close to a wide range of services & facilities, including schools, nurseries, shops, community & faith centres, and diverse cultural & entertainment facilities.	+
3: To improve health & promote active living	Provision of good quality housing & access to employment is well established as contributing to better health and wellbeing – physical & mental ¹⁹⁴ . These factors are covered by the following SA Nos 4 & 5. There are some 2 health centres/general practices and 1 dental practices within about a mile walking of the site. It is not known whether these practices are taking new patients but other LP policies should ensure that there is capacity for such essential services. The Local Plan includes policies that facilitate active travel and encourage healthy lifestyles. Policy DE1 High Quality Design addresses matters such as crime and fear of crime that have negative effects for health and	+

¹⁹⁴ For example: <https://commonslibrary.parliament.uk/research-briefings/cbp-9414/>

	wellbeing. The Health Impact Assessment SPD ¹⁹⁵ provides information and guidance on completing the relevant health toolkit and HIA.	
4: To provide decent and affordable housing for all	Positive effects indicated for provision of appropriate housing land for a particular category of people to accommodate identified needs.	+
5: To support sustainable inclusive economic growth	Whilst provision of new homes is not directly attributable to economic growth, good quality homes will support working people. Overall – neutral/not applicable effects.	0
6: To help achieve the Council's ambition to reach net zero carbon emissions	All new housing development will need to meet policy requirements that seek to help the Council achieve its ambition to achieve a dramatic reduction in carbon emissions & avoid any significant negative effects – neutral effects overall.	0
7: To build resilience to climate change	All new housing development will need to meet policy requirements that seek to help the Council build resilience to climate change. The site is within Flood Zone 1 indicating low risk of flooding.	0
8: To reduce traffic & improve sustainable transport choices	The urban environment is well connected and with a good transport system; the location will enable active travel & should discourage car travel as most services & facilities will be accessible by walking or public transport. It may be noted that facilitating active travel has further positive effects for air quality & noise (SA No 9), health & wellbeing (SA No 3) and GI (SA No 11).	+
9: To reduce air, noise & light pollution	Environmental management and mitigation for pollution is guided by specific policies in Local Plan, including Policy EM7 Air Quality & Policy H1 for nuisance noise, providing mitigation measures such that there will be no significant negative effects and thus indicating neutral or negligible effects.	0
10: To protect & conserve natural resources – soil, water, minerals & waste¹⁹⁶	Development on existing travellers land indicates positive effects. Water resources and quality are protected through other policies, including Policy EM4 Flood Risk Management, Policy EM6 PDL, and Policy GE1 GI. The Water Cycle Study Stage 1 (June 2024) ¹⁹⁷ indicates that there is water capacity for the identified development need – indicating neutral effects.	+ 0

¹⁹⁵ Health Impact Assessment (HIA) Supplementary Planning Document

(SPD) <https://www.coventry.gov.uk/planning-policy/coventry-local-plan-2011-2031/2>

¹⁹⁶ First cell refers to land/soil & water resources; second cell refers to minerals & waste

¹⁹⁷ JBA Consulting (June 2024) for Coventry CC, North Warwickshire BC, Nuneaton & Bedworth BC, Rugby BC, Stratford on Avon DC, & Warwick DC

	Policy EM9 Safeguarding Minerals and Policy EM8 Waste Management provide mitigation measures to reduce potential negative effects from new development.	
11: To protect and enhance nature & biodiversity	Other policies protect nature & biodiversity, including GB1 Green Belt & Local Green Space, GE1 GI, GE2 Green Space, and GE3 Biodiversity and these provide mitigation measures indicating no significant negative effects. All development will have to meet with the national requirements for Biodiversity Net Gain – positive effects.	+
12: To protect and enhance the historic environment, and its setting	Other policies protect the historic environment, including Policy HE1 Conservation Areas, HE2 Conservation & Heritage Assets, Policy DE1 High Quality Design, and Policy GE1 GI. These policies should provide mitigation measures to avoid significant negative effects on the historic environment. Therefore, likely neutral effects on the historic environment.	0
13: To protect and enhance the quality and character of townscapes & landscapes	Other policies and design guidance will ensure that any potential negative effects are mitigated. Likely neutral effects as the site in the urban environment.	0

BAB016-24	JE2:9 Land North of A45 Area: 11.81 hectares	
Sustainability Objective	Assessment of Effects Nature of the likely sustainability effect (including positive/negative, short - medium term (5-10 years), long term (10 - 20 years plus), permanent/temporary, secondary, cumulative and synergistic); Uncertainty	
1: To enable vibrant and inclusive communities	The provision of good quality accessible employment will support vibrant communities. Policy requires that “the development provides access to local employment opportunities in line with the requirements of policy JE7” to further secure implementation in line with local communities.	+
2: To provide accessible essential services and facilities for all residents	Positive effects indicated for this employment location adjacent to the A45 with local facilities within a mile in Allesley & Eastern Green; city centre facilities are within about 4 miles to the south-east.	+

