

Coventry Local Plan Review Examination

Schedule of Main Modifications V2 (9 March 2026)

This schedule sets out potential Main Modifications to the Regulation 19 (Proposed Submission) Plan [CD1]. Version 2 includes all of the main modifications proposed in response to the Inspectors' preliminary [IN2], further preliminary [IN2.1], supplementary questions [IN2.2], matters, issues and questions [IN3], and supplementary question 1.6 [IN4].

In so far as they represent main modifications to the Plan, amendments to the Plan's Appendices [CD1a] are referenced within this document.

Proposed changes to the Submission Policies Map [CD2] are set out in a separate schedule.

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Chapter 1: Introduction			
	Paragraph 1.8	As this is a review and not a new Local Plan it is important that matters are kept proportionate. To ensure clarity and to avoid unnecessary duplication the Council is proposing to merge <u>merging</u> the Local Plan and the Area Action Plan into a single document. <u>This Plan supersedes the 2017 adopted Local Plan and Coventry City Area Action Plan in their entirety. Appendix 1 sets out the superseded, deleted and new policies.</u> In line with national legislation, some policies have now been identified as Strategic Policies: as set out in Planning Practice Guidance (March 2019) these are the ones that address the priorities for an area. Non-strategic policies deal with more detailed matters.	Response to PQ5 in IN2. To clarify that the Plan supersedes the adopted Local Plan and the Area Action Plan in their entirety in accordance

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			with the Planning and Compulsory Purchase Act 2004 and the Town and Country Planning (Local Planning) (England) Regulations 2012.
	Appendix 1 to the Plan (as referred to in modified Para. 1.8 above)	See Appendix A to this schedule of Main Modifications. This will replace Appendix 1 of the submitted Plan in its entirety.	Response to PQ5 in IN2. To clarify that the Plan supersedes the adopted Local Plan and the Area Action Plan in their entirety in

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			accordance with the Planning and Compulsory Purchase Act 2004 and the Town and Country Planning (Local Planning) (England) Regulations 2012.
	Paragraph 1.11	1.11 Current legislation, The Duty to Co-operate (DtC), which was introduced through the Localism Act 2011 also requires the council to work closely and constructively with neighbouring authorities and a range of other organisations in addressing strategic issues. Paragraph 1.11 is proposed to be deleted (all subsequent paragraphs to be renumbered).	Response to Q1.8 d) in M1 [IN3]. To ensure consistency with the Levelling Up and Regeneration Act 2023

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			and regulations.
Chapter 2: The Vision			
Chapter 3: Overall levels of Growth & the Duty to Co-operate			
	Chapter 3 Headline	Overall Levels of Growth and the Duty to Co-operate	Response to Q1.8 d) in M1 [IN3]. To ensure consistency with the Levelling Up and Regeneration Act 2023 and regulations.

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	Paragraph 3.14	3.14 In terms of office need, Coventry City Council is able to accommodate this, primarily but not exclusively within a revised Friargate allocation. In regard to local employment need (use classes E(g) (iii), B2 and B8), the City Council is able to accommodate 60 96 hectares of employment need, with a remaining shortfall of 45 9 ha which it is not able to accommodate within its own boundaries.	Response to FPQ18.1 (IN2.1) to reflect the increase in employment supply.
	Paragraph 3.15	3.15 The above is for local need. In terms of a contribution to the wider strategic need, one allocation meets this, Baginton Fields, which is 25 hectares in size. Ongoing work is continuing with partners under the Duty to Co-operate to work collaboratively and constructively to address strategic need as, being a constrained area, no further opportunities are available in Coventry.	Response to Q1.8 d) in M1 [IN3]. To ensure consistency with the Levelling Up and Regeneration Act 2023 and regulations.
	Paragraph 3.16	3.16 The Duty to Co-operate (DtC) is a legal test that requires co-operation between local planning authorities and other public bodies to maximise effectiveness of policies for strategic matters in Local Plans. It was created by the Localism Act 2011. Further details are set out in the Duty to Co-operate Paper	Response to Q1.8 d) in M1 [IN3]. To ensure consistency

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			with the Levelling Up and Regeneration Act 2023 and regulations.
	Policy DS1 Part 1 b	b. A minimum of 60 96 ha of employment land to meet local needs within the city's administrative boundary....	Response to FPQ18.1 (IN2.1) to reflect the increase in employment supply.
	Policy DS1 Part 2	2. A minimum <u>need</u> of 41,200 <u>40,800</u> sqm overall <u>of</u> office <u>floorspace</u> provision to include 39,549sqm of office floor space at Friargate in compliance with Friargate Allocation JE2:1 with the remainder delivered in compliance with the criteria set out in Policy JE4.	Response to Q2.10 in IN3. To ensure the policy is clear and in line with the evidence base set out in the

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			HEDNA [EB8] and in the Office Market Addendum to the Employment Land Review August 2024 [EB13D].
	Policy DS1 Part 3	3. Notwithstanding the above, Coventry's employment need for the period 2021 to 2041 is for 105 ha of employment land (including qualitative replacements). It is not possible to deliver all of this additional development land within the city boundary. As such, the Council will continue to work proactively with neighbouring Councils through the Duty to Co-operate to ensure that appropriate provision is made elsewhere within the Functional Economic Market Area.	Response to Q1.8 d) in M1 [IN3]. To ensure consistency with the Levelling Up and Regeneration Act 2023 and regulations.

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	Policy DS1 Part 4	<u>In accordance with national policy</u> the Council will undertake a comprehensive review <u>of the policies of the Local Plan to assess whether they need updating. Policies will then be updated as necessary</u> national policy, the regional context, updates to the evidence base and monitoring data within 5 years of the date of adoption of the plan. to assess whether a full or partial review of the Plan is required. In the event that a review is required, work on that review will commence immediately.	Response to PQ13 in IN2. Updated to include response to Q1.7 in IN3. To ensure consistency with Regulation 10A of the Town and Country Planning (Local Planning) (England) Regulations 2012.
	Policy DS1 Part 4a	Furthermore, the Plan will be reviewed (either wholly or partially) prior to the end of the Plan period in the event of one or more of the following circumstances arising: - a. Through the Duty to Co-operate , the unmet employment needs of the city are proven to be undeliverable within the Local Plans of Warwickshire authorities;	Response to Q1.8 d) in M1 [IN3]. To ensure consistency with the

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			Levelling Up and Regeneration Act 2023 and regulations.
	Paragraph 3.16	The Duty to Co-operate (DtC) is a legal test that requires co-operation between local planning authorities and other public bodies to maximise effectiveness of policies for strategic matters in Local Plans. It was created by the Localism Act 2011. Further details are set out in the Duty to Co-operate paper. Paragraph 3.16 is proposed to be deleted (all subsequent paragraphs to be renumbered).	Response to Q1.8 d) in IN3. To ensure consistency with the Levelling Up and Regeneration Act 2023 and regulations.
	Policy DS2	Policy DS2: The Duty to Co-operate <u>Co-operation</u> and partnership working	Response to Q1.8 b) in M1 [IN3]. To ensure consistency with the

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			Levelling Up and Regeneration Act 2023 and regulations.
	Policy DS2 Part 1	1. Coventry City Council will work with neighbouring authorities within its Housing Market Area <u>Functional Economic Market Area</u> to support the delivery of the local employment needs identified in Policy DS1 that originate from the city.	Response to Q1.8 d) in M1 [IN3]. To clarify that housing need can be met but there is a shortfall in meeting employment need.
	Policy DS2 Part 2	2. In order to ensure the affordable housing <u>strategic employment</u> needs of the city <u>sub region</u> are met, the Council will work with its neighbouring authorities to <u>support the delivery of strategic employment growth</u> secure opportunities for Coventry citizens to access affordable homes within Warwickshire where they are delivered as part of the city's wider housing needs being met.	Response to Q1.8 d) in M1 [IN3]. To clarify that housing need can be

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			met but there is a shortfall in meeting employment need.
	Policy DS3	Delete Policy DS3 in its entirety. Policy DS3: Sustainable Development Policy 1. When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework (NPPF). It will work proactively with applicants to find solutions to enable proposals to be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area, taking into account the ambitions of the One Coventry Plan and the Climate Change Strategy and including: a. access to a variety of high quality green and blue infrastructure; b. access to job opportunities; c. use of low carbon, renewable and energy efficient technologies; d. the creation of mixed sustainable communities through a variety of dwelling types, sizes, tenures and range of community facilities e. increased health, wellbeing and quality of life; f. measures to adapt to the impacts of climate change; g. access to sustainable modes of transport; 20 h. preservation and enhancement of the historic environment; and i. sustainable waste management. 2. Planning applications that accord with the policies in the Coventry Local Plan (and, where relevant, with policies in supporting plans) will be approved without delay, unless material considerations indicate otherwise.	Response to PQ15 and Q1.9 in M1 [IN3]. To ensure that the Plan is consistent with national planning policy.

