

## Local Plan Review Proposed Policy updates and changes guidance note

Key – **middle column** proposed new wording – any **changes to existing policy wording highlighted yellow**. If no change proposed, the column will state no change

**GREEN UPPER CASE**: strategic policy

Policy reference	Adopted Local Plan Policy wording	Proposed new wording (if applicable)	Explanation
DS1	<p><b>Policy DS1: Overall Development Needs</b></p> <p>1. Over the Plan period significant levels of housing, employment and retail development will be planned for and provided along with supporting infrastructure and environmental enhancements:-</p> <ul style="list-style-type: none"> <li>a. A minimum of 24,600 additional homes.</li> <li>b. A minimum of 128ha of employment land within the city’s administrative boundary, including: <ul style="list-style-type: none"> <li>i. at least 176,000sq.m of office floor space at Friargate and the wider city centre,</li> </ul> </li> </ul>	<p><b>STRATEGIC POLICY</b></p> <p><b>Policy DS1: Overall Development Needs</b></p> <p>1. Over the Plan period <b>2021-2041</b> significant levels of housing <b>and</b> employment will be planned for and provided along with supporting infrastructure and environmental enhancements:-</p> <ul style="list-style-type: none"> <li>a. A minimum of <b>29,100</b> additional homes.</li> <li>b. A minimum of <b>60 ha</b> of employment land to <b>meet local needs</b> within the city’s administrative boundary, including: <ul style="list-style-type: none"> <li>i. the continued expansion of Whitley Business Park; and</li> <li>ii. 15ha strategic allocation adjoining the A45 as part of the Eastern Green sustainable urban extension.</li> </ul> </li> </ul>	<p>The policy wording is considered broadly up to date however the plan period has changed, as have the housing needs figures and employment figures. The retail evidence demonstrates that there is no need to quantify a retail requirement.</p> <p>The evidence and justification for these figures and the alternatives considered are explained in the Strategic Growth Topic paper. In summary the housing growth figure is that derived from the HEDNA, and the employment figure is the assessed capacity. The office figure has been calculated in line with the Office Market Addendum: since the start</p>

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	<p>ii. the continued expansion of Whitley Business Park; and</p> <p>iii. 15ha strategic allocation adjoining the A45 as part of the Eastern Green sustainable urban extension</p> <p>c. 84,900sq.m gross retail based floor space (across use classes A1-A5 (including bulky goods) and 21,900sq.m gross convenience floor space by 2031, of which at least 70,000sq.m is to be allocated to Coventry city centre.</p> <p>2. Notwithstanding the above, Coventry’s objectively assessed housing need for the period 2011 to 2031 is at least 42,400 additional homes and 369ha 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 actively with neighbouring Councils through</p>	<p>c. 25 ha, to be provided at Baginton Fields, to contribute to sub regional need in Coventry and Warwickshire</p> <p>2. A minimum of 41,200 sqm overall office provision to include 39,549 sqm 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</p> <p>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 Cooperate to ensure that appropriate provision is made elsewhere within the Functional Economic Market Area.</p> <p>4. The Council will undertake a comprehensive review of 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</p>	<p>of the plan period 12,449 sq m has been delivered at 2 Friargate and a further allowance will be made through a revised Friargate allocation for 27,100 sqm.</p> <p>In terms of retail, as recommended in the 2024 Retail and Centres Study Coventry’s retail need for the plan period is considered to be met by existing provision. Therefore, no new retail floorspace will be allocated.</p>

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	<p>the Duty to Cooperate to ensure that appropriate provision is made elsewhere within the Housing Market Area.</p> <p><b>3.</b> The Council will undertake a comprehensive review of national policy, the regional context, updates to the evidence base and monitoring data before 31st March 2021 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.</p> <p>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: -</p> <ul style="list-style-type: none"> <li><b>a.</b> Through the Duty to Co-operate, the unmet housing and employment needs of the city are proven to be undeliverable within the Local Plans of Warwickshire authorities;</li> <li><b>b.</b> Updated evidence or changes to national policy</li> </ul>	<p>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.</p> <p>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: -</p> <ul style="list-style-type: none"> <li><b>a.</b> 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;</li> <li><b>b.</b> Updated evidence or changes to national policy suggest that the overall development strategy should be significantly changed;</li> <li><b>c.</b> The monitoring of the Local Plan (in line with the Plan's Monitoring Framework having particular regard to the monitoring of housing delivery) demonstrates that the overall development strategy or the policies are not delivering the Local Plan's objectives and requirements;</li> <li><b>d.</b> Any other reasons that render the Plan, or part of it, significantly out of date.</li> </ul>	

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	<p>suggest that the overall development strategy should be significantly changed;</p> <p><b>c.</b> The monitoring of the Local Plan (in line with the Plan’s Monitoring Framework having particular regard to the monitoring of housing delivery) demonstrates that the overall development strategy or the policies are not delivering the Local Plan’s objectives and requirements;</p> <p><b>d.</b> Any other reasons that render the Plan, or part of it, significantly out of date.</p>		
DS2	<p><b>Policy DS2: The Duty to Co-operate</b></p> <p><b>1.</b> Coventry City Council will work with neighbouring authorities within its Housing Market Area to support the delivery of the development needs identified in</p>	<p><b>STRATEGIC POLICY</b></p> <p><b>Policy DS2: The Duty to Co-operate and partnership working</b></p> <p><b>1.</b> Coventry City Council will work with neighbouring authorities within its Housing Market Area to support the delivery of the</p>	<p>The wording is considered to be still relevant – the reference to the Coventry and Warwickshire Local Enterprise Partnership has been removed as the LEP no longer exists but broader reference to partnership working provides future resilience.</p>

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	<p>Policy DS1 that originate from the city.</p> <p><b>2.</b> In order to ensure the affordable housing needs of the city are met, the Council will work with its neighbouring authorities to 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.</p> <p><b>3.</b> The Council will support the preparation of joint strategic evidence which will enable the successful delivery of regeneration and economic growth across the sub-region. The Council will continue to be proactive in this regard and will seek to cooperate with all partners on an ongoing basis across all topic areas including housing, infrastructure, economy and jobs, transport, health and the environment.</p> <p><b>4.</b> Should the need arise and should it be considered appropriate the Council is committed to working with</p>	<p>development needs identified in Policy DS1 that originate from the city.</p> <p><b>2.</b> In order to ensure the affordable housing needs of the city are met, the Council will work with its neighbouring authorities to 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.</p> <p><b>3.</b> The Council will support the preparation of joint strategic evidence which will enable the successful delivery of regeneration and economic growth across the sub-region. The Council will continue to be proactive in this regard and will seek to cooperate with all partners on an ongoing basis across all topic areas including housing, infrastructure, economy and jobs, transport, health and the environment.</p> <p><b>4.</b> Should the need arise and should it be considered appropriate the Council is committed to working with partners on preparing joint development plan documents, supplementary planning documents and design guides to help deliver new sustainable development that may straddle or adjoin the city's administrative boundary.</p> <p><b>5.</b> Where sites cross or are adjacent to administrative boundaries and are not subject to joint development plan documents, the</p>	

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	<p>partners on preparing joint development plan documents, supplementary planning documents and design guides to help deliver new sustainable development that may straddle or adjoin the city's administrative boundary.</p> <p><b>5.</b> Where sites cross or are adjacent to administrative boundaries and are not subject to joint development plan documents, the Council will continue to work proactively and on an on-going basis with all relevant partners to enable the delivery of new development on these sites.</p> <p><b>6.</b> Of particular relevance to parts 4 and 5 of this policy are the continued growth and expansion of:</p> <ul style="list-style-type: none"> <li><b>a.</b> Jaguar Land Rover at Whitley;</li> <li><b>b.</b> The University of Warwick;</li> <li><b>c.</b> The wider Coventry Gateway proposals;</li> <li><b>d.</b> Ansty Park;</li> </ul>	<p>Council will continue to work proactively and on an on-going basis with all relevant partners to enable the delivery of new development on these sites.</p> <p><b>6.</b> Of particular relevance to parts 4 and 5 of this policy is the continued support for and recognition of the contribution which the following sites make to the sub-regional economy:</p> <ul style="list-style-type: none"> <li><b>a.</b> Jaguar Land Rover at Whitley;</li> <li><b>b.</b> The University of Warwick;</li> <li><b>c.</b> The wider Coventry Gateway proposals;</li> <li><b>d.</b> Ansty Park;</li> <li><b>e.</b> Pro-Logis Park at Keresley; and</li> <li><b>f.</b> Proposed residential developments to the south of the city's administrative boundary.</li> </ul> <p><b>7.</b> The Council is committed to supporting the economic growth objectives of the sub-region and, in partnership will continue to work proactively will all partners to deliver economic growth and prosperity across Coventry and Warwickshire.</p>	

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	<p>e. Pro-Logis Park at Keresley; and f. Proposed residential developments to the south of the city's administrative boundary.</p> <p>7. The Council is committed to supporting the economic growth objectives of the sub-region and, in partnership with the CWLEP will continue to work pro-actively will all partners to deliver economic growth and prosperity across Coventry and Warwickshire.</p>		
DS3	<p><b>Policy DS3: Sustainable Development Policy</b></p> <p>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. It will work proactively with applicants to find solutions to enable proposals to be approved wherever possible, and to secure development that</p>	<p><b>STRATEGIC POLICY</b></p> <p><b>Policy DS3: Sustainable Development Policy</b></p> <p>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. 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,</p>	<p>The policy is still considered up to date as it reflects the wording of national policy. However, it is proposed to add in reference to the One Coventry Plan and the emerging Climate Change Strategy to provide local context.</p>

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	<p>improves the economic, social and environmental conditions in the area, including:</p> <ul style="list-style-type: none"> <li><b>a.</b> access to a variety of high quality green and blue infrastructure;</li> <li><b>b.</b> access to job opportunities;</li> <li><b>c.</b> use of low carbon, renewable and energy efficient technologies;</li> <li><b>d.</b> the creation of mixed sustainable communities through a variety of dwelling types, sizes, tenures and range of community facilities</li> <li><b>e.</b> increased health, wellbeing and quality of life;</li> <li><b>f.</b> measures to adapt to the impacts of climate change;</li> <li><b>g.</b> access to sustainable modes of transport;</li> <li><b>h.</b> preservation and enhancement of the historic environment; and</li> <li><b>i.</b> sustainable waste management.</li> </ul> <p><b>2.</b> Planning applications that accord with the policies in the</p>	<p>social and environmental conditions in the area, taking into account the ambitions of the <b>One Coventry Plan and the Climate Change Strategy</b> and including:</p> <ul style="list-style-type: none"> <li><b>a.</b> access to a variety of high quality green and blue infrastructure;</li> <li><b>b.</b> access to job opportunities;</li> <li><b>c.</b> use of low carbon, renewable and energy efficient technologies;</li> <li><b>d.</b> the creation of mixed sustainable communities through a variety of dwelling types, sizes, tenures and range of community facilities</li> <li><b>e.</b> increased health, wellbeing and quality of life;</li> <li><b>f.</b> measures to adapt to the impacts of climate change;</li> <li><b>g.</b> access to sustainable modes of transport;</li> <li><b>h.</b> preservation and enhancement of the historic environment; and</li> <li><b>i.</b> sustainable waste management.</li> </ul> <p><b>2.</b> 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.</p> <p><b>3.</b> Where there are no policies relevant to the application or relevant policies are out of date</p>	



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	<p>Coventry Local Plan (and, where relevant, with policies in supporting plans) will be approved without delay, unless material considerations indicate otherwise.</p> <p><b>3.</b> 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.</p> <p><b>4.</b> This will take into account:</p> <p style="padding-left: 20px;"><b>a.</b> Any adverse impacts of granting permission that would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or</p> <p style="padding-left: 20px;"><b>b.</b> Specific policies in that Framework that indicate that development should be restricted.</p>	<p>at the time of making the decision then the Council will grant permission unless material considerations indicate otherwise.</p> <p><b>4.</b> This will take into account:</p> <p style="padding-left: 20px;"><b>a.</b> Any adverse impacts of granting permission that would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or</p> <p style="padding-left: 20px;"><b>b.</b> Specific policies in that Framework that indicate that development should be restricted</p>	
DS4 (Part A)	<b>Policy DS4 (Part A) – General Masterplan principles</b>	<b>STRATEGIC POLICY</b>	The policy wording is considered up to date and remains fit for purpose, particularly as this has

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	<p>The following General Principles should be adhered to when master planning any major development proposal:</p> <ul style="list-style-type: none"> <li>i) Where appropriate the Masterplan should clearly identify any phasing of development along with the timely provision of supporting infrastructure;</li> <li>ii) Where the site is identified as an allocation within the Local Plan or City Centre AAP it should plan positively to meet in full the requirements identified within the relevant policies associated with the allocation. Where the proposal represents a phase or phases of a wider scheme however, the quantum of development should reflect the relative size and characteristics of the phase, including its</li> </ul>	<p><b>Policy DS4 (Part A) – General Masterplan principles</b></p> <p>The following General Principles should be adhered to when master planning any major development proposal:</p> <ul style="list-style-type: none"> <li>i) Where appropriate the Masterplan should clearly identify any phasing of development along with the timely provision of supporting infrastructure;</li> <li>ii) Where the site is identified as an allocation within the Local Plan it should plan positively to meet in full the requirements identified within the relevant policies associated with the allocation. Where the proposal represents a phase or phases of a wider scheme however, the quantum of development should reflect the relative size and characteristics of the phase, including its position within the wider site;</li> <li>iii) Where possible, all proposals should be planned in a comprehensive and integrated manner reflecting partnership working with relevant stakeholders. Where proposals represent a phase of a larger development the</li> </ul>	<p>been used to inform the development of key allocations some of which are underway at the time of the review.</p> <p>Reference to the AAP has been taken out in the proposed updated wording as the plan review proposes to incorporate the relevant AAP policies into a City Centre policy chapter of the Local Plan.</p>

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	<p>position within the wider site;</p> <p>iii) Where possible, all proposals should be planned in a comprehensive and integrated manner reflecting partnership working with relevant stakeholders. Where proposals represent a phase of a larger development the Masterplan should have full regard to any adjoining land parcels and development proposals to ensure it delivers appropriate parts of the strategic or site-wide infrastructure and other relevant features. This should support the wider delivery of the comprehensive scheme;</p> <p>iv) Opportunities to deliver higher density residential and mixed-use development should</p>	<p>Masterplan should have full regard to any adjoining land parcels and development proposals to ensure it delivers appropriate parts of the strategic or site-wide infrastructure and other relevant features. This should support the wider delivery of the comprehensive scheme;</p> <p>iv) Opportunities to deliver higher density residential and mixed-use development should be maximised along public transport corridors and in designated centres with lower densities provided elsewhere (in accordance with policies H9 and R3);</p> <p>v) Employment and commercial proposals should respond positively to market demands and requirements, maximising opportunities to locate within or close to designated centres (as appropriate) and provide a range and choice of opportunities to meet business and customer needs;</p> <p>vi) Identify appropriate highway infrastructure along with sustainable transport corridors that include the provision for integrated public transport, cycling and walking which</p>	

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	<p>be maximised along public transport corridors and in designated centres with lower densities provided elsewhere (in accordance with policies H9 and R3);</p> <p>v) Employment and commercial proposals should respond positively to market demands and requirements, maximising opportunities to locate within or close to designated centres (as appropriate) and provide a range and choice of opportunities to meet business and customer needs;</p> <p>vi) Identify appropriate highway infrastructure along with sustainable transport corridors that include the provision for integrated public transport, cycling and</p>	<p>provides excellent connectivity and linkages to within the site itself, the city centre and with the surrounding area and existing networks;</p> <p>vii) Appropriate levels of car and cycle parking should be made in accordance with the Local Plan's parking requirements. Spaces should be well integrated within the development and laid out to ensure they do not result in the obstruction of the highway as a result of excessive on-street parking;</p> <p>viii) Where appropriate social and community facilities should be concentrated within mixed use hubs and designated centres and easily accessed by public transport, walking and cycling (having regard to Policy CO1);</p> <p>ix) Proposals should respond to the local context and local design characteristics (in accordance with Policies GE3, HE2 and DE1), to create new well designed developments with a distinctive character which residents will be proud of;</p> <p>x) Features of the historic environment should be respected as part of new</p>	

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	<p>walking which provides excellent connectivity and linkages to within the site itself, the city centre and with the surrounding area and existing networks;</p> <p>vii) Appropriate levels of car and cycle parking should be made in accordance with the Local Plan's parking requirements. Spaces should be well integrated within the development and laid out to ensure they do not result in the obstruction of the highway as a result of excessive on-street parking;</p> <p>viii) Where appropriate social and community facilities should be concentrated within mixed use hubs and designated centres and easily accessed by public transport, walking</p>	<p>developments with existing heritage assets conserved and enhanced as part of development proposals (in accordance with Policy HE2). Where appropriate, this should include the setting of buildings and spaces and the restoration of assets at risk of loss;</p> <p>xi) Sympathetically integrate existing landscape, biodiversity and historic features of the site into the development taking opportunities to protect, enhance and manage important features along with mitigation and enhancement measures to provide satisfactory compensatory provisions where appropriate (having regard to Policies GE1-4);</p> <p>xii) Provide fully integrated, accessible and connected multi-functional green and blue infrastructure which forms strategically important links to the surrounding area to provide routes for people and wildlife and open spaces for sports, recreation and play;</p> <p>xiii) Where appropriate incorporate innovative and creative approaches to energy generation, the provision</p>	

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	<p>ix) and cycling (having regard to Policy CO1); Proposals should respond to the local context and local design characteristics (in accordance with Policies GE3, HE2 and DE1), to create new well designed developments with a distinctive character which residents will be proud of;</p> <p>x) Features of the historic environment should be respected as part of new developments with existing heritage assets conserved and enhanced as part of development proposals (in accordance with Policy HE2). Where appropriate, this should include the setting of buildings and spaces and the restoration of assets at risk of loss;</p>	<p>xiv) of utilities and information technology, mitigation of pollutants, management of surface water and flood risk and waste management solutions. These should be adopted to make new developments more sustainable and resistant to the impacts of climate change; and All new Masterplans should be informed by consultation with existing communities in adjoining areas. This should take place prior to the submission of a planning application to ensure feedback can influence the final proposals.</p>	

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	<p>xi) Sympathetically integrate existing landscape, biodiversity and historic features of the site into the development taking opportunities to protect, enhance and manage important features along with mitigation and enhancement measures to provide satisfactory compensatory provisions where appropriate (having regard to Policies GE1-4);</p> <p>xii) Provide fully integrated, accessible and connected multi-functional green and blue infrastructure which forms strategically important links to the surrounding area to provide routes for people and wildlife and open spaces for sports, recreation and play;</p>		

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	<p>xiii) Where appropriate incorporate innovative and creative approaches to energy generation, the provision of utilities and information technology, mitigation of pollutants, management of surface water and flood risk and waste management solutions. These should be adopted to make new developments more sustainable and resistant to the impacts of climate change; and</p> <p>xiv) All new Masterplans should be informed by consultation with existing communities in adjoining areas. This should take place prior to the submission of a planning application to ensure feedback can influence the final proposals.</p>		



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DS4 (Part B)	<p><b>Policy DS4 (Part B) - Whitley Specific Masterplan Principles</b>            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:</p> <ul style="list-style-type: none"> <li>i) Any development should support and complement the existing JLR global headquarters;</li> <li>ii) New provision should be primarily focused within 'B class' uses (excluding B1 offices) unless they are shown to be ancillary and supportive to the overall provisions of the business park and in accordance with the other policies of this Plan;</li> <li>iii) Support and integrate the planned highway infrastructure (as listed</li> </ul>	<p><b>Policy DS4 (Part B) - Whitley Specific Masterplan Principles</b>            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:</p> <ul style="list-style-type: none"> <li>i) Any development should support and complement the existing JLR global headquarters;</li> <li>ii) New provision should be primarily focused within 'B class' uses unless they are shown to be ancillary and supportive to the overall provisions of the business park and in accordance with the other policies of this Plan;</li> <li>iii) Support and integrate the planned highway infrastructure (as listed in the IDP) across the A45, A444 and other appropriate surrounding roads to ensure efficient and appropriate vehicle access into the site(s);</li> <li>iv) Continue to maximise links and connectivity with surrounding business parks within both Coventry City and Warwick District to enhance the employment hub;</li> </ul>	<p>The policy is considered up to date and relevant, although in Part ii) the reference to B1 offices has been deleted as this use class no longer exists</p>

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	<p>in the IDP) across the A45, A444 and other appropriate surrounding roads to ensure efficient and appropriate vehicle access into the site(s);</p> <p>iv) Continue to maximise links and connectivity with surrounding business parks within both Coventry City and Warwick District to enhance the employment hub;</p> <p>v) Expand and enhance on existing travel plans and continue to encourage excellent connectivity to public transport as well as the provision of high quality routes to support both walking and cycling;</p> <p>vi) Enhance the connectivity of ecology and biodiversity at the Stonebridge meadows LNR and Baginton Fields nature reserve. This should include a</p>	<p>v) Expand and enhance on existing travel plans and continue to encourage excellent connectivity to public transport as well as the provision of high quality routes to support both walking and cycling;</p> <p>vi) Enhance the connectivity of ecology and biodiversity at the Stonebridge meadows LNR and Baginton Fields nature reserve. This should include a 'green' connection into the River Sowe along the northern edge of the site and south of the A46;</p> <p>vii) An appropriate buffer should be retained between the new commercial activity and the existing homes in and around Sedgemoor Road;</p> <p>viii) Development should not compromise the presence and ecological value of the River Sowe and River Sherbourne; and</p> <p>ix) Make positive provisions to relocate the existing sports fields (as appropriate) in accordance with Policy GE2;</p>	

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	<p>'green' connection into the River Sowe along the northern edge of the site and south of the A46;</p> <p>vii) An appropriate buffer should be retained between the new commercial activity and the existing homes in and around Sedgemoor Road;</p> <p>viii) Development should not compromise the presence and ecological value of the River Sowe and River Sherbourne;</p> <p>and</p> <p>ix) Make positive provisions to relocate the existing sports fields (as appropriate) in accordance with Policy GE2;</p>		
DS4 (Part C)	<b>Policy DS4 (Part C) – Keresley SUE Specific Masterplan Principles</b>	<b>Policy DS4 (Part C) – Keresley SUE Specific Masterplan Principles</b>	This policy is considered to remain up to date. Only change is an updated position on the Northern Local Centre which is no longer proposed as part of the

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	<p>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:</p> <ul style="list-style-type: none"> <li>i) Incorporate the recommendations of the Council's SUE Design Guidance SPD;</li> <li>ii) Ensure that the planned Local Centres are located at separate ends (north and south) in accordance with Policy R1;</li> <li>iii) Ensure the new defensible boundaries to the Green Belt are clearly supported on the western side of the site to Tamworth Road and to the north around Thompsons Lane;</li> <li>iv) Establish a comprehensive green and blue infrastructure corridor focused around the Ancient Woodlands, Hounds Hill and the Hall</li> </ul>	<p>Change proposed to part 2. Ensure that the planned Local Centre is in accordance with Policy R1;</p>	<p>allocation, as it was removed via Planning approval OUT/2019/0484</p>