3: To improve health & promote active living	Provision of & access to employment is well established as contributing to better health and wellbeing – physical & mental ¹⁹⁸ .	+
	The Local Plan includes policies that facilitate active travel and encourage healthy lifestyles. Policy DE1 High Quality Design addresses matters such as crime and fear of crime that have negative effects for health and wellbeing. The Health Impact Assessment SPD ¹⁹⁹ provides information and guidance on completing the relevant health toolkit and HIA.	
4: To provide decent and affordable housing for all	Employment site – neutral effects on housing.	0
5: To support sustainable inclusive economic growth	The Council cannot find sufficient employment land within its own administrative area in order to meet identified needs. Therefore, the identification of this site for employment, close to the urban environment & readily accessible via the adjacent A45 to the city and the wider strategic transport network suggests likely major positive effects for economic growth objectives. Policy requires that <i>“the development provides access to local employment opportunities in line with the requirements of policy JE7”</i> to further secure implementation in line with local needs.	++
6: To help achieve the Council's ambition to reach net zero carbon emissions	All new development will need to meet policy requirements that seek to help the Council achieve its ambition to achieve a dramatic reduction in carbon emissions & avoid any significant negative effects – neutral effects overall.	0
	Relevant Policies in the Local Plan include DS3 Sustainable Development and DE1 Ensuring High Quality Design, together with the Environmental Management Policies (EM1-EM8). Policy requires that <i>“The development should meet the highest viable BREEAM standards, aiming to achieve Excellent/Outstanding certification, incorporating.... on-site renewable energy generation</i> thus ensuring strong mitigation measures are in place.	
7: To build resilience to climate change	All new housing development will need to meet updated policy requirements that seek to help the Council build resilience to climate change. The site is within Flood Zone 1, 2 & 3 indicating some risk of flooding.	0

¹⁹⁸ For example: <https://commonslibrary.parliament.uk/research-briefings/cbp-9414/>

¹⁹⁹ Health Impact Assessment (HIA) Supplementary Planning Document (SPD) <https://www.coventry.gov.uk/planning-policy/coventry-local-plan-2011-2031/2>

	Policy requires that <i>"The development should avoid locating any built development in Flood Zones 2 or 3; and should meet the highest viable BREEAM standards, aiming to achieve Excellent/Outstanding certification, incorporating substantial habitat creation, biodiversity enhancement, sustainable drainage systems..."</i> thus ensuring strong mitigation measures are in place.	
8: To reduce traffic & improve sustainable transport choices	The site is some 0.5 miles north-west of the urban environment adjacent to the A45 - well connected and with a good transport system; the location is some 4 miles from the city centre. Policy requires that development should <i>"Provide a suitable vehicular access from the existing A45 Pickford Gate roundabout to the south</i> thus ensuring strong mitigation measures are in place with regard to safety & the network. Policy also requires that the development <i>"Fully integrate Sustainable transport, in accordance with the requirements of the Accessibility policies of the Local Plan, including the provision of a Travel Plan."</i> Policy is required to <i>"Ensure the retention of a public right of way crossing the site, located to deliver an attractive and safe route for users</i> further promoting sustainable and active travel. It may be noted that facilitating active travel has further positive effects for air quality & noise (SA No 9), health & wellbeing (SA No 3) and GI (SA No 11).	+
9: To reduce air, noise & light pollution	Environmental management and mitigation for pollution is guided by specific policies in the adopted Plan, including Policy EM7 Air Quality, Policy H1 for nuisance noise. Policy requires that development should <i>"Incorporate an appropriate landscaped buffer to protect the amenity of neighbouring residential properties, appropriately mitigating issues of noise, light and air quality alongside minimising visual impact to the surrounding landscape"</i> thus ensuring strong mitigation measures are in place with overall neutral effects.	0
10: To protect & conserve natural resources – soil, water, minerals & waste²⁰⁰	The land is classed as Grade 3 moderate to good agricultural land & therefore, negative effects for loss of best & most versatile agricultural land & the important soils resource. Water resources and quality are protected through policies in the adopted Plan, including Policy EM4 Flood Risk Management, Policy EM6 PDL, and Policy GE1 GI. The recent Water Cycle Study Stage 1 (June 2024)²⁰¹ indicates that there is water capacity for the identified development need – indicating neutral effects.	- 0

