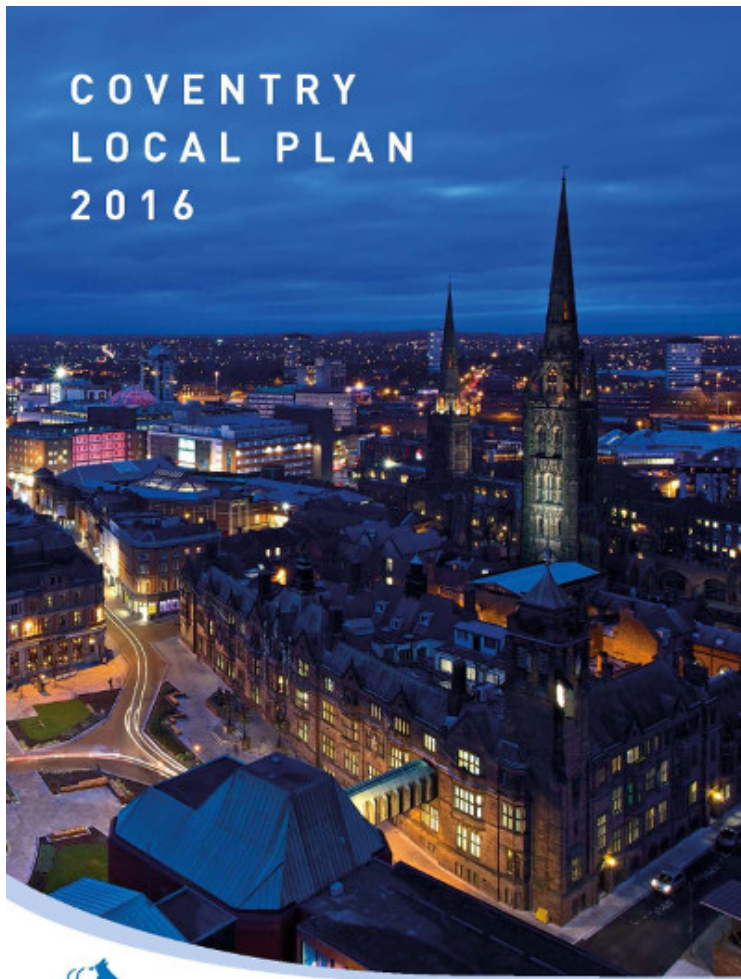


Coventry City Council New Local Plan and



COVENTRY
LOCAL PLAN
2016



www.coventry.gov.uk/localplan

City Centre Area Action Plan



City Centre Area Action Plan
Proposed Publication Draft - January 2016



www.coventry.gov.uk/aap

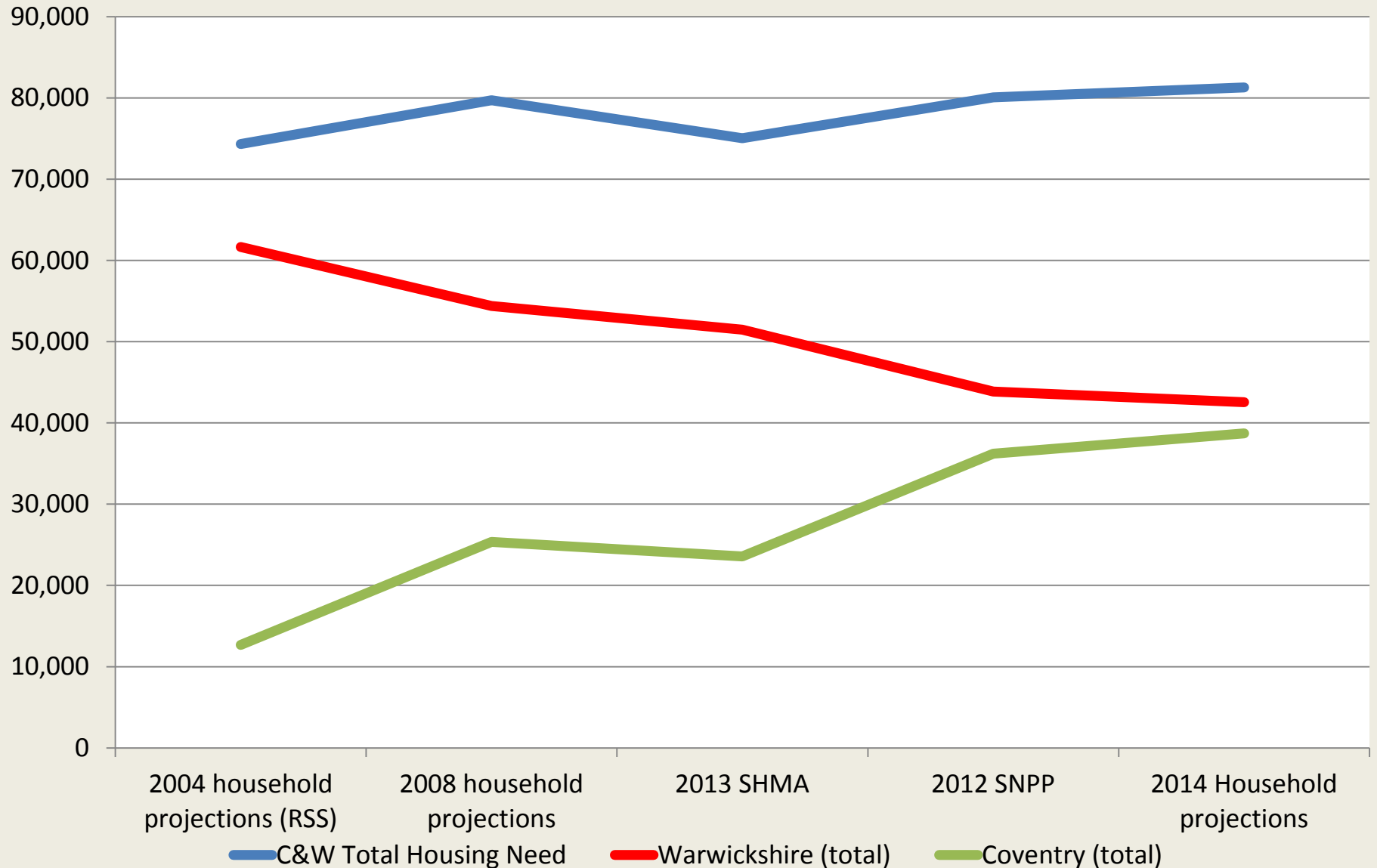
Introduction

- The New Local Plan
- City Centre Area Action Plan
- The key issues and policy proposals
- Coventry a Top 10 City