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		3. Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the Council will grant permission unless material considerations indicate otherwise. 4. This will take into account: a. Any adverse impacts of granting permission that would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole; or b. Specific policies in that Framework that indicate that development should be restricted	
	Supporting text to Policy DS3.	Policy DS3 is proposed to be deleted and replaced with supporting text. Amend the section on Delivering Sustainable Development (supporting text to the plan) to include a new paragraph after 3.17 and 3.18 as follows (all subsequent paragraphs to be renumbered): 3.19 When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework (NPPF). It will work proactively with applicants to find solutions to enable proposals to be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area, taking into account the ambitions of the One Coventry Plan and the Climate Change Strategy.	Response to PQ15 to ensure that the Plan is consistent with national policy.
	Policy DS4 Part B	Policy DS4 (Part B) – Whitley Specific Masterplan Principles <u>This policy applies to Allocations JE2.3 Whitley Business Park and JE2.4 Land at Bagington Fields.</u> In addition to the general principles outlined in Policy DS4 (Part A) of this policy, development proposals which relate to this area should also have regard to the relevant requirements below:	Response to Q6.9 in IN3. To clarify which sites the principles in

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			this policy are expected to apply to.
Chapter 4: Health & Wellbeing			
	Paragraph 4.9	An updated Health SPD will be produced which <u>The Councils HIA SPD and /or Council guidance</u> provides guidance on <u>the framework for the consideration of health impacts in relation to development proposals</u> producing Health Impact Assessments, for major applications and a checklist to assist in factoring in health considerations for smaller applications, ensuring that matters addressed are proportionate to the nature and scale of the proposal.	Response to SQ1.6 in IN4. To reflect the Government's intention that local planning authorities will be unable to adopt Supplement ary Planning Documents after 30 June 2026.

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	Policy HW1 Part 1	1. All major development proposals <u>(as defined in paragraph 4.10)</u> will be required to demonstrate that they would have an acceptable impact on health and wellbeing. This should be demonstrated through a: - HIA where significant impacts on health and wellbeing would arise from that proposal; or - HIA screening report which demonstrates that the proposed development would not overall give rise to negative impacts in respect of health and wellbeing.	Response to Q8.1 in M8 [IN3]. To improve the terminology for clarity, to ensure that the policy is effective.
	Policy HW1 Part 2	2. All HIAs shall be undertaken in accordance with <u>having regard to</u> the Council's HIA Supplementary Planning Document <u>and / or Council guidance</u> any future equivalent.	Response to PQ14 in IN2.To improve the terminology for clarity, to ensure that the policy is justified and effective. Updated to include the response to SQ1.6 in IN4.

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			To reflect the Government's intention that local planning authorities will be unable to adopt Supplement ary Planning Documents after 30 June 2026.
	Policy HW1 Part 4	4. Where the threshold has not been met for requiring a full HIA, for major applications of 10 dwellings or more, applicants will be required to demonstrate through their Design and Access Statements how they have taken health matters into account in line with principles contained in an updated <u>the Health HIA SPD and / or Council guidance.</u>	Response to PQ14 in IN2.To improve the terminology for clarity, to ensure that the policy is justified and effective.

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			Updated to include the response to SQ1.6 in IN4. To reflect the Government's intention that local planning authorities will be unable to adopt Supplement ary Planning Documents after 30 June 2026. Updated to include the response to Q8.2 in IN3.

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			To improve the terminology for clarity, to ensure that the policy is justified.
Chapter 5: Jobs & Economy			
	Policy JE1 Part 1	In this regard the Council will <u>have regard to the following criteria when considering development proposals:</u> i. Support the continued growth of the benefits associated with the city's two universities and in doing so maximise the economic development and other community benefits associated with them, <u>including implementing the University of Warwick Campus Framework Masterplan Supplementary Planning Document</u> <u>k. Support the modernisation and redevelopment of existing employment stock to support the local economy.</u>	Response to Q6.1 in M6 [IN3]. To clarify the wording to ensure that Policy JE1 is justified and effective.
	Paragraph 5.15	5.15 In addition the ELR Office Market Addendum (2024) establishes an indicative minimum need of 41,200 <u>40,800</u> sq.m. office floorspace provision with a recommendation for flexibility to allow for the ability to respond to changing markets.	Response to Q2.10 in M2 [IN3].

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			To correct the figure for office floorspace provision in line with the Office Market Addendum to the Employment Land Review August 2024 [EB13D].
	Paragraph 5.18	5.18 In terms of office allocations Coventry is able to meet its own need, through a majority of provision through a reviewed Friargate allocation. Since 2021, Friargate has delivered 12,449 sq.m floor space at Friargate 2 (Friargate One was delivered prior to the start of the plan review period), and a further 27,100 sq.m will be provided as part of the Friargate allocation. This totals 39,549 sq.m delivery at Friargate over the plan period, leaving a residual amount of around 4,650 <u>1,251</u> sqm to be delivered in line with the approach set out in Policy JE4.	Response to Q2.10 in M2 [IN3]. To correct the figure for office floorspace provision in line with the Office Market

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			Addendum to the Employment Land Review August 2024 [EB13D].
	Policy JE2 Parts 4 and 5	4. The following sites, <u>shown on the policies map</u> at Appendix 9a and listed in bullet point 5..... 5. Key Employment Sites are shown <u>on the policies map</u> at Appendix 9a and are:	Response to SPQ5 IN2.2 To clarify that the information is shown on the Policies Map to ensure that the policy is justified and effective.
	Policy JE3 Parts 4, 5, and 6	4. <u>3.</u> In addition to at least one of the above criteria being satisfied it will also need to be demonstrated that: a. The potential of the site to contribute to the employment land requirements of the city over the plan period is not significant; and	Response to Q6.4 in M6 [IN3].

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		b. The proposal would not significantly compromise the viability or deliverability of other adjacent employment land or land allocated in this Plan for employment development; and c. The proposal will not have an unacceptable adverse impact on the continuing operation of any nearby existing businesses. 5. <u>4.</u> Planning applications to which this Policy applies should be accompanied by written evidence to demonstrate that the proposed development satisfies the exceptions criteria highlighted above. 6. <u>5.</u> This Policy applies to land which is currently in use or was last used for employment purposes unless such land has been allocated in this Plan wholly for non-employment use.	To correct the numbering error which resulted in a missing Part 3.
	Policy JE4 Part 5	5. Proposals for new office development outside of Defined Centres shall be accompanied by a Sequential Assessment <u>Test</u> .	Response to Q6.16 in M6 [IN3]. To ensure policy is justified and consistent with national policy.
	Policy JE5 Part 2c	c. Would not significantly compromise the viability or deliverability of land <u>land</u> allocated in this Plan for employment development; <u>or the viability and operation of existing employment generating uses on a site;</u>	Response to Q14.1 in M14 [IN3]. To improve the

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			terminology for clarity.
	Policy JE5 Part 4	4. In addition to the above, where B8 uses will include HGV parking and overnight facilities, <u>the provision of</u> electric vehicle charging and consolidation facilities. will <u>be required</u>	Response to Q14.1 in M14 [IN3]. To improve the terminology for clarity.
Chapter 6: Delivering Coventry's Housing Needs			
	Policy H1 Part 3	3. <u>The principle of developing land identified for housing in the Local Plan will be supported</u> Housing land will be released in order to maintain a continuous 5 year supply. of housing land in order to support <u>The varied nature of the component sites in Table 6.1 will encourage the</u> and flexible land supply to support housing delivery and <u>of</u> sustainable development. This will be monitored through the Council's Annual Monitoring Report	Response to PQ36 in IN2. To improve the terminology for clarity, to ensure that the policy is justified and effective.

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	Policy H2 Part 2	The urban extension proposals at Keresley and Eastern Green are to be brought forward in full accordance with comprehensive Masterplans and in accordance with <u>must have regard to</u> the Council's Urban Extension Design Guidance SPD.							Response to PQ14 in IN2. To improve the terminology for clarity, to ensure that the policy is justified and effective.
	Policy H2 Table 6.2 Delete allocations	H2.5 Paragon Park (700 homes) H2.10 Lyng Hall playing fields (185 homes) H2.13 Grange Farm (105 homes) H2.17 Nursery Sites, Browns Lane (80 homes) H2.18 Mercia sports field (75 homes) H2.23 Land west of Cryfield Heights / Gibbet Hill (20 homes)							Response to Q3.3 in M3 [IN3]. Deletion of allocations that were completed by 31 March 2025.
	Policy H2 Table 6.2 Allocation H2:14 Former	Site Ref.	Site	Ward	Total Dwellings	GF / PDL	Essential site specific requirements and other uses	HELAA ref.	Response to Q3.32 in M3 [IN3]. To reflect that planning

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	Transco Site, Abbots Lane	H2:14	Former Transco site, Abbots Lane	Sherbourne	400 <u>690</u>	PDL	Retention of sandstone boundary walls.		permission for 690 dwellings has been granted for Allocation H2:14.									
	Policy H2 Table 6.2 Allocation H2:15 Land at Sandy Lane	<table><tr><th>Site Ref.</th><th>Site</th><th>Ward</th><th>Total Dwellings</th><th>GF / PDL</th><th>Essential site specific requirements and other uses</th><th>HELAA ref.</th></tr><tr><td>H2:15</td><td>Land at Sandy Lane</td><td>Radford</td><td>250</td><td>PDL</td><td>Retention of the Daimler Office building on Sandy Lane <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></td><td>R004-24</td></tr></table>	Site Ref.	Site	Ward	Total Dwellings	GF / PDL	Essential site specific requirements and other uses	HELAA ref.	H2:15	Land at Sandy Lane	Radford	250	PDL	Retention of the Daimler Office building on Sandy Lane <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>	R004-24		Response to Q3.52 in M3 [IN3] and Q3.53 in M3 [IN3]. To ensure the site specific requirements for Allocation H2:15 are justified, effective and in line with national policy. To
Site Ref.	Site	Ward	Total Dwellings	GF / PDL	Essential site specific requirements and other uses	HELAA ref.												
H2:15	Land at Sandy Lane	Radford	250	PDL	Retention of the Daimler Office building on Sandy Lane <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>	R004-24												