²⁰⁰ First cell refers to land/soil & water resources; second cell refers to minerals & waste

²⁰¹ JBA Consulting (June 2024) for Coventry CC, North Warwickshire BC, Nuneaton & Bedworth BC, Rugby BC, Stratford on Avon DC, & Warwick DC

	Policy EM9 Safeguarding Minerals and Policy EM8 Waste Management provide mitigation measures to reduce potential negative effects from new development.	
11: To protect and enhance nature & biodiversity	The Local Plan has policies to protect nature & biodiversity, including GB1 Green Belt & Local Green Space, GE1 GI, GE2 Green Space, and GE3 Biodiversity. All development will have to meet with the national requirements for Biodiversity Net Gain – positive effects. Policy requires that the development should - Establish a green and blue infrastructure corridor focused along the Pickford Brook and its tributary. - Incorporate an appropriate landscaped buffer to protect the amenity of neighbouring residential properties, appropriately mitigating issues of noise, light and air quality alongside minimising visual impact to the surrounding landscape. - Retain existing mature hedgerows and trees located on site and to the site's periphery. - In addition to the clear boundaries of the A45, Brick Hill Lane and Oak Tree Lane, the site design must incorporate clear defensible boundaries to the whole of the surrounding Green Belt, having regard to their intended permanence in the long term, so they can endure beyond the plan period. - Ensure the retention of a public right of way crossing the site, located to deliver an attractive and safe route for users. - Respect ancient woodland buffers to Pinkett's Wood. - The development should meet the highest viable BREEAM standards, aiming to achieve Excellent/Outstanding certification, incorporating substantial habitat creation, biodiversity enhancement, sustainable drainage systems, and on-site renewable energy generation. These measures directly support national and local planning policy objectives relating to climate resilience, biodiversity recovery, and sustainable development. - Avoid harm to Harvest Hill Daffodil Meadow LWS, Pinkett's Wood LWS or Pinkett's Farm Ponds LWS, maintaining an appropriate buffer. The Development of the site should be inclusive of green infrastructure which enhance ecological connectivity of the Local Wildlife Sites. This provides strong mitigation measures to ensure no negative effects on sensitive receptors & also secures biodiversity enhancement with positive effects that could be major – some uncertainty as depends on detailed project design.	++?

12: To protect and enhance the historic environment, and its setting	The Local Plan includes policies to protect the historic environment, including Policy HE1 Conservation Areas, HE2 Conservation & Heritage Assets, Policy DE1 High Quality Design, and Policy GE1 GI. Likely neutral effects on the historic environment as site not located in any sensitive areas. Policy requires that the development "<i>Ensure design and layout is informed by an understanding and analysis of the archaeological context of the site. Proposals must be accompanied by an appropriate archaeological assessment that must include the following:</i> <i>Information identifying the likely nature, location and extent of remains.</i> <i>An assessment of the significance of remains; and</i> <i>Consideration of how the remains may be affected by any proposed development.</i>" This provides strong mitigation measures to ensure that potential negative effects are avoided.	0
13: To protect and enhance the quality and character of townscapes & landscapes	The site is located within the Green Belt with potential negative effects. There are some other established employment sites in Pickford Green indicating that such new development could be accommodated locally. However, the site is located in Area 1 of the Green Belt – it is the largest area & considered to make a significant contribution to the GB purposes. It forms part of the wider Meriden Gap and Coundon wedge, any built development on the western extremity of the built-up area would be extremely sensitive. Further development in this area would therefore have the effect of substantially reducing its open character leading to the appearance of urban sprawl and very significant encroachment of the open countryside in this strategically important area of Green Belt between Coventry and Birmingham²⁰². Therefore, major negative effects had been identified in the previous SA, reported in 2024 [CD4 & 4a]. Policy requires that the development should: ■ <i>Provide a material palette to both built form and hard landscape, which minimizes the visual impact upon the surrounding landscape, including the use of green walling and green parking areas.</i> ■ <i>Built form to reduce in scale to the Northern, Eastern and Western site perimeters, resulting in an appropriate scale relationship to surrounding properties.</i> ■ <i>Built form should be delivered as a collection of visual elements, incorporating rooflines which respect the surrounding landscape character.</i>	-?

²⁰² Coventry City Council Green Belt Technical Review Update (July 2024)

	■ <i>Undertake a Landscape Visual Impact Assessment (LVIA) to ensure the impact of development upon the surrounding landscape is fully considered.</i> These requirements provide strong mitigation measures that should reduce the potential negative effects, but with some uncertainty as it was noted at the examination hearings that some negative effects on openness etc would remain.	
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