- Growing population but growing jobs and investment
- The importance of a joined up approach

The New Local Plan

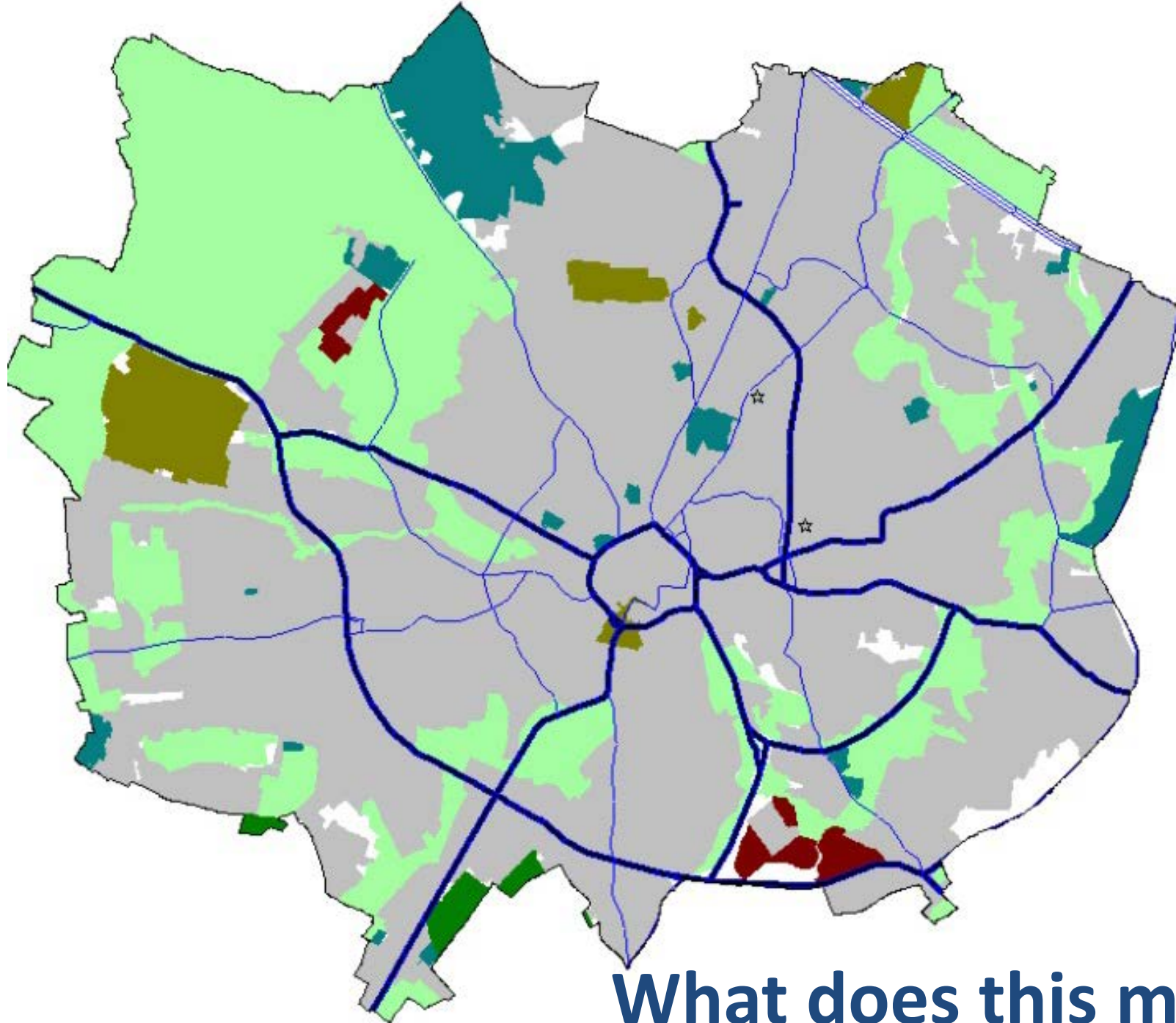
- Development – homes, jobs , shops and community facilities
- Infrastructure is key
- Transport and connectivity
- Changing the city's Green Belt boundaries
- Protecting the most sensitive and highest quality green space
- Importance of Heritage, Design and Public Health
- Sustainability – environmental quality and waste