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	<p>Brook. This corridor should run north-south between the Burrow Hill Fort to the north and the Jubilee Woodland to the south east; and</p> <p>v) Identify clear access points to the site and make appropriate provisions for new transport infrastructure and highway improvements to support the comprehensive delivery of the site. This should include:</p> <ul style="list-style-type: none"> <li>a. The provision of a new Link Road in accordance with Policy H2. The Link Road should be operational to traffic prior to the full completion of all development components within the SUE;</li> <li>b. The delivery of the Link Road should not be to the detriment of Pro-Logis Park; and</li> </ul>		

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	<p>c. The management of the existing highway junctions at Bennetts Road, Tamworth Road, Fivefield Road, Sandpits Lane, Thompsons Lane, Long Lane and Watery Lane to ensure they continue to operate in a safe and appropriate way.</p>		
DS4 (Part D)	<p><b>Policy DS4</b> (Part D) – Eastern Green SUE Specific Masterplan Principles</p> <p>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:</p> <p>i) Incorporate the recommendations of the Council’s SUE</p>	<p><b>Policy DS4</b> (Part D) – Eastern Green SUE Specific Masterplan Principles</p> <p>No change proposed</p>	<p>This policy is considered to remain up to date, no change proposed</p>

Policy reference	Adopted Local Plan Policy wording	Proposed new wording (if applicable)	Explanation
	<p>Design Guidance SPD;</p> <ul style="list-style-type: none"> <li data-bbox="589 347 965 671">ii) Respond to the transport and economic opportunities associated with the site's proximity to the planned HS2 interchange to the west.</li> <li data-bbox="589 679 965 1262">iii) Ensure that the employment provisions and Major District Centre are located towards the north of the site and are accessed directly from the new A45 Junction. Neither the employment provision or new Major District Centre should be occupied until the new A45 junction is fully operational;</li> <li data-bbox="589 1270 965 1374">iv) Furthermore, the residential element of the scheme</li> </ul>		

Policy reference	Adopted Local Plan Policy wording	Proposed new wording (if applicable)	Explanation
	<p>should be limited to the occupation of no more than 250 homes until such time as the new A45 junction is fully operational, unless otherwise agreed in writing by the Council in response to a robust TA.</p> <p>v) Ensure the new defensible boundaries to the Green Belt are clearly supported to Pickford Green Lane in the west and the A45 to the north;</p> <p>vi) Provide appropriate green infrastructure along the western edge of the SUE around Pickford Green Lane to help blend and integrate the development into the wider Countryside;</p>		



Policy reference	Adopted Local Plan Policy wording	Proposed new wording (if applicable)	Explanation
	<p>vii) Establish a comprehensive green and blue infrastructure corridor focused along the Pickford Brook and its tributary. This should run from Pickford Green Lane in the west and link to existing corridors off-site, for example, across Westridge Avenue and Parkhill Drive towards Allesley Park;</p> <p>viii) Identify clear access points to the site and make appropriate provisions for new transport infrastructure and highway improvements to support the comprehensive delivery of the site;</p> <p>ix) In accordance with Policy AC2, manage</p>		

Policy reference	Adopted Local Plan Policy wording	Proposed new wording (if applicable)	Explanation
	<p>the existing highway junctions at Pickford Green Lane and Brick Hill Lane with the A45 to ensure they are either integrated into the new A45 Junction or safely retained within the existing highway network; and</p> <p>x) Make appropriate provision to aid future integration of the new rapid transit route within the site once the final route is known.</p>		
HW1	<p><b>Policy HW1:</b> Health Impact Assessments (HIA)</p> <p>1. All major development proposals will be required to demonstrate that they would have an acceptable impact on health and wellbeing. This should be demonstrated through a:</p>	<p><b>STRATEGIC POLICY</b></p> <p><b>Policy HW1:</b> Health and Health Impact Assessments (HIA)</p> <p>1. All major development proposals will be required to demonstrate that they would have an acceptable impact on health and wellbeing. This should be demonstrated through a:</p>	<p>The Health Impact Assessment SPD sets thresholds for requiring full HIA, and it is felt more guidance on taking health into account in schemes which do not meet this threshold would be beneficial for example showing how Building for a Healthy Life Principles, or any matters highlighted in an updated Health Impact Assessment SPD have</p>

Policy reference	Adopted Local Plan Policy wording	Proposed new wording (if applicable)	Explanation
	<p>a. HIA where significant impacts on health and wellbeing would arise from that proposal; or</p> <p>b. HIA Screening Report which demonstrates that the proposed development would not overall give rise to negative impacts in respect of health and wellbeing.</p> <p>2. All HIAs shall be undertaken in accordance with the Council’s HIA Supplementary Planning Document.</p> <p>3. Where a development has significant negative or positive impacts on health and wellbeing the Council may require applicants to provide for the mitigation or provision of such impacts through planning conditions and/or financial/other contributions secured via planning obligations and/or the Council’s CIL Charging Schedule.</p>	<p>a. HIA where significant impacts on health and wellbeing would arise from that proposal; or</p> <p>b. HIA Screening Report which demonstrates that the proposed development would not overall give rise to negative impacts in respect of health and wellbeing.</p> <p>2. All HIAs shall be undertaken in accordance with the Council’s HIA Supplementary Planning Document <b>or any future equivalent.</b></p> <p>3. Where a development has significant negative or positive impacts on health and wellbeing the Council may require applicants to provide for the mitigation or provision of such impacts through planning conditions and/or financial/<b>other developer contributions</b></p> <p>4. <b>Where the threshold has not been met for requiring a full Health Impact Assessment, 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 Health SPD.</b></p>	<p>been applied incorporation of health matters into the Design and Access Statement.</p> <p>The HIA SPD will be reviewed and updated and policy has been revised to reference this and the broadened scope.</p> <p>The reference in Part 3 of the Policy to CIL has been removed and replaced with a broad reference to developer contributions to ensure resilience given potential planning reform</p> <p>Explanatory text to be revised in line with changed policy wording and to include the need for student accommodation and other forms of residential development of 150 bedspaces and above to be subject to HIA with further detail to be included in an updated Health SPD</p>

Policy reference	Adopted Local Plan Policy wording	Proposed new wording (if applicable)	Explanation
JE1	<p><b>Policy JE1:</b> Overall Economy and Employment Strategy</p> <p><b>1.</b> The Council will work positively and proactively with the business community in the city, inward investors, the city's two Universities, key public sector employers, the CWLEP and neighbouring local authorities to support sustainable economic growth and job creation. In this regard the Council will:</p> <p><b>a.</b> Promote continued diversification of the city's economic base, particularly through supporting the expansion of companies operating in growth sectors and partnership working with the city's Universities to promote innovation;</p> <p><b>b.</b> Ensure that job opportunities arising from employment development are accessible to all of the city's working age residents, particularly priority groups and those in the most deprived areas of the city;</p> <p><b>c.</b> Provide for a readily available range and choice of employment</p>	<p><b>STRATEGIC POLICY</b></p> <p><b>Policy JE1:</b> Overall Economy and Employment Strategy</p> <p><b>1.</b> In accordance with the One Coventry Plan, the Economic Development Strategy and the Climate Change Strategy the Council will work positively and proactively with the business community in the city, inward investors, the city's two Universities, key public sector employers, partners, and neighbouring local authorities to support sustainable economic growth and job creation. In this regard the Council will:</p> <p><b>a.</b> Promote continued diversification of the city's economic base, particularly through supporting the expansion of companies operating in growth sectors particularly those relating to sustainable and green technologies, and through fostering partnership working with the city's Universities to promote innovation;</p> <p><b>b.</b> Ensure that job opportunities arising from employment development are accessible to all of the city's working age residents, particularly priority groups and those in the most deprived areas of the city;</p> <p><b>c.</b> Provide for a readily available range and choice of employment sites and premises to meet projected need over the Plan period</p>	<p>Policy updated to be more reflective of the One Coventry Plan, the Economic Development Strategy and the Climate Change Strategy including the need to support sustainable and green technology.</p> <p>References to the CWLEP deleted as this body no longer exists, and instead broader references to partnerships is included as this provides more resilience to future change.</p> <p>Reference to Friargate Business District removed in regard to offices as whilst Friargate remains an allocation its emphasis is proposed to be changed to more mixed use.</p> <p>Reference to tourism broadened to encompass a range of uses eg opportunities along the canal network etc</p> <p>In order to protect a sustainable balance of uses in the city a hook to the Employment Land Review</p>

Policy reference	Adopted Local Plan Policy wording	Proposed new wording (if applicable)	Explanation
	<p>sites and premises to meet projected need over the Plan period related to growth of the city's population and the pivotal role of the city in the CWLEP's ambitious growth agenda for the sub-region;</p> <p><b>d.</b> Safeguard existing employment sites and premises from being lost to non-employment uses unless certain exceptional circumstances are demonstrated;</p> <p><b>e.</b> Support companies, including Jaguar Land Rover, in retaining, expanding and/or relocating their headquarters operations within the city and support the provision of new infrastructure that encourages these companies to grow.</p> <p><b>f.</b> Seek to direct office development to locations in the city centre and other defined centres with new large scale office development focused on the city centre's Friargate Business District;</p> <p><b>g.</b> Ensure that new research and development, light industrial, general industrial and storage/</p>	<p>related to growth of the city's population and the pivotal role of the city in the ambitious growth agenda for the sub-region;</p> <p><b>d.</b> There will be a presumption against the loss of employment uses, and change to non-employment uses will be assessed against the criteria set out in Policy JE3</p> <p><b>e.</b> Support companies, including Jaguar Land Rover, in retaining, expanding and/or relocating their headquarters operations within the city and support the provision of new infrastructure that encourages these companies to grow.</p> <p><b>f.</b> Seek to direct office development to locations in the city centre and other defined centres with new large scale office development focused on the city centre</p> <p><b>g.</b> Ensure that new research and development, light industrial, general industrial and storage/ distribution developments are appropriately sited and designed to maximise their accessibility by a choice of means of transport, have an acceptable impact on the highway network and to minimise the potential for environmental conflict with nearby sensitive land uses;</p> <p><b>h.</b> Support tourism/visitor related development including Coventry city centre, the CBS Arena</p>	<p>is provided to ensure that good quality high performing employment locations are protected.</p> <p>Supporting text to be updated to provide an updated definition of 'employment' for the application of policy. For the purposes of employment supply and monitoring it is proposed this now relates to Class E Part g plus B2 and B8, and for decision making that this relates to Class E Part g Classes B2, B8 and other uses serving an employment purpose.</p>

Policy reference	Adopted Local Plan Policy wording	Proposed new wording (if applicable)	Explanation
	<p>distribution developments are appropriately sited and designed to maximise their accessibility by a choice of means of transport, have an acceptable impact on the highway network and to minimise the potential for environmental conflict with nearby sensitive land uses;</p> <p><b>h.</b> Support tourism/visitor related development in respect of Coventry city centre, the Ricoh Arena and the Coventry and Warwick University Campuses.</p> <p><b>i.</b> Support the continued growth of the city's two universities and in doing so maximise the economic development and other community benefits associated with them</p>	<p>and the Coventry and Warwick University Campuses.</p> <p><b>i.</b> Support the continued growth of the city's two universities and in doing so maximise the economic development and other community benefits associated with them</p> <p><b>j</b> support the provision of new green infrastructure as part of new and improved developments</p>	
JE2	<p><b>Policy JE2: Provision of Employment Land and Premises</b></p> <p>1 A total of 107ha of land are allocated for employment development within the city's administrative area.</p> <p>The allocations are as specified below together with details of the</p>	<p><b>STRATEGIC POLICY</b></p> <p><b>Policy JE2: Provision of Employment Land and Premises</b></p> <p>1 A total of 52 ha of land is allocated for employment development within the city's administrative area, plus 27,100 sq m remaining floorspace at Friargate as part of a wider mixed use allocation.</p>	<p>The overall growth figures are updated in line with the HEDNA but do not include the figure for strategic B8 which needs to be considered separately across the sub region</p>

Policy reference	Adopted Local Plan Policy wording	Proposed new wording (if applicable)	Explanation																																																		
	<p>type of employment development that will be promoted on each of these sites.</p> <table border="1" data-bbox="472 422 960 710"> <thead> <tr> <th>Site Ref</th> <th>Site</th> <th>Ward/UPA</th> <th>Area Ha (hectares)</th> <th>Employment Type</th> </tr> </thead> <tbody> <tr> <td>JE21</td> <td>Friargate (part of mixed use site)</td> <td>St. Michael's</td> <td>3</td> <td>Primary B1a</td> </tr> <tr> <td>JE22</td> <td>Lyons Park</td> <td>Balsley</td> <td>19</td> <td>B1, B2 &amp; B8</td> </tr> <tr> <td>JE23</td> <td>Whitley Business Park</td> <td>Chykelesmore</td> <td>35</td> <td>B1a, B2 &amp; B8</td> </tr> <tr> <td>JE24</td> <td>Land at Skagman Fields and South East of Whitley Business Park</td> <td>Chykelesmore</td> <td>23</td> <td>B1a, B2 &amp; B8</td> </tr> <tr> <td>JE25</td> <td>A45 Eastern Green (part of mixed use site)</td> <td>Balsley</td> <td>10</td> <td>B1a, B2 &amp; B8</td> </tr> <tr> <td>JE26</td> <td>Whitmore Park (part of mixed use site)</td> <td>Hillbrook</td> <td>9</td> <td>B1a, B2 &amp; B8</td> </tr> <tr> <td>JE27</td> <td>Durbar Avenue (part of mixed use site)</td> <td>Fildesall</td> <td>1.9</td> <td>B1a &amp; B8</td> </tr> <tr> <td>JE28</td> <td>Land at Alderman's Green Road and Sutton Stop (part of mixed use site)</td> <td>Langford</td> <td>1.9</td> <td>B1a &amp; B8</td> </tr> <tr> <td></td> <td>TOTAL</td> <td></td> <td>107</td> <td></td> </tr> </tbody> </table> <p>2 The Friargate, A45 Eastern Green, Whitmore Park, Durbar Avenue and Alderman's Green Road and Sutton Stop employment allocations are to be progressed as part of wider mixed-use re-development schemes and should be supported by comprehensive Masterplans.</p> <p>3 A minimum supply of new employment land on a 5 year rolling cycle of 58ha is required to be available at all times in Coventry and on sites outside but adjacent to the city's</p>	Site Ref	Site	Ward/UPA	Area Ha (hectares)	Employment Type	JE21	Friargate (part of mixed use site)	St. Michael's	3	Primary B1a	JE22	Lyons Park	Balsley	19	B1, B2 & B8	JE23	Whitley Business Park	Chykelesmore	35	B1a, B2 & B8	JE24	Land at Skagman Fields and South East of Whitley Business Park	Chykelesmore	23	B1a, B2 & B8	JE25	A45 Eastern Green (part of mixed use site)	Balsley	10	B1a, B2 & B8	JE26	Whitmore Park (part of mixed use site)	Hillbrook	9	B1a, B2 & B8	JE27	Durbar Avenue (part of mixed use site)	Fildesall	1.9	B1a & B8	JE28	Land at Alderman's Green Road and Sutton Stop (part of mixed use site)	Langford	1.9	B1a & B8		TOTAL		107		<p>The allocations are as specified below together with details of the type of employment development that will be promoted on each of these sites.</p> <p>SEE MAIN LOCAL PLAN FOR DETAILED ALLOCATIONS LIST</p> <p>2 The Friargate, A45 Eastern Green, Whitmore Park, Durbar Avenue and Alderman's Green Road and Sutton Stop employment allocations are to be progressed as part of wider mixed-use re-development schemes and should be supported by comprehensive Masterplans.</p> <p>3 . A balanced portfolio of employment land supply offering a choice of sites will be maintained, with details of need and supply set out in the Annual Monitoring Report and informed by the Employment Land Review which will be updated on a five yearly basis.</p> <p>4. The following sites, shown oat Appendix 9a and listed in bullet point 5, are designated as Key Employment Sites which will be protected for employment use. Alternative uses will not be considered acceptable unless exceptional circumstances demonstrate otherwise. In such cases it must be demonstrated that</p>	<p>The table of allocations has been updated to reflect the latest position</p> <p>The reference to the rolling supply is deleted as this no longer reflects national policy</p> <p>The Employment Land Review and Offices Addendum 2024 sets out the Key Employment Sites for protection.</p>
Site Ref	Site	Ward/UPA	Area Ha (hectares)	Employment Type																																																	
JE21	Friargate (part of mixed use site)	St. Michael's	3	Primary B1a																																																	
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	<p>administrative boundary (the “Minimum Reservoir”). This will be achieved by using a combination of newly allocated and recycled land. A balanced portfolio of employment land supply offering a choice of sites will be maintained, with details of need and supply set out in the Annual Monitoring Report.</p>	<p>delivery of mixed use including retention of employment has been considered on the site. Only where this has been evidenced not to be viable or appropriate will policy JE3 and associated Appendix 2 be applicable.</p> <p>5 Key Employment Sites are shown at Appendix 9a and are:</p> <ul style="list-style-type: none"> <li>• Binley Business Park</li> <li>• Coventry Business Park</li> <li>• Cyan Park</li> <li>• Lyons Park</li> <li>• Swallowgate Business Park</li> <li>• University of Warwick Science Park</li> <li>• Whitley Business Park</li> </ul>	
JE3	<p><b>Policy JE3: Non-Employment Uses on Employment Land</b></p> <p>1. Proposals for the redevelopment in whole or in part of employment land for non-employment purposes will not be permitted unless it can be demonstrated that the part(s) of the site where non employment development is proposed are:</p> <p>a. No longer suitable for employment use bearing in mind their physical characteristics,</p>	<p><b>Policy JE3: Non-Employment Uses on Employment Land</b></p> <p>1. Sites designated as Key Employment Sites will firstly be assessed in accordance with Policy JE2</p> <p>2 Proposals for the redevelopment in whole or in part of employment land for non-employment purposes will not be permitted unless it can be demonstrated that the part(s) of the site where non employment development is proposed are:</p> <p>a. No longer suitable for employment use bearing in mind their physical characteristics,</p>	<p>The wording of the policy itself is considered up to date (albeit with the additional point at the start to reflect the new Key Employment Sites and subsequent renumbering of bullets), however the context for its application (see JE 1 note on explanatory text) to change to provide an updated definition of ‘employment’ for the application of policy. For the purposes of employment supply</p>



Policy reference	Adopted Local Plan Policy wording	Proposed new wording (if applicable)	Explanation
	<p>access arrangements and/or relationship to neighbouring land-uses and there is evidence of unsuccessful active and substantial marketing of the site for employment use using a variety of media which supports this; or</p> <p><b>b.</b> It would not be financially viable to re-use or re-develop the land or buildings on the land in whole or in part for employment purposes; or</p> <p><b>c.</b> The non-employment development proposed would be used for purposes which are clearly ancillary to and will support the operations of a primary employment use on the land; or</p> <p><b>d.</b> The non-employment development would generate significant employment gains which are of sufficient weight to justify the loss of employment land</p> <p><b>2.</b> In addition to at least one of the above criteria being satisfied it will also need to be demonstrated that:</p> <p><b>a.</b> The potential of the site to contribute to the employment land</p>	<p>access arrangements and/or relationship to neighbouring land-uses and there is evidence of unsuccessful active and substantial marketing of the site for employment use using a variety of media which supports this; or</p> <p><b>b.</b> It would not be financially viable to re-use or re-develop the land or buildings on the land in whole or in part for employment purposes; or</p> <p><b>c.</b> The non-employment development proposed would be used for purposes which are clearly ancillary to and will support the operations of a primary employment use on the land; or</p> <p><b>d.</b> The non-employment development would generate significant employment gains which are of sufficient weight to justify the loss of employment land</p> <p><b>2.</b> In addition to at least one of the above criteria being satisfied it will also need to be demonstrated that:</p> <p><b>a.</b> The potential of the site to contribute to the employment land requirements of the city over the plan period is not significant; and</p> <p><b>b.</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</p>	<p>and monitoring it is proposed this now relates to Class E Part g (I to iii) plus B2 and B8, and for decision making that this relates to Class E Part g (I to iii), Classes B2, B8 and other uses serving an employment purpose.</p>

Policy reference	Adopted Local Plan Policy wording	Proposed new wording (if applicable)	Explanation
	<p>requirements of the city over the plan period is not significant; and</p> <p><b>b.</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</p> <p><b>c.</b> The proposal will not have an unacceptable adverse impact on the continuing operation of any nearby existing businesses.</p> <p><b>3.</b> 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.</p> <p><b>4.</b> 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.</p>	<p><b>c.</b> The proposal will not have an unacceptable adverse impact on the continuing operation of any nearby existing businesses.</p> <p><b>3.</b> 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.</p> <p><b>4.</b> 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.</p>	
JE4	<p><b>Policy JE4: Location of Office Development</b></p> <p><b>1.</b> New office development (including change of use of buildings to provide office</p>	<p><b>Policy JE4: Location and type of Office Development</b></p> <p><b>1.</b> New office development (including change of use of buildings to provide office</p>	<p>A reference to type of office development has been introduced to ensure flexibility within the market. Whist Friargate remains the primary location,</p>

Policy reference	Adopted Local Plan Policy wording	Proposed new wording (if applicable)	Explanation
	<p>accommodation and the expansion of existing office uses) should normally be sited within Coventry city centre or other defined centres (as defined on the Policies Map).</p> <p><b>2.</b> The Friargate site within Coventry city centre is the Council's preferred location for new large scale office development. This site is allocated for primarily B1 office development under Policy JE2.</p> <p><b>3.</b> Proposals for new office development in other locations will only be permitted if the following criteria are satisfied:</p> <p><b>a.</b> Having regard to locational factors, there are no suitable sequentially preferable sites available within the city centre, another defined centre or in an edge-of-centre location (if no Defined Centre sites are suitable and available); or</p> <p><b>b.</b> The proposal is for small scale rural offices;</p> <p><b>4.</b> In addition to at least one of the above criteria being satisfied it will</p>	<p>accommodation and the expansion of existing office uses) should normally be sited within Coventry city centre or other defined centres (as defined on the Policies Map).</p> <p><b>2.</b> The Friargate site within Coventry city centre is the Council's preferred location for new large scale office development.</p> <p><b>3.</b> Proposals for new office development in other locations will only be permitted if the following criteria are satisfied:</p> <p><b>a.</b> Having regard to locational factors, there are no suitable sequentially preferable sites available within the city centre, another defined centre or in an edge-of-centre location (if no Defined Centre sites are suitable and available); or</p> <p><b>b.</b> The proposal is for small scale rural offices;</p> <p><b>4.</b> In addition to at least one of the above criteria being satisfied it will also need to be demonstrated that:</p> <p><b>a.</b> The proposal would not have a significant adverse impact on the vitality and viability of defined centres and on existing, committed and planned public and private investment in office development within a defined centre; and</p> <p><b>b.</b> The site is accessible by a choice of means of transport or will be made accessible by a choice of means of transport as a</p>	<p>other locations may also be appropriate in line with the criteria set out in policy as it is important that there is a degree of flexibility to address changing needs of this sector. An additional Point 6 has been added to encourage and support flexibility of design so that internal layouts can be adapted to meet the needs of changing business models for example space which can be sub divided to accommodate small start ups, SMEs and so on.</p> <p>Reference to the Impact Test has been removed as this no longer reflects national policy.</p>