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									ensure that heritage considerations are appropriately addressed.
	Policy H2 Table 6.2 Allocation H2:21 Woodfield School site, Stoneleigh Road	Site Ref.	Site	Ward	Total Dwellings	GF / PDL	Essential site specific requirements and other uses	HELAA ref.	Response to Q3.40 in M3 [IN3]. To reflect that planning permission for 24 dwellings has been granted for Allocation H2:21.
		H2:21	Woodfield School site, Stoneleigh Road	Wainbody	30 <u>24</u>	mix	New homes to link in with new railway station to be delivered as part of the wider NUCKLE project (policy AC6).		
	Policy H2 Table 6.2 Allocation H2:22 Land at	Site Ref.	Site	Ward	Total Dwellings	GF / PDL	Essential site specific requirements and other uses	HELAA ref.	Response to Q3.78 in M3 [IN3]. To reflect the findings of
		H2:22	Land at the Junction of	Woodlands	25	PDL	Retail space within extended		

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	the Junction of Jardine Crescent and Jobs Lane		Jardine Crescent and Jobs Lane				district centre (policy R1).		the Retail and Centres Study 2024 [EB27] which determined that new retail development is not required.
	Policy H2 Table 6.2 Allocation H2:24 Land West of Cheltenham Croft	Site Ref.	Site	Ward	Total Dwellings	GF / PDL	Essential site specific requirements and other uses	HELAA ref.	Response to Q3.42 in M3 [IN3]. To reflect that Allocation H2:24 has been completed.
		H2:24	Land West of Cheltenham Croft	Henley	15	GF	New homes to link in with new railway station to be delivered as part of the wider NUCKLE project (policy AC6).		
		Removal of Allocation H2:24 from Table 6.2 due to development being completed (will result in renumbering of subsequent allocations in the final plan).							
	Policy H2 Table 6.2 Allocation H2:25 The	Site Ref.	Site	Ward	Total Dwellings	GF / PDL	Essential site specific requirements and other uses	HELAA ref.	Response to Q3.79 in M3 [IN3]

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	Grange Children's Home, Waste Lane	H2:25	The Grange Children's Home, Waste Lane	Bablake	15	PDL / GF	Locally Listed buildings to be retained and converted with limited new build allowed to support a comprehensive scheme. Dense tree boundaries to be retained to protect wider Green Belt setting.	To reflect that Allocation H2:25 has received planning permission for non-residential use.
	Policy H2 Table 6.2 Allocation H2:26 Coventry Central Police Station	Removal of Allocation H2:25 from Table 6.2 due to retrospective planning permission granted for non-residential use (will result in re-numbering of subsequent allocations in the final plan).						
	Policy H2 Table 6.2 Allocation H2:26 Coventry Central Police Station	Development needs to be sensitive to View Cones 8: Mile Lane and 10: Quinton Rd, as defined in the Tall Buildings Design Guide and the Three Spires View Management Framework SPD. <u>A Heritage Impact Assessment will be required at the Planning Application stage.</u>						Agreed through the Statement of Common Ground with Historic England.
	Policy H2 Table 6.2 Allocation H2:27 New Union	Development needs to be sensitive to View Cone 9: Mile Lane (Christ Church) as defined in the Tall Buildings Design Guide and the Three Spires View Management Framework SPD. <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>						Agreed through the Statement of Common Ground with

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	Street Car Park		Historic England.
	Policy H2 Table 6.2 Allocation H2:30 Whitefriars Street	Development needs to be sensitive to View Cone 7: Parkside, as defined in the Tall Buildings Design Guide and the Three Spires View Management Framework SPD. <u>Development design 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>	Historic England maintains its objection to the inclusion of the site allocation. The modified policy wording has been agreed through the Statement of Common Ground with Historic England, in the event that the site remains in the plan in

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									its proposed form.
	Policy H2 Table 6.2 Allocation H2:31 Paybody	Site Ref.	Site	Ward	Total Dwellings	GF / PDL	Essential site specific requirements and other uses	HELAA ref.	Response to Q3.51 in M3 [IN3]. To reflect that Allocation H2:31 is no longer being promoted for residential development.
		H2:31	Paybody Building, Stoney Stanton Road	Foleshill	280	PDL	Existing NHS health facility within the city centre boundary that is likely to become available for residential or healthcare-based use or mix of both.	F008-24	
		Removal of Allocation H2:31 from Table 6.2 due to the site no longer being promoted for development (will result in renumbering of subsequent allocations).							
	Policy H2 Table 6.2 Allocation H2:32 Dale Buildings	Enhancement of listed medieval wall and Cook Street gate scheduled monuments and adjacent conservation area and Registered Park and Garden. Development needs to be sensitive to Archaeological Constraint Aea and View Cone 1: Foleshill Rd, as defined in the Tall Buildings Design Guide and the Three Spires View Management Framework SPD.							Agreed through the Statement of Common Ground with Historic England.

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		<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 Table 6.2 Allocation H2:33 The Allesley Hotel.	Retention and enhancement of adjacent listed buildings and heritage assets and the Allesley Village Conservation Area that the site is within. Consideration needed of the Allesley Bypass dual carriageway that runs along the south of the site. <u>Due to the site's positive contribution to the Conservation Area a Heritage Impact Assessment should be required with any application.</u>	Agreed through the Statement of Common Ground with Historic England.
	Policy H2 Table 6.2 Allocation H2:36	Site part of Citizen Housing regeneration portfolio. Enhancement and improvement to the River Sherbourne and consideration given to the associated floodplain. Majority of the site is in Flood Zone 2 and part with Flood Zone 3. <u>A Heritage Impact Assessment should be required alongside a masterplan.</u>	Agreed through the Statement of Common Ground with

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									Historic England.
	Policy H2 Table 6.2 Allocation H2:37	Site Ref.	Site	Ward	Total Dwellings	GF / PDL	Essential site specific requirements and other uses	HELAA ref.	Response to Q3.12c in IN3.
		H2:37	City Centre South	St Michael's	1,575	PDL	Total allocation is linked to extant Outline and Reserved Matters permissions: OUT/2020/2876 and PL/2023/0002533/RESM to provide a high density mixed-use development that provides commercial and learning and community uses, and public realm works. Retention and Enhancement of heritage assets, <u>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</u>	STM18-24	To improve the terminology for clarity, to ensure that the site specific requirement are justified and effective.

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							<u>position visible to the general public.</u> <u>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>		
	Policy H3 Part 1b	New residential development, both open market and affordable housing and including the conversion of buildings from non-residential to residential use and which provides opportunities for self-build homes and community led housing, must provide a high-quality residential environment that ensures all new dwellings:							Response to PQ14 in IN2. To improve the terminology

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		b. comply with <u>have regard to</u> internal and external standards set out in the Design Guide for New Residential Developments SPD, Householder Design Guide SPD and Open Space SPD;	for clarity, to ensure that the policy is justified and effective.
	Policy H3 Part 1e	e. Where possible be located to meet Natural England's Accessible Natural Greenspace Standards (ANGST) doorstep standards or future equivalent and where this is not possible developer contributes <u>contributions</u> may be sought for local projects identified in the Council's Blue and Green Infrastructure Strategy and Action Plan; and	Response to Q5.1d in M5 [IN3]. To correct a drafting error.
	Policy H3 Part 4e	New developments should provide sustainable and liveable neighbourhoods, have consideration to the accessibility mapping as set out in the Council's Transport strategy and where possible have convenient, reasonable and practicable access that can be accessed safely and by all abilities to: e. high quality publicly accessible green space that can be used for a range of leisure and sporting activities, in line with <u>and must have regard to</u> the Open Space SPD.	Response to PQ14 in IN2. To improve the terminology for clarity, to ensure that the policy is justified and effective.
	Policy H3 Part 6	6. Sustainable transport provision and the infrastructure required to support housing development must be considered from the onset and conform <u>have regard</u> to the City	Response to Q5.1e in M5

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		Council's adopted Transport Strategy to ensure all sites have easy access to high quality public transport and walking and cycling routes.	[IN3]. To improve the terminology for clarity, to ensure that the policy is justified and effective.
	Policy H5 Part 3	3. The conversion of existing dwellings to uses other than primary residential will be resisted, unless <u>it can be</u> very special circumstances can be demonstrated including why the non- <u>primary</u> residential use would better meet the need of the local area and the aims of the Local Plan. than the existing dwellings.	Response to Q5.9 in IN3. To improve the terminology for clarity and consistency, to ensure the policy is justified and effective.
	Policy H6 Part 1	The Council will seek to maximise the delivery of affordable housing across the city, in accordance with the high level of need set out in the HEDNA. Affordable housing delivery should be in accordance with <u>must have regard to</u> the Council's Affordable Housing SPD.	Response to PQ14 in IN2.

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			To improve the terminology for clarity, to ensure that the policy is justified and effective.
	Policy H6 Part 3	3. <u>25% of all dwellings (Use Class C3 or future equivalent) are required to be provided as affordable in all</u> new residential developments: • of 10 or more dwellings (gross) located <u>wholly outside of</u> within the area identified <u>as 'Area not applicable to Policy H6 point 3' on the policies map</u> at Appendix 9(c) on individual sites, or • on <u>all sites with an area</u> of more than 1 <u>0.5ha or more, located throughout the Local Authority Area.</u> will be required to provide 25% of all dwellings as affordable. This excludes <u>For the following types of development, the affordable housing provision is set out in points 5, 6 and 7 of this policy:</u> • Purpose Built Student Accommodation, • Co-living accommodation; and • Built <u>d</u> to Rent accommodation, where the affordable housing provision is set out in points 5, 6 and 7 of this policy.	Response to SPQ5 IN2.2 and updated with response to Q5.4b in M5 [IN3]. To clarify that the information is shown on the Policies Map to ensure that the policy is justified and effective.