Background to Growth



Responding to Growth

- Primarily founded on ONS data
- Housing need 42,400 between 2011 and 2031
- Capacity though only 25,000
- 369ha of employment land
- Capacity though just 128ha
- 100,000sq.m of retail floors pace
- Majority focused to the city centre
- 18,000 homes and 240ha of employment land to be provided within Warwickshire – some close to our boundary though!
- Importance of infrastructure

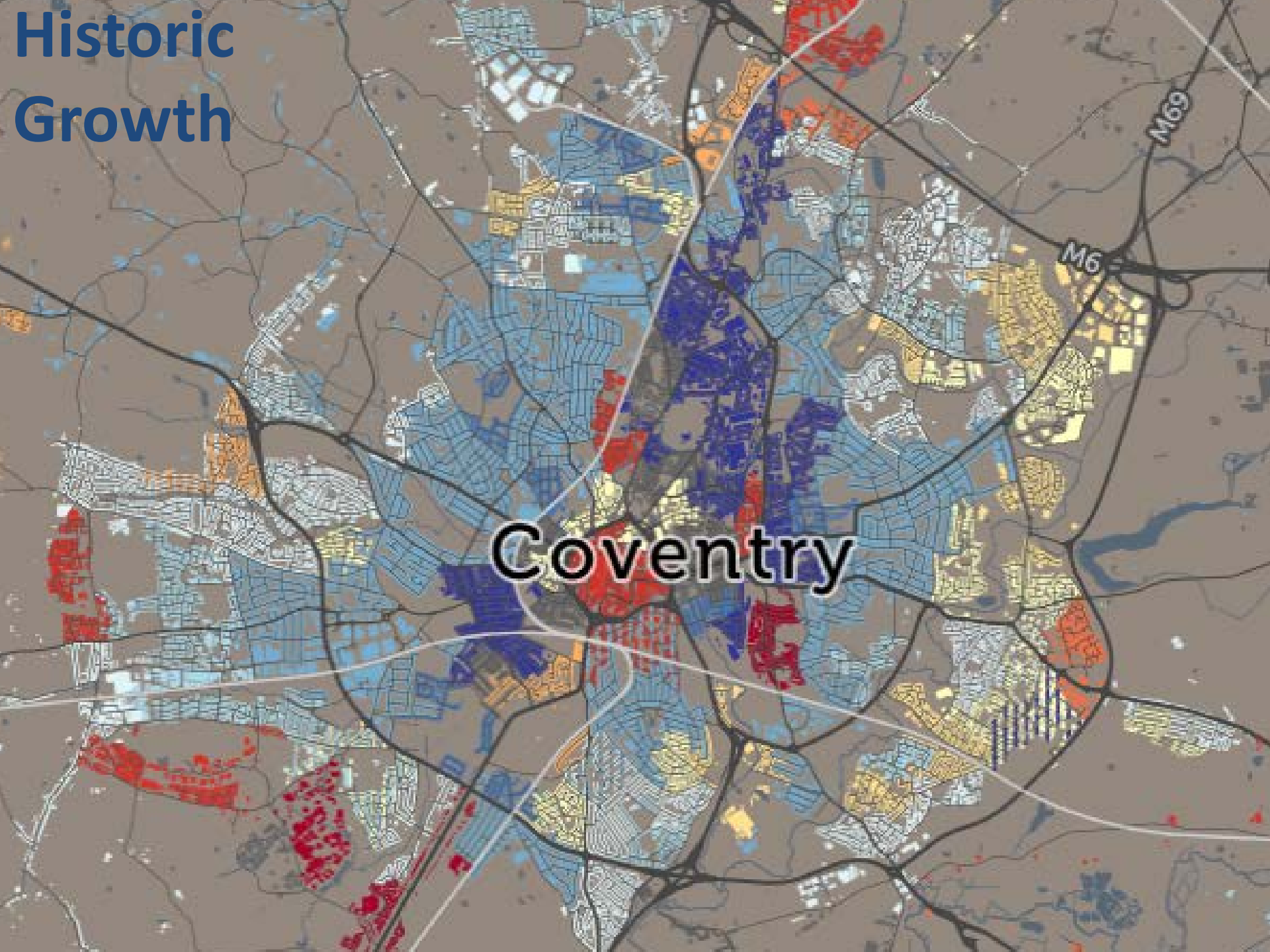


What does this mean?

Considering Highways and Transport

- Focus on supporting new growth, improve connectivity and address existing travel behaviour issues:
 - Discourage car use for short trips e.g. to school and work
 - Encourage public transport walking and cycling – to reduce congestion, improve air quality and promote healthy lifestyles
 - Promote travel choice and flexibility – use new technologies