Policy reference	Adopted Local Plan Policy wording	Proposed new wording (if applicable)	Explanation
	<p>also need to be demonstrated that:</p> <p><b>a.</b> The proposal would not have a significant adverse impact on the vitality and viability of defined centres and on existing, committed and planned public and private investment in office development within a defined centre; and</p> <p><b>b.</b> The site is accessible by a choice of means of transport or will be made accessible by a choice of means of transport as a consequence of planning permission being granted for the development;</p> <p>and</p> <p><b>c.</b> There is good access from the development to a primary route on the highway network and an acceptable impact on the capacity of that network; and</p> <p><b>d.</b> The proposals are compatible with other Plan Policies.</p> <p><b>5.</b> Proposals for new office development outside of Defined Centres shall be accompanied by a Sequential Assessment and where a proposal is for 2,500</p>	<p>consequence of planning permission being granted for the development;</p> <p>and</p> <p><b>c.</b> There is good access from the development to a primary route on the highway network and an acceptable impact on the capacity of that network; and</p> <p><b>d.</b> The proposals are compatible with other Plan Policies.</p> <p><b>5.</b> Proposals for new office development outside of Defined Centres shall be accompanied by a Sequential Assessment</p> <p><b>6. New build offices, and conversions of premises to offices should be designed to allow for flexibility of internal layouts so that these can be altered to adapt to changing market conditions and the needs of users.</b></p>	

Policy reference	Adopted Local Plan Policy wording	Proposed new wording (if applicable)	Explanation
	<p>square metres (gross) or more of office floor space an Impact Assessment shall also be provided which examines the impact of the proposal on the vitality and viability of Defined Centres and its impact on existing, committed and planned public and private investment in office development within Defined Centres.</p>		
JE5	<p><b>Policy JE5:Location of R&amp;D, Industrial and Storage/Distribution Development</b></p> <p>1. The Council’s preferred location for new Research &amp; Development (R&amp;D), industrial and storage/distribution development are the sites allocated for such purposes under Policy JE2</p> <p>2. However, proposals for new R&amp;D, industrial and storage/distribution development (including changes of use and the expansion of existing operations) on sites not allocated under Policy JE2, will be permitted provided that they are:</p>	<p>Split into two policies: JE5 to focus on Industrial and Storage / Distribution Development and R&amp;D will become a new policy JE8.</p> <p><b>Policy JE5: Industrial and Storage / Distribution Development</b></p> <p>1. The Council’s preferred location for new industrial and storage/distribution development are the sites allocated for such purposes under Policy JE2</p> <p>2. Proposals for new industrial and storage/distribution development (including changes of use and the expansion of existing operations) on sites not allocated under Policy JE2, will be permitted provided that they are:</p> <p>a. Accessible by a choice of means of transport or will be made accessible by a</p>	<p>The policy has been split, as the needs of the storage and distribution sector differs from that of research and development. This policy focuses on storage and distribution (use class B8) and wording remains unchanged except for the additional point 4, parking and overnight facilities to reduce the impact upon lorry parking on roadsides in in other inappropriate unserved locations, and in terms of electric charging and consolidation this brings the policy in line with the updated transport polices</p>

Policy reference	Adopted Local Plan Policy wording	Proposed new wording (if applicable)	Explanation
	<p><b>a.</b> Accessible by a choice of means of transport or will be made accessible by a choice of means of transport as a consequence of planning permission being granted for the development;</p> <p><b>b.</b> Have good access to a primary route on the highway network and an acceptable impact on the capacity of that network;</p> <p><b>c.</b> The proposal would not significantly compromise the viability or deliverability of land allocated in this Plan for employment development;</p> <p><b>d.</b> The development is compatible with other Plan Policies.</p> <p><b>3.</b> In addition to the above, proposals for new general industrial and storage/distribution development (including changes of use and the expansion of existing operations) on all sites (including those allocated under Policy JE2) will also be required to demonstrate that the proposed development would not result in significant harm to the amenities of persons occupying nearby residential property or</p>	<p>choice of means of transport as a consequence of planning permission being granted for the development;</p> <p>b. Have good access to a primary route on the highway network and an acceptable impact on the capacity of that network;</p> <p>c. Would not significantly compromise the viability or deliverability of land allocated in this Plan for employment development;</p> <p>d. Would be compatible with other Plan Policies.</p> <p>3. In addition to the above, proposals for new general industrial and storage/distribution development (including changes of use and the expansion of existing operations) on all sites (including those allocated under Policy JE2) will also be required to demonstrate that the proposed development would not result in significant harm to the amenities of persons occupying nearby residential property or other land occupied by uses sensitive to environmental pollution.</p> <p>4. In addition to the above, where B8 uses will include HGV parking and overnight facilities, electric vehicle charging and consolidation facilities</p>	

Policy reference	Adopted Local Plan Policy wording	Proposed new wording (if applicable)	Explanation
	other land occupied by uses sensitive to environmental pollution.		
JE6	<p><b>Policy JE6: Tourism/Visitor Related Development</b></p> <p>1. Proposals for development within Coventry city centre (as defined on the Policies Map) or on sites at or adjacent to the Ricoh Arena or the Coventry and Warwick University campuses which would contribute towards the city's role as a tourist destination will be supported subject to compatibility with other Plan Policies.</p>	<p><b>Policy JE6: Tourism/Visitor Related Development</b></p> <p>Proposals which would contribute towards the city's role as a tourist destination will be supported subject to compatibility with other Local Plan Policies.</p>	In accordance with the Economic Development Strategy and to support the aims and objectives of Destination Coventry
JE7	<p><b>Policy JE7: Accessibility to Employment Opportunities</b></p> <p>1. Planning applications for new employment development (including changes of use and the expansion of existing operations) will be required to demonstrate how job opportunities arising from the proposed development will be made accessible to the city's residents, particularly those in the most deprived areas of the city and priority groups. In this regard applicants</p>	<p><b>Policy JE7: Accessibility to Employment Opportunities</b></p> <p>1. Planning applications for new employment development (including changes of use and the expansion of existing operations) will be required to demonstrate how job opportunities arising from the proposed development will be made accessible to the city's residents, particularly those in the most deprived areas of the city and priority groups. In this regard applicants will be expected to give consideration to a range of measures including:</p>	It is considered that this policy remains up to date with an amendment to replace the CIL reference with 'developer contributions' to ensure resilience of terminology.

Policy reference	Adopted Local Plan Policy wording	Proposed new wording (if applicable)	Explanation
	<p>will be expected to give consideration to a range of measures including:</p> <p><b>a.</b> enhancement of the accessibility of the development to residents by a choice of means of transport;</p> <p><b>b.</b> developments must be well designed to accommodate the needs of all transport modes and must be fully integrated with existing transport networks.</p> <p><b>c.</b> the provision of support to residents in applying for jobs arising from the development;</p> <p><b>d.</b> the provision of training opportunities to assist residents in accessing employment opportunities;</p> <p><b>e.</b> childcare provision which enables residents to access employment opportunities; and/or</p> <p><b>f.</b> measures to assist those with physical or mental health disabilities to access employment opportunities.</p> <p><b>2.</b> In respect of planning applications for new employment development the Council may require applicants to make</p>	<p><b>a.</b> enhancement of the accessibility of the development to residents by a choice of means of transport;</p> <p><b>b.</b> developments must be well designed to accommodate the needs of all transport modes and must be fully integrated with existing transport networks.</p> <p><b>c.</b> the provision of support to residents in applying for jobs arising from the development;</p> <p><b>d.</b> the provision of training opportunities to assist residents in accessing employment opportunities;</p> <p><b>e.</b> childcare provision which enables residents to access employment opportunities; and/or</p> <p><b>f.</b> measures to assist those with physical or mental health disabilities to access employment opportunities.</p> <p><b>2.</b> In respect of planning applications for new employment development the Council may require applicants to make <b>developer contributions</b> to maximise the accessibility of job opportunities to the city's residents.</p>	



Policy reference	Adopted Local Plan Policy wording	Proposed new wording (if applicable)	Explanation
	financial or other contributions secured through planning obligations or its CIL Charging Schedule to maximise the accessibility of job opportunities to the city's residents.		
JE8	<b>Split from original JE5</b>	<p><b>Policy JE8: Location of Research and Development (R&amp;D)</b></p> <p>1. The Council's preferred location for new Research &amp; Development (R&amp;D), are the sites allocated under Policy JE2.</p> <p>2. However, proposals for new R&amp;D, (including changes of use and the expansion of existing operations) on sites not allocated under Policy JE2, will be permitted provided that they are:</p> <p><b>a.</b> Accessible by a choice of means of transport or will be made accessible by a choice of means of transport as a consequence of planning permission being granted for the development;</p> <p><b>b.</b> Have good access to a primary route on the highway network and an acceptable impact on the capacity of that network;</p> <p><b>c.</b> The proposal would not significantly compromise the viability or deliverability of land allocated in this Plan for employment development;</p> <p><b>d.</b> The development is compatible with other Plan Policies.</p>	It is considered that the wording of this policy remains up to date but has been separated from the combined policy (JE5 of the 2017 Local Plan) to provide clarity and recognise that R&D and Industrial and warehousing are different in nature and therefore applications assessed and decisions made should be based on unique policy wording for each sector.

Policy reference	Adopted Local Plan Policy wording	Proposed new wording (if applicable)	Explanation
H1	<p><b>Policy H1: Housing Land Requirements</b></p> <p>1. Provisions will be made for a minimum of 24,600 additional dwellings between 2011 and 2031.</p> <p>2. As part of the housing trajectory (Appendix 1), this requirement is to be stepped in the following way:</p> <p>a. 2011-2016 (first 5 years): 1,020 homes per annum</p> <p>b. 2017-2031 (following 15 years): 1,300 homes per annum</p> <p>3. Housing land will be released in order to maintain a continuous 5 year supply of housing land in order to support a varied and flexible land supply to support housing delivery and sustainable development.</p> <p>This will be monitored through the Council's Annual Monitoring Report.</p>	<p><b>STRATEGIC POLICY</b></p> <p><b>Policy H1: Housing Land Requirements</b></p> <p>1. Provisions will be made for a minimum of <b>29,100</b> additional dwellings between <b>2021</b> and <b>2041</b>.</p> <p>2. <b>The housing requirement is to be delivered in line with the trajectory set out in Appendix 1</b></p> <p>3. Housing land will be released in order to maintain a continuous 5 year supply of housing land in order to support a varied and flexible land supply to support housing delivery and sustainable development.</p> <p>This will be monitored through the Council's Annual Monitoring Report.</p>	<p>The background to housing provision is set out in the Housing Background paper.</p>
H2	<p><b>Policy H2: Housing Allocations</b></p> <p>1. Table 4.2 identifies the sites to be allocated for housing development alongside essential details that will support the principles of sustainable</p>	<p><b>STRATEGIC POLICY</b></p> <p><b>Policy H2: Housing Allocations</b></p> <p>1. Table <b>6.2</b> identifies the sites to be allocated for housing development alongside essential details that will support the principles of</p>	<p>New Table 4.2 to include remained site allocations from current local plan plus the new identified sites.</p>

Policy reference	Adopted Local Plan Policy wording	Proposed new wording (if applicable)	Explanation
	<p>development. The development of all sites will also need to be considered in accordance with other policies in this Local Plan (and supporting documents) and the Infrastructure Delivery Plan, with the infrastructure needs of each site to be secured through legal agreements and/or the Council's CIL Charging Schedule where appropriate.</p> <p><b>2.</b> The urban extension proposals at Keresley and Eastern Green are to be brought forward in full accordance with comprehensive Masterplans and in accordance with the Council's Urban Extension Design Guidance SPD.</p> <p>Table 4.2 - Site Allocations for Housing (from 2017 local plan) - Please see Appendix.</p>	<p>sustainable development. The development of all sites will also need to be considered in accordance with other policies in this Local Plan (and supporting documents) and the Infrastructure Delivery Plan, with the infrastructure needs of each site to be secured through legal agreements and developer contributions where appropriate.</p> <p><b>2.</b> The urban extension proposals at Keresley and Eastern Green are to be brought forward in full accordance with comprehensive Masterplans and in accordance with the Council's Urban Extension Design Guidance SPD.</p> <p>Table 6.2 - Site Allocations for Housing – Please see main Local Plan</p>	
H3	<p><b>Policy H3: Provision of New Housing</b></p> <p><b>1.</b> New residential development, including opportunities for self-build homes and starter homes,</p>	<p><b>STRATEGIC POLICY</b></p> <p><b>Policy H3: Provision of New Housing</b></p> <p><b>1.</b> All new residential development including conversions, must provide a high-quality</p>	Policy updated to reflect changes in national standards and legislation.

Policy reference	Adopted Local Plan Policy wording	Proposed new wording (if applicable)	Explanation
	<p>must provide a high quality residential environment which assists in delivering urban regeneration or contributes to creating sustainable communities and which overall enhances the built environment.</p> <p><b>2.</b> In addition, opportunities to provide self-build homes and starter homes will be considered acceptable as part of limited infill within existing ribbon developments within the Green Belt where it is demonstrated that they do not have an adverse impact upon the openness and integrity of the wider Green Belt.</p> <p><b>3.</b> A suitable residential environment will include safe and appropriate access, have adequate amenity space and parking provision and be safe from environmental pollutants such as land contamination, excessive noise and air quality issues.</p> <p><b>4.</b> Wherever possible new developments should also be:</p> <p><b>a.</b> within 2km radius of local medical services;</p>	<p>residential environment that ensures all new dwellings:</p> <ul style="list-style-type: none"> <li><b>a.</b> comply with Nationally Described Space Standards (NDSS);</li> <li><b>b.</b> comply with internal and external standards set out in the Design Guide for New Residential Developments SPD, Householder Design Guide SPD and Open Space SPD;</li> <li><b>c.</b> meet M4(2) - Adaptable and Accessible Dwellings;</li> <li><b>d.</b> For major schemes 10% of all new dwellings meet M4(3) - Wheelchair User Dwellings Adaptable and Accessible - of Building Regulation standards for access;</li> <li><b>e.</b> Where possible developments should 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 may be sought from major developments for local projects identified in the Council's Blue and Green Infrastructure Strategy and Action Plan;</li> <li><b>f.</b> contribute to the delivery of urban regeneration or to the creation of</li> </ul>	<p>Define new resi – this includes all C3 market and affordable, conversion and subdivisions.</p> <p>It has been demonstrated that it is viable to introduce NDSS for all residential developments in the city in the interest of providing a good standard of accommodation. Evidence in the HEDNA demonstrates that there is a clear need to increase the supply of accessible and adaptable dwellings and wheelchair user dwellings as well as providing specific provision of older persons housing. The evidence demonstrates that the Council could consider requiring all dwellings (in all tenures) to meet the M4(2) standards and 10%+ of homes meeting M4(3) – wheelchair user dwellings.</p> <p>Requiring new developments to consider the amenity impact of existing residential units and the operations of existing business was added due to the current policy not include this protection</p>

Policy reference	Adopted Local Plan Policy wording	Proposed new wording (if applicable)	Explanation
	<p><b>b.</b> within 1.5km of a designated centre within the city hierarchy (policy R3);</p> <p><b>c.</b> within 1km radius of a primary school;</p> <p><b>d.</b> within 1km of indoor and outdoor sports facilities;</p> <p><b>e.</b> within 400m of a bus stop; and</p> <p><b>f.</b> within 400m of publicly accessible green space.</p> <p><b>5.</b> Proposals should also be in conformity with all other relevant plan policies.</p> <p><b>6.</b> Sustainable transport provision and the infrastructure required to support housing development must be considered from the onset, to ensure all sites have easy access to high quality public transport and walking and cycling routes.</p> <p><b>7.</b> The delivery of self-build homes will be supported where they meet the criteria of this policy.</p>	<p>sustainable communities and overall enhance the built environment.</p> <p><b>2. New developments result in a satisfactory residential environment for neighbouring and future occupiers</b></p> <p><b>3 New developments must not result in existing businesses having unreasonable restrictions placed on them because of the new residential development.</b></p> <p><b>4. 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:</b></p> <ul style="list-style-type: none"> <li>a. local medical services;</li> <li><b>b. convenient shopping facilities;</b></li> <li>c. primary school;</li> <li>d. <b>sustainable transport modes;</b> and</li> <li><b>e. high quality publicly accessible green space that can be used for a range of leisure and sporting activities, in line with the Open Space SPD.</b></li> </ul>	<p>and to ensure the plan is in accordance with national policy, including the agent of change principle.</p>

Policy reference	Adopted Local Plan Policy wording	Proposed new wording (if applicable)	Explanation
		<p><b>5.</b> Proposals should also be in conformity with all other relevant plan policies.</p> <p><b>6</b> Sustainable transport provision and the infrastructure required to support housing development must be considered from the onset and conform to the City Council’s adopted Transport Strategy to ensure all sites have easy access to high quality public transport and walking and cycling routes.</p> <p><b>7</b> The delivery of custom and self-build homes and community led housing will be supported where they meet the criteria of this policy and are in accordance with all other development plan policies.</p>	
H4	<p><b>Policy H4: Securing a Mix of Housing</b></p> <p><b>1.</b> The Council will require proposals for residential development to include a mix of market housing which contributes towards a balance of house types and sizes across the city in accordance with the latest Strategic Housing Market Assessment.</p> <p><b>2.</b> In assessing the housing mix in residential schemes the Council</p>	<p><b>Policy H4: Securing a Mix of Housing</b></p> <p><b>1.</b> The Council will require proposals for residential development to include a mix of market housing which contributes towards a balance of house types and sizes across the city in accordance with the latest Housing and Economic Development Needs Assessment (HEDNA) or its future equivalent.</p> <p><b>2.</b> In assessing the housing mix in residential schemes the Council may take into account the following circumstances where it may not</p>	Evidence base updated to refer to the HEDNA and a requirement added in for grant funding to be considered by applicants.

Policy reference	Adopted Local Plan Policy wording	Proposed new wording (if applicable)	Explanation
	<p>may take into account the following circumstances where it may not be appropriate to provide the full range of housing types in accordance with the latest Strategic Housing Market Assessment:</p> <p><b>a)</b> physical constraints, such as those associated with small sites of less than 5 houses and conversion schemes, where opportunities for a range of different house types are limited;</p> <p><b>b)</b> locational issues, such as highly accessible sites within or close to a designated centre where larger homes and low/ medium densities may not be appropriate;</p> <p><b>c)</b> sites with severe development constraints where housing mix may impact on viability;</p> <p><b>d)</b> sites where particular house types and/ or building forms may be required in order to sustain or enhance the setting of a heritage asset; and</p> <p><b>e)</b> developments in parish or neighbourhood plan areas, where there is an up-to-date local</p>	<p>be appropriate to provide the full range of housing types in accordance with the latest <b>Housing and Economic Development Needs Assessment or its future equivalent:</b></p> <ul style="list-style-type: none"> <li>a. physical constraints, such as those associated with small sites of less than 5 houses and conversion schemes, where opportunities for a range of different house types are limited;</li> <li>b. locational issues, such as highly accessible sites within or close to a designated centre where larger homes and low/ medium densities may not be appropriate;</li> <li>c. sites with severe development constraints where housing mix may impact on viability;</li> <li>d. sites where particular house types and/ or building forms may be required in order to sustain or enhance the setting of a heritage asset;</li> <li>e. developments in parish or neighbourhood plan areas, where there is an up-to-date local housing needs assessment which provides a more appropriate indication of housing need; and</li> <li><b>f. evidence that there is no grant or equivalent funding available which</b></li> </ul>	

Policy reference	Adopted Local Plan Policy wording	Proposed new wording (if applicable)	Explanation
	housing needs assessment which provides a more appropriate indication of housing need.	would ensure that the development could viably proceed.	
H5	<p><b>Policy H5: Managing Existing Housing Stock</b></p> <p>1. Where appropriate, the existing housing stock will be renovated and improved, in association with the enhancement of the surrounding residential environment and to meet local housing needs. Where appropriate these works should include opportunities to improve energy efficiency of existing homes.</p> <p>2. The conversion of buildings from non-residential to residential use will be supported providing a satisfactory residential environment is created and the proposals are compatible with other Plan Policies.</p> <p>3. Demolition and redevelopment schemes will be supported where existing housing stock does not meet local housing market needs, and its redevelopment represents the principles of sustainable development.</p>	<p><b>Policy H5: Managing Existing Housing Stock</b></p> <p>1. Where appropriate, the existing housing stock will be renovated and improved, in association with the enhancement of the surrounding residential environment and to meet local housing needs. Where appropriate these works should include opportunities to retrofit existing properties with features that meet existing climate change requirements while maintaining the existing character of the existing property and to improve energy efficiency of existing homes.</p> <p>2. Demolition and redevelopment schemes will be supported where:</p> <ol style="list-style-type: none"> <li>Existing housing stock does not meet local housing market needs;</li> <li>the redevelopment represents the principles of sustainable development;</li> <li>the development does not result in a net loss in the quality and size / type of dwellings currently on the site, unless it can be robustly justified;</li> <li>the development has considered the embodied carbon in existing buildings in line with policy EM14, along with</li> </ol>	<p>Updated with latest climate change requirements from the Council climate change strategy set out in new EM policies.</p> <p>Given the housing need in the city and climate change crisis, the need to demonstrate the demolition of existing buildings and conversion of existing residential units to non-residential uses has been strengthened.</p> <p>Relevant evidence base:</p> <p>HELAA Site assessment Viability study</p>



Policy reference	Adopted Local Plan Policy wording	Proposed new wording (if applicable)	Explanation
		<p>waste disposal, transportation and construction; and</p> <p>e. the development is in line with the requirements of Policy H3.</p> <p>3. The conversion of existing dwellings to uses other than primary residential, will be resisted, unless very special circumstances can be demonstrated including why the non-residential use would better meet the need of the local area and the aims of the Local Plan than the existing dwellings.</p>	
H6	<p><b>Policy H6:</b> Affordable Housing</p> <p>1. New residential schemes of 25 dwellings or more (excluding student accommodation), or more than 1ha, will be expected to provide 25% of all dwellings as affordable homes.</p> <p>2. Proposals within areas of existing high concentration (shown on Figure 4.1) should make provisions as follows:</p> <p>a. 10% Social/Affordable Rental provision</p> <p>b. 15% Intermediate Provision</p> <p>3. Proposals within areas of existing medium concentration</p>	<p><b>Policy H6: Affordable Housing</b></p> <p><b>Proportion of Affordable Housing</b></p> <p>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 the Council's Affordable Housing SPD.</p> <p>2. Positive weight will be given to schemes which contribute to the delivery of house types which address the Council's long-standing need for larger house types on the affordable housing waiting list, as</p>	<p>Policy updated to reflect national policy including the latest affordable housing products and updated in line with the need evidenced in the HEDNA (provision, tenure, housing size) and from the Council's Housing team and Homefinder data.</p> <p>This has resulted in the heat map approach being removed and a single affordable housing approach being taken across the whole city.</p>

