

Coventry City Council
Local Plan Review Examination in Public
Written Statement

IN4 Inspectors' SQ1.6: Supplementary Planning Documents

SQ1.6. In addition to the modifications proposed in response to PQ14 (Appendix B) and set out in PM2, are any modifications required to the Plan having regard to the Government's stated intention that local planning authorities will be unable to adopt Supplementary Planning Documents after 30 June 2026?

The plan references four SPDs with the intent of being updated:

- Para 4.9 and Policy HW1 Health
- Policy H6 Affordable Housing
- Para 9.25 and Policy GE3 Biodiversity
- Policy AC3 Coventry Connected

The Council understands that the ability to adopt new Supplementary Planning Documents may potentially be removed by legislation after the 30th June 2026. Should this be the case, the Council would propose the following modifications :

- Para. 4.9.

~~An updated Health SPD will be produced which~~ The Councils HIA SPD and / or Council Guidance provides guidance on the framework for the consideration of health impacts in relation to development proposals 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.

- Policy HW1: Health and Health Impact Assessments (HIA)

2. All HIAs shall be undertaken ~~in accordance with~~ having regard to the Council's HIA Supplementary Planning Document and / or Council guidance ~~any future equivalent.~~

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~~ the Health HIA SPD and / or Council guidance.

- Policy H6: Affordable Housing

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 delivery 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 ~~the an updated~~ affordable housing SPD and / or Council guidance.

- Para. 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 through 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~~ and / or Council guidance.

- Policy GE3: Biodiversity, Geological, and Landscape Conservation (final paragraph of the policy)

Further detail will be provided in Council guidance to accompany the ~~an updated~~ Biodiversity SPD. In the case of archaeological remains, all practical measures must be taken for their assessment and recording.

- Policy AC3: Demand Management

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 and / or Council guidance.

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~~ is set out in the Coventry Connected SPD and / or Council guidance.

7. Further guidance ~~will be~~ is contained in an ~~updated~~ the Coventry Connected SPD and / or Council guidance.

It should also be noted that paragraph 13.18 of the Local Plan makes reference to a SUDS SPD. This is an erroneous reference and should have referred to guidance to be consistent with policy EM5. A modification is therefore proposed as follows:

- 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 SPD~~ will be set out in Council guidance, 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.