- Modelling shows that the highway network could accommodate planned growth
- Worst case scenario is 1.4 min increase in journey time for each trip during peak periods
- Policy approach is to reduce this through:
 - Package of highway infrastructure
 - Package of policy measures to promote smarter travel choices
- New Parking standards - to address car parking issues

Historic Growth



Coventry

The City Centre



Coventry City Centre

Now

- UK's 13th largest city,
- but 58th in the nation's retail rankings
- City centre catchment in excess of half a million people and spend power in excess of £1,200million
- Only a third spend is currently drawn to the city centre

Future

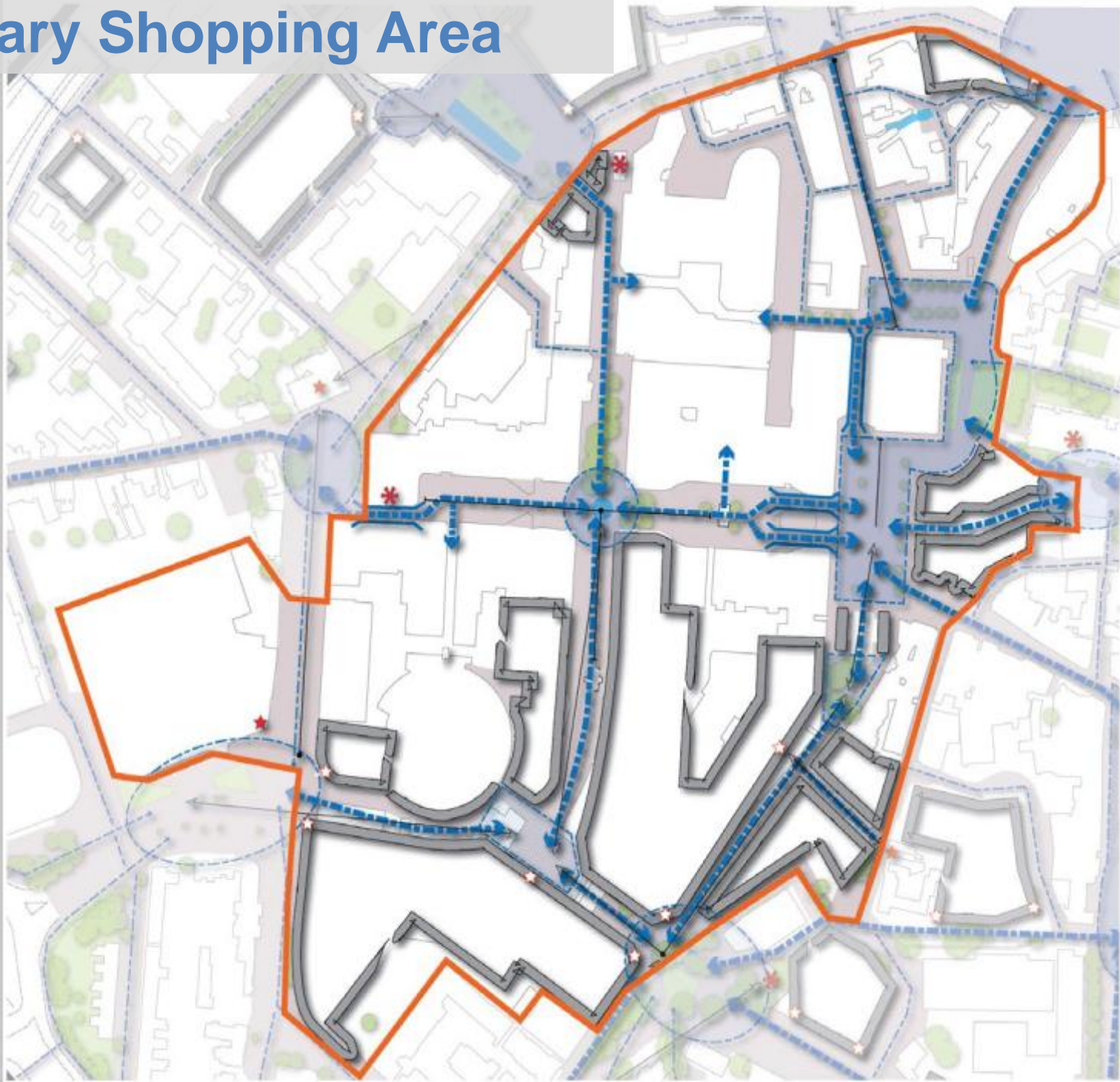
- Increased spend power – supported by wider city growth and investment
- Improved quality and quantity of retail
- More than just shops
- Leisure, culture and tourism
- City Centre living