Policy reference	Adopted Local Plan Policy wording	Proposed new wording (if applicable)	Explanation
	<p>(shown on Figure 4.1) should make provisions as follows:</p> <p><b>a.</b> 12.5% Social/Affordable Rental provision</p> <p><b>b.</b> 12.5% Intermediate Provision</p> <p><b>4.</b> Proposals within areas of existing low concentration (shown on Figure 4.1) should make provisions as follows:</p> <p><b>a.</b> 15% Social/Affordable Rental provision</p> <p><b>b.</b> 10% Intermediate Provision</p> <p><b>5.</b> Where the specified level of affordable housing cannot be provided, including for reasons of viability, robust evidence must be presented to justify a reduced or alternative form of contribution.</p> <p><b>6.</b> Through appropriate design standards, new affordable housing units must be appropriately integrated within the development and with other affordable homes adjoining the site.</p> <p><b>7.</b> Through engagement with the Council, Registered Providers, and having regard to the recommendations of the SHMA,</p>	<p>identified and monitored by the Council's Homefinder data or future equivalent.</p> <p>3. New residential developments of 10 or more dwellings (gross) located within the area identified at Appendix 9(c) on individual sites, or on sites of more than 1ha will be required to provide 25% of all dwellings as affordable. This excludes Purpose Built Student Accommodation, co-living accommodation and Built to Rent accommodation, where the affordable housing provision is set out in points 5, 6 and 7 of this policy.</p> <p>4. Affordable housing will be expected to be provided on site with the exception of Purpose Built Student Accommodation (PBSA) as set out in Point 5.</p> <p>5. On sites providing 25 bed spaces or more of Purpose Built Student Accommodation (PBSA) outside of Campus as defined at policy H10, a commuted sum will be required in lieu of on-site 20% affordable housing provision</p> <p>6. On sites providing build to rent accommodation of 10 units or more, developments will be expected to provide</p>	<p>Purpose Built Student Accommodation (PBSA) has provided a significant portion of residential development in the city in recent years, and in line with Policy H10, any PBSA which is delivered outside of the defined university campus / boundary areas will need to contribute to the delivery of affordable housing in the city. Beyond the campus areas of the universities, PBSA is competing for residential land, much of which is required to deliver the urban-focused spatial strategy of the reviewed Local Plan, and should PBSA be permitted by virtue of the exceptions approach of H10 it should contribute to the delivery of affordable stock, much of which will be needed to retain recent graduates and attract other young professionals in the city, ensuring they have affordable options available to them to live and work in the area.</p>

Policy reference	Adopted Local Plan Policy wording	Proposed new wording (if applicable)	Explanation
	<p>developers should ensure that affordable housing contributions comprise dwellings of the right size, type, affordability and tenure to meet local needs.</p>	<p>10% of all dwellings as affordable private rent in line with the following:</p> <ul style="list-style-type: none"> <li>a. The affordable rent homes should be in accordance with the requirements of the PPG and be at genuinely affordable rents to be agreed with the council.</li> <li>b. The eligibility criteria for the occupants of the affordable homes and the discount, size and mix of the affordable units is to be agreed with the council.</li> <li>c. Affordable private rent and private market rent units within a development should be managed collectively by a single build to rent landlord (no need for the involvement of a registered landlord). The affordable private rent should be distributed throughout the development and physically indistinguishable from the market rent homes in terms of quality and size.</li> </ul> <p>7 On sites providing co-living accommodation of 25 bed spaces or more (gross), developments will be expected to provide</p>	<p>The Co-living calculation is based on the current Housing Delivery Test average number of adults in all households (1.8) multiplied by the Council's residential development size threshold (25 dwellings).</p>

Policy reference	Adopted Local Plan Policy wording	Proposed new wording (if applicable)	Explanation
		<p>25% of all bed spaces as affordable private rent.</p> <p><b>Tenure</b></p> <p>8 The affordable housing tenure and mix will be based on the need highlighted in the latest HEDNA supplemented with Homefinder (or equivalent) data. On this basis the Council will expect to seek:</p> <ul style="list-style-type: none"> <li>a. a tenure split of 60% social/affordable rent and 40% intermediate provision,</li> <li>b. of the social and affordable rent provision a minimum of half should be for social rent; and</li> <li>c. Accounting for any nationally set contribution for intermediate home ownership products, the remainder of the affordable home ownership is to be delivered as other intermediate home ownership products.</li> </ul> <p>9 Proposals must meet national policy requirements relating to affordable home ownership initiatives and local eligibility criteria, and where these are updated/alterd, the latest requirements will be applicable.</p>	

Policy reference	Adopted Local Plan Policy wording	Proposed new wording (if applicable)	Explanation
		<p data-bbox="987 309 1256 341"><b>Housing Size Mix</b></p> <p data-bbox="1039 384 1644 932">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 an updated affordable housing SPD.</p> <p data-bbox="987 975 1621 1043"><b>Where a policy compliant provision is not provided</b></p> <p data-bbox="1039 1086 1637 1299">11 Where the required specified level, tenure and mix of affordable housing cannot be provided on site, including for reasons of viability, robust evidence must be presented to justify a reduced or alternative form of contribution.</p>	

Policy reference	Adopted Local Plan Policy wording	Proposed new wording (if applicable)	Explanation
		<p>12 A reduction in the requirements of policy EM11 may be presented for assessment in order to maximise Affordable Housing delivery.</p> <p><b>Design Standards</b></p> <p>13 Through high design standards, new affordable housing units must be appropriately integrated within developments and with other affordable homes adjoining the site.</p> <p>14 Affordable housing proposals must be in accordance with 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.</p>	
H7	<p><b>Policy H7: Gypsy and Traveller Accommodation</b></p> <p>1. Provision will be made for at least 16 permanent pitches for Gypsies and Travellers through the remodelling of the site at</p>	<p><b>Policy H7: Gypsy and Traveller Accommodation</b></p> <p>1. Provision will be made for at least 6 permanent pitches for Gypsies and Travellers.</p> <p>2. Proposals for additional Gypsy and Traveller sites outside of the Green Belt (and</p>	Changes made to reflect local policy and in line with Gypsy and Traveller Accommodation Assessment, February 2023.

Policy reference	Adopted Local Plan Policy wording	Proposed new wording (if applicable)	Explanation
	<p>Siskin Drive, Coventry (as identified on the Policies Map).</p> <p><b>2.</b> Proposals for additional permanent and temporary Gypsy and Traveller sites outside of the Green Belt (and within it, if very special circumstances have been demonstrated) will be assessed against the following criteria:</p> <p><b>a.</b> The sites use should not conflict with other development plan policies or national planning policy relating to issues such as risk from flooding, contamination or agricultural land quality;</p> <p><b>b.</b> Sites should be located within reasonable travelling distance of local services and community facilities, including a primary school;</p> <p><b>c.</b> The site should enable safe and convenient pedestrian and vehicle access to and from the public highway, and adequate space for vehicle parking, turning and servicing;</p> <p><b>d.</b> The site should be served by adequate water and sewerage</p>	<p>within it, if very special circumstances have been demonstrated) will be assessed against the following criteria as set out in the Council's Gypsy and Traveller Accommodation Assessment (GTAA):</p> <ul style="list-style-type: none"> <li>a. The site's use should not conflict with other development plan policies or national planning policy relating to issues such as risk from flooding, including sites not being in functional floodplains; contamination; or agricultural land quality;</li> <li>b. The site should be in a sustainable location in terms of being within reasonable travelling distance of local services and community facilities, including health care and schools;</li> <li>c. The site should enable safe and convenient pedestrian and vehicle access to and from the public highway, and adequate space for vehicle parking, turning and servicing;</li> <li>d. The site should be served by adequate water and sewerage connections, and drainage, power and waste and recycling facilities;</li> <li>e. Proposals must not have an adverse impact on the amenities of occupiers of nearby properties or the appearance or character of the area in which it would</li> </ul>	

Policy reference	Adopted Local Plan Policy wording	Proposed new wording (if applicable)	Explanation
	<p>connections, power and waste facilities;</p> <p>e. The use of the site should not have an adverse impact on the amenities of occupiers of nearby properties or the appearance or character of the area in which it would be situated.</p>	<p>be situated, with proposals including appropriate landscaping;</p> <p>f. The site must not be affected by environmental hazards that may affect the residents' health or welfare;</p> <p>g. Proposals should make adequate provision for on-site facilities that meet best practice for modern Traveller site requirements, including play areas, storage and mixed business and residential accommodation; and</p> <p>h. The proposal must be well related to the size and location of the site and respects the scale of the nearest settled community.</p> <p>3. Proposals for transit and / or stop over areas will be supported where they meet an evidenced need and accord with other policies in this plan.</p>	
H8	<p><b>Policy H8: Care Homes, Supported Housing, Nursing Homes and Older Persons accommodation</b></p> <p>1. Proposals for care homes, nursing homes and other specialist and supported forms of housing for the elderly and those requiring care will be encouraged</p>	<p><b>Policy H8: Specialist Housing including specialist housing with elements of care, Older Persons accommodation and hostels</b></p> <p>1. Proposals for specialist housing, which includes accommodation with elements of care, support for people in need and older person housing will be supported where a</p>	<p>Policy updated to broaden its scope to include all specialist forms of housing and to require accessibility and adaptability standards as evidenced by the HEDNA as set out in the explanation of Policy H3.</p>



Policy reference	Adopted Local Plan Policy wording	Proposed new wording (if applicable)	Explanation
	<p>in areas that are accessible by a choice of means of transport and that are situated in close proximity to key local services.</p> <p>2. Proposals should be of a high quality and design and be compatible with the character of the surrounding area.</p>	<p>local need can be demonstrated. Positive weight will be given to proposals that provide private rental opportunities that are affordable for those who do not meet social care eligibility criteria.</p> <p>2. Proposals will be encouraged in areas which are accessible by a choice of means of sustainable transport and which are easily accessible to the key local services listed in point 3 of policy H3 and which are appropriate to the specific needs of the residents and employees.</p> <p>3. Proposals should be laid out to allow the intended residents to live with the maximum level of independence that considers the changing needs of residents and should be of a high quality and design, compatible with the character of the surrounding area and be in line with the design requirements set out in Policy H3 where applicable.</p> <p>4. Where relevant, proposals should ensure all dwellings meet M4(2) and 10% of dwellings meet M4(3).</p>	
H9	<p><b>Policy H9: Residential Density</b></p> <p>1. Residential development, including conversions, must make</p>	<p><b>Policy H9: Residential Density</b></p>	<p>Updated to reflect the evidence of the Urban Density Study.</p>

Policy reference	Adopted Local Plan Policy wording	Proposed new wording (if applicable)	Explanation
	<p>the most effective and efficient use of land whilst ensuring compatibility with the quality, character and amenity of the surrounding area.</p> <p>2. Therefore, outside of the Ring Road (The A4053) a minimum of 35 dwellings per hectare (net) should be provided on Previously Developed Land.</p> <p>3. Developments inside the Ring Road (The A4053) should aim to achieve a minimum of 200 dwellings per hectare (net).</p> <p>4. Developments on Greenfield sites should achieve a minimum of 30 dwellings per hectare (net).</p>	<p>1. Residential development, including conversions, must make the most effective and efficient use of land.</p> <p>2. Proposed development density should be informed by a site's local character and context, in alignment with other plan policies.</p> <p>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:</p> <ul style="list-style-type: none"> <li>• Greenfield sites – 35Dph</li> <li>• Brownfield Sites – 45Dph</li> <li>• Sites within the City Centre Transition zone* – 125Dph</li> <li>• Development within the defined City Centre boundary** - 250Dph</li> </ul> <p>*City Centre Transition Zone as shown at Appendix 9(d)</p> <p>**City Centre boundary as shown at Appendix 9(d)</p>	

Policy reference	Adopted Local Plan Policy wording	Proposed new wording (if applicable)	Explanation
H10	<p><b>Policy H10: Student Accommodation</b></p> <p>1. Purpose-built student accommodation and conversions of residential and non-residential properties to student accommodation will be encouraged where:</p> <p><b>a.</b> It is directly accessible from the universities;</p> <p><b>b.</b> Such development can play a part in the regeneration of the immediate neighbourhoods without disadvantage to local services.</p> <p><b>c.</b> It will not materially harm the amenities of occupiers of nearby properties; and</p> <p><b>d.</b> It will reflect and support or enhance the appearance and character of the area.</p> <p>2. To support the intended use of the proposals the specified tenure will be secured through a Section 106 agreement.</p>	<p><b>Policy H10: Student Accommodation</b></p> <p>1. PBSA development must be located within or immediately adjacent to the University of Warwick Campus or Coventry University Campus unless exceptional circumstances demonstrate otherwise.</p> <p>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:</p> <p>a. the PBSA monitor and manage approach demonstrates evidence of need for additional student accommodation; or</p> <p>b. There is support from one of the City's universities that evidences a need for additional student accommodation.</p> <p>3. Proposals must provide evidence to show adaptability to other uses by being designed in such a way that it can be capable of being re-configured through internal alterations to meet NDSS standards to meet general housing needs in the future.</p>	<p>Policy updated to reflect the evidence and recommendations in the student accommodation market study, which shows that:</p> <ul style="list-style-type: none"> <li>- the PBSA market in Coventry shows signs of being at saturation point.</li> <li>- The city centre is over catered for.</li> <li>- The city is dominated by studio accommodation.</li> <li>- The council should expect more applications to change the use of PBSA to other (residential) uses.</li> </ul> <p>And recommends that:</p> <ul style="list-style-type: none"> <li>- any new PBSA developments to only be allowed if evidence is provided to show it is needed.</li> <li>- restrict the location of PBSA developments.</li> <li>- Restrict studio only developments.</li> <li>- The city would benefit from living and amenity standards being introduced.</li> </ul>

Policy reference	Adopted Local Plan Policy wording	Proposed new wording (if applicable)	Explanation
		<p>4. Developments that comprise a predominant studio ratio will be resisted.</p> <p>5. Proposals should comprise predominantly cluster units of no more than 8 units per cluster.</p> <p>6. Design innovation will be encouraged within the sector, particularly in high quality affordable products, in line with the design standards set out in the Residential Design Guide SPD.</p> <p>7. To support the intended use of the proposals the specified tenure will be secured through a Section 106 agreement.</p> <p>8. Where a change of use is proposed to part of an existing student accommodation block to another residential use, the residential use must be self-contained and segmented from the student accommodation.</p>	<p>- Set standards for when PBSA blocks are proposed to partly change use.</p> <p>The policy has been updated incorporating all of these recommendations.</p> <p>In terms of internal and external standards for PBSA these are to be included within a future PBSA SPD or updated residential design guide SPD.</p> <p>Explanatory text definition of Campus - 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</p>
H11	<p><b>Policy H11: Homes in Multiple Occupation (HiMOs)</b></p> <p>1. The development of purpose built HiMOs or the conversion of existing homes or non-residential properties to large HiMOs will not</p>	<p><b>Policy H11: Homes in Multiple Occupation (HMOs)</b></p> <p>All applications for Homes in Multiple Occupation (HMOs) will be determined in accordance with the Council's Homes in Multiple Occupation Development Plan</p>	<p>To ensure that policy wording now accords with the Council's new Homes in Multiple Occupation Development Plan Document. The HMO DPD examination determined that the Local Plan needed to retain a</p>

Policy reference	Adopted Local Plan Policy wording	Proposed new wording (if applicable)	Explanation
	<p>be permitted in areas where the proposals would materially harm:</p> <ul style="list-style-type: none"> <li>a. the amenities of occupiers of nearby properties (including the provision of suitable parking provisions);</li> <li>b. the appearance or character of an area;</li> <li>c. local services; and</li> <li>d. The amenity value and living standards of future occupants of the property, having specific regard to internal space and garden/amenity space.</li> </ul>	<p>Document alongside other policies in the adopted Local Plan.</p>	<p>policy which links to this document as it supplements the Local Plan with detailed policy on HMOs.</p>
H12		<p><b>New policy H12 – Build to Rent</b></p> <p>1. Proposals for the development of Build to Rent housing will be supported where they are in accordance with all other development plan polices and where they meet all the following criteria:</p> <ul style="list-style-type: none"> <li>a. the development provides a high-quality residential environment that improves housing choice and makes a positive contribution to the achievement of mixed and sustainable communities in accordance with Policy H3;</li> <li>b. all the dwellings are self-contained and let separately;</li> </ul>	<p>A supportive policy included following recommendations for one in the HEDNA and to be in accordance with national policy.</p>

Policy reference	Adopted Local Plan Policy wording	Proposed new wording (if applicable)	Explanation
		<ul style="list-style-type: none"> <li>c. the build to rent housing is under unified ownership and will be subject to common management;</li> <li>d. the development will provide professional and on-site management;</li> <li>e. the development will offer tenancies of at least 3 years available to all tenants;</li> <li>f. the development complies with the Nationally Described Space Standards;</li> <li>g. The homes will be secured as part of a Section 106 agreement, which should include the process for the management and letting arrangements, covenants the build to rent homes are held under and any clawback arrangements.</li> <li>h. the development delivers a level of affordable housing as set out in Policy H6.</li> </ul>	
H13		<p><b>New Policy H13 – Co-living</b></p> <p>1. Co-living proposals will be supported where they are in accordance with all other development plan policies and where they comply with the following:</p> <ul style="list-style-type: none"> <li>a. it is of good quality and design and adhere to a minimum bedroom size of</li> </ul>	<p>Policy included following recommendations for one in the HEDNA and to be in accordance with national policy.</p> <p>LDCs and Ps since XX date – av size would give us an indication of how large HMOs go up to – to</p>

Policy reference	Adopted Local Plan Policy wording	Proposed new wording (if applicable)	Explanation
		<p>25sqm for a single occupancy room, inclusive of an ensuite and storage space;</p> <p>b. it is well-connected to local services and employment by walking, cycling and public transport, and its design does not contribute to car dependency;</p> <p>c. it is under single management;</p> <p>d. The facility has an onsite concierge or other adequate safety and security onsite personnel;</p> <p>e. its units are all for rent with minimum tenancy length of no less than three months;</p> <p>f. The average internal communal amenity space is at least 4.5 sq.m. per bedspace;</p> <p>g. The communal facilities and services provided 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:</p> <p>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</p>	<p>help set a threshold to determine where distinction between Co living &amp; HMOs possibly kicks in</p>

Policy reference	Adopted Local Plan Policy wording	Proposed new wording (if applicable)	Explanation
		<p>adequate space for residents to store food and cooking and eating utensils and to prepare meals at times of relatively high demand;</p> <p>ii. Outside communal amenity space (roof terrace and/or garden);</p> <p>iii. internal communal amenity space (dining rooms, lounges, workspace); and</p> <p>iv. laundry and drying facilities.</p> <p>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;</p> <p>i. a management plan is provided with the application;</p> <p>j. it delivers a level of affordable housing (discounted private rent) as set out in Policy H6.</p>	
R1	<p><b>Policy R1 Delivering Retail Growth</b></p> <p>1 The following sites/areas are allocated to support the provision of retail floor space across Coventry. These schemes are to be delivered in accordance with the specifications in this policy and</p>	<p><b>Policy R1 Delivering Retail Growth</b></p> <p>1 The following sites/areas are allocated to support the provision of retail floor space across Coventry. These schemes are to be delivered in accordance with the specifications in this policy and other policies within this plan.</p>	Retail and Centres Study 2024 evidence shows that City Centre allocations are no longer required to meet any quantitative need for convenience or comparison floorspace. There is no



Policy reference	Adopted Local Plan Policy wording	Proposed new wording (if applicable)	Explanation																																				
	<p>other policies within this plan and the City Centre AAP as appropriate</p> <table border="1" data-bbox="472 384 976 1046"> <thead> <tr> <th>Site</th> <th>Proposed floor space (sq.m gross)</th> <th>Details</th> </tr> </thead> <tbody> <tr> <td>City centre</td> <td>At least 70,100</td> <td>A1-A5 uses of varying size (including where appropriate) to be delivered through Plan at City Centre South, City Centre 9 Centre Supermarket and wider support active frontages within the wider city of allowance for city centre vacant units.</td> </tr> <tr> <td>New Eastern Green Major District Centre</td> <td>Up to 10,000</td> <td>To include approx. 5,000sq.m for a new 4,000sq.m of predominantly bulky goods 1,000sq.m of small scale local provision</td> </tr> <tr> <td>Cannon Park Major District Centre*</td> <td>6,200</td> <td>New A1 elements of the scheme should convenience and bulky goods retail. Non A1 uses will be supported to encroachment of the centre, especially around A2-A5.</td> </tr> <tr> <td>New Keresley Local Centre south</td> <td>1,500</td> <td>Local centre to include a range of small a range of local community uses and to</td> </tr> <tr> <td>New Keresley Local Centre north</td> <td>1,000</td> <td>Local centre to include a range of small a range of community uses and top up</td> </tr> <tr> <td>Brade Drive District Centre</td> <td>1,000</td> <td>New retail floor space should be focus uses and other non-retail uses. This should small scale units to support local needs the centre's current offer.</td> </tr> <tr> <td>Jardine Crescent District Centre</td> <td>500</td> <td>New floor space to be provided as part schemes within amended centre bound A1-A5 uses to be provided, which reflect character of the centre.</td> </tr> </tbody> </table> <p>2. The comprehensive redevelopment of the Riley Square element of Ball Green DC supported in accordance with an overarching Masterplan for the area.</p> <p>3. Further retail provision at Arena Park Major District Centre will not be supported unless it is demonstrated that it will not have a significant adverse impact on the essential element of supporting the wider parks tourism functions.</p>	Site	Proposed floor space (sq.m gross)	Details	City centre	At least 70,100	A1-A5 uses of varying size (including where appropriate) to be delivered through Plan at City Centre South, City Centre 9 Centre Supermarket and wider support active frontages within the wider city of allowance for city centre vacant units.	New Eastern Green Major District Centre	Up to 10,000	To include approx. 5,000sq.m for a new 4,000sq.m of predominantly bulky goods 1,000sq.m of small scale local provision	Cannon Park Major District Centre*	6,200	New A1 elements of the scheme should convenience and bulky goods retail. 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New Keresley Local Centre (South)	Up to 1,500	Local centre to include a range of small scale units providing a range of local	<p>quantitative requirement for further retail development at Cannon Park, Brade Drive DC or Jardine Crescent DC. These allocations are therefore no longer required. The Policy has been amended to reflect Eastern Green and Keresley allocations as maximums to ensure a local need is met, rather than creating a city wide catchment within a local area.</p> <p>Amendments to table reflect changes in provision of centres at Eastern Green and Keresley and following recommendations from the Retail and Centres Study 2024.</p> <p>Part 2 is considered to remain relevant and should be carried forward.</p>
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	<p>2 The comprehensive redevelopment of the Riley Square element of Bell Green District Centre will be supported in accordance with an overarching Masterplan for the area.</p> <p>3. Further retail provision at Arena Park Major District Centre will not be supported during the plan period unless it is demonstrated that it will not have a significant adverse impact on the city centre or is an essential element of supporting the wider parks tourism functions.</p>	<table border="1" data-bbox="1059 268 1641 384"> <tr> <td data-bbox="1059 268 1328 384"></td> <td data-bbox="1328 268 1641 384">community uses and top up provisions.</td> </tr> </table> <p>2 The comprehensive redevelopment of the Riley Square element of Bell Green District Centre will be supported in accordance with an overarching Masterplan for the area.</p> <p>3 Further retail, leisure and other town centre uses at Arena Park and Brandon Road Major District Centres will not be supported during the plan period unless it is demonstrated that it will not have a significant adverse impact on the city centre or is an essential element of supporting the wider tourism functions.</p>		community uses and top up provisions.	<p>Expansion of policy to reference other town centre uses beyond that of purely retail. Addition of Brandon Rd MDC widens the catchment of provision across the city.</p>
	community uses and top up provisions.				