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			To ensure that the size of site is consistent with that contained in national policy.
	Policy H6 Part 5	5. On sites providing 25 bed spaces or more of Purpose Built Student Accommodation (PBSA) outside of Campus <u>(or on land immediately adjacent to the Campus)</u> as defined at policy H10, a commuted sum will be required in lieu of on-site 20% affordable housing provision	Response to Q14.1 in M14 [IN3]. To improve the terminology for clarity.
	Policy H6 Part 10	10. The expected mix for affordable housing provision will initially be guided by the HEDNA, however, through engagement with the Council and Registered Providers, positive weight will be given to a housing mix that is also informed by the latest Homefinder data (or future equivalent) to ensure the deliver reflects the most up to date need and circumstances. The affordable housing mix should reflect the overall mix and type of housing proposed across the application site guided by <u>the an updated</u> affordable housing SPD <u>and / or Council guidance</u> .	Response to SQ1.6 in IN4. To reflect the Government's stated intention that local planning

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			authorities will be unable to adopt Supplement ary Planning Documents after 30 June 2026.
	Policy H6 Part 12	12. A reduction in the requirements of policy EM11 <u>part 4</u> may be presented for assessment in order to maximise Affordable Housing delivery.	Response to Q13.6 in IN3. To improve the terminology for clarity, to ensure that the policy is justified and effective.
	Policy H6 Part 14	Affordable housing proposals must be in accordance with <u>have regard to</u> the design principles set out in Policy H3, including NDSS standards and the internal and external standards set out in the Design Guide for New Residential Developments SPD and Householder Design Guide SPD.	Response to PQ14 in IN2. To improve the terminology

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			for clarity, to ensure that the policy is justified and effective.
	Policy H9 Part 3	3. To ensure that the most effective use of land, new developments, with relevant consideration to Part 2 of this policy, should seek to deliver the following densities: • Greenfield sites – 35 dwellings per hectare (net). • Brownfield sites 45 dwellings per hectare (net). • Sites <u>wholly</u> within the City Centre Transition Zone* 125 dwellings per hectare (net). • Development within the defined City Centre boundary** 250 dwellings per hectare (net). *City Centre Transition Zone as shown at Appendix 9(d) **City Centre boundary as shown at Appendix 9(d)	Response to Q5.3b in M5 [IN3]. To improve the terminology for clarity.
	Paragraph 6.47	6.47 For the purposes of 'Campus' within policy H10, the areas are as per the adopted Warwick University SPD, and the University and Enterprise Area of the City Centre, or future adopted university masterplan Supplementary Planning Document. <u>The term 'immediately adjacent' refers to those sites that physically share a common border with / adjoin the campuses.</u>	Response to Q14.1 in M14 [IN3]. To improve the terminology for clarity.

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	Policy H10 Part 2	2. Purpose Built Student Accommodation (PBSA), proposed outside of the areas identified in point 1, whether new build or conversions, will be delivered in line with the Council's PBSA monitor and manage approach and will only be considered appropriate where: a. <u>applicants can demonstrate that a significant change in market circumstance has occurred that evidences a need for additional student accommodation.</u> The PBSA monitor and manage approach demonstrates evidence of need for additional student accommodation; or b. There is support from one of the City's universities that evidences a need for additional student accommodation.	Response to Q5.5b in M5 [IN3]. To improve the terminology for clarity.
	Policy H10 Part 4	4. Developments that comprise a predominantly studio ratio ratio <u>flats</u> will be considered in line with the most up to date available evidence <u>on need</u> .	Response to Q5.3d in M5 [IN3]. To improve the terminology for clarity.
	Policy H10 Part 6	Design innovation will be encouraged within the <u>PBSA</u> sector, particularly in high quality affordable products, in line with <u>having regard to</u> the design standards set out in the Residential Design Guide SPD.	Response to PQ14 in IN2. Updated to include response to Q5.5f in M5 [IN3]. To

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			improve the terminology for clarity, to ensure that the policy is justified and effective.
	Paragraph 6.62	Private rooms should include an ensuite, seating, desk space for home workings and sufficient storage space for clothes, luggage cases, bathroom items, laundry, general and recyclable waste and for other possessions. It should also provide a good living environment in line with <u>and must have regard to</u> the Council's New Residential Development Design Guide SPD, including good levels of natural light, outlook, privacy and ventilation.	Response to PQ14 in IN2.To improve the terminology for clarity, to ensure that the plan is justified and effective.
	Paragraph 6.68	Co-living schemes should include adequate onsite communal outdoor amenity space in line with <u>and must have regard to</u> the Council's New Residential Development Design Guide SPD and Open Space SPD and is designed and managed in a way that fosters social interaction and encourages engagement between people.	Response to PQ14 in IN2.To improve the terminology for clarity, to ensure that

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			the plan is justified and effective.
	Policy H13 Part G	g. communal facilities and services are provided that are sufficient, in terms of location, spread, facilities and size, to meet the requirements of the intended number of residents at times of relatively high demand and offer at least: h. i. Direct access to a communal kitchen that does not require any residents to travel between different floors and which has adequate facilities for a maximum of 8 bedrooms and adequate space for residents to store food and cooking and eating utensils and to prepare meals at times of relatively high demand. i. ii. outside communal amenity space (roof terrace and/or garden); ii. iii. internal communal amenity space (dining rooms, lounges, workspace); and iii. iv. laundry and drying facilities. h. the private units provide adequate functional living space and layout, and are not self-contained homes or capable of being used as self-contained homes; j. i. a management plan is provided with the application; k. j. it delivers a level of affordable housing (discounted private rent) as set out in Policy H6.	Response to PQ45, correction of formatting to ensure the policy reads correctly and is therefore effective.
Chapter 7: Retail and Centres			
	Policy R2	Delete in its entirety (and renumber policies which follow) Policy R2: Coventry City Centre – Development Strategy	Response to PQ46 to avoid

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		1. The city centre will continue to be developed and regenerated to ensure it is a truly world class city centre, leading in design, sustainability and culture. This will be achieved by: a. Enhancement of its position as a focus for the entire sub-region and as a national and international destination to live, work and play; b. Enhancement of its retail and leisure offer to strengthen the city's sub-regional role; c. Provision of high quality office space; d. Becoming a hub for education; e. Including a variety of places to live which cater for different needs; f. Preserving or enhancing the character and setting of the historic built landscape and the archaeological environment; g. A connected public realm including public squares and green spaces, easily accessible through the creation of desirable and legible pedestrian routes; h. Accessible for all; i. Providing an attractive and safe environment for pedestrians, cyclists and motorists; j. Provide a high quality public transport system that benefits from seamless integration and is well connected to existing and new infrastructure; k. High quality sustainable built design; l. Continuing to develop a vibrant and attractive night time economy; m. Providing opportunities to improve health and wellbeing; 75 n. Continuing to support greater integration of the university within the wider city centre in accordance with the City Centre policies of this plan; o. Recognising and preserving key views to the iconic three spires of St Michaels, Holy Trinity and Christchurch; p. Supporting the reintroduction of green and blue infrastructure throughout the city centre, including opportunities for de-culverting wherever possible.	duplication with CC1A

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	Policy R3 Part 2	2. Centre boundaries are Primary Shopping Areas (PSA) for the following Major District Centres are shown on the Policies Map at: a. Arena Park; b. Cannon Park; c. Brandon Road. <u>PSAs within the above centres should be the focus for Class E(a) activities at ground floor level.</u>	Response to Q7.4 a) in M7 [IN3]. To ensure that the approach to development in PSAs is clear.
	Policy R2 Part 3	3. Centre boundaries and Primary Shopping Areas for the following District Centres are shown on the Policies Map at: a. Ball Hill; b. Bell Green; c. Brade Drive; d. Daventry Road; e. Earlsdon; f. Eastern Green* g. Foleshill; h. Jardine Crescent; i. Jubilee Crescent. They will contain a scale of development which is demonstrated to not impact negatively on higher order centres and supports the needs of their district of the city for bulk convenience shopping as well as an element of comparison shopping, service	Response to Q7.4 a) in M7 [IN3]. To ensure that the approach to development in PSAs is clear.

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		and catering uses. Social, community, leisure and small-scale office uses will also be acceptable. <u>PSAs within the above centres should be the focus for Class E(a) activities at ground floor level.</u>	
	Policy R4 Part 2a	2. Sequential Assessment <u>Test</u> a. A Sequential Assessment <u>Test</u> will be required for all Main Town Centre use proposals or any other use within use class E and F (or subsequent equivalent of these use classes) , outside a defined centre and should be prepared in accordance with national guidance. This should have regard to the centres hierarchy set out in policy R3.	Response to PQ51 in IN2 To ensure consistency of terminology in line with national policy.
	Policy R4 Part 2b	b. Where in-centre options are exhausted, the sequential assessment <u>test</u> will be applied to edge of centre locations as follows...	Response to Q7.5 b) in M7 [IN3]. To ensure consistency of terminology in line with national policy.

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	Policy R4 Part 2c	c. Retail proposals close to centres which do not have a defined PSA. Delete Part 2c in its entirety to avoid duplication.	Response to Q7.5 c) in M7 [IN3]. To avoid duplication.
	Policy R4 Part 3	3. Impact Test <u>Assessment</u> An Impact Test <u>Assessment</u> will be required for all retail and <u>leisure</u> other Main Town Centre use proposals outside a defined centre that exceed: • 1,000 sqm gross for schemes expected to impact on, or have the potential to impact on Coventry City Centre; • 500 sqm gross for schemes expected to impact on, or have the potential to impact on the Major District Centres; and • 250 sqm gross for schemes expected to impact on, or have the potential to impact on the District Centres. The Assessment of Impact should be prepared in accordance with national guidance and consider the potential impact on the vitality, viability, role and character of a defined centre(s) within the centres hierarchy (as set out in policy R3). Centres to be considered when undertaking sequential assessments <u>tests</u> and impact tests <u>assessments</u> will be considered on a case-by-case basis.	Response to PQ52 in IN2 To ensure consistency of terminology in line with national policy.
	Policy R5 Part 2	Proposals should seek to actively enhance the frontage of a unit within a defined centre in accordance with <u>and must have regard to</u> the Design Guidance for Shopfronts SPD	Response to PQ14 in IN2.