The Area Action Plan

- Retail, leisure, tourism, homes and jobs
- Connectivity and accessibility
- Green infrastructure
- Design
- Heritage
- Health
- Education



Primary Shopping Area



The Next Steps

- Consultation 18th January – 29th February 2016
- Focus on ‘legal compliance’ and ‘soundness’
- Consideration of all responses
- Submission to the Secretary of State at end of March
- Public examination in the summer
- Plan could be adopted late 2016
- Your views and thoughts will count and will go to the independent Inspector
- Supporting documents – design guidance and supplementary plans

Summary

- 2 new plans to help shape the future of Coventry
- Significant growth in homes and jobs
- First major growth of the urban area for 50 years
- Fastest growing city outside of London and the heart of the sub-region
- Growth to support the city becoming a Top 10 City again
- The importance of having your say.....

Questions and Contacts



www.coventry.gov.uk/localplan

localplan@coventry.gov.uk

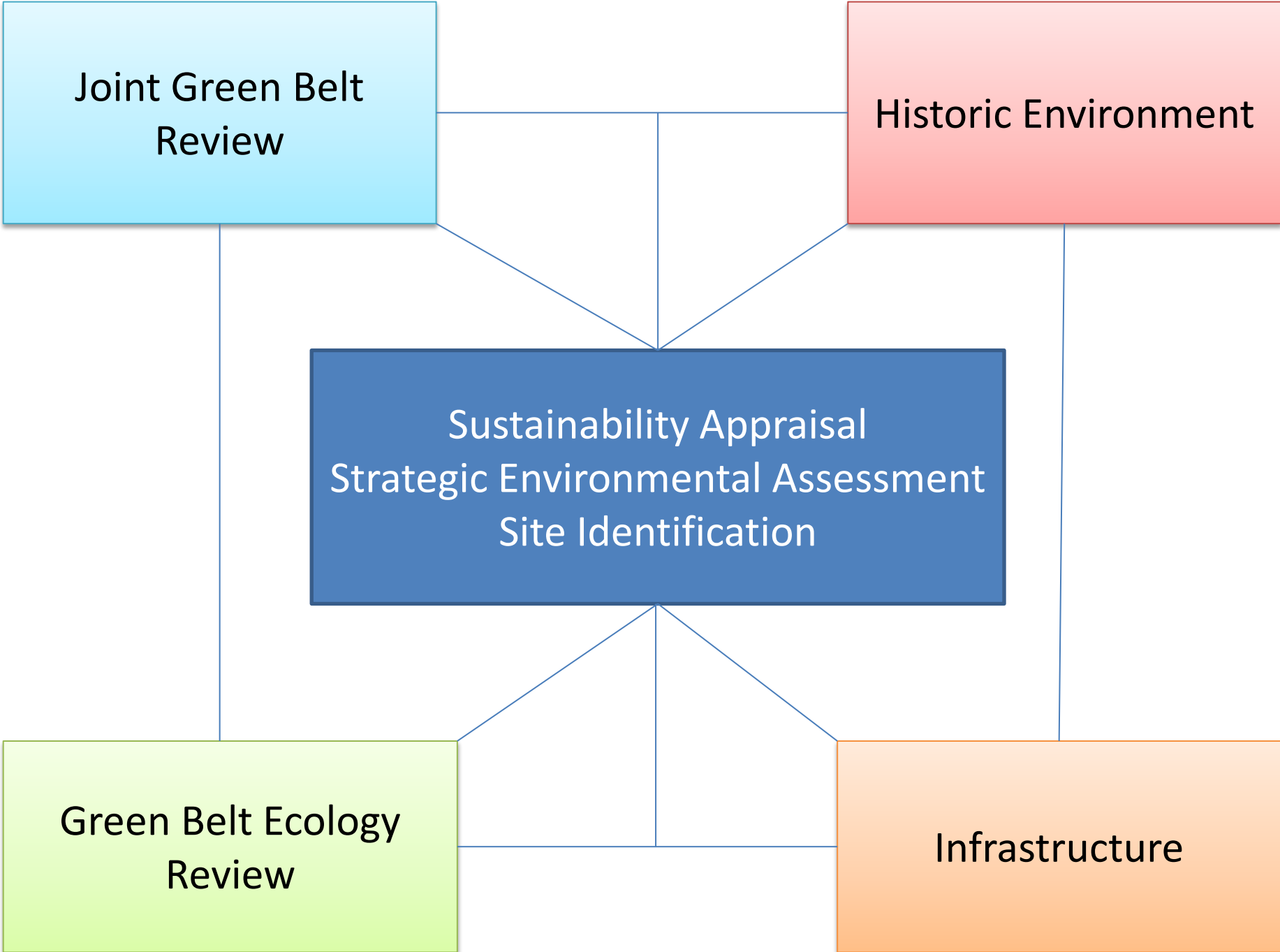
Joint Green Belt
Review

Historic Environment

Sustainability Appraisal
Strategic Environmental Assessment
Site Identification

Green Belt Ecology
Review

Infrastructure



SHLAA Sites

Site Name: Employment land between Brays Lane, Walsgrave Road and Harefield Road	Site Ref: LS2	Site Area Gross (ha): 0.49
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Site Location Plan



Constraints:

Over culvert		TPOs	
Contaminated Land	✓	Conservation Area	
Nature Designation		Listed or Local List	
Archaeological Merit	✓	Flood Concerns	

Other: Site of former Stoke Tile Kilns. Site is on the edge of Ball Hill centre. Will also need to satisfy employment land protection policies.

Indicative Density

Site specific density linked to approved planning permission on adjoining site.

Potential Delivery Timeframe Medium term	Potential number of units (net) 53
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Viability Assessment

Site Assessment Overview

This site has potential to link to the adjacent development proposals, and density assumptions reflect this. Scheme situated in an area of residential provision and is considered suitable, with excellent links to local amenities. Site has been identified through representations as being readily available and deliverable within the first 5 years. Likely form of development however suggests it is more reasonable to project a medium term delivery following on from the approved site.

Conclusion:

Include in SHLAA

SHLAA Sites

Site Name: Land rear of 191-199
Barley Lea

Site Ref: LS3

**Site Area Gross
(ha):** 0.43

Site Location Plan



Constraints:

Over culvert		TPOs	possible
Contaminated Land		Conservation Area	
Nature Designation		Listed or Local List	
Archaeological Merit		Flood Concerns	

Other: Potential to deliver a more comprehensive scheme with remodelling of existing dwellings. This may help secure better access arrangements.

Indicative Density