Policy reference	Adopted Local Plan Policy wording	Proposed new wording (if applicable)	Explanation
R2	<p><b>Policy R2: Coventry City Centre – Development Strategy</b></p> <p>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:</p> <ul style="list-style-type: none"> <li><b>a.</b> Enhancement of its position as a focus for the entire sub-region and as a national and international destination to live, work and play;</li> <li><b>b.</b> Enhancement of its retail and leisure offer to strengthen the city’s sub-regional role;</li> <li><b>c.</b> Provision of high quality office space;</li> <li><b>d.</b> Becoming a hub for education;</li> <li><b>e.</b> Including a variety of places to live which cater for different needs;</li> <li><b>f.</b> Preserving or enhancing the character and setting of the historic built landscape and the archaeological environment;</li> <li><b>g.</b> A connected public realm including public squares and green spaces, easily accessible through the creation of desirable and legible pedestrian routes;</li> </ul>	<p><b>Policy R2: Coventry City Centre – Development Strategy</b></p> <p>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:</p> <ul style="list-style-type: none"> <li><b>a.</b> Enhancement of its position as a focus for the entire sub-region and as a national and international destination to live, work and play;</li> <li><b>b.</b> Enhancement of its retail and leisure offer to strengthen the city’s sub-regional role;</li> <li><b>c.</b> Provision of high quality office space;</li> <li><b>d.</b> Becoming a hub for education;</li> <li><b>e.</b> Including a variety of places to live which cater for different needs;</li> <li><b>f.</b> Preserving or enhancing the character and setting of the historic built landscape and the archaeological environment;</li> <li><b>g.</b> A connected public realm including public squares and green spaces, easily accessible through the creation of desirable and legible pedestrian routes;</li> <li><b>h.</b> Accessible for all;</li> <li><b>i.</b> Providing an attractive and safe environment for pedestrians, cyclists and motorists;</li> <li><b>j.</b> Provide a high-quality public transport system that benefits from seamless</li> </ul>	<p>The policy wording remains up to date. Minor changes to remove references to the Area Action Plan, instead cross referencing to the new City Centre section of the plan.</p>

Policy reference	Adopted Local Plan Policy wording	Proposed new wording (if applicable)	Explanation
	<p><b>h.</b> Accessible for all;</p> <p><b>i.</b> Providing an attractive and safe environment for pedestrians, cyclists and motorists;</p> <p><b>j.</b> Provide a high quality public transport system that benefits from seamless integration and is well connected to existing and new infrastructure;</p> <p><b>k.</b> High quality sustainable built design;</p> <p><b>l.</b> Continuing to develop a vibrant and attractive night time economy;</p> <p><b>m.</b> Providing opportunities to improve health and wellbeing;</p> <p><b>n.</b> Continuing to support greater integration of the university within the wider city centre in accordance with the policies in the Area Action Plan;</p> <p><b>o.</b> Recognising and preserving key views to the iconic three spires of St Michaels, Holy Trinity and Christchurch;</p> <p><b>p.</b> Supporting the reintroduction of green and blue infrastructure throughout the city centre, including opportunities for de-culverting wherever possible.</p>	<p>integration and is well connected to existing and new infrastructure;</p> <p><b>k.</b> High quality sustainable built design;</p> <p><b>l.</b> Continuing to develop a vibrant and attractive night time economy;</p> <p><b>m.</b> Providing opportunities to improve health and wellbeing;</p> <p><b>n.</b> Continuing to support greater integration of the university within the wider city centre in accordance with <b>the City Centre policies of this plan.</b></p> <p><b>o.</b> Recognising and preserving key views to the iconic three spires of St Michaels, Holy Trinity and Christchurch;</p> <p><b>p.</b> Supporting the reintroduction of green and blue infrastructure throughout the city centre, including opportunities for de-culverting wherever possible.</p>	

Policy reference	Adopted Local Plan Policy wording	Proposed new wording (if applicable)	Explanation
	<p>2. An Area Action Plan will be developed to help deliver this strategy and support and guide development within the city centre.</p>		
R3	<p><b>Policy R3: The Network of Centres</b>  1. To support the city centre, the Council will designate, enhance, maintain and protect a network of</p>	<p><b>STRATEGIC POLICY</b>  <b>Policy R3: The Network of Centres</b>  1. To support the city centre, the Council will designate, enhance, maintain and protect a network of Centres consisting of Major District</p>	No change to part 1

Policy reference	Adopted Local Plan Policy wording	Proposed new wording (if applicable)	Explanation
	<p>Centres consisting of Major District Centres, District Centres and Local Centres. These Centres will be the preferred locations for new shops, and other Main Town Centre and community facility uses which do not serve a city-wide catchment.</p> <p><b>2.</b> In all these Centres:</p> <p><b>a.</b> A balance will be sought between shops (Class A1), and other Main Town Centre and community uses in order to protect the vitality and viability of the centre as a whole;</p> <p><b>b.</b> Proposals that reduce the concentration of A-class uses within a centre below 51% will not be approved;</p> <p><b>c.</b> A residential element will be promoted and encouraged, subject to the creation of a satisfactory residential environment and so long as it does not undermine the functionality of the centre;</p> <p><b>d.</b> Improvement to the environment and accessibility will be promoted and encouraged.</p>	<p>Centres, District Centres and Local Centres. These Centres will be the preferred locations for new shops, and other Main Town Centre and community facility uses which do not serve a city-wide catchment.</p> <p><b>a</b> A residential element will be promoted and encouraged, subject to the creation of a satisfactory residential environment and so long as it does not undermine the functionality of the centre;</p> <p><b>b.</b> Improvement to the environment and accessibility will be promoted and encouraged.</p> <p><b>2. Centre boundaries and Primary Shopping Areas for the following</b> Major District Centres are shown on the Policies Map at:</p> <p><b>a.</b> Arena Park;</p> <p><b>b.</b> Cannon Park;</p> <p><b>c.</b> Brandon Road.</p> <p>They will complement but not compete with the city centre and will contain a scale of development which is demonstrated to not impact negatively on the city centre and supports the needs of their part of the city.</p> <p><b>3. Centre boundaries and Primary Shopping Areas for the following</b> District Centres are shown on the Policies Map at:</p> <p><b>a.</b> Ball Hill;</p>	<p>Removal of part A, as limited control is available over retail (Class E) uses in centres and therefore the ability to maintain a balance based on retail may not be measurable or subject to controls through the planning system.</p> <p>Removal of part B as A class no longer exists and E class does not require planning permission in centres. Therefore the ability to measure and control is limited.</p> <p>Parts C and D remain relevant and are proposed to be carried forward to the new plan.</p> <p>No change proposed to the centres hierarchy apart from the removal of Sutton Avenue Local Centre, as recommended by the Retail and Centres Study 2024. The centre is located close to existing centres and is considered to serve a very local</p>

Policy reference	Adopted Local Plan Policy wording	Proposed new wording (if applicable)	Explanation
	<p><b>3.</b> Major District Centres are shown on the Policies Map at:</p> <ul style="list-style-type: none"> <li><b>a.</b> Arena Park;</li> <li><b>b.</b> Cannon Park;</li> <li><b>c.</b> Brandon Road;</li> <li><b>d.</b> Eastern Green.</li> </ul> <p>They will complement but not compete with the city centre and will contain a scale of development which is demonstrated to not impact negatively on the city centre and supports the needs of their part of the city for:</p> <ul style="list-style-type: none"> <li><b>e.</b> a mix of bulk convenience and comparison shopping as well as service and catering uses;</li> <li><b>f.</b> social, community and leisure uses including hotels;</li> <li><b>g.</b> offices.</li> </ul> <p><b>4.</b> District Centres are shown on the Policies Map at:</p> <ul style="list-style-type: none"> <li><b>a.</b> Ball Hill;</li> <li><b>b.</b> Bell Green;</li> <li><b>c.</b> Brade Drive;</li> <li><b>d.</b> Daventry Road;</li> <li><b>e.</b> Earlsdon;</li> <li><b>f.</b> Foleshill;</li> <li><b>g.</b> Jardine Crescent;</li> <li><b>h.</b> Jubilee Crescent.</li> </ul>	<ul style="list-style-type: none"> <li><b>b.</b> Bell Green;</li> <li><b>c.</b> Brade Drive;</li> <li><b>d.</b> Daventry Road;</li> <li><b>e.</b> Earlsdon;</li> <li><b>f.</b> Eastern Green*</li> <li><b>g.</b> Foleshill;</li> <li><b>h.</b> Jardine Crescent;</li> <li><b>i.</b> Jubilee Crescent.</li> </ul> <p>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 and catering uses. Social, community, leisure and small scale office uses will also be acceptable.</p> <p><b>4. Centre boundaries for the following</b> Local Centres are shown on the Policies Map at:</p> <ul style="list-style-type: none"> <li><b>a.</b> Acorn Street;</li> <li><b>b.</b> Ansty Road;</li> <li><b>c.</b> Baginton Road;</li> <li><b>d.</b> Bannerbrook;</li> <li><b>e.</b> Barkers Butts Lane;</li> <li><b>f.</b> Binley Road;</li> <li><b>g.</b> Birmingham Road;</li> <li><b>h.</b> Broad Park Road;</li> <li><b>i.</b> Charter Avenue;</li> </ul>	<p>community catchment, which functions more as a parade of shops as opposed to a centre. As recommended in the study, five centre boundaries have been amended to reflect recent changes to the built form or uses in the area. These are Ball Hill, Foleshill and Jardine Crescent District Centres and far Gosford Street Keresley Road and Winsford Avenue Local centres. These remain defined centres and therefore no overall policy change, but amended boundaries are reflected on the Proposals map and associated site specific maps.</p> <p>Following submission of the Eastern Green Application, it is now proposed that the SUE comprises a District Centre of approximately 10'000sqm mixed use development and a Local Centre of approximately 1000sqm mixed use development.</p>

Policy reference	Adopted Local Plan Policy wording	Proposed new wording (if applicable)	Explanation
	<p>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 and catering uses. Social, community, leisure and small scale office uses will also be acceptable.</p> <p><b>5.</b> Local Centres are shown on the Policies Map at:</p> <p><b>a.</b> Acorn Street;  <b>b.</b> Ansty Road;  <b>c.</b> Baginton Road;  <b>d.</b> Bannerbrook;  <b>e.</b> Barkers Butts Lane;  <b>f.</b> Binley Road;  <b>g.</b> Birmingham Road;  <b>h.</b> Broad Park Road;  <b>i.</b> Charter Avenue;  <b>j.</b> Far Gosford Street;  <b>k.</b> Green Lane;  <b>l.</b> Hillfields;  <b>m.</b> Holbrook Lane;  <b>n.</b> Holyhead Road;  <b>o.</b> Keresley North;</p>	<p><b>j.</b> Eastern Green*  <b>k.</b> Far Gosford Street;  <b>l.</b> Green Lane;  <b>m.</b> Hillfields;  <b>n.</b> Holbrook Lane;  <b>o.</b> Holyhead Road;  <b>p.</b> Keresley Road;  <b>q.</b> Keresley South;*  <b>r.</b> Longford;  <b>s.</b> Quorn Way;  <b>t.</b> Radford Road;  <b>u.</b> Station Avenue;  <b>v.</b> Walsgrave Road;  <b>w.</b> Willenhall;  <b>x.</b> Winsford Avenue.</p> <p>They will contain an appropriate scale of development which is demonstrated to not impact negatively on higher order centres and supports their immediate locality for day-to-day convenience shopping and also some service and restaurant uses; and social, community and leisure uses. Small scale office uses will also be acceptable.</p> <p>*Eastern Green District and Local Centres and Keresley South Local Centre are identified as broad locations due to the sites not yet being built out.</p>	<p>Therefore, the policy is updated to reflect these changes.</p> <p>No change</p> <p>Removal of Sutton Avenue from hierarchy, following recommendation from Retail and Centres Study 2024. Centre considered to be very local in nature and given location, the area is better served by another defined centre.</p> <p>Following submission of the Keresley Application OUT/2019/0484, the Keresley North Local Centre was removed due to existing local provision in Keresley End Village. The</p>



Policy reference	Adopted Local Plan Policy wording	Proposed new wording (if applicable)	Explanation
	<p> <b>p.</b> Keresley Road;  <b>q.</b> Keresley South;  <b>r.</b> Longford;  <b>s.</b> Quorn Way;  <b>t.</b> Radford Road;  <b>u.</b> Station Avenue;  <b>v.</b> Sutton Avenue;  <b>w.</b> Walsgrave Road;  <b>x.</b> Willenhall;  <b>y.</b> Winsford Avenue.  They will contain an appropriate scale of development which is demonstrated to not impact negatively on higher order centres and supports their immediate locality for day-to-day convenience shopping and also some service and restaurant uses; and social, community and leisure uses. Small scale office uses will also be acceptable. </p>		<p>allocation of the Southern Local Centre remains unchanged. Therefore, the policy is updated to reflect these changes.</p>
R4	<p> <b>Policy R4: Out of Centre Proposals</b>  1. Proposals for retail and other Main Town Centre uses (including proposals for the expansion or re-configuration of existing uses and the variation of existing conditions) will not be permitted in </p>	<p> <b>STRATEGIC POLICY</b>   <b>Policy R4: Out of Centre Proposals</b>   1. Proposals for retail and other Main Town Centre uses (including proposals for the expansion or re-configuration of existing uses and the variation of existing conditions) will not be permitted in out-of-centre locations </p>	<p>Policy amended to reflect national policy, to remove references to retail, due to changes in the Use Classes Order and reference Main Town Centre Uses. Addition of reference to use classes E and F to reflect changes in Use Classes Order.</p>

Policy reference	Adopted Local Plan Policy wording	Proposed new wording (if applicable)	Explanation
	<p>out-of-centre locations unless they satisfy the Sequential Assessment and the Impact Test (where appropriate).</p> <p><b>2. Sequential Assessment</b></p> <p><b>a.</b> A Sequential Assessment will be required for all retail and other Main Town Centre use proposals 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.</p> <p><b>b.</b> Where in-centre options are exhausted, edge of centre locations (within 300m of a centre boundary) that are well connected and accessible to the centres themselves should also be considered in advance of out of centre sites.</p> <p><b>3. Impact Test</b></p> <p><b>a.</b> An Impact Test will be required for all retail and other Main Town Centre use proposals outside a defined centre that exceed 1,000sq.m (gross) floor space. The Assessment of Impact should be</p>	<p>unless they satisfy the Sequential Assessment and the Impact Test (where appropriate).</p> <p><b>2. Sequential Assessment</b></p> <p><b>a.</b> A Sequential Assessment 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.</p> <p><b>b.</b> Where in-centre options are exhausted, the sequential assessment will be applied to edge of centre locations as follows:</p> <ul style="list-style-type: none"> <li>• Where there is a defined Primary Shopping Area within a centre, retail proposals which are within 300m of a defined Primary Shopping Area boundary as follows:</li> </ul> <p><b>i.</b> Arena Park;</p> <p><b>ii.</b> Cannon Park;</p> <p><b>iii.</b> Brandon Road.</p> <p><b>iv.</b> Ball Hill;</p> <p><b>v.</b> Bell Green;</p> <p><b>vi.</b> Brade Drive;</p> <p><b>vii.</b> Daventry Road;</p> <p><b>viii.</b> Earlsdon;</p> <p><b>ix.</b> Foleshill;</p> <p><b>x.</b> Jardine Crescent;</p>	<p>Changes to part 3 to reflect recommendations from the Retail and Centres study 2024 in relation to Impact test.</p>

Policy reference	Adopted Local Plan Policy wording	Proposed new wording (if applicable)	Explanation
	<p>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).</p> <p><b>b.</b> Catchment areas for Sequential Assessments and Impact Tests will be considered on a case by case basis to reflect the specific proposals being considered.</p>	<p><b>xi. Jubilee Crescent.</b></p> <ul style="list-style-type: none"> <li>• Other Main Town Centre use proposals within 300m of a defined centre boundary</li> </ul> <p><b>C. Retail proposals close to centres which do not have a defined PSA.</b></p> <p><b>3. Impact Test</b> An Impact Test will be required for all retail and other Main Town Centre use proposals outside a defined centre that exceed:</p> <ul style="list-style-type: none"> <li>• 1,000 sqm gross for schemes expected to impact on, or have the potential to impact on Coventry City Centre;</li> <li>• 500 sqm gross for schemes expected to impact on, or have the potential to impact on the Major District Centres; and</li> <li>• 250 sqm gross for schemes expected to impact on, or have the potential to impact on the District Centres.</li> </ul> <p><b>4.</b> 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</p>	

Policy reference	Adopted Local Plan Policy wording	Proposed new wording (if applicable)	Explanation
		<p>defined centre(s) within the centres hierarchy (as set out in policyR3).</p> <p>Centres to be considered when undertaking sequential assessments and impact tests will be considered on a case-by-case basis.</p>	
R5	<p><b>Policy R5: Retail Frontages and Ground Floor Units in defined centres</b></p> <p>1. Proposals to use ground floor units within defined centres for non-A class uses will normally be permitted provided that:</p> <p><b>a.</b> the primary retail function of the centre would not be undermined in the context of Policy R3;</p> <p><b>b.</b> the use would make a positive contribution to the overall role, vitality and viability of the centre;</p> <p><b>c.</b> the use is compatible with other Plan policies.</p> <p>2. The impact of a proposal on the primary retail function of a centre will be determined on the basis of:</p>	<p><b>Policy R5: Retail Frontages and Ground Floor Units in defined centres</b></p> <p>1. Proposals to use ground floor units within defined centres for non-E class uses will normally be permitted provided that:</p> <p><b>a.</b> the primary function of the centre would not be undermined in the context of Policy R3;</p> <p><b>b.</b> the use would make a positive contribution to the overall role, vitality and viability of the centre;</p> <p><b>c.</b> the use is compatible with other Plan policies.</p> <p>2. Proposals should seek to actively enhance the frontage of a unit within a defined centre in accordance with the Design Guidance for Shopfronts SPD</p>	<p>Amendment to remove A class and insert E Class following changes to Use Classes Order.</p> <p>Amendment of wording to reflect an updated frontage policy.</p>

Policy reference	Adopted Local Plan Policy wording	Proposed new wording (if applicable)	Explanation
	<p><b>a.</b> the location and prominence of the unit within the relevant frontage;</p> <p><b>b.</b> the width of the frontage of the unit when compared to other units in the centre;</p> <p><b>c.</b> the number and proximity of other units occupied by 'A' class uses;</p> <p><b>d.</b> compatibility of the proposal with nearby uses.</p>		
R6	<p><b>Policy R6 Restaurants, Bars and Hot Food Takeaways</b></p> <p><b>1.</b> Outlets should be located within defined centres and will normally be discouraged outside those locations.</p> <p><b>2.</b> Proposals within defined centres will be permitted provided they:</p> <p><b>a.</b> would not result in significant harm to the amenity of nearby residents or highway safety;</p> <p><b>b.</b> would not result in harmful cumulative impacts due to the existence of any existing or consented proposed outlet;</p> <p><b>c.</b> are in accordance with the emerging Hot Food Takeaway Supplementary Planning</p>	<p><b>Policy R6 Restaurants, Bars and Hot Food Takeaways</b></p> <p><b>1.</b> Outlets should be located within defined centres and will normally be discouraged outside those locations.</p> <p><b>2.</b> Proposals within defined centres will be permitted provided they:</p> <p><b>a.</b> would not result in significant harm to the amenity of nearby residents or highway safety;</p> <p><b>b.</b> would not result in harmful cumulative impacts due to the existence of any existing or consented proposed outlet;</p> <p><b>c.</b> are in accordance with the Adopted Hot Food Takeaway Supplementary Planning Document <b>and any subsequent replacement</b></p> <p><b>d.</b> are compatible with other Plan Policies.</p>	No change to Policy R6 other than the insertion of a reference to the Hot Food Takeaway SPD or future replacement.

Policy reference	Adopted Local Plan Policy wording	Proposed new wording (if applicable)	Explanation
	Document (in particular, proposals for A5 uses); and <b>d.</b> are compatible with other Plan Policies.		
CO1	<p><b>Policy CO1:</b> New or improved social community and leisure premises</p> <p><b>1.</b> Proposals for social, community and leisure facilities will be considered through the following sequential approach:</p> <p><b>a.</b> Designated centres to support the centres hierarchy;</p> <p><b>b.</b> Where no suitable sites are available in a designated centre, an edge-of-centre location;</p> <p><b>c.</b> Where no edge of centre sites are available, a site adjacent to other associated facilities including existing schools and educational facilities;</p> <p><b>d.</b> Only where no suitable site can be identified having regard to points 1-3, will stand alone sites be supported, subject to:</p> <p>i the proposal addressing an inmet meet within a local community</p>	No change.	

Policy reference	Adopted Local Plan Policy wording	Proposed new wording (if applicable)	Explanation
	<p>ii there being no significant adverse impact upon the role of a defined Centre</p> <p>iii there being no material impact on neighbouring amenity</p> <p><b>2.</b> Proposals will be considered on the basis of:</p> <p><b>a.</b> The appropriateness of their proposed location in relation to their scale and intended catchment;</p> <p><b>b.</b> Compatibility with nearby uses;</p> <p><b>c.</b> Accessibility by a choice of means of transport;</p> <p><b>d.</b> Compatibility with other Plan Policies.</p> <p><b>3.</b> Where proposals are in accordance with the approved Masterplans for Coventry University or the University of Warwick they will normally be approved subject to high quality design proposals.</p>		
CO2	<p><b>Policy CO2:</b> Re-Use of or Redevelopment of Facilities</p> <p><b>1.</b> Proposals for the re-use or redevelopment of community premises for a use outside the scope of this policy will not be supported if:</p>	<p><b>Policy CO2:</b> Re-Use of or Redevelopment of Facilities</p> <p><b>1.</b> Proposals for the re-use or redevelopment of community premises for a use outside the scope of this policy will not be supported if:</p> <p><b>a.</b> There is an outstanding local need which could reasonably be met at that location;</p>	<p>Inserted 'and' in relation to part 1 to ensure any re-use or redevelopment properly assesses community facilities as the intention of this element of the policy has always been applied by insisting that each criteria</p>

Policy reference	Adopted Local Plan Policy wording	Proposed new wording (if applicable)	Explanation
	<p><b>a.</b> There is an outstanding local need which could reasonably be met at that location;</p> <p><b>b.</b> The site remains viable for existing uses or could be made viable through appropriate diversification of use;</p> <p><b>c.</b> the proposal is not compatible with nearby uses.</p> <p><b>2.</b> In all cases consideration should be given to the suitability of the location for such facilities having regard to other Policies in this plan and its supporting documents</p> <p><b>3.</b> Where replacement facilities are intended, they should:</p> <p><b>a.</b> continue to serve the community;</p> <p><b>b.</b> be of appropriate scale and character;</p> <p><b>c.</b> be of high quality design.</p>	<p><b>b.</b> The site remains viable for existing uses or could be made viable through appropriate diversification of use; <b>and</b></p> <p><b>c.</b> the proposal is not compatible with nearby uses.</p> <p><b>2.</b> In all cases consideration should be given to the suitability of the location for such facilities having regard to other Policies in this plan and its supporting documents</p> <p><b>3.</b> Where replacement facilities are intended, they should:</p> <p><b>a.</b> continue to serve the community;</p> <p><b>b.</b> be of appropriate scale and character;</p> <p><b>c.</b> be of high quality design.</p>	<p>need to be met rather than just one element. Education uses have always been considered as community uses and this has been operating successfully.</p> <p>It is considered that the supporting text also needs to include a recognition that pubs and shopping parades can operate as community uses and planning judgement will need to be exercised on a case by case basis depending on local context.</p>
CO3	<p><b>Policy CO3:</b> Neighbourhood and Community Planning</p> <p><b>1.</b> Where appropriate the Council will support communities in the preparation of:</p> <p><b>a.</b> Parish Plans;</p> <p><b>b.</b> Parish Design Statements, and;</p>	No change.	Wording is in accordance with the NPPF.



