



Coventry City Council Local Development Scheme

November 2022

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1.0 Introduction

1.1 The Local Development Scheme (LDS) is a project plan which sets out which Local Plan documents are to be prepared, and the timetable for the preparation and completion of these so that local communities and interested parties can keep track of progress.

1.2 It is a legal requirement¹ that a LDS is prepared, kept up to date and made publicly available. This LDS will therefore be published on the Council's website.

1.3 The documents which are covered by this LDS the Local Plan Review and the Houses in Multiple Occupancy (HMO) Development Plan Document (DPD) and Article 4 Direction. The LDS sets out the anticipated timing of the various stages of the preparation, consultation and Examination of the Plan Review and, separately, the HMO DPD. We also include a section upon Neighbourhood Plans which communities can choose to prepare for their local area should they wish to do so.

¹ Section 15 of the Planning and Compulsory Purchase Act 2004 (as amended)

2.0 The previous LDS

2.1 The previous Local Development Scheme was published in early 2022, covering the period February 2022 - December 2022. It is important that the LDS is updated to reflect the decision to undertake a full Plan Review.

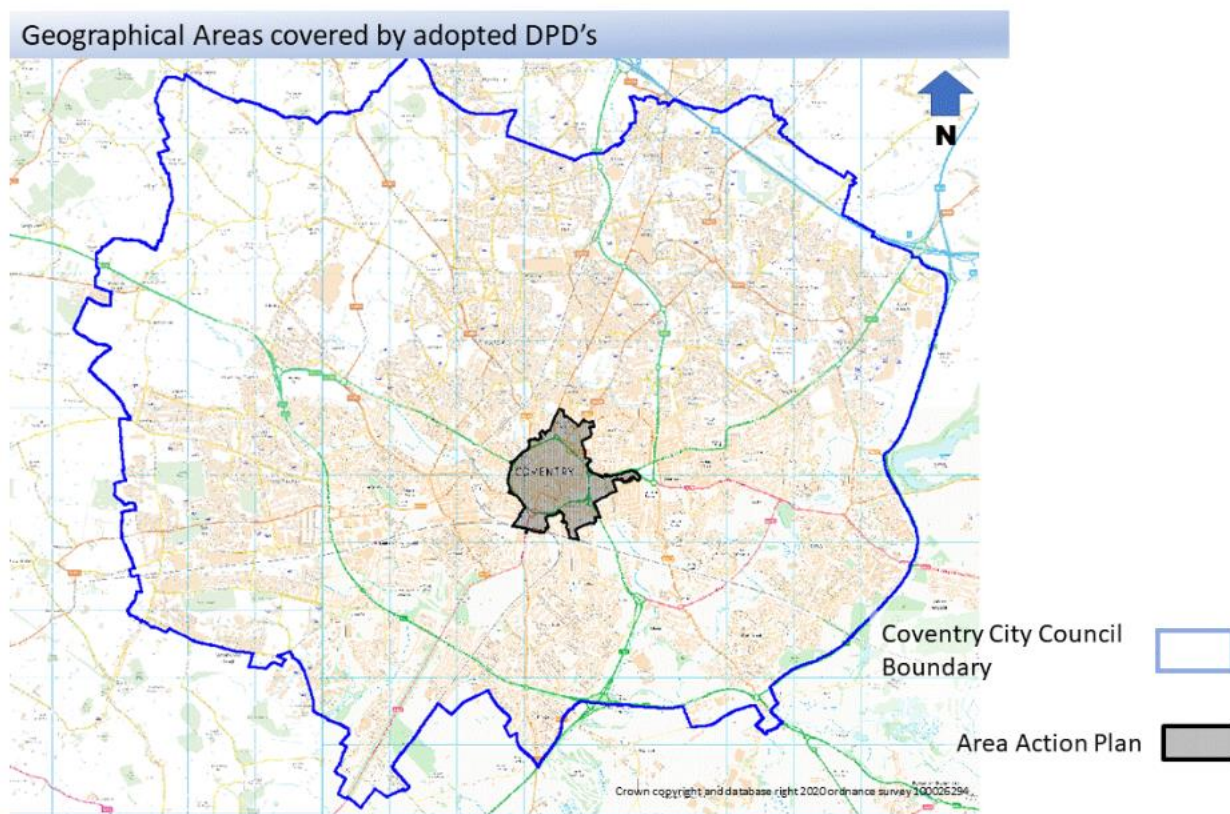
2.2 The previous LDS was amended to include the HMO DPD and draft Article 4 Direction which was produced in line with the timetable and an indicative timeline is included for clarity.

3.0 Development Plan Documents

3.1 Development Plan Documents (DPDs) are defined in the Local Plan Regulations 2012 (as amended). They address the development and use of land, the allocation of certain sites for particular purposes (for example housing, employment, retail, green space) and they include planning policies against which planning applications are assessed to help determine whether particular proposals are acceptable or not. DPDs have to be prepared in line with strict legal procedures, must be informed by robust evidence to ensure the policies and land allocations are soundly based and justified, and must be publicly examined by an independent Planning Inspector before they can be formally adopted by the Council.

3.2 The adopted DPDs for Coventry City Council are the Local Plan, which covers the entire administrative area of the City Council and the City Centre Area Action Plan which covers the City Centre (Both shown in Figure 1). These were adopted on 6th December 2017 and can be viewed on the Council's website at www.coventry.gov.uk/planningpolicy

Figure 1



3.3 It should also be noted that Neighbourhood Plans can form part of the Development Plan: communities can choose to produce these for their local area should they wish to do so. Further information is contained within Chapter 5.

3.4 The Local Plan Regulations² require that Local Plans must be reviewed every five years, starting with the date of adoption. The review must take into account changing circumstances affecting the area, or any relevant changes in national policy³ in order to determine whether any strategic policies need updating.