30dph

Potential Delivery Timeframe

Short term

Potential number of units (net)

11

Viability Assessments

Site Assessment Overview

Clear and available site situated within an established residential area. The site is readily available and expected to offer a viable development potentially for affordable units.

Conclusion:

Include in SHLAA

SHLAA Sites

Site Name: Land at the Sphinx – rear of Siddeley Avenue and West of Riverslea Road	Site Ref: LS7a+b	Site Area Gross (ha): 1.7
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Site Location Plan



Constraints:

Over culvert		TPOs	✓
Contaminated Land		Conservation Area	
Nature Designation		Listed or Local List	
Archaeological Merit		Flood Concerns	

Other: Development of these sites should ensure investment in the surrounding sports pitches, improving quality and accessibility.

Indicative Density
45dph

Potential Delivery Timeframe Short term	Potential number of units (net) 65
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Viability Assessments

Site Assessment Overview

Suitable and available sites that are expected to offer a viable development option. It is also expected that development of the sites will help support wider improvements of the remaining Sphinx sports facilities. Site is clear and readily available.

Conclusion:

Include in SHLAA

SHLAA Sites

Site Name: St Catherine's Church, St Catherine's Close **Site Ref:** LS15 **Site Area Gross (ha):** 0.37

Site Location Plan



Constraints:

Over culvert		TPOs	
Contaminated Land		Conservation Area	
Nature Designation		Listed or Local List	
Archaeological Merit		Flood Concerns	

Other: Redevelopment of the site will need to satisfy community facilities protection policies. The initial outline relating to the broader area requires that adequate replacement provision is situated within the Acorn Street centre.

Indicative Density

Site specific density based on pre-application plans.

Potential Delivery Timeframe	Potential number of units (net)
Short term	16

Viability Assessment

Site Assessment Overview

Residential development promoted on this site through the Stoke Aldermoor Masterplan. Situated within an existing residential area and close to local amenities it is considered suitable for housing development. The site has been vacant for some time and alternative provisions have been secured through new Acorn Street developments.

Conclusion:

Include in SHLAA

SHLAA Sites

Site Name: Garages and 40b & 40c Humber Avenue	Site Ref: LS17	Site Area Gross (ha): 0.18
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Site Location Plan



Constraints:

Over culvert		TPOs	
Contaminated Land	✓	Conservation Area	
Nature Designation		Listed or Local List	
Archaeological Merit		Flood Concerns	

Other: Development will need to consider loss of any used parking provision. It will also need to ensure adequate access is provided and suitable separation distances to existing dwellings are provided.