Policy reference	Adopted Local Plan Policy wording	Proposed new wording (if applicable)	Explanation
	<p>c. Neighbourhood Plans.</p> <p>2. When preparing these plans they must remain in accordance with national legislation, this Local Plan and any other city wide planning documents which support it.</p> <p>3. Where appropriate the Council will support the application and designation of land or buildings as Assets of Community Value.</p> <p>4. The Council will not support applications for Neighbourhood, Parish Plans or Assets of Community Value where they conflict with this Local Plan or supporting documentation.</p>		
GB1	<p><b>Policy GB1: Green Belt and Local Green Space</b></p> <p>1. The city's most up-to-date Green Belt and Local Green Space boundaries are identified on the Policies Map.</p> <p><b>2A:</b> Inappropriate development will not be permitted in the Coventry Green Belt unless very special circumstances exist. Development proposals, including those involving previously developed land and buildings, in</p>	<p><b>STRATEGIC POLICY</b></p> <p><b>Policy to be split: GB1 Green Belt, new policy GB3 Local Green Space</b></p> <p><b>Policy GB1: Green Belt</b></p> <ol style="list-style-type: none"> <li>1. The city's Green Belt boundaries are identified on the Policies Map.</li> <li>2. Inappropriate development will not be permitted in the Coventry Green Belt unless very special circumstances exist. Development proposals, including those involving previously</li> </ol>	<p>Green Belt and Local Green Space are covered by entirely different national policy albeit still with high levels of protection so it is felt they should each have their own policy in the reviewed plan.</p> <p>The list of sites has been removed as these designations were considered and accepted as part of the previous adopted Local Plan (2017) and so will remain as designated Green Belt</p>

Policy reference	Adopted Local Plan Policy wording	Proposed new wording (if applicable)	Explanation
	<p>the Green Belt will be assessed in relation to the relevant national planning policy.</p> <p><b>2B:</b> Within areas designated as Local Green Space, the erection of small buildings and structures which are ancillary to the primary use of the land may be acceptable. Other development will not be permitted unless very special circumstances are demonstrated.</p> <p><b>3.</b> The following areas will be removed from the Green Belt to accommodate future development needs and are shown on the Policies Map. Where appropriate further details are provided in Policy JE2, H2 and HE3;</p> <p><b>a.</b> Land part of the Wood End redevelopment (residential)</p> <p><b>b.</b> Land at Sutton Stop (residential and employment)</p> <p><b>c.</b> Land south at Walsgrave Hill Farm (residential)</p> <p><b>d.</b> Land at Keresley (residential)</p> <p><b>e.</b> Land north of Upper Eastern Green (residential and employment)</p>	<p>developed land and buildings, in the Green Belt will be assessed in relation to the relevant national planning policy.</p>	<p>(and Local Green Space) and will show as such on the policies map</p>

Policy reference	Adopted Local Plan Policy wording	Proposed new wording (if applicable)	Explanation
	<p><b>f.</b> Land at Cromwell Lane (residential)</p> <p><b>g.</b> Land at Mitchell Avenue (residential)</p> <p><b>h.</b> Land off Allard Way/London Road (residential)</p> <p><b>i.</b> Land at Cheltenham Croft (residential)</p> <p><b>j.</b> Land east of Browns Lane (residential)</p> <p><b>k.</b> Land west of Browns Lane/Burton Close (residential)</p> <p><b>l.</b> Land at Cryfield Heights (residential)</p> <p><b>m.</b> Land at Woodfield School, Stoneleigh Road (Residential and infrastructure)</p> <p><b>n.</b> Land south of Blue Coats School (Heritage and Education)</p> <p><b>o.</b> Land at Baginton Fields and South East of Whitley Business Park (employment)</p> <p><b>p.</b> Land to the east of the existing Energy from Waste plant at Bar Road (general industrial)</p> <p><b>4.</b> The following areas will be removed from the Green Belt and re-designated as Local Green Space</p>		

Policy reference	Adopted Local Plan Policy wording	Proposed new wording (if applicable)	Explanation
	<p>and are shown on the Policies Map:</p> <ul style="list-style-type: none"> <li><b>a.</b> Sowe Valley</li> <li><b>b.</b> Sherbourne Valley</li>   <li><b>c.</b> War Memorial Park</li> <li><b>d.</b> Tocil Wood Brook Stray</li> <li><b>e.</b> Park Wood and Ten Shilling Wood</li> <li><b>f.</b> Tile Hill Wood</li> <li><b>g.</b> Allesley Park</li> </ul> <p><b>5.</b> The following areas will be removed from the Green Belt and will not be re-designated as Local Green Space as they do not serve the purposes of either:</p> <ul style="list-style-type: none"> <li><b>a.</b> Land at Park Hill Lane</li> <li><b>b.</b> Land at Westwood School and Xcel Leisure Centre</li> </ul> <p><b>6.</b> The following areas will be designated as new areas of Local Green Space and are shown on the Policies Map:</p> <ul style="list-style-type: none"> <li><b>a.</b> Sowe Valley Northern Extension</li> <li><b>b.</b> Sherbourne Valley and Lake View Park</li> <li><b>c.</b> Walsgrave Triangle, Cross Point.</li> </ul>		

Policy reference	Adopted Local Plan Policy wording	Proposed new wording (if applicable)	Explanation
	<p>7. In addition to appropriate development in the Green Belt identified in the NPPF, limited infill development would be considered appropriate. Any proposal in these locations will be expected to be of an appropriate density to reflect surrounding properties should not impact negatively on the openness and character of the wider Coventry Green Belt and will also need to accord with Policy H3.</p>		
GB2	<p><b>Policy GB2:</b> Safeguarded Land in the Green Belt</p> <p>1. The areas of Safeguarded Land proposed partly or wholly comprise the following sites and are shown on the Policies Map.</p> <p>a. Land south of Westwood Heath Road;</p> <p>b. Land south of Bishop Ullathorne School;</p> <p>c. Playing Field south of Finham Park School; and</p> <p>d. Land west of Finham Primary School.</p> <p>Any development of these sites will be subject to consideration</p>	<p><b>STRATEGIC POLICY</b></p> <p><b>Policy GB2:</b> Safeguarded Land in the Green Belt</p> <p>1. The areas of Safeguarded Land proposed partly or wholly comprise the following sites and are shown on the Policies Map.</p> <p>a. Land south of Westwood Heath Road;</p> <p>b. Land south of Bishop Ullathorne School;</p> <p>c. Playing Field south of Finham Park School; and</p> <p>d. Land west of Finham Primary School.</p> <p>Any development of these sites will be subject to consideration through a full or partial review of this Local Plan having explicit regard to development proposals in Warwick District</p>	<p>Safeguarded land is defined by the NPPF (para 148 in the December 2023 iteration) as ‘land between the urban area and the Green Belt, in order to meet longer term development needs stretching well beyond the plan period’.</p> <p>Policy GB2 requires that the safeguarded sites listed need to be reviewed through this plan ‘having explicit regard to development proposals in Warwick District’.</p>

Policy reference	Adopted Local Plan Policy wording	Proposed new wording (if applicable)	Explanation
	through a full or partial review of this Local Plan having explicit regard to development proposals in Warwick District.	and progress on the South Warwickshire Development Plan.	Given that the South Warwickshire Local Plan is emerging it is considered appropriate to retain the safeguarded status of these sites
GB3		<p><b>STRATEGIC POLICY</b>  <b>New Policy GB3: Local Green Space</b></p> <p>1. The city's Local Green Space boundaries are identified on the Policies Map.  2. Inappropriate development will not be permitted unless very special circumstances exist. Development proposals, including those involving previously developed land and buildings, will be assessed in relation to the relevant national planning policy.</p>	This policy has been extracted from the original GB1 Green Belt and Local Green Space policy, as Local Green Space is a separate type of designation albeit afforded the same level of protection as Green Belt.
GE1	<p><b>Policy GE1 Green Infrastructure</b>  1. The Council will protect green infrastructure based on an analysis of existing assets, informed by the Green Infrastructure Study and Green Space Strategy by incorporating the Council's Green Space Standards, and characterisation assessments.</p>	<p><b>STRATEGIC POLICY</b>  <b>Policy GE1 Green and Blue Infrastructure</b>  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 Green and Blue Infrastructure Strategy and Action Plan or its future equivalent.</p>	<p>The policy has been amended to incorporate blue infrastructure for comprehensiveness and clarity.</p> <p>References have been updated to ensure the policy links to the emerging Local Nature Recovery Strategy (LNRS) and to the Council's emerging Green and Blue Infrastructure Strategy and</p>

Policy reference	Adopted Local Plan Policy wording	Proposed new wording (if applicable)	Explanation
	<p>2. New development proposals should make provision for green infrastructure to ensure that such development is integrated into the landscape and contributes to improvements in connectivity and public access, biodiversity, landscape conservation, design, archaeology and recreation.</p> <p>3. Coventry's existing and planned network of green infrastructure should be used as a way of adapting to climate change through the management and enhancement of existing habitats. This must be demonstrated through the creation of new habitats wherever possible to assist with species movement, to provide a source of locally grown food through allotments and community gardens, to provide sustainable and active travel routes for people, to provide shade and counteract the urban heat island effect, and to assist in improving public health and wellbeing.</p> <p>4. New development will be expected to maintain the quantity,</p>	<p>2 New development proposals should make provision for green <b>and blue</b> infrastructure to ensure that such development is integrated into the landscape and contributes to improvements in connectivity and public access, biodiversity, landscape conservation, design, archaeology and recreation, <b>demonstrating how this links to the wider delivery of the Local Nature Recovery Strategy and the Green and Blue Infrastructure Strategy and Action Plan.</b></p> <p>3. Coventry's existing and planned network of green infrastructure should be used as a way of adapting to climate change through the management and enhancement of existing <b>and new</b> habitats. The creation of new habitats <b>will be supported</b> wherever possible to assist with species movement, to provide a source of locally grown food through allotments and community gardens, to provide sustainable and active travel routes for people, to provide shade and counteract the urban heat island effect, and to assist in improving public health and wellbeing.</p> <p>4. New development will be expected to maintain the quantity, quality and <b>multifunctionality</b> of existing green <b>and blue</b> infrastructure. Where quantity is not retained, enhancement to quality is expected. Where the opportunity arises, and in line with the</p>	<p>Action Plan (or its future equivalent), which is being formulated using Natural England's Green Infrastructure Framework.</p> <p>All mentions of corridors in policy link to the emerging LNRS. Proposed development needs to show how it contributes to the delivery of the LNRS and the Coventry green and blue infrastructure strategy. This is also important in order to contribute to addressing health equity and climate change (these latter two points being addressed elsewhere in the reviewed Local Plan)</p>

Policy reference	Adopted Local Plan Policy wording	Proposed new wording (if applicable)	Explanation
	<p>quality and functionality of existing green infrastructure. Where quantity is not retained, enhancement to quality is expected. Where the opportunity arises, and in line with the city's most up-to-date Green Space Strategy, the Council will also expect new developments to enhance green infrastructure, and create and improve linkages between individual areas. Any development which is likely to adversely affect the integrity of a green corridor will be required to be expressly justified and where appropriate, mitigation measures put in place.</p> <p>5. A key element of Coventry's approach to green infrastructure will be the continued development of a network of green spaces, water bodies, paths and cycle ways, with priority given to those parts of the city where there is an identified deficiency of green space. Where a development proposal lies adjacent to a river corridor or</p>	<p>city's most up-to-date <b>Green and Blue Infrastructure Strategy and Action Plan</b>, the Council will also expect new developments to enhance green <b>and blue</b> infrastructure, and create and improve linkages between individual areas. Any development which is likely to adversely affect the integrity of a green corridor will be required to be expressly justified and where appropriate, mitigation measures put in place.</p> <p>5. A key element of Coventry's approach to green <b>and blue</b> infrastructure will be the continued development of a network of green spaces, water bodies, paths and cycle ways, with priority given to those parts of the city where there is an identified deficiency of green space. Where a development proposal lies adjacent to a river corridor or tributary, a natural sinuous river channel should be retained or, where possible, reinstated. Culverts should be removed unless it can be demonstrated that it is impractical to do so.</p> <p>6. Development must respect the importance of conservation, improvement and management of green infrastructure in order to complement and balance the built environment. A strategic network of green <b>and blue</b> infrastructure already exists in the city, connecting natural heritage, green space, biodiversity, historic landscapes <b>water bodies</b></p>	



Policy reference	Adopted Local Plan Policy wording	Proposed new wording (if applicable)	Explanation
	<p>tributary, a natural sinuous river channel should be retained or, where possible, reinstated. Culverts should be removed unless it can be demonstrated that it is impractical to do so.</p> <p><b>6.</b> Development must respect the importance of conservation, improvement and management of green infrastructure in order to complement and balance the built environment. A strategic network of green infrastructure already exists in the city, connecting natural heritage, green space, biodiversity, historic landscapes or other environmental assets, together with links to adjacent districts in Warwickshire and Solihull. This strategic network will be safeguarded and enhanced by:</p> <p><b>a.</b> Not permitting development that compromises its integrity and that of the overall green infrastructure framework (including the Coventry/Oxford Canal);</p> <p><b>b.</b> Using developer contributions to facilitate improvements to its</p>	<p><b>and</b> other environmental assets, together with links to adjacent districts in Warwickshire and Solihull. This strategic network will be safeguarded and enhanced by:</p> <p>a. Not permitting development that compromises its integrity and that of the overall green <b>and blue</b> infrastructure framework (including the Coventry/Oxford Canal);</p> <p>b. Using developer contributions to facilitate improvements to its quality, connectivity, multifunctionality and robustness;</p> <p>c. Investing in enhancement and restoration where opportunities exist, and the creation of new resources where possible, such as linking green <b>and blue</b> infrastructure to other forms of infrastructure;</p> <p>d. Improving its functionality, quality, connectivity and accessibility;</p> <p>e. Ensuring that a key aim of green <b>and blue</b> infrastructure is the maintenance and improvement and expansion of biodiversity;</p> <p>f. Integrating proposals to improve <b>green and blue</b> infrastructure in the delivery of new developments, particularly through area based regeneration initiatives and major proposals and schemes;</p> <p>g. Flood risk management and improving surface water quality, <b>with preference being</b></p>	

Policy reference	Adopted Local Plan Policy wording	Proposed new wording (if applicable)	Explanation
	<p>quality, connectivity, multifunctionality and robustness;</p> <p><b>c.</b> Investing in enhancement and restoration where opportunities exist, and the creation of new resources where possible, such as linking green infrastructure to other forms of infrastructure;</p> <p><b>d.</b> Improving its functionality, quality, connectivity and accessibility;</p> <p><b>e.</b> Ensuring that a key aim of green infrastructure is the maintenance and improvement and expansion of biodiversity;</p> <p><b>f.</b> Integrating proposals to improve green infrastructure in the delivery of new developments, particularly through area based regeneration initiatives and major proposals and schemes;</p> <p><b>g.</b> Flood risk management and improving surface water quality.</p>	<p>given to nature-based solutions where possible.</p>	
GE2	<p><b>Policy GE2:</b> Green Space</p> <p><b>1.</b> Development involving the loss of green space that is of value for amenity, recreational, outdoor sports and/or community use will not be permitted unless specifically</p>	<p><b>Policy GE2:</b> Green Space</p> <p><b>1.</b> Development involving the loss of green space that is of value for amenity, recreational and/or community use will not be permitted unless specifically identified as part of a strategic land use allocation, or it can be demonstrated that:</p>	<p>Bringing in line with National Planning Policy Framework and to ensure resilience in meeting local need for playing field provision.</p>

Policy reference	Adopted Local Plan Policy wording	Proposed new wording (if applicable)	Explanation
	<p>identified as part of a strategic land use allocation, or it can be demonstrated that:</p> <p><b>a.</b> An assessment showing there is no longer a demand, or prospect of demand, for the recreational use of the site or any other green space use; or</p> <p><b>b.</b> A deficiency would not be created through its loss, measured against the most up-to-date Coventry Green Space standards; or</p> <p><b>c.</b> The loss resulting from any proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location of the city.</p> <p><b>2.</b> To support the proposed allocations at H2:19 and JE2:4 the following sites are allocated for the provision of new replacement sports pitches:</p> <p><b>a.</b> Land at Charter Avenue (former Alderman Harris School site).</p> <p><b>b.</b> Land east of Coundon Wedge Road.</p>	<p><b>a.</b> An assessment showing there is no longer a demand, or prospect of demand, for the recreational use of the site or any other green space use; or</p> <p><b>b.</b> A deficiency would not be created through its loss, measured against the most up-to-date Coventry Green Space standards; or</p> <p><b>c.</b> The loss resulting from any proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location of the city.</p> <p><b>2.</b> The loss of sports provision will be considered in line with the approach set out in the NPPF and the Councils most up to date evidence including the Playing Pitch and Outdoor Sports Strategy.</p> <p><b>3.</b> To support the proposed allocations at H2:19 and JE2:4 the following sites are allocated for the provision of new sports pitches:</p> <p><b>a.</b> Land at Charter Avenue (former Alderman Harris School site).</p> <p><b>b.</b> Land east of Coundon Wedge Road.</p> <p><b>4</b> development of flood resilience schemes within local green spaces will be supported provided the schemes do not adversely impact the primary function of the green space</p>	

Policy reference	Adopted Local Plan Policy wording	Proposed new wording (if applicable)	Explanation
GE3	<p><b>Policy GE3:</b> Biodiversity, Geological, Landscape and Archaeological Conservation</p> <p><b>1.</b> Sites of Special Scientific Interest (SSSIs), Local Nature Reserves (LNRs), Ancient Woodlands, Local Wildlife and Geological Sites will be protected and enhanced. 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:</p> <p><b>a.</b> lead to a net gain of biodiversity, where appropriate, by means of an approved ecological assessment of existing site features and development impacts;</p> <p><b>b.</b> protect or enhance biodiversity assets and secure their long term management and maintenance;</p> <p><b>c.</b> avoid negative impacts on existing biodiversity;</p> <p><b>d.</b> preserve species which are legally protected, in decline, are</p>	<p><b>Policy GE3:</b> Biodiversity, Geological, and Landscape Conservation</p> <p><b>1.</b> Sites of Special Scientific Interest (SSSIs), Local Nature Reserves (LNRs), Ancient Woodlands, Local Wildlife and Geological Sites will be protected and enhanced. 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:</p> <p><b>a.</b> lead to a <b>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;</b></p> <p><b>b.</b> protect or enhance biodiversity assets and secure their long term management and maintenance;</p> <p><b>c.</b> avoid negative impacts on existing biodiversity;</p> <p><b>d.</b> preserve species which are legally protected, in decline, are rare within Coventry or which are covered by national, regional or local Biodiversity Action Plans.</p>	To bring in line with national legislation

Policy reference	Adopted Local Plan Policy wording	Proposed new wording (if applicable)	Explanation
	<p>rare within Coventry or which are covered by national, regional or local Biodiversity Action Plans.</p> <p><b>2.</b> Where this is not possible, adequate mitigation measures must be identified. If mitigation measures are not possible on site, then compensatory measures involving biodiversity offsetting will be considered, but only in exceptional circumstances.</p> <p><b>3.</b> Biodiversity will be encouraged particularly in areas of deficiency, in areas of development and sustainable urban extensions, and along wildlife corridors. Opportunities will be sought to restore or recreate habitats, or enhance the linkages between them, as part of the strategic framework for green infrastructure. Protected Species, and species and habitats identified in the Local Biodiversity Action Plan (LBAP), will be protected and conserved through a buffer or movement to alternative</p>	<p><b>2.</b> Where this is not possible, the net gain must be delivered off site. Only if evidence demonstrates that insufficient gains cannot be made to meet the 10% requirement will statutory credits be allowed to be purchased.</p> <p><b>3.</b> Biodiversity will be encouraged particularly in areas of deficiency, in areas of development and sustainable urban extensions, and along wildlife corridors. Opportunities will be sought to restore or recreate habitats, or enhance the linkages between them, contributing to the delivery of the Local Nature Recovery Strategy and the Green and Blue Infrastructure Strategy and Action Plan or its future equivalent. Protected Species, and species and habitats identified in the Local Biodiversity Action Plan (LBAP), will be protected and conserved through a buffer or movement to alternative habitat. Identified important landscape features, including Historic Environment assets, trees protected by preservation orders, individual and groups of ancient trees, ancient and newly-planted woodlands, ancient hedgerows and heritage assets of value to the locality, will be protected against loss or damage. In the case of archaeological remains, all practical</p>	

Policy reference	Adopted Local Plan Policy wording	Proposed new wording (if applicable)	Explanation
	<p>habitat. Identified important landscape features, including Historic Environment assets, trees protected by preservation orders, individual and groups of ancient trees, ancient and newly-planted woodlands, ancient hedgerows and heritage assets of value to the locality, will be protected against loss or damage. In the case of archaeological remains, all practical measures must be taken for their assessment and recording in accordance with Policy HE2.</p>	<p>measures must be taken for their assessment and recording.</p> <p>Further detail will be provided in an updated Biodiversity SPD.</p>	
GE4	<p><b>Policy GE4:</b> Tree Protection</p> <p>1. Development proposals will be positively considered provided:</p> <p>a. there is no unacceptable loss of, or damage to, existing trees or woodlands during or as a result of development, any loss should be supported by a tree survey;</p> <p>b. trees not to be retained as a result of the development are replaced with new trees as part of a well designed landscape scheme; and</p> <p>c. existing trees worthy of retention are sympathetically</p>	<p><b>Policy GE4:</b> Tree Protection</p> <p>1. Development will be positively considered provided:</p> <p>a. there is no reasonably unavoidable loss of, or damage to, existing trees or woodlands during or as a result of development. Any proposed loss should be supported by a tree survey;</p> <p>b. trees not to be retained as a result of the development are replaced with new trees as part of a well designed landscape scheme; and</p>	<p>Updated to provide additional clarification and to strengthen policy and link to the SPD</p>

