
Council Meeting

6 December 2022

Booklet 1

Answer to Written Question

1.

QUESTION SUBMITTED BY: Cllr B Mosterman

TO BE ANSWERED BY: Councillor D Welsh, Cabinet Member for Housing and Communities

TEXT OF QUESTION:

“Can you explain why in the Local Plan, Allocations of Housing, it is mentioned under H2:9 for the Land at London Road/Allard Way a Total Dwellings of 200, but when it came to planning committee September 2021 it has become a total of 350 which is an increase of 75%. How do you explain that Total becomes the meaning of Minimum?”

Answer:

The Local Plan sets out the substantial housing need of the city and allocates sites to meet as much of that need as possible within the boundary of the city, with our Warwickshire neighbours delivering any remaining dwellings. As with all policies in the Local Plan, our housing policies need to be read and understood in the context provided in the Plan, and in the National Planning Policy Framework (NPPF) set by the government.

When assessing sites for allocation officers conduct a number of sensitivity analyses to conclude the likely capacity of a site. However, it is only the detailed work that is undertaken as part of a planning application that is able to properly define the precise quantum of development. More often than not, these two pieces of work come to very similar conclusions. However, there are instances where it is possible for the applicant to demonstrate a different quantum of housing is deliverable on a site. Where this is the case, the applicant must then demonstrate that it is appropriate in the context of the other policies in the Plan and the NPPF and becomes a matter for planning officers, and Planning Committee, to consider.

The NPPF (paragraph 125) is explicit in its encouragement for greater densities within new developments, in particular where there is a shortfall in housing land, as is the case in Coventry. This is echoed by the Local Plan in policy H9, stating that residential development “must make the most effective and efficient use of land”.

In addressing the city’s housing need, policy H1(1) states “Provisions will be made for a minimum of 24,600 additional dwellings between 2011 and 2031” (my emphasis), such provision being principally the land allocations in the Plan. At no point within the Plan do we state that the allocations have a maximum capacity and, given the policy context described above, it is entirely appropriate for the Local Planning Authority to consider applications for more dwellings where there is appropriate demonstration of adhering to the other policies in the Plan.