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			To improve the terminology for clarity, to ensure that the policy is justified and effective.
	Policy R6 Part 2c	Proposals within defined centres will be permitted provided they: c. are in accordance with <u>have regard to</u> the emerging Adopted Hot Food Takeaway Supplementary Planning Document and any subsequent replacement	Response to PQ14 in IN2 and response to Q7.4 b) in IN3. To improve the terminology for clarity, to ensure that the policy is justified and effective.

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Chapter 8: Communities			
Chapter 9: Green Belt & Green Environment			
	Paragraph 9.10	9.10 <u>For the purposes of this plan the term ‘Green and Blue Infrastructure’ is to be applied in accordance with the definition of Green Infrastructure contained in the NPPF.</u> For the purposes of this plan, the term ‘Green Infrastructure’ also includes what is sometimes called ‘blue infrastructure’, that is, various water bodies such as canals and rivers for example. A sustainable growth strategy relies on protecting and improving the quality of the environment. Future development must be located to maximise the efficient use of land, well integrated with existing development, and well related to public transport and other existing and planned Green Infrastructure, so promoting sustainable development.	Response to Q9.8 in M9 [IN3]. To ensure that Policy GE1 is effective and consistent with national policy.
	Policy GE1 Part 1	1. The Council will protect and enhance green and blue infrastructure based on an analysis of existing assets, informed by and contributing to the delivery of the Local Nature Recovery Strategy and the <u>Green Space Strategy until its replacement by the</u> Green and Blue Infrastructure Strategy and Action Plan or its future equivalent.	Response to Q9.8 in IN3. To improve the terminology for clarity, to ensure the

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			policy is justified and effective.
	Paragraph 9.25	Through site selection and layout, developers should avoid or reduce any negative impact on biodiversity. They must deliver at least 10% BNG, as measured by the statutory biodiversity metric. There are 3 ways a developer can achieve BNG. They can create biodiversity on-site (within the red line boundary of a development site). If they cannot achieve all of their BNG on-site, they can deliver a mixture of on-site and off-site. If neither can be achieved then as a last resort they can buy statutory biodiversity credits from the government. The steps must be followed in order. Further information can be found on the government website, and local guidance is contained in the Biodiversity SPD which will be updated <u>and / or Council guidance</u> .	Response to SQ1.6 in IN4. To reflect the Government's stated intention that local planning authorities will be unable to adopt Supplement ary Planning Documents after 30 June 2026.
	Policy GE2 Part 3	3. To support the proposed allocations at H2:19 and JE2:4 the following sites are allocated for the provision of new sports pitches:	In response to Q14.1 in M14 [IN3].

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		a. Land at Charter Avenue (former Alderman Harris School site)-, <u>or an appropriate alternative site within the local area as part of this development.</u> b. Land east of Coundon Wedge Road-, <u>or an appropriate alternative site within the local area as part of this development.</u>	To improve the terminology for clarity and provide resilience to the policy.
	Policy GE3 Part 1	1. Sites of Special Scientific Interest (SSSIs), Local Nature Reserves (LNRs), Ancient Woodlands, Local Wildlife and Geological Sites will be protected and enhanced. <u>2.</u> 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:	Response to Q9.12 in M9 [IN3]. To provide clarity by splitting Part 1 into two separate parts of the policy.
	Policy GE3 Part 4 <u>2a</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 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 <u>and swift bricks</u>	Response to Q14.1 in M14 [IN3]. To ensure swift bricks are included

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			in the list of examples.
	Policy GE3 Part 4 <u>2</u> c	c. avoid <u>or mitigate any</u> negative impacts on existing biodiversity;	Response to Q9.11 in M9 [IN3]. To improve the terminology for clarity, to ensure the plan is consistent with national policy.
	Policy GE3 Part 2 <u>3</u>	2. <u>3.</u> Where this is not possible, the net gain must be delivered off site. Only if evidence demonstrates that in <u>sufficient gains cannot be made to meet</u> the 40% requirement will statutory credits be allowed to be purchased. <u>of part one</u> <u>two of this</u> <u>policy will compensation, either by financial contribution via S106 or the purchase of statutory credits be allowed.</u>	Response to Q9.12 in M9 [IN3]. To improve the terminology for clarity, to ensure the policy is effective and in line with

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			BNG Regulations.
	Policy GE3	Further detail will be provided in Council guidance to accompany the <u>an updated</u> Biodiversity SPD. In the case of archaeological remains, all practical measures must be taken for their assessment and recording.	Response to SQ1.6 in IN4. To reflect the Government's stated intention that local planning authorities will be unable to adopt Supplement ary Planning Documents after 30 June 2026.
	Paragraph 9.27	Trees that are already subject to protection either as part of an Ancient Woodland (as shown <u>on the policies map</u> in Appendix 4)	Response to SPQ5 IN2.2 To clarify that the information

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			is shown on the Policies Map to ensure that the plan is justified and effective.
Chapter 10: Design			
	Paragraph 10.6	10.6 Policy DE1 requires development proposals to create safe and attractive streets and public spaces, which reduce crime and the fear of crime. <u>Housing developments should consider how they would meet the relevant ‘Secured By Design’ principles</u> . As well as considering the impact of development proposals on public safety and the incidences of anti-social behaviour, the reference to safety in the Policy also relates to creating buildings and places that are better protected from terrorist attack, this reflects the Government’s strategy for countering terrorism. Applications for development which affect higher risk buildings or spaces such as those that could attract crowds of people, should always fully consider the advice provided by National Counter Terrorism Security Office (NaCTSO) or future equivalent.	Response to Q14.1 in M14 [IN3]. To improve the terminology for clarity.
	Policy DE1 Part 1	d. All development proposals, <u>both those for new buildings and new landscaped spaces</u> , should follow a design-led approach to deliver sustainable, high quality placemaking. Development should contribute positively to the <u>City’s rich story of Architectural Innovation, the</u> wellbeing of existing and new communities, the quality of the surrounding built and	Response to Q10.1 in M10 [IN3]. To improve the

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		natural environment, and should be planned and designed with reference to the climate change strategy and the adaptation and resilience strategy.	terminology for clarity and ensure that the policy is effective and positively prepared.
	Policy DE1 Part 3	Where buildings in excess of 20m in height are proposed, these must be informed by <u>have regard to</u> the guidance of the Tall Buildings SPD.	Response to PQ14 in IN2 and response to Q10.2 in IN3. To improve the terminology for clarity, to ensure that the policy is justified and effective.
	Policy DE1 Part 5b	b. consider the local distinctiveness and identity of the site but also have regard to opportunities to enhance the local built and natural environment through new	Response to Q14.1 in M14 [IN3] to

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		development and enhanced design <u>using local building materials where appropriate</u>	provide additional clarity.
	Policy DE2 Part 2d	d. Where public art is provided, contributions and commuted maintenance sums for up to 10 years will be required <u>where justified and appropriate</u> , and include the cost of decommissioning where appropriate.	Response to Q10.3 in IN3. To improve the terminology for clarity, to ensure that the policy is clearly written and effective.
Chapter 11: Heritage			
	Policy HE2 Part 4	4. The sympathetic and creative re-use of heritage assets will be encouraged, especially for heritage that is considered to be at risk, so long as it is not damaging to the significance of the heritage asset. <u>where harm to the significance is assessed as being less than substantial.</u> The embodied energy present in historic buildings contributes to sustainability.	Response to Q11.3 in M11 [IN3]. To improve the terminology for clarity and to

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			ensure consistency with national policy.
	Paragraph 11.9	The City Heritage Park and its key routes and linkages are <u>shown on the policies map</u> identified on the inset map at Appendix 5.	Response to SPQ5 IN2.2 To clarify that the information is shown on the Policies Map to ensure that the plan is justified and effective.
	Para 11.10 supporting text to Policy HE3	opportunities should be taken to improve the setting of the Charterhouse, the naturalisation of the river valley where this does not conflict with its heritage significance and the views through to the viaduct	Agreed through the Statement of Common Ground with Historic England.

Ref	Plan location (policy/ paragraph / page)	Proposed changes Strikethrough (deleted text) <u>Bold underline</u> (new or amended text)	Reason(s) for change
	Para 11.14 supporting text to Policy HE4	11.14 In considering proposals for development, and in line with para 11.13 above, the City Council's the Validation e Checklist will set out what is will usually be required including: a) an initial assessment establishing the archaeological significance of the site to be submitted as part of any planning application. b) where appropriate an archaeological investigation may be required evaluation and subsequent publication of results to be carried out prior to commencement, where, as a result of the initial assessment, important archaeological remains are likely to be present. c) preservation in situ to be the preferred approach d c) justification together with appropriate mitigation before allowing any harm to, or loss of, the significance of a heritage asset. 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.	Agreed through the Statement of Common Ground with Historic England.
Chapter 12: Accessibility			
	Policy AC1 Part 1	The Council will encourage proposals that minimise the need to travel, maximise trips made by sustainable transport modes, incorporate liveable neighbourhood principles and reduce the dependence on the private car in accordance with with regard to the National Design Guide, National Model Design Code, Transport for West Midlands (TfWM) Local Transport Plan (LTP) and the Council's Transport Strategy and Coventry Connected SPD.	Response to PQ14 in IN2 and response to Q12.2 in M12 [IN3].