Indicative Density

Site specific density reflective of previous permission

Potential Delivery Timeframe Medium term	Potential number of units (net) 7
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Viability Assessments

Site Assessment Overview

Site currently being marketed for alternative uses but currently remains constrained by on site uses and land configurations. Site likely to require a stronger market to be deemed viable.

Conclusion:

Include in SHLAA

SHLAA Sites

Site Name: 7-9 Brays Lane	Site Ref: LS19	Site Area Gross (ha): 0.38
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Site Location Plan



Constraints:

Over culvert		TPOs	
Contaminated Land	✓	Conservation Area	
Nature Designation		Listed or Local List	
Archaeological Merit	✓	Flood Concerns	

Other: Site is situated within an existing residential area and enjoys excellent access to key services and facilities in the Ball Hill Major District Centre. Site is expected to create a suitable residential environment and offers opportunities to link into adjoining sites.

Indicative Density

Site specific density assumption. Development of the site is likely to comprise a up to 4 storey apartment block, with density based on previous proposals and permissions in the surrounding area. Any development would however be dependent on suitable design and managed impact on surrounding properties.

Potential Delivery Timeframe	Potential number of units (net)
Medium term	45

Viability Assessments

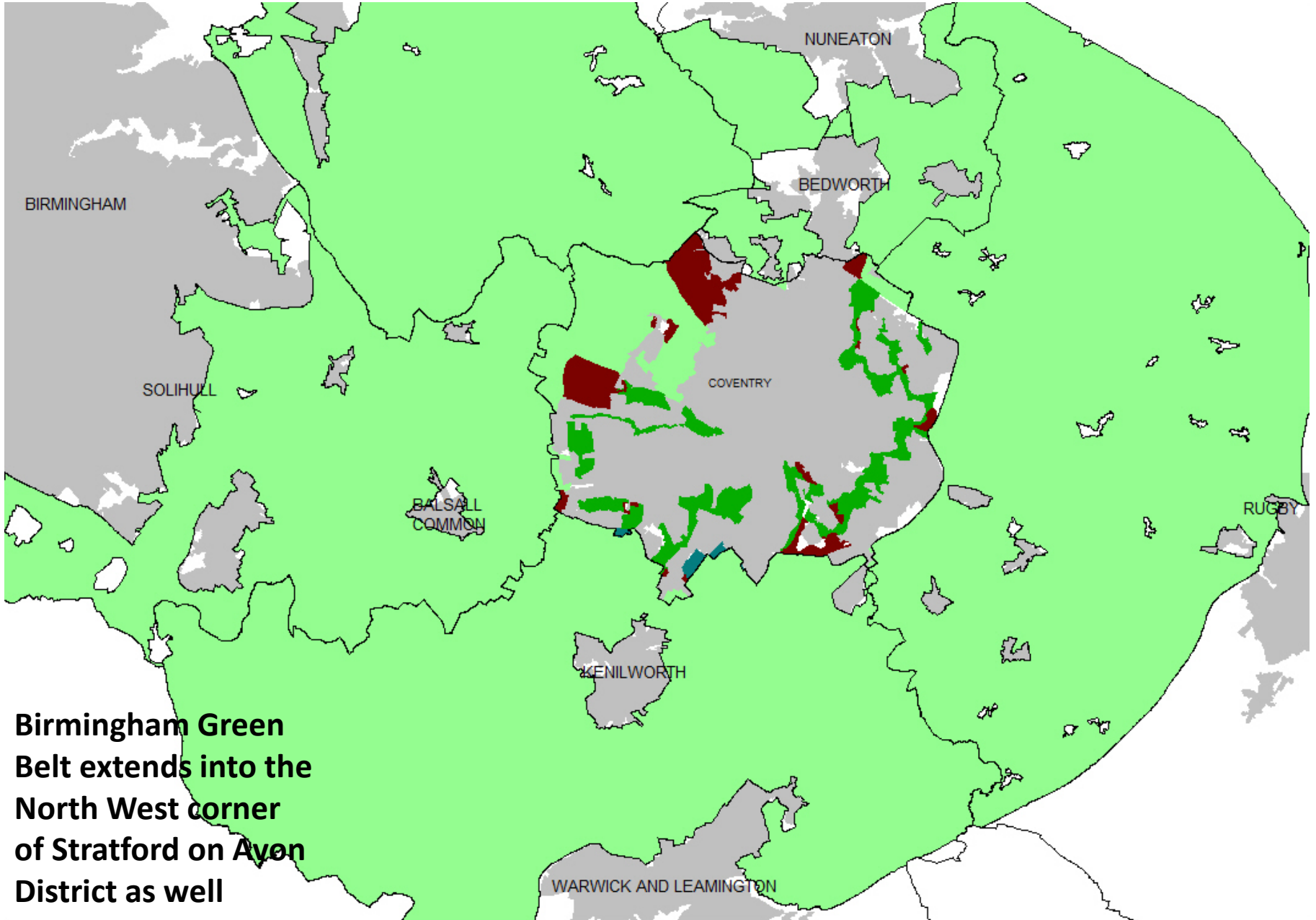
Site Assessment Overview

Site appears to remain in viable operation, suggesting redevelopment of the site is more likely to occur under better market conditions than can be expected in the short term.