3.5 Bearing in mind the aforementioned requirement, Table 1 below sets out the timetable for a full review of the Local Plan, including the City Centre Action Plan.

3.6 A more detailed work programme is laid out in the appendix to this document.

Table 1: Local Plan review timetable (key milestones – further detail in Appendix 1)

² Regulation 10A of the Town and Country Planning (Local Planning) (England) Regulations 2012

³ National Planning Policy Framework 2021 paragraph 33

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	2023				2024				2025	
	Q1 (Jan-Mar)	Q2 (Apr-Jun)	Q3 (July-Sept)	Q4 (Oct-Dec)	Q1 (Jan-Mar)	Q2 (Apr-Jun)	Q3 (July-Sept)	Q4 (Oct-Dec)	Q1 (Jan-Mar)	Q2 (Apr-Jun)
Regulation 18 Consultation										
Regulation 19 Consultation										
Submission										
Examination										
Adoption										

3.7 Table 2 below sets out the timetable for the new Homes in Multiple Occupation DPD and, for clarity, also includes a timeline for the Article 4 Direction. The DPD covers the same geographical area as the Coventry City Council administrative boundary illustrated in Figure 1.

3.8 The consultations on both the Article 4 Direction and the HMO DPD were originally anticipated to take place entirely within Q3 of 2022, however they were unable to be launched until the latter part of September, and have therefore run into Q4.

Table 2: Houses in Multiple Occupancy DPD timetable (with timeline for Article 4 Direction also included)

	2022				2023			
	Q1 (Jan-Mar)	Q2 (Apr-Jun)	Q3 (July-Sept)	Q4 (Oct-Dec)	Q1 (Jan-Mar)	Q2 (Apr-Jun)	Q3 (July-Sept)	Q4 (Oct-Dec)
HMO DPD			C*	C	P	E	A	
Article 4 Direction			C	C			A	

C – Consult

C* - Consultation (Regulation 18)

P – Publication (Proposed submission – Regulation 19)

A – Adopt

E – Examination

Regulations refer to those set out in the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended).

4.0 Supplementary Planning Documents

4.1 Supplementary Planning Documents (SPDs) can be produced to elaborate upon adopted Local Plan policy where it is helpful to provide more detail to help deliver the policies of an adopted Local Plan. They cannot introduce new policy.

4.2 The Council intends to produce a number of SPDs to assist with the delivery of the Local Plan and City Centre Area Action Plan. The majority will cover the entire administrative area for Coventry City Council, except where noted. These are:

- Tall Buildings Design Guide & Three Spires View Management Framework (city centre focus)
- Biodiversity Net Gain
- Design Guidance for New Residential Development
- Householder Design Guide

4.3 The timetable for producing the above SPDs is set out below.

Table 3: SPD timetable

	2022				2023
	Q1 (Jan-Mar)	Q2 (Apr-Jun)	Q3 (July-Sept)	Q4 (Oct-Dec)	Q1 (Jan-Mar)
Tall Buildings & View Management Framework SPD			C		A
Design Guidance for New Residential Development SPD			C	A	
Biodiversity Net Gain SPD			C	A	
Householder Design Guide SPD				C	A

C - consult
A - adopt

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4.4 Early discussions are currently underway in regard to the production of a jointly produced SPD between Coventry City Council and Warwick District Council, to support the continued growth and expansion of the University of Warwick. This is set out in policy DS2 of the adopted Coventry Local Plan which supports cross boundary partnership working, including the production of SPDs with growth and expansion of the University of Warwick specifically cited. A timetable for the SPD has not yet been finalised but will be published as soon as this is available on each respective Local Authority website.

5.0 Neighbourhood Plans

5.1 Communities can choose to prepare Neighbourhood Plans for their area should they so wish. These are independently examined and provided they meet a number of 'basic conditions' they can be voted on at referendum and, provided that a majority of the community vote in favour they can then be 'made' (ie adopted) as part of the Development Plan for the area. Planning applications can therefore be assessed to check whether they comply with the policies of the plan. Further information can be found at <https://www.gov.uk/guidance/neighbourhood-planning--2>

5.2 There is one adopted Neighbourhood Plan within Coventry City Council's area, Willenhall. This was made on 18th June 2018.

5.3 Two further Neighbourhood Areas have been designated: Allesley (designated on 4th May 2016) and Finham (designated on 16th March 2017) however these have not reached an advanced stage yet.

5.4 Up to date information on neighbourhood plans, their status and the geographical areas covered can be found at www.coventry.gov.uk/localplan

6.0 Monitoring and Data Standards

6.1 Progress on the compliance with the timetables contained within the Local Development Scheme will be reported in the Authority Monitoring Report which the Council publishes annually.

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6.2 To comply with the legislation⁴ all documents will be produced to accord with any data standards required by Government.

⁴ Planning and Compulsory Purchase Act 2004 as amended by the Neighbourhood Planning Act 2017

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Appendix 1 – Detailed timeline for Plan Review

	2023												2024												2025											
	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A				
Cabinet			■		■												■												■							
Reg 18 consultation (Issues & Options)				■	■	■	■										■												■							
Analyse reps / update evidence				■	■		■	■	■	■							■												■							
Reg 19 (Publication) Plan to Cabinet				■	■						■						■												■							
Reg 19 consultation				■	■							■	■	■	■		■												■							
Prep for submission				■	■										■	■	■												■							
Council authority to submit plan				■	■												■	■											■							
Submit				■	■												■		■										■							
Examination				■	■												■	■	■	■	■								■							

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	2023												2024												2025											
	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A				
in public																																				
Inspector's report / prep report to Council																																				
Adoption																																				

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