Ref	Plan location (policy/ paragraph / page)	Proposed changes Strikethrough (deleted text) <u>Bold underline</u> (new or amended text)	Reason(s) for change
			To improve the terminology for clarity, to ensure that the policy is justified and effective.
	Policy AC3 Part 1	1. Transport Assessments will be required for developments which generate significant additional trips on the transport network. Thresholds for their requirement will be based on locally determined criteria set out in the Coventry Connected SPD <u>and / or Council guidance</u> .	Response to SQ1.6 in IN4. To reflect the Government's intention that local planning authorities will be unable to adopt Supplementary Planning Documents

Ref	Plan location (policy/ paragraph / page)	Proposed changes Strikethrough (deleted text) <u>Bold underline</u> (new or amended text)	Reason(s) for change
			after 30 June 2026.
	Policy AC3 Part 2	2. Travel Plans will be required for new developments which generate significant additional traffic movements. Detailed guidance on the requirement for Travel Plans will be <u>is</u> set out in the Coventry Connected SPD <u>and / or Council guidance</u> .	Response to SQ1.6 in IN4. To reflect the Government's intention that local planning authorities will be unable to adopt Supplement ary Planning Documents after 30 June 2026.
	Policy AC3 Part 7	7. Further guidance will be <u>is</u> contained in an updated the <u>the</u> Coventry Connected SPD <u>and / or Council guidance</u> .	Response to SQ1.6 in IN4. To reflect the Government

Ref	Plan location (policy/ paragraph / page)	Proposed changes Strikethrough (deleted text) <u>Bold underline</u> (new or amended text)	Reason(s) for change
			's intention that local planning authorities will be unable to adopt Supplement ary Planning Documents after 30 June 2026.
	Policy AC6 Part 2	2. Measures which support the delivery of objectives in the West Midlands Rail Executive Rail Investment Strategy, and Midland Connect Strategic Transport Plan, <u>West Midlands Strategic Advice 2022 and relevant emerging local studies</u> for improved rail connectivity will be supported. This includes measures which facilitate improved rail services and supporting rail infrastructure, including further electrification of the rail network, on the Coventry north-south corridor between Leamington, Kenilworth, Coventry, Bedworth and Nuneaton and on routes to Leicestershire and the East Midlands. <u>Transport priorities may change in the future, therefore this list is non-exhaustive.</u>	Response to Q12.5 in M12 [IN3]. To ensure the policy is justified and effective.
Chapter 13: Environmental			

Ref	Plan location (policy/ paragraph / page)	Proposed changes Strikethrough (deleted text) <u>Bold underline</u> (new or amended text)	Reason(s) for change
Management			
	Policy EM4 Part 1c	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>	Response to Q13.1 in M13 [IN3]. To improve the terminology for clarity and ensure the policy is effective.
	Policy EM4 Part 1d	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)</u> , and;	Response to Q13.1 in M13 [IN3]. To improve the terminology for clarity and ensure the policy is effective.

Ref	Plan location (policy/ paragraph / page)	Proposed changes Strikethrough (deleted text) <u>Bold underline</u> (new or amended text)	Reason(s) for change
	Policy EM4 Part 2c	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>	Response to Q13.1 in M13 [IN3]. To improve the terminology for clarity and ensure the policy is effective.
	Policy EM4 Part 2d	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</u> . This easement includes existing culverted watercourses. <u>This is required regardless of the extent and location of the floodplain and should be taken into account when considering the developable area.</u>	Response to Q13.1 in M13 [IN3]. To improve the terminology for clarity and ensure the policy is effective.
	Paragraph 13.18	13.18 In respect of SuDS, it is important to emphasise the need for a management train where drainage techniques can be used in series to change the flow and quality characteristics of the runoff in stages. For a management train to work effectively the train must contain the right type of SuDS. The detail for this would be set out in the	Response to SQ1.6 in IN4. To reflect the

Ref	Plan location (policy/ paragraph / page)	Proposed changes Strikethrough (deleted text) <u>Bold underline</u> (new or amended text)	Reason(s) for change
		SPD <u>will be set out in Council guidance</u> , but all consideration should be given to the principle by ensuring developments implement source controls as part of the management train. In environmental terms this approach is good for water quality. With respect to future maintenance, it places the responsibility with the development owner and reduces or eliminates runoff from the small rainfall events which constitute the majority of rain events.	Government's intention that local planning authorities will be unable to adopt Supplementary Planning Documents after 30 June 2026 and to ensure consistency with Policy EM5.
	After paragraph s 13.30 add in new paragraph s 13.31 – 13.34.	13.30 The Council recognises the importance of sustainable waste management both locally and in cooperation with its neighbours to ensure that all the waste management needs of the area are met. The key challenges for future growth in waste will be balancing economic prosperity and associated growth with the financial strains of providing necessary infrastructure. Waste policy of the Local Plan is applied in accordance with the Council's Waste Strategy.	Response to SPQ 56.1 in IN2.2. To ensure that the plan is consistent with national

Ref	Plan location (policy/ paragraph / page)	Proposed changes Strikethrough (deleted text) <u>Bold underline</u> (new or amended text)	Reason(s) for change
	All subsequent paragraphs will need renumbering.	<u>13.31 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>13.32 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>13.33 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>	policy requirements relating to waste management.

Ref	Plan location (policy/ paragraph / page)	Proposed changes Strikethrough (deleted text) <u>Bold underline</u> (new or amended text)	Reason(s) for change
		<u>13.34 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>	
	Policy EM7 Part 3	This policy will be applied in line with <u>having regard to</u> the Air Quality SPD.	Response to PQ14 in IN2. To improve the terminology for clarity, to ensure that the policy is justified and effective.
	Policy EM8 parts 1 and 1e	1. <u>In accordance with national policy on waste management and the waste hierarchy</u> , the Council <u>and its partners</u> Waste Management Strategy <u>needs assessments and strategies</u> will be supported through..... <u>1e</u> Existing <u>or proposed</u> waste management facilities <u>and</u> or land allocated for waste management uses being protected from encroachment by incompatible land uses that are more sensitive to odour, noise, dust and pest impacts; and...	Response to SPQ 56.1 in IN2.2.To ensure that the plan is consistent with national policy requirements relating to waste

Ref	Plan location (policy/ paragraph / page)	Proposed changes Strikethrough (deleted text) <u>Bold underline</u> (new or amended text)	Reason(s) for change
			managemen t.
	After Paragraph 13.36 add in a new paragraph	<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>	Response to SPQ 56.2 in IN2.2 To ensure that the Local Aggregate Assessment is referenced.
	Policy EM14 Part 1a	a. All major new residential (10 dwellings or more) and non-residential (1000 m ² floorspace or more) developments are required to complete a whole-life carbon assessment in accordance with Royal Institution of Chartered Surveyors (RICS) Whole Life Carbon Assessment guidance, <u>or its future equivalent</u> .	Response to Q13.8 in IN3.To improve the terminology for clarity, to ensure that the policy is justified and effective.
Chapter 14: Coventry City Centre			

Ref	Plan location (policy/ paragraph / page)	Proposed changes Strikethrough (deleted text) <u>Bold underline</u> (new or amended text)	Reason(s) for change
	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	Response to PQ14 in IN2. To improve the terminology for clarity, to ensure that the policy is justified and effective.
	Policy CC1(C) Part b	b. When development occurs, a Flood Risk Assessment will need to be produced to appropriately consider the risk of flooding from all sources. Delete Part b (results in renumbering of subsequent paragraphs).	Response to Q7.8 in M7 [IN3]. To ensure the policy is justified and avoid duplication with Policy EM4.
	Last sentence of the first paragraph	The Character Areas are <u>shown on the policies map.</u> mapped in Appendix 9(f).	Response to SPQ5 IN2.2

Ref	Plan location (policy/ paragraph / page)	Proposed changes Strikethrough (deleted text) <u>Bold underline</u> (new or amended text)	Reason(s) for change
	under 'City Centre Character Areas' explaining Policy CC1 part E. (page 168) – all paragraphs will need numbering in this section.		To clarify that the information is shown on the Policies Map to show that the plan is justified and effective.
Chapter 15: Infrastructure Delivery, Implementation and Monitoring			
	Policy IM1 Part 4	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.	Response to Q1.12 in M1 [IN3]. To clarify that the IDP is not part of

Ref	Plan location (policy/ paragraph / page)	Proposed changes Strikethrough (deleted text) <u>Bold underline</u> (new or amended text)	Reason(s) for change
			the Plan and give it appropriate weight in decision making.
Appendices			
	Appendix 1	To be replaced in its entirety by the table at Appendix A to this schedule of Main Modifications (see also Modifications to para 1.8)	Response to PQ5 in IN2
	Appendix 3	To be replaced in its entirety by the trajectory contained within the Trajectory Explanatory Paper (PS5) included at Appendix B to this schedule of Main Modifications.	Response to PQ5 in IN2
	Glossary	<u>Mobility Hubs / Local Travel Points: Location with access to a range of transport options and community services in one place.</u>	Response to Q12.4 in M12 [IN3]. Definition for Mobility Hubs included in the Glossary to improve clarity.