Conclusion:

Include in SHLAA

Coventry and Warwickshire Green Belt

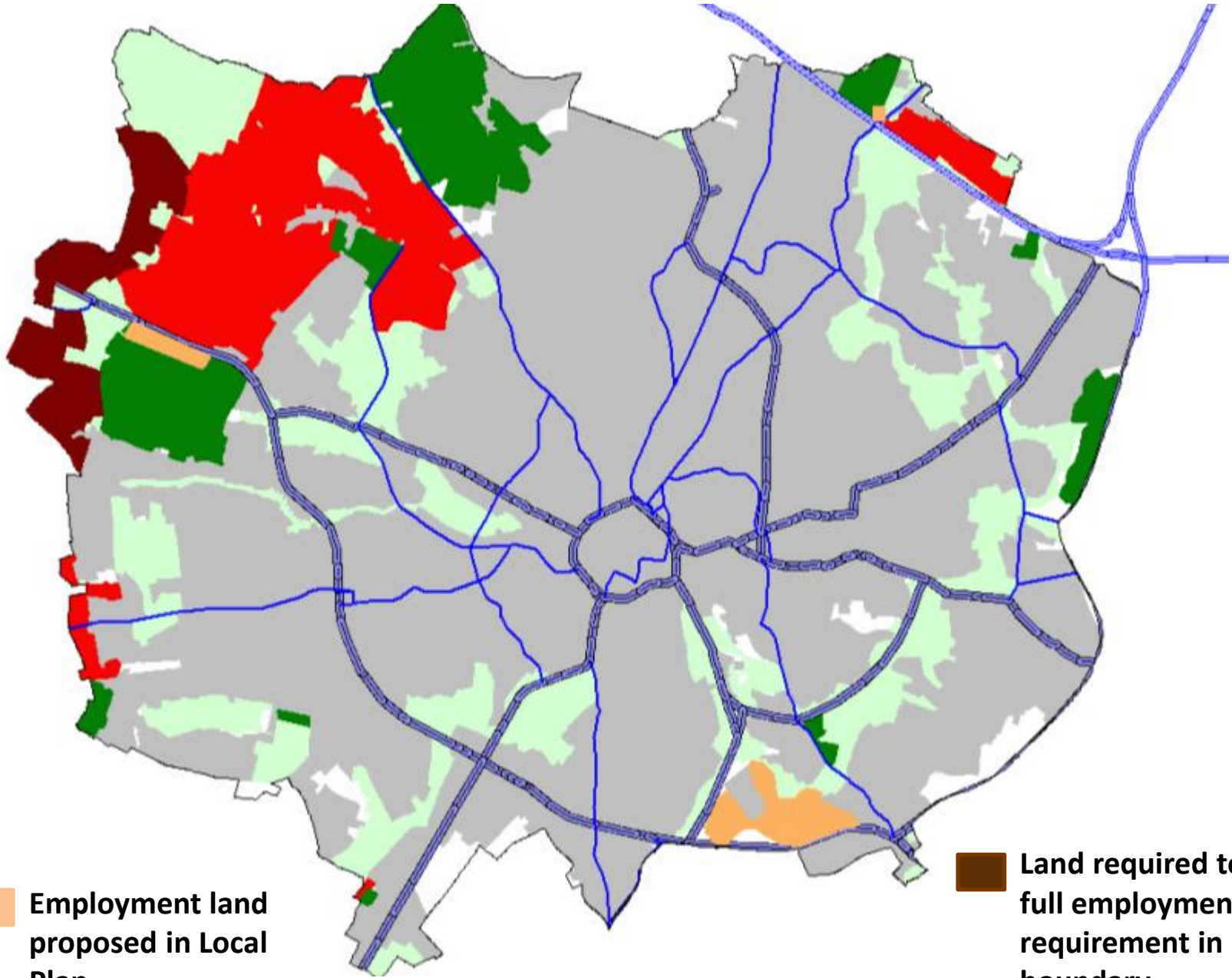


Birmingham Green Belt extends into the North West corner of Stratford on Avon District as well

Emerging Local Plan Proposals

Green Belt + Local Green Spaces

Additional land to build 42,400 inside city boundary



Employment land proposed in Local Plan

Land required to meet full employment land requirement in boundary