Policy reference	Adopted Local Plan Policy wording	Proposed new wording (if applicable)	Explanation
	<p>incorporated into the overall design of the scheme including all necessary measures taken to ensure their continued protection and survival during construction.</p> <p>2. Development proposals that seek to remove trees that are subject to 'Protection', without justification, will not be permitted.</p>	<p>c. existing trees worthy of retention are sympathetically incorporated into the overall design of the scheme including all necessary measures taken to ensure their continued protection and survival during construction.</p> <p>d. recommendations within the Coventry Trees and Development Guidelines SPD have been fully considered.</p> <p>e. proposals are in accordance with the requirements of planning national legislation</p> <p>2. Development proposals that seek to remove trees that are subject to 'Protection', without justification, will not be permitted.</p>	
DE1	<p><b>Policy DE1</b> Ensuring High Quality Design</p> <p>1. All development proposals must respect and enhance their surroundings and positively contribute towards the local identity and character of an area.</p> <p>2. The setting, integrity and character of heritage assets will be protected in accordance with Policy HE2.</p>	<p><b>STRATEGIC POLICY</b></p> <p><b>Policy DE1</b> Ensuring High Quality Design</p> <p>1. All development proposals should follow a design-led approach to deliver sustainable, high quality placemaking. Development should contribute positively to the wellbeing of existing and new communities, the quality of the surrounding built and natural environment, and should be planned and designed with</p>	<p>Note in reference to point 5(g) and inserted point 5(h) – explanatory text to reference ; Crowded Places: The Planning System and Counter-Terrorism (January 2012) - suggested text as follows :</p> <p><i>Policy DE1 requires development proposals to create safe and</i></p>

Policy reference	Adopted Local Plan Policy wording	Proposed new wording (if applicable)	Explanation
	<p><b>3.</b> All development will be expected to meet the following key principles:</p> <p><b>a.</b> respond to the physical context of the site;</p> <p><b>b.</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 development and enhanced design;</p> <p><b>c.</b> where appropriate, retain and incorporate into the layout the protection of important views, including key views of the three spires;</p> <p><b>d.</b> preserve or enhance the character and setting of the historic built, landscape and where appropriate archaeological environment;</p> <p><b>e.</b> preserve or enhance the character and setting of major road, rail and canal corridors;</p> <p><b>f.</b> clearly define the boundaries between public and private spaces and enclosure of space;</p> <p><b>g.</b> provide attractive, safe, uncluttered, active and easily</p>	<p><b>reference to the climate change strategy and the adaptation and resilience strategy.</b></p> <p><b>2.</b> The setting, integrity and character of heritage assets will be protected in accordance with Policy HE2.</p> <p><b>3.</b> Where buildings in excess of 20m in height are proposed, these must be informed by the guidance of the Tall Buildings SPD.</p> <p><b>4.</b> In and around the City Centre, the location of proposed development must be considered in relation to the identified views of the City's three spires, and the tall buildings design guide and view management framework SPD.</p> <p><b>5.</b> All development will be expected to meet the following key principles:</p> <p><b>a.</b> respond to the physical context of the site;</p> <p><b>b.</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 development and enhanced design;</p> <p><b>c.</b> where appropriate, retain and incorporate into the layout the protection of important views, including key views of the three spires;</p> <p><b>d.</b> preserve or enhance the character and setting of the historic built, landscape and where appropriate archaeological environment;</p> <p><b>e.</b> preserve or enhance the character and setting of major road, rail and canal corridors;</p>	<p><i>attractive streets and public spaces, which reduce crime and the fear of crime. 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 equivalent.</i></p>



Policy reference	Adopted Local Plan Policy wording	Proposed new wording (if applicable)	Explanation
	<p>identifiable, high quality public spaces;</p> <p><b>h.</b> make places that inter-connect and are easy to move through;</p> <p><b>i.</b> ensure places are easily understood by users, with clear routes and distinct physical features;</p> <p><b>j.</b> seek high quality design and attention to detail in the layout of developments, individual buildings and infrastructure in terms of function and impact, not just for the short term, but over the lifetime of the development;</p> <p><b>k.</b> be adaptable to changing social, technological, economic and market conditions and ensure that developments maximise the use of the site;</p> <p><b>l.</b> promote diversity through mixes of uses within a site or building, which work together to create vital and viable places;</p> <p><b>m.</b> be proactive in responding to climate change and adopt sustainable and low carbon construction principles in terms of their design, layout and density;</p>	<p><b>f.</b> clearly define the boundaries between public and private spaces and enclosure of space;</p> <p><b>g.</b> provide attractive, safe, uncluttered, active and easily identifiable, high quality public spaces;</p> <p><b>h.</b> consider the safety and security of new and existing users, showing how these considerations have informed the design process;</p> <p><b>i.</b> make places that inter-connect and are easy to move through;</p> <p><b>j.</b> ensure places are easily understood by users, with clear routes and distinct physical features;</p> <p><b>k.</b> seek high quality design and attention to detail in the layout of developments, individual buildings and infrastructure in terms of function and impact, not just for the short term, but over the lifetime of the development;</p> <p><b>l.</b> be adaptable to changing social, technological, economic and market conditions and ensure that developments maximise the use of the site;</p> <p><b>m.</b> promote diverse, viable places;</p> <p><b>n.</b> be proactive in responding to climate change and adopt sustainable and low carbon construction principles in terms of their design, layout and density;</p>	

Policy reference	Adopted Local Plan Policy wording	Proposed new wording (if applicable)	Explanation
	<p><b>n.</b> consider green infrastructure at the earliest stage in the design process, to ensure that it is well planned, designed, managed and maintained. It should also be well integrated and serve multiple purposes (as appropriate);</p> <p><b>o.</b> support the integration of through routes for public transport and incorporate suitable bus priority measures as appropriate;</p> <p><b>p.</b> minimise adverse impact on important natural resources;</p> <p><b>q.</b> conserve, restore or enhance biodiversity; and</p> <p><b>r.</b> respect and enhance landscape quality including trees, hedges and other landscape features of value.</p>	<p><b>o.</b> consider green infrastructure at the earliest stage in the design process, to ensure that it is well planned, designed, managed and maintained. It should also be well integrated and serve multiple purposes (as appropriate);</p> <p><b>p.</b> support the integration of through routes for public transport and incorporate suitable bus priority measures as appropriate;</p> <p><b>q.</b> minimise adverse impact on important natural resources;</p> <p><b>r.</b> conserve and enhance biodiversity; and</p> <p><b>s.</b> respect and enhance landscape quality including trees, hedges and other landscape features of value.</p> <p><b>t.</b> Ensure that car parking is integrated into the development in a convenient, accessible manner and does not dominate the development and its surroundings or cause safety issues;</p> <p><b>u.</b> Provide safe, secure, convenient and accessible provision for cycle parking and storage, facilities for waste management, recycling and collection in a manner that is appropriately integrated within the overall development;</p> <p><b>6.</b> Development located in areas covered by Coventry City Council Design Codes, must demonstrate compliance with the Design Codes key principles.</p>	

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		<p>7. Outline major applications located in areas not subject to a Coventry City Council Design Codes, will be required to submit a Design Code in order to assess compatibility with local context.</p>	
DE2		<p><b>New Policy DE2: Delivering High Quality Places</b></p> <p><b>1. Public Realm</b></p> <p>a. Where relevant, all development proposals will be required to integrate high quality soft and hard landscape designs.</p> <p>b. The palette of materials and street furniture for any development proposal will need to respect the prevailing character of its respective area or adjoining landscape.</p> <p><b>2. Public Art</b></p> <p>a. Public art should, where appropriate, form an integral part of the design process of development proposals.</p> <p>b. As an alternative to stand-alone pieces of public art, opportunities should be taken to incorporate this into the design of the buildings e.g. through the use of artist/architectural glass or ironmongery etc. thus giving it more legitimacy and integrity.</p>	<p>New DE2 policy (some elements pulled through from the Area Action Plan) to include public art, lighting, public realm, health and meanwhile uses.</p>

Policy reference	Adopted Local Plan Policy wording	Proposed new wording (if applicable)	Explanation
		<p>c. Established public art shall be retained within redevelopment proposals unless the benefits of its removal outweigh the harm of its loss. Where public art is lost replacement works shall be incorporated into new development unless robust justification is provided highlighting that this it is not viable.</p> <p>d. Where public art is provided, contributions and commuted maintenance sums for up to 10 years will be required and include the cost of decommissioning where appropriate.</p> <p><b>3.Lighting</b></p> <p>a. Lighting should be carefully considered in order to meet the requirements of creating attractive and safe environments for all, whilst also mitigating impacts upon neighbours and ensuring that lighting does not adversely affect biodiversity.</p> <p>b Carefully considered architectural lighting proposals for new buildings and refurbishment of existing buildings will be encouraged to enhance the overall appearance of the city during the hours of darkness.</p> <p><b>4.Designing for Healthy Communities</b></p> <p>Major development proposals must fully consider how physical and mental health and well-being for people of all abilities and ages</p>	

Policy reference	Adopted Local Plan Policy wording	Proposed new wording (if applicable)	Explanation
		<p>has been considered and catered for. For residential developments of 10 units and above, proposals should include access to high quality open space and nature, the provision of attractive walking and cycling routes, play facilities, seating, and spaces for all mobility's to interact, with well-connected permeable layouts that incorporate desire lines.</p> <p><b>5.Meanwhile Uses</b></p> <p>1) Vacant plots/sites planned for redevelopment must investigate provision of meanwhile/temporary uses prior to commencement of any redevelopment work.</p> <p>Any meanwhile/temporary use of such sites will be welcomed where:</p> <p>a) the meanwhile/temporary use does not preclude permanent use of the site, particularly through the length of any temporary permission;</p> <p>b) the proposed meanwhile/temporary use contributes to the function of the area where it is located or meets a specific need identified by the Council;</p> <p>c) potential adverse amenity impacts are prevented or mitigated; and</p>	

Policy reference	Adopted Local Plan Policy wording	Proposed new wording (if applicable)	Explanation
		<p>d) the proposed use meets all other Local Plan policies relevant to the use.</p> <p>2) Site hoardings must be of high quality and responsive to their context.</p> <p>3) The use of high-quality accessible landscape areas will be welcomed for plots which may remain vacant for periods greater than 6 months.</p> <p><b>6. City Centre and Transition Zone</b>  In line with other plan policies, proposals located within the City Centre Transition Zone* should fully consider their local context and the sites role in transitions to the City Centre context.</p> <p><b>7. Proposals within the defined City centre** and the City Centre Transition Area*, should demonstrate how they contribute to the key aims and objectives of Coventry City Council.</b></p> <p>*City Centre Transition Zone as shown at Appendix 9(d)</p> <p>**City Centre boundary as shown at Appendix 9(d)</p>	

Policy reference	Adopted Local Plan Policy wording	Proposed new wording (if applicable)	Explanation
HE1	<p><b>Policy HE1 Conservation Areas</b></p> <p>1. The areas listed below have been designated as Conservation Areas under Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and are detailed on the Policies Map:</p> <ul style="list-style-type: none"> <li>a. Allesley</li> <li>b. Chapelfields</li> <li>c. Coventry Canal</li> <li>d. Far Gosford Street</li> <li>e. Greyfriars Green</li> <li>f. Hawkesbury Junction</li> <li>g. High Street</li> <li>h. Hill Top</li> <li>i. Ivy Farm Lane</li> <li>j. Kenilworth Road</li> <li>k. Lady Herbert’s Garden and The Burges</li> <li>l. London Road</li> <li>m. Naul’s Mill</li> <li>n. Spon End</li> <li>o. Spon Street</li> <li>p. Stoke Green</li> </ul> <p>2. The following areas are proposed for designation as Conservation Areas:</p> <ul style="list-style-type: none"> <li>a. Earlsdon</li> <li>b. Brownhill Green</li> </ul>	<p><b>STRATEGIC POLICY</b></p> <p><b>Policy HE1 Conservation Areas</b></p> <p>1. The areas listed below have been designated as Conservation Areas under Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 and are detailed on the Policies Map:</p> <ul style="list-style-type: none"> <li>a. Allesley</li> <li>b. Chapelfields</li> <li>c. Coventry Canal</li> <li>d. Far Gosford Street</li> <li>e. Greyfriars Green</li> <li>f. Hawkesbury Junction</li> <li>g. High Street</li> <li>h. Hill Top</li> <li>i. Ivy Farm Lane</li> <li>j. Kenilworth Road</li> <li>k. Lady Herbert’s Garden and The Burges</li> <li>l. London Road</li> <li>m. Naul’s Mill</li> <li>n. Spon End</li> <li>o. Spon Street</li> <li>p. Stoke Green</li> <li>q Earlsdon</li> <li>r Brownhill Green</li> </ul> <p>2. Conservation Area Appraisals and Management Plans will be produced for all of the Conservation Areas to guide their preservation and enhancement. All</p>	<p>The policy has been updated in Part 1 to include the new Conservation Areas of Earlsdon and Brownhill Green.</p> <p>Part 2 has been updated to enable additional areas to be added over the plan period if required.</p>

Policy reference	Adopted Local Plan Policy wording	Proposed new wording (if applicable)	Explanation
	<p>The exact boundaries will be determined by the production of Conservation Area Appraisals and Management Plans following public consultation.</p> <p><b>3.</b> Conservation Area Appraisals and Management Plans will be produced for all of the Conservation Areas to guide their preservation and enhancement. All development proposals within Conservation Areas will be determined in accordance with this Plan and the appropriate Appraisal and Management Plan.</p>	<p>development proposals within Conservation Areas will be determined in accordance with this Plan and the appropriate Appraisal and Management Plan.</p>	
HE2	<p><b>Policy HE2: Conservation and Heritage Assets</b></p> <p><b>1.</b> In order to help sustain the historic character, sense of place, environmental quality and local distinctiveness of Coventry, development proposals will be supported where they conserve and, where appropriate, enhance those aspects of the historic environment which are recognised as being of special historic, archaeological, architectural, artistic, landscape or townscape</p>	<p><b>STRATEGIC POLICY</b></p> <p><b>Policy HE2: Conservation and Heritage Assets</b></p> <p><b>1.</b> In order to help sustain the historic character, sense of place, environmental quality and local distinctiveness of Coventry, development proposals will be supported where they conserve and, where appropriate, enhance those aspects of the historic environment which are recognised as being of special historic, archaeological, architectural, artistic, landscape or townscape significance. These Heritage Assets include:</p> <p><b>a.</b> Listed Buildings and Locally Listed buildings;</p> <p><b>b.</b> Conservation Areas;</p>	<p>Policy updated to include elements previously contained within City Centre Area Action plan. Additional reference to good practice guidance and inclusion of potential S106 contributions in exceptional circumstances.</p>



Policy reference	Adopted Local Plan Policy wording	Proposed new wording (if applicable)	Explanation
	<p>significance. These Heritage Assets include:</p> <ul style="list-style-type: none"> <li><b>a.</b> Listed Buildings and Locally Listed buildings;</li> <li><b>b.</b> Conservation Areas;</li> <li><b>c.</b> Scheduled Ancient Monuments and Archaeological sites;</li> <li><b>d.</b> Registered Parks and Gardens; and</li> <li><b>e.</b> Other places, spaces, structures and features which may not be formally designated but are recognised as significant elements of Coventry's heritage and are positively identified on the Coventry Historic Environment Record.</li> </ul> <p><b>2.</b> Proposals likely to affect the significance of a heritage asset or its setting should demonstrate an understanding of such significance using currently available evidence.</p> <p><b>3.</b> Development proposals involving heritage assets in general and listed buildings in particular, should acknowledge the significance of the existing building and the area by means of their siting, massing, form, scale, materials and detail.</p>	<ul style="list-style-type: none"> <li><b>c.</b> Scheduled Ancient Monuments and Archaeological sites;</li> <li><b>d.</b> Registered Parks and Gardens; and</li> <li><b>e.</b> Other places, spaces, structures and features which may not be formally designated but are recognised as significant elements of Coventry's heritage and are positively identified on the Coventry Historic Environment Record.</li> </ul> <p><b>2.</b> Proposals likely to affect the significance of a heritage asset or its setting should demonstrate an understanding of such significance using currently available evidence.</p> <p><b>3.</b> Development proposals involving heritage assets in general and listed buildings in particular, should acknowledge the significance of the existing building and the area by means of their siting, massing, form, scale, materials and detail.</p> <p><b>4.</b> 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. The embodied energy present in historic buildings contributes to sustainability.</p> <p><b>5.</b> The Council will use its statutory powers to secure the preservation of buildings and other heritage assets that are deemed to be at risk by the national and local heritage at risk registers.</p> <p><b>6.</b> Demolition or destruction of heritage assets will be resisted; proposals to demolish a heritage asset will therefore need substantial justification. The greater the damage to the significance of the</p>	

Policy reference	Adopted Local Plan Policy wording	Proposed new wording (if applicable)	Explanation
	<p><b>4.</b> 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. The embodied energy present in historic buildings contributes to sustainability.</p> <p><b>5.</b> The Council will use its statutory powers to secure the preservation of buildings and other heritage assets that are deemed to be at risk by the national and local heritage at risk registers.</p> <p><b>6.</b> Demolition or destruction of heritage assets will be resisted; proposals to demolish a heritage asset will therefore need substantial justification. The greater the damage to the significance of the asset, the greater the justification required and the public benefit needed to outweigh such damage.</p> <p><b>7.</b> All proposals should aim to sustain and reinforce the special character and conserve the</p>	<p>asset, the greater the justification required and the public benefit needed to outweigh such damage.</p> <p><b>7.</b> All proposals should aim to sustain and reinforce the special character and conserve the following distinctive historic elements of Coventry:</p> <p><b>a.</b> The surviving buildings, defences and street plan of the medieval city centre and its suburbs;</p> <p><b>b.</b> The surviving pre-industrial settlements and landscape features which have been subsumed by the expansion of the city such as Walsgrave, Canley, Binley, Brownhill Green, Coundon Green, Little Heath (Spring Road), Stivichall Croft and Lower Eastern Green (at Dial House Lane);</p> <p><b>c.</b> The wider Arden rural environment on the fringe of the city comprising field-systems, ancient woodlands and commons which developed over centuries; interspersed with a mix of settlements, farmsteads and smallholdings;</p> <p><b>d.</b> Buildings associated with the city's industrial heritage; ribbon weaving, watch making, cycle making, motor car manufacturing, brick making, coal mining, synthetic textiles, munitions, aeronautical engineering, canals and railways;</p> <p><b>e.</b> The Victorian and Edwardian suburbs such as Earlsdon and Stoke;</p> <p><b>f.</b> Designed landscapes, including historic parks and gardens (both registered and locally listed), historic cemeteries, churchyards and public parks;</p> <p><b>g.</b> The significant elements of Coventry's ground-breaking post-war reconstruction including its plan, built form, public art works and public spaces; and</p>	

Policy reference	Adopted Local Plan Policy wording	Proposed new wording (if applicable)	Explanation
	<p>following distinctive historic elements of Coventry:</p> <p><b>a.</b> The surviving buildings, defences and street plan of the medieval city centre and its suburbs;</p> <p><b>b.</b> The surviving pre-industrial settlements and landscape features which have been subsumed by the expansion of the city such as Walsgrave, Canley, Binley, Brownhill Green, Coundon Green, Little Heath (Spring Road), Stivichall Croft and Lower Eastern Green (at Dial House Lane);</p> <p><b>c.</b> The wider Arden rural environment on the fringe of the city comprising field-systems, ancient woodlands and commons which developed over centuries; interspersed with a mix of settlements, farmsteads and smallholdings;</p> <p><b>d.</b> Buildings associated with the city's industrial heritage; ribbon weaving, watch making, cycle making, motor car manufacturing, brick making, coal mining,</p>	<p><b>h.</b> The city centre primary shopping area, respecting the architectural design principles of the significant elements of the post- World War II reconstruction such as Broadgate and the shopping Precincts.</p> <p><b>8.</b> Where material change to a heritage asset has been agreed, recording and interpretation should be undertaken to document and understand the asset's archaeological, architectural or historic significance. The scope of the recording should be proportionate to the asset's significance and the impact of the development on the asset. The information and understanding gained should be made publicly available, as a minimum through the Coventry Historic Environment Record.</p> <p><b>9:</b> For development in relation to heritage assets and / or in conservation areas, these should demonstrate how the relevant Historic England Good Practice Guidance has been taken into account.</p> <p><b>10.</b> In exceptional cases, where harm cannot be outweighed by public benefit and where proposals produce harm to the setting of heritage assets which cannot be mitigated, the Council may seek contributions from developers for the enhancement, repair and/or maintenance of the impacted historic assets.</p>	

Policy reference	Adopted Local Plan Policy wording	Proposed new wording (if applicable)	Explanation
	<p>synthetic textiles, munitions, aeronautical engineering, canals and railways;</p> <p><b>e.</b> The Victorian and Edwardian suburbs such as Earlsdon and Stoke;</p> <p><b>f.</b> Designed landscapes, including historic parks and gardens (both registered and locally listed), historic cemeteries, churchyards and public parks;</p> <p><b>g.</b> The significant elements of Coventry's ground-breaking post-war reconstruction including its plan,built form, public art works and public spaces; and</p> <p><b>h.</b> Archaeological remains of all periods from the earliest Prehistoric human habitation to the modern industrial period.</p> <p><b>8.</b> Where material change to a heritage asset has been agreed, recording and interpretation should be undertaken to document and understand the asset's archaeological, architectural or historic significance. The scope of the recording should be proportionate to the asset's significance and the</p>		

Policy reference	Adopted Local Plan Policy wording	Proposed new wording (if applicable)	Explanation
	<p>impact of the development on the asset. The information and understanding gained should be made publicly available, as a minimum through the Coventry Historic Environment Record.</p>		
HE3	<p><b>Policy HE3</b> Heritage Park – Charterhouse</p> <p>1. Proposals for a City Heritage Park in the grounds of the Charterhouse and London Road cemetery will be supported along with measures to improve linkages to the area along the River Sherbourne (between Charterhouse and Far Gosford Street), the former Coventry loop railway line and across the London Road. Proposals that are detrimental to the establishment of the heritage park and the improvement of linkages will be resisted.</p> <p>2. Land at Blue Coat School is to be removed from the Green Belt in accordance with policy GB1 to support the expansion of school facilities on condition that the existing school car park is removed from the area of the</p>	<p><b>Policy HE3</b> Heritage Park – Charterhouse</p> <p>1. Proposals which support the City Heritage Park in the grounds of the Charterhouse and London Road cemetery will be supported along with measures to improve linkages to the area along the River Sherbourne (between Charterhouse and Far Gosford Street), the former Coventry loop railway line and across the London Road. Proposals that are detrimental to the heritage park and the improvement of linkages will be resisted.</p> <p>2. The Heritage Park and any expansion of Blue Coat School should be guided by a comprehensive Master plan, which reflects the policies of this Plan (including Appendices).</p>	<p>Policy updated to reflect the now established heritage park at Charterhouse and removal of reference to previous designation revisions.</p>