Main Modifications Appendix A

Local Plan Appendix 1 - Table of reviewed policies for the Local Plan and City Centre Area Action Plan

Policy Reference (Reviewed Local Plan)	Policy Title	Which adopted Local Plan / AAP policy it supersedes (where applicable)
DS1	Overall Development Needs	DS1 – supersedes adopted Local Plan policy DS1 (Policy wording updated)
DS2	The Duty to Cooperate and partnership working	DS2 – supersedes adopted Local Plan policy DS2 (Policy wording updated)
DS3	Sustainable Development Policy	DS3 – Delete (as per response to PQ15 , originally intended to superseded adopted Local Plan policy DS3)
DS4 (Part A)	General Masterplan principles	DS4 (Part A) supersedes adopted Local Plan policy DS4 (Part A) (Policy wording updated)
DS4 (Part B)	Whitley Specific Masterplan Principles	DS4 (Part B) supersedes adopted Local Plan policy DS4 (Part B) (Policy wording updated)
DS4 (Part C)	Keresley SUE Specific Masterplan Principles	DS4 (Part C) -supersedes adopted Local Plan policy DS4 (Part C) (Policy wording updated)
DS4 (Part D)	Eastern Green SUE Specific Masterplan Principles	DS4 (Part D) – supersedes adopted Local Plan policy DS4 (part D) (Policy wording unchanged from 2017 adopted plan)

HW1	Health and Health Impact Assessment (HIA)	• HW1 - supersedes adopted Local Plan policy HW1 - supersedes adopted Local Plan policy HW1 (Policy wording updated)
JE1	Overall Economy and Employment Strategy	• JE1 - supersedes adopted Local Plan policy JE1 (Policy wording updated)
JE2	Provision of Employment Land and Premises	• JE2 - supersedes adopted Local Plan policy JE2 (Policy wording updated)
JE3	Non -Employment Uses on Employment Land	• JE3 - supersedes adopted Local Plan policy JE3 (Policy wording updated)
JE4	Location and Type of Office Development	• JE4 - supersedes adopted Local Plan policy JE4 (Policy wording updated)
JE5	Industrial and Storage/Distribution Development	• JE5 – part supersedes adopted Local Plan policy JE5 (see JE8) (Policy wording updated)
JE6	Tourism/Visitor Related Development	• JE6 - supersedes adopted Local Plan policy JE6 (Policy wording updated)
JE7	Accessibility to Employment Opportunities	• JE7 - supersedes adopted Local Plan policy JE7 (Policy wording updated)
JE8	Location of Research and Development (R&D)	• New Policy - Part supersedes 2017 adopted (Policy wording updated)
H1	Housing Land Requirements	• H1 - supersedes adopted Local Plan policy H1 (Policy wording updated)
H2	Housing Allocations	• H2 - supersedes adopted Local Plan policy H2 (Policy wording updated)
H3	Provision of New Housing	• H3 - supersedes adopted Local Plan policy H3 (Policy wording updated)
H4	Securing a Mix of Housing	• H4 - supersedes adopted Local Plan policy H4

		(Policy wording updated)
H5	Managing Existing Housing Stock	H5 - supersedes adopted Local Plan policy H5 (Policy wording updated)
H6	Affordable Housing	H6 - supersedes adopted Local Plan policy H6 (Policy wording updated)
H7	Gypsy and Traveller Accommodation	H7 - supersedes adopted Local Plan policy H7 (Policy wording updated)
H8	Specialist Housing including Specialist Housing with Elements of Care, Older Persons accommodation and hostels	H8 - supersedes adopted Local Plan policy H8 (Policy wording updated)
H9	Residential Density	H9- supersedes adopted Local Plan policy H9 (Policy wording updated)
H10	Student Accommodation	H10 - supersedes adopted Local Plan policy H10 (Policy wording updated)
H11	Homes in Multiple Occupation (HMOs)	H11 - supersedes adopted Local Plan policy H11 (Policy wording updated)
H12	Build to Rent	New policy
H13	Co-Living	New policy
R1	Delivering Retail Growth	R1 - supersedes adopted Local Plan policy R1 (Policy wording updated)
R2	Coventry City Centre – Development Strategy	R2 – Delete (as per response to PQ46 , originally intended to supersede adopted Local Plan policy R2)
R3	The Network of Centres	R3 - supersedes adopted Local Plan policy R3 (Policy wording updated)
R4	Out of Centre Proposals	R4 - supersedes adopted Local Plan policy R4 (Policy wording updated)

R5	Retail Frontages and Ground Floor Units in Defined Centres	• R5 - supersedes adopted Local Plan policy R5 (Policy wording updated)
R6	Restaurants, Bars and Hot Food Takeaways	• R6 - supersedes adopted Local Plan policy R6 (Policy wording updated)
CO1	New or Improved Social, Community and Leisure Premises	• CO1 – supersedes adopted Local Plan policy CO1 (Policy wording unchanged from 2017 adopted plan)
CO2	Re-use of or Redevelopment of Facilities	• CO2 - supersedes adopted Local Plan policy CO2 (Policy wording updated)
CO3	Neighbourhood and Community Planning	• CO3 – supersedes adopted Local Plan policy CO3 (Policy wording unchanged from 2017 adopted plan)
GB1	Green belt	• GB1 - supersedes adopted Local Plan policy GB1 (Policy wording updated)
GB2	Safeguarded Land in the Green Belt	• GB2 - supersedes adopted Local Plan policy GB2 (Policy wording updated)
GB3	Local Green Space	• New policy (Unchanged policy wording, extracted from adopted plan policy GB1)
GE1	Green and Blue Infrastructure	• GE1 - supersedes adopted Local Plan policy GE1 (Policy wording updated)
GE2	Green Space	• GE2 - supersedes adopted Local Plan policy GE2 (Policy wording updated)

GE3	Biodiversity, Geological, and Landscape Conservation	GE3 - supersedes adopted Local Plan policy GE3 (Policy wording updated)
GE4	Tree Protection	GE4 - supersedes adopted Local Plan policy GE4 (Policy wording updated)
DE1	Ensuring High Quality Design	DE1 - supersedes adopted Local Plan policy DE1 (Policy wording updated)
DE2	Delivering High Quality Places	New policy (Incorporates wording from adopted AAP policies CC4, CC5 and CC6).
HE1	Conservation Areas	HE1 - supersedes adopted Local Plan policy HE1 (Policy wording updated)
HE2	Conservation and Heritage Assets	HE2 - supersedes adopted Local Plan policy HE2 (Policy wording updated)
HE3	Heritage Park - Charterhouse	HE3 – supersedes HE3 (no change to wording from adopted 2017 Local Plan HE3)
HE4	Archaeology	New policy (Incorporates wording from adopted 2017 plan policy HE2)
AC1	Accessible Transport Network	AC1 - supersedes adopted Local Plan policy AC1 (Policy wording updated)
AC2	Road Network	AC2 - supersedes adopted Local Plan policy AC2 (Policy wording updated)

AC3	Demand Management	AC3 - supersedes adopted Local Plan policy AC3 (Policy wording updated)
AC4	Active Transport Provision including Walking, Cycling and Micro Mobility	AC4 - supersedes adopted Local Plan policy AC4 (Policy wording updated)
AC5	Bus, Demand Response Transit and Rapid Transit	AC5 - supersedes adopted Local Plan policy AC5 (Policy wording updated)
AC6	Rail	AC6 - supersedes adopted Local Plan policy AC6 (Policy wording updated)
AC7	Freight	AC7 - supersedes adopted Local Plan policy AC7 (Policy wording updated)
EM1	Planning for Climate Change Adaptation	EM1 - supersedes adopted Local Plan policy EM1 (Policy wording updated)
EM2	Building Standards	2017 adopted plan policy deleted. (superseded by policies Local Plan Review policies EM11-EM14)
EM3	Renewable Energy Generation	2017 adopted plan policy deleted (superseded by policies Local Plan Review policies EM11-EM12)
EM4	Flood Risk Management	EM4 - supersedes adopted Local Plan policy EM4 (Policy wording updated)
EM5	Sustainable Drainage Systems (SuDS)	EM5 - supersedes adopted Local Plan policy EM5 (Policy wording updated)

EM6	Redevelopment of Previously Developed Land	• EM6 - supersedes adopted Local Plan policy EM6 (Policy wording updated)
EM7	Air Quality	• EM7 - supersedes adopted Local Plan policy EM7 (Policy wording updated)
EM8	Waste Management	• EM8 – Superseded by EM8 (Policy wording unchanged from 2017 adopted plan)
EM9	Safeguarding Mineral Resources	• EM9 – Superseded by EM9 (Policy wording unchanged from 2017 adopted plan)
EM10	Non-Mineral Development in Mineral Safeguarding Areas	• EM10 – Superseded by EM10 (Policy wording unchanged from 2017 adopted plan)
EM11	Energy Infrastructure	• New policy (Supersedes 2017 plan policies EM2 and EM3)
EM12	Reducing operational carbon in new build non-residential development	• New policy (Supersedes 2017 plan policies EM2 and EM3)
EM13	Overheating in new buildings	• New policy (Supersedes 2017 plan policy EM2)
EM14	Embodied carbon and waste	• New policy (Supersedes 2017 plan policy EM2)
EM15	Noise	• New policy
C1	Broadband and Mobile Internet	• N/A – policy deleted
C2	Telecommunications	• N/A – policy deleted
CC1 Part A	Coventry City Centre – Development Strategy	• Supersedes policy CC1 (part A) of the 2017 AAP (Policy wording updated)

CC1 Parts B-E	City Centre Policy Parts B-E	Supersedes policy CC1 of the 2017 AAP (Policy wording updated)
IM1	Developer Contributions for Infrastructure	IM1 supersedes adopted Local Plan policy IM1 (Policy wording updated)

Further note on the Area Action Plan policies for completeness: the following policy references are deleted from the reviewed Plan but this table shows where they are incorporated into the document.

Adopted AAP Policy reference	Adopted AAP Policy title	Where the policy has been incorporated into the reviewed plan
CC2	City Centre Heritage	City Centre Heritage incorporated into updated Heritage Policy HE2
CC3	Building Design	Incorporated into LPR Building design Policy DE1
CC4	Public Art	Incorporated within new policy DE2
CC5	Lighting	Incorporated within new policy DE2
CC6	Public Realm	Incorporated within new policy DE2
CC7	Tall Buildings	Incorporated within policy DE1 & CC1(A)
CC8	Green and Blue Infrastructure	CC1 (Part B) - moved and supersedes adopted Local Plan policy CC1 (Part B)
CC9	Drainage & Flood Risk	CC1 (Part D) moved and supersedes adopted Local Plan policy CC1 (Part D)

CC10	Environmental Management	CC1 (Part D) - moved and supersedes adopted Local Plan policy CC1 (Part D)
CC11	Accessibility	Policy deleted
CC12	Friargate	Policy Deleted. Superseded by Plan Review Policy CC1 Part E
CC12	Cathedrals and Cultural Area	Superseded by Plan Review Policy CC1 Part E
CC13	Civic Area	Superseded by Plan Review Policy CC1 Part E
CC14	Far Gosford Street Area	Superseded by Plan Review Policy CC1 Part E
CC15	Health and Education Area	Superseded by Plan Review Policy CC1 Part E (Stoney Stanton Road Character Area)
CC16	Leisure and Entertainment Area	Superseded by Plan Review Policy CC1 Part E (Corporation Street Character Area)
CC18	The Primary Shopping Area	Superseded by Plan Review Policy CC1 Part E (Mixed Use Core Area)
CC19	Primary Shopping Area Regeneration - South	Superseded by Plan Review Policy CC1 Part E (Mixed Use Core Area)
CC20	Primary Shopping Area Regeneration - North	Superseded by Plan Review Policy CC1 Part E (Mixed Use Core Area)
CC21	Cathedral Lanes	Superseded by Plan Review Policy CC1 Part E (Mixed Use Core Area)
CC22	Primary and Secondary Frontages	CC1 (Part E) - moved and supersedes adopted Local Plan policy CC1 (Part E) (Mixed Use Core Area)

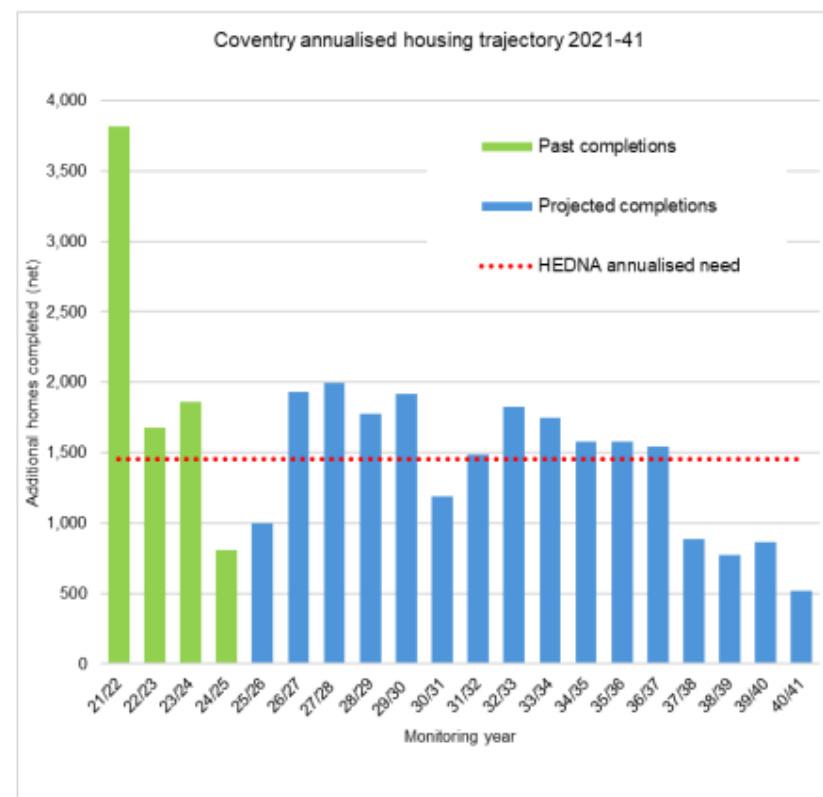
CC23	Technology Park Area - Parkside	Superseded by Plan Review Policy CC1 Part E (Parkside Area)
CC24	University and Enterprise Area	Superseded by Plan Review Policy CC1 Part E
CC25	Regenerations Areas	Superseded by Plan Review Policy CC1 Part E (Northern Regeneration Area)
CC26	The Warwick Row Area	Superseded by Plan Review Policy CC1 Part E

Main Modifications Appendix B

Housing Trajectory Summary

Coventry housing supply summary 2021-41

Supply type	Past	1-5	6-10	11-16	Total
		(27/28 to 31/32)	(32/33 to 36/37)	(37/38 to 40/41)	
Past completions	11,090	0	0	0	11,090
Completions 2021/22	3,818	0	0	0	3,818
Completions 2022/23	1,674	0	0	0	1,674
Completions 2023/24	1,859	0	0	0	1,859
Completions 2024/25	805	0	0	0	805
Expected Completions 2025/26	1,002	0	0	0	1,002
Expected Completions 2026/27	1,932	0	0	0	1,932
Commitments	0	6,501	2,744	688	9,933
Under construction	0	3,084	0	0	3,084
Detailed consent	0	2,310	335	0	2,645
Permitted development	0	0	0	0	0
Outline consent	0	1,107	2,409	688	4,204
Identified capacity (without cons)	0	1,067	4,525	1,551	7,143
Allocations 2017	0	281	1,271	300	1,852
Allocations proposed	0	634	2,112	400	3,146
HELAA 2024	0	152	1,142	851	2,145
Windfall allowance at 200 p/a fr	0	800	1,000	800	2,600
Total supply	11,090	8,368	8,269	3,039	30,766



Coventry housing trajectory 2021-41

Housing supply type	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31	31/32	32/33	33/34	34/35	35/36	36/37	37/38	38/39	39/40	40/41
Past completions																				
Gross new build	3,447	1,426	1,430	749	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Net conversions & change of use	520	252	432	203	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Demolitions	-149	-4	-3	-147	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Projections (net)																				
Under construction	0	0	0	0	1,245	1,616	1,477	632	566	379	30	0	0	0	0	0	0	0	0	0
Detailed consent	0	0	0	0	27	284	319	574	1,000	235	182	247	50	38	0	0	0	0	0	0
Outline consent	0	0	0	0	0	0	50	213	151	354	339	512	562	533	417	385	217	217	224	30
Permitted development	0	0	0	0	-270	32	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Adopted Allocations remaining capacity	0	0	0	0	0	0	0	0	0	110	171	343	243	230	225	230	125	45	130	0
Proposed Allocations remaining capacity	0	0	0	0	0	0	148	109	0	-70	447	455	452	325	375	505	100	100	100	100
Identified HELAA sites remaining capacity	0	0	0	0	0	0	0	50	0	-16	118	70	238	250	361	223	247	210	207	187
Windfall allowance	0	0	0	0	0	0	0	200	200	200	200	200	200	200	200	200	200	200	200	200
Totals																				
Past completions	3,818	1,674	1,859	805	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Projected completions	0	0	0	0	1,002	1,932	1,994	1,778	1,917	1,192	1,487	1,827	1,745	1,576	1,578	1,543	889	772	861	517
Total cumulative completions	3,818	5,492	7,351	8,156	9,158	11,090	13,084	14,862	16,779	17,971	19,458	21,285	23,030	24,606	26,184	27,727	28,616	29,388	30,249	30,766
HEDNA annualised need	1,455	1,455	1,455	1,455	1,455	1,455	1,455	1,455	1,455	1,455	1,455	1,455	1,455	1,455	1,455	1,455	1,455	1,455	1,455	1,455
Cumulative local housing need (1455 p/yr)	1,455	2,910	4,365	5,820	7,275	8,730	10,185	11,640	13,095	14,550	16,005	17,460	18,915	20,370	21,825	23,280	24,735	26,190	27,645	29,100
Cumulative +/- delivery vs need	2,363	2,582	2,986	2,336	1,883	2,360	2,899	3,222	3,684	3,421	3,453	3,825	4,115	4,236	4,359	4,447	3,881	3,198	2,604	1,666
Remaining housing need for plan period +5% buffer	25,282	23,608	21,749	20,944	19,942	18,010	16,016	14,238	12,321	11,129	9,642	7,815	6,070	4,494	2,916	1,373	484	-288	-1,149	-1,666
5YHLS at 1 April based on HEDNA need 1455 including oversupply exc 5% buffer	6.29	5.47	5.79	5.87	6.59	6.63	6.50	6.66	6.88	6.99	7.38	7.72	7.50	7.33	7.53	7.86				
Annualised need after rolling over/under supply (includes 5% buffer)	1,528	1,397	1,377	1,343	1,374	1,396	1,351	1,294	1,246	1,176	1,169	1,125	1,026	911	786	612	360	169	-151	0
5YHLS 1 April including over/under supply (includes 5% buffer)	5.99	5.20	5.51	5.59	6.27	6.31	6.20	6.34	6.56	6.66	7.03	7.35	7.15	6.98	7.18	7.48				

5YHLS at 31/03/2027	Qty	+5% buffer
Local housing need 2021-2041*	29,100	29,100
Net completions 2021-27	11,090	11,090
Remaining need 2027-41	18,010	18,010
Remaining annualised need 2027-41	1,286	1,351
5-year need 2027-2032	6,432	6,754
Deliverable supply 2027-2032	8,368	8,368
5-year housing land supply at 31/03/2027	6.50	6.20

*Housing need of 1455 per annum based on HEDNA