Policy reference	Adopted Local Plan Policy wording	Proposed new wording (if applicable)	Explanation
	<p>Charterhouse Scheduled Ancient Monument. In addition, the expansion of the school should also support the appropriate relocation of the all-weather sports facilities and playground areas to secure the enhancement of the riverside area. This should facilitate the re-naturalisation of the area in an appropriate way in order to enhance the setting of the Charterhouse, its precinct and the Heritage Park as a whole.</p> <p>3. The creation of the Heritage Park and expansion of Blue Coat School should be guided by a comprehensive Master plan, which reflects the policies of this Plan (including Appendix 4).</p>		
HE4		<p><b>New Policy HE4: Archaeology</b></p> <p>1. In order to be responsive to the historic character and local distinctiveness, proposals which are inclusive of intrusive groundworks are expected to conserve and, where appropriate, enhance archaeological features across the City.</p> <p>2. Where material change to an archaeological asset has been agreed, recording and</p>	<p>This has extracted the relevant elements to archaeology already contained in Policy HE2 but placed them in a bespoke archaeology policy for clarity and added some additional detail</p>

Policy reference	Adopted Local Plan Policy wording	Proposed new wording (if applicable)	Explanation
		<p>interpretation must be undertaken to document the asset's historic significance and advance understanding of the asset to be lost. The scope of the recording should be proportionate to the asset's significance and the impact of the development on the asset. The information and understanding gained should be made publicly available, as a minimum through the Coventry Historic Environment Record.</p> <p>3. Archaeological investigations must be undertaken where development is proposed on or adjacent to the line of the former site of the City Wall. Positive weight will be given to schemes which incorporate design responses to reflect and respond to the line of the medieval City Wall.</p> <p>4. New development which include or takes place adjacent to the remaining above ground sections of the medieval City Wall, must enhance the setting of the wall and seek to incorporate it into design.</p> <p>5. In cases where loss cannot be avoided, the Council may seek contributions from developers for the enhancement, repair and/or maintenance of archaeological assets in the vicinity of the proposal.</p>	
AC1	<b>Policy AC1:</b> Accessible Transport Network	<b>STRATEGIC POLICY</b> <b>Policy AC1: Accessible Transport Network</b>	Policy updated to reflect latest national, regional and local policy and guidance and the Council's

Policy reference	Adopted Local Plan Policy wording	Proposed new wording (if applicable)	Explanation
	<p>1. Development proposals which are expected to generate additional trips on the transport network should:</p> <p>a. Integrate with existing transport networks including roads, public transport and walking and cycling routes to promote access by a choice of transport modes.</p> <p>b. Consider the transport and accessibility needs of everyone living, working or visiting the city. Special attention should be paid to the needs of disabled people, young children, and people with special needs. Special attention should be paid to the needs of an aging population to make Coventry an Age Friendly City.</p> <p>c. Support the delivery of new and improved high quality local transport networks which are closely integrated into the built form. This includes networks which support access to strategic growth corridors. The scale of measures required should be appropriate to the scale and impact of the</p>	<p>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 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 Connect SPD.</p> <p>2. Sustainable transport modes should be fully integrated into the design and placemaking of developments to ensure sustainable and active travel is a real and long term alternative. As a result, proposals will be supported where:</p> <p>a. The proportion of trips made by walking, cycling and public transport is high, and local connections by these modes are improved;</p> <p>b. Car dominance is reduced;</p> <p>c. Streets and the public realm are made safer, more accessible and where the quality and resilience are improved such as through materials and increasing biodiversity; and</p> <p>d. Air quality, noise and green and blue infrastructure are improved to create</p>	<p>emphasis on prioritising walking, cycling and sustainable modes of travel.</p> <p>Policy includes the latest sustainable travel modes such as very light rail and emerging technologies.</p> <p>Policy including improvements to street greening and layout as part of ways to improve the pedestrian and cycle experience.</p>



Policy reference	Adopted Local Plan Policy wording	Proposed new wording (if applicable)	Explanation
	<p>proposed development.</p> <p><b>d.</b> Actively support the provision and integration of emerging and future intelligent mobility infrastructure, including electric vehicle charging points, Car Club schemes and bicycle hire.</p> <p><b>2.</b> Further guidance will be contained in the Coventry Connected SPD.</p>	<p><b>more attractive neighbourhoods for people.</b></p> <p><b>3. Development proposals which are expected to generate additional trips on the transport network should:</b></p> <ul style="list-style-type: none"> <li>a. Integrate with existing transport networks including roads, public transport and walking and cycling routes <b>through safe, accessible and sustainable links</b> to promote access by a choice of transport modes.</li> <li>b. Consider the transport and accessibility needs of everyone living, working or visiting the city. Special attention should be paid to the needs of disabled people, young children, and people with special needs. Special attention should be paid to the needs of an aging population to make Coventry an Age Friendly City.</li> <li>c. Support the delivery of <b>liveable neighbourhoods and</b> new and improved high quality local transport networks which are closely integrated into the built form. This includes networks which support access to strategic growth corridors. The scale of measures required should be</li> </ul>	

Policy reference	Adopted Local Plan Policy wording	Proposed new wording (if applicable)	Explanation
		<p>appropriate to the scale and impact of the proposed development.</p> <p>d. <b>Where appropriate,</b> support the provision and integration of emerging and future intelligent mobility infrastructure, including <b>Very Light Rail, Demand Responsive Transport, micro-mobility, Connected Autonomous Vehicles (driverless cars), autonomous delivery and drone technology.</b></p>	
AC2	<p><b>Policy AC2: Road Network</b></p> <p>1. New development proposals which are predicted to have a negative impact on the capacity and/or safety of the highway network should:</p> <p>a. Mitigate and manage the traffic growth which they are predicted to generate to ensure that they do not cause unacceptable levels of traffic congestion, highway safety problems and poor air quality. Highway mitigation and management measures should focus firstly on demand management measures (Policy AC3) including the promotion of sustainable modes of travel, and secondly on the</p>	<p><b>Policy AC2: Road Network</b></p> <p>1. New development proposals which are predicted to have a negative impact on the capacity and/or safety of the highway network should:</p> <p>a. Mitigate and manage the traffic growth which they are predicted to generate to ensure that they do not cause unacceptable levels of traffic congestion, highway safety problems and poor air quality. Highway mitigation and management measures should focus firstly on demand management measures (Policy AC3) including the promotion of sustainable modes of travel, and secondly on the delivery of appropriate highway capacity interventions. Highway capacity interventions should be appropriate to the scale of development and expected</p>	Policy updated to reflect latest HEDNA evidence.

Policy reference	Adopted Local Plan Policy wording	Proposed new wording (if applicable)	Explanation
	<p>delivery of appropriate highway capacity interventions. Highway capacity interventions should be appropriate to the scale of development and expected impact and will be determined through the associated Transport Assessment.</p> <p><b>b.</b> Developments should seek to support and accommodate, where appropriate, measures which facilitate enhancements to the wider transport network including those set out in the Infrastructure Delivery Plan.</p> <p><b>c.</b> Be served by routes which are suitable for that purpose. Where this is not achievable, proposals will only be considered acceptable if appropriate interventions can be applied to suitably mitigate any negative impacts, including the construction of new access link roads.</p> <p><b>2.</b> The Infrastructure Delivery Plan sets out specific measures and funding sources for the transport network improvements which are required to support the delivery of the Local Plan. The level of</p>	<p>impact and will be determined through the associated Transport Assessment.</p> <p><b>b.</b> Developments should seek to support and accommodate, where appropriate, measures which facilitate enhancements to the wider transport network including those set out in the Infrastructure Delivery Plan. Be served by routes which are suitable for that purpose. Where this is not achievable, proposals will only be considered acceptable if appropriate interventions can be applied to suitably mitigate any negative impacts, including the construction of new access link roads.</p> <p><b>2.</b> Development will be expected to actively support the provision and integration of intelligent mobility infrastructure, such as electric vehicle charging points and include rapid charging points, car club schemes and bicycle hire infrastructure. These should be provided onsite unless justification shows that off site is the only feasible option.</p> <p><b>3.</b> New development proposals that require changes to the highway network will be required to positively integrate with and have consideration of the movement of people and goods on the existing road network, including</p>	

Policy reference	Adopted Local Plan Policy wording	Proposed new wording (if applicable)	Explanation
	<p>financial contributions that will be sought from developers for highways infrastructure will be set out in the Council's Community Infrastructure Levy Charging Schedule. The Council may also seek to secure the provision of transportation infrastructure through planning conditions and legal agreements.</p> <p><b>3.</b> Further guidance will be contained in the Coventry Connected SPD.</p>	<p>walking, cycling and rapid transit routes in accordance with Policy AC4 and AC5.</p> <p><b>4.</b> Proposals should not negatively impact road safety and should be in line with the Council's Transport Strategy.</p> <p><b>5.</b> The Infrastructure Delivery Plan sets out specific measures and funding sources for the transport network improvements which are required to support the delivery of the Local Plan. The Council may seek to secure the provision of transportation infrastructure through planning conditions and legal agreements.</p> <p><b>6.</b> Further guidance will be contained in the Coventry Connected SPD and the emerging Transport Design Guide.</p>	
AC3	<p><b>Policy AC3: Demand Management</b></p> <p><b>1.</b> 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.</p>	<p><b>Policy AC3: Demand Management</b></p> <p><b>1.</b> 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.</p> <p><b>2.</b> Travel Plans will be required for new developments which generate significant additional traffic movements. Detailed</p>	<p>Policy updated to reflect latest national, regional and local policy and guidance and the Council's emphasis on prioritising walking, cycling and sustainable modes of travel including mobility credits. This includes text pulled through from the AAP.</p>

Policy reference	Adopted Local Plan Policy wording	Proposed new wording (if applicable)	Explanation
	<p><b>2.</b> Travel Plans will be required for new developments which generate significant additional traffic movements. Detailed guidance on the requirement for Travel Plans will be set out in the Coventry Connected SPD.</p> <p><b>3.</b> Proposals for the provision of car parking associated with new development will be assessed on the basis of parking standards set out in Appendix 5.</p> <p><b>4.</b> New development proposals which require changes to the highway network will be required to integrate with any existing UTMC and ITS infrastructure and strategy and development of the Key Route Network.</p> <p><b>5.</b> Further guidance will be contained in the Coventry Connected SPD</p>	<p>guidance on the requirement for Travel Plans will be set out in the Coventry Connected SPD.</p> <p><b>3.</b> Proposals for the provision of car parking associated with new development will be assessed on the basis of parking standards set out in Appendix 6, with active and sustainable travel modes factored into the delivery of any new parking provision.</p> <p><b>4.</b> Development proposals which result in significant changes to the location or supply of public car parking spaces will be required to address any associated necessary changes to associated car park signing and management systems. In regard to development proposals in the city centre:</p> <ul style="list-style-type: none"> <li>• this should include clear justification as part of an on-going strategic review process and shown to have an acceptable impact on the performance and accessibility of the city centre and overall car parking provision.</li> <li>• The redevelopment and improvement of surface level car parks will be prioritised.</li> <li>• The provision of new surface level car parking will not be supported within the city centre unless its provision is to</li> </ul>	

Policy reference	Adopted Local Plan Policy wording	Proposed new wording (if applicable)	Explanation
		<p>support the implementation of longer term regeneration schemes. In such cases surface level provision will only be allowed on a temporary basis.</p> <ul style="list-style-type: none"> <li>• New car parking should be accommodated in a multi-storey format.</li> <li>• Proposals for multi storey car parks should respect the character and scale of the surrounding environment and maximise opportunities for high quality aesthetics.</li> <li>• Parking needs and the role of the car will also be balanced with promoting the use of public transport, cycling and walking.</li> </ul> <p><b>5.</b> Proposals will be required to encourage and incentivise sustainable travel, such as through the provision of Mobility Credits.</p> <p><b>6.</b> New development proposals which require changes to the highway network will be required to integrate with any existing Urban Traffic Management Control (UTMC) and Intelligent Transport Systems (ITS) infrastructure and strategy and development of the Key Route Network.</p>	

Policy reference	Adopted Local Plan Policy wording	Proposed new wording (if applicable)	Explanation
		7. Further guidance will be contained in an updated Coventry Connected SPD.	
AC4	<p><b>Policy AC4:</b> Walking and Cycling</p> <p>1. Development proposals should incorporate appropriate safe and convenient access to walking and cycling routes. Where these links do not exist, new and upgraded routes will be required and these must appropriately link into established networks to ensure that routes are continuous. The expected type of provision will depend on the scale, use and location of the site. For larger developments, financial contributions may be required to support improved pedestrian and /or cycling routes on the wider network. Further details will be set out in the Coventry Connected SPD.</p> <p>2. A complementary network of connected Quiet Streets will be developed which include physical measures to control and restrict certain traffic movements and vehicle speeds to create an environment where walking and</p>	<p><b>Policy AC4: Active Transport Provision including Walking, Cycling and Micro Mobility</b></p> <p>1. Development proposals should be in accordance with the emerging Local Cycling and Walking Infrastructure Plan (LCWIP) and incorporate:</p> <ul style="list-style-type: none"> <li>a. safe, comfortable and convenient access to walking and cycling routes, appropriate for all abilities and needs that include wheelchair accessible routes, consideration of pedestrian desire lines within and outside site boundaries, pedestrian and cycle crossings and improvements and links to the city's towpaths;</li> <li>b. new and upgraded pedestrian and cycle routes where these links do not exist, which are in accordance with national guidance on standards and best practice. These must appropriately link and integrate seamlessly into established networks to ensure that routes are continuous, and they should include connecting to the public transport network, interchanges and stops to deliver seamless integration</li> </ul>	Policy updated to reflect latest national, regional and local policy and guidance and the Council's emphasis on prioritising walking, cycling and sustainable modes of travel. This includes text pulled through from the AAP.

Policy reference	Adopted Local Plan Policy wording	Proposed new wording (if applicable)	Explanation
	<p>cycling are the preferred modes of transport. These will be prioritised through the development of SUE sites, but will also be considered within existing areas of the city which are negatively affected by increased traffic associated with new development. Financial contributions will be sought to deliver those proposals where the predicted impact of development traffic is significant and measures are needed to support an improved pedestrian and cycle environment.</p> <p><b>3.</b> Further details will be set out in the Coventry Connected SPD.</p> <p><b>4.</b> High quality cycle parking and associated facilities, such as changing, shower and storage, as part of new development proposals. The expected level of provision should be based on the cycle parking standards set out in the Appendix 5.</p>	<p>together with provision of high quality cycle parking. The expected type of provision will depend on the scale, use and location of the site. Upgraded pedestrian routes should include, for development proposals in the city centre where appropriate, improvements to the significant routes and linkages as shown in Figure 8 and where appropriate, development proposals will be required to incorporate improvements to crossing the Ring Road to ensure enhanced connectivity between the city centre and the wider city for pedestrians and cyclists and should reflect the priorities in the supporting text above. This will be of particular relevance at:</p> <ul style="list-style-type: none"> <li>• Ring Road Junctions 1, 2, 4 and 5</li> <li>• The Canal Basin crossing between Ring Road junctions 9 and 1</li> <li>• Connectivity between Parkside and Much Park Street.</li> </ul> <p><b>c.</b> High quality cycle parking (for residents, employees and visitors), which includes provision for children's bikes, larger bikes like cargo bikes and associated facilities, such as changing, showers and storage in line with the</p>	



Policy reference	Adopted Local Plan Policy wording	Proposed new wording (if applicable)	Explanation
		<p>cycle parking standards in Appendix 5; and</p> <p>d. the provision for West Midlands Cycle Hire docking stations(s) and hire bikes on site for larger development proposals.</p> <p>2. For larger developments, financial contributions may be required to support improved pedestrian and /or cycling routes on the wider network.</p> <p>3. The Council will promote walking and cycling by delivering a wide range of walking and cycling schemes. This includes schemes set out in the Council's Transport Strategy and will comprise physical measures to create an environment where walking and cycling are the preferred modes of transport. Such measures may include:</p> <ul style="list-style-type: none"> <li>• segregated cycleways on key corridors;</li> <li>• School Streets - temporary road closures around schools at pick up and drop off times;</li> <li>• Liveable Neighbourhoods;</li> <li>• Traffic calming and speed reductions;</li> <li>• Wider pavements;</li> <li>• Increased cycle parking; and</li> <li>• expanding the provision of the West Midlands Cycle Hire scheme.</li> </ul>	

Policy reference	Adopted Local Plan Policy wording	Proposed new wording (if applicable)	Explanation
		<p>These measures will be prioritised within existing areas of the city which are negatively affected by increased traffic associated with new development. <b>Proposals should incorporate such measures and</b> financial contributions will be sought to deliver those proposals where the predicted impact of development traffic is significant and measures are needed to support an improved pedestrian and cycle environment.</p>	
AC5	<p><b>Policy AC5: Bus and Rapid Transit</b>  <b>1.</b> New major development proposals should have safe and convenient access to the existing bus network and comply with the TfWM access standards. In areas where this is not achieved, new development may be required to include the provision of appropriate bus infrastructure to enable services to be fully integrated into the development site. The level of need and expected provision will be determined through Transport Assessments and Travel Plans.</p>	<p><b>Policy AC5: Bus, Demand Response Transit and Rapid Transit</b>  <b>1.</b> New major development proposals should have safe and convenient access to the existing bus network and comply with the TfWM access standards. In areas where this is not achieved, new development may be required to include the provision of appropriate bus infrastructure to enable services to be fully integrated into the development site. <b>Development proposals should also have regard to, and where appropriate, make provision for the development of Mobility Hubs.</b> The level of need and expected provision will be determined through Transport Assessments and Travel Plans.   <b>2. The Council will support new bus and rapid transit networks that link communities more</b></p>	<p>Policy updated to reflect latest national, regional and local policy and guidance and the Council's emphasis on prioritising bus use and to include the council's support for the WM Demand Response Transit and Rapid Transit networks. This includes text pulled through from the AAP.</p>

Policy reference	Adopted Local Plan Policy wording	Proposed new wording (if applicable)	Explanation
	<p>2. The development of a rapid transit network will be supported to improve accessibility to existing and new major trip attractors. Major development proposals which are expected to create significant numbers of additional trips on the network, and are located in close proximity to a proposed rapid transit route should seek to make provision for those routes, including new infrastructure to facilitate the integration of the rapid transit network into the development site. The level of need and expected provision will be determined through Transport Assessments and Travel Plans.</p> <p>3. Further details will be set out in the Coventry Connected SPD, the West Midlands Strategic Transport Plan and Coventry's Bus Network Development Plan.</p>	<p>directly to places of work, education, essential services, centres, other sustainable transport modes and leisure / recreational / cultural attractions. This includes new or improved routes around the city and new and improved cross boundary routes outside the TfWM area.</p> <p>3. The provision of demand response transit will be supported within all areas of the city as a convenient alternative for many people, including those less able.</p> <p>4. The development of a rapid transit network, such as in the form of Very Light Rail will be supported to improve accessibility to existing and new major trip attractors. Major development proposals which are expected to create significant numbers of additional trips on the network, and are located in close proximity to a proposed rapid transit route should seek to make provision for those routes, including new infrastructure to facilitate the integration of the rapid transit network into the development site. The level of need and expected provision will be determined through Transport Assessments and Travel Plans.</p>	

Policy reference	Adopted Local Plan Policy wording	Proposed new wording (if applicable)	Explanation
		<p><b>5.</b> Further details will be set out in the Coventry Connected SPD, the TfWM LTP and TfWM Bus Service Improvement Plan.</p>	
AC6	<p><b>Policy AC6: Rail</b></p> <p><b>1.</b> Proposals which improve the quality of local rail services and access to stations and rail interchange facilities will be supported. These include:</p> <p><b>a.</b> Improved access to rail stations, including HS2, by all modes of travel;</p> <p><b>b.</b> Improved interchange facilities between rail and other modes; and</p> <p><b>c.</b> Enhancements on the rail network which increase the frequency and quality of rail services which serve Coventry.</p> <p><b>2.</b> Measures which support the delivery of objectives in the Coventry Rail Investment Strategy for improved rail connectivity will be supported. This includes measures which facilitate improved rail</p>	<p><b>Policy AC6: Rail</b></p> <p><b>1.</b> Proposals which improve the quality of local rail services and access to stations and rail interchange facilities will be supported. These include:</p> <p>a. Improved access to rail stations, including HS2, by all modes of travel;</p> <p>b. Improved interchange facilities between rail and other modes; and</p> <p>c. Enhancements on the rail network which increase the frequency and quality of rail services which serve Coventry.</p> <p><b>2.</b> Measures which support the delivery of objectives in the West Midlands Rail Executive Rail Investment Strategy and Midland Connect Strategic Transport Plan 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.</p>	<p>Current policy still supported, but updated to include support for electrification of rail lines and improved routes to the east midlands</p>

Policy reference	Adopted Local Plan Policy wording	Proposed new wording (if applicable)	Explanation
	<p>services and supporting rail infrastructure on the Coventry north-south corridor between Leamington, Kenilworth, Coventry, Bedworth, Nuneaton and Leicestershire.</p> <p><b>3.</b> Proposals for additional local railway stations on the east-west and north/south rail corridor within Coventry will be supported where they are proven to be viable, support growth objectives and are consistent with the relevant national, regional or local rail strategies.</p> <p><b>4.</b> Further details are set out in the Coventry Connected SPD, Coventry Rail Investment Strategy and the West Midlands Strategic Transport Plan</p>	<p><b>3.</b> Proposals for additional local railway stations on the east-west and north/south rail corridor within Coventry will be supported where they are proven to be viable, support growth objectives and are consistent with the relevant national, regional or local rail strategies.</p> <p><b>4.</b> Further details are set out in the Coventry Connected SPD, West Midlands Rail Executive Rail Investment Strategy and Midland Connect Strategic Transport Plan.</p>	
AC7	<p><b>Policy AC7: Freight</b></p> <p><b>1.</b> New developments on sites which generate or are likely to generate significant HGV movements must accommodate appropriate on-site lorry parking and turning facilities to minimise disruption and safety issues on the public highway.</p>	<p><b>Policy AC7: Freight</b></p> <p><b>1.</b> New developments on sites which generate or are likely to generate significant HGV movements will be supported where they:</p> <ul style="list-style-type: none"> <li>a. accommodate appropriate on-site lorry parking and turning facilities to minimise disruption and safety issues on the public highway.</li> </ul>	<p>Policy updated requiring applicants have more consideration of HGV movements and facilities on site, particularly regarding big warehouse and distribution centres.</p>

Policy reference	Adopted Local Plan Policy wording	Proposed new wording (if applicable)	Explanation
	<p>2. New development which supports the use of rail and air freight facilities will be supported where there is an evidenced demand, proposals are consistent with the relevant air and rail industry plans, have an acceptable environmental impact and do not significantly compromise the capacity and safety of the local highway network.</p>	<p>b. Where they have 24 hour operations, provide overnight HGV parking and facilities such as toilets and showers;</p> <p>c. Can demonstrate that they can function without requiring HGVs to travel on smaller, residential roads, in line with Policy JE5.</p> <p>d. Submit a delivery and servicing plan that includes a method for monitoring trips to and from the site.</p> <p>2. Freight consolidation and distribution centres will be supported in appropriate edge of city locations close to the strategic road network to reduce the volume of HGV/LGV traffic within the city and where they provide appropriate welfare facilities for drivers as well as employees.</p> <p>3. Where appropriate, the Council will support proposals that utilise sustainable delivery methods and make provision for them, such as e-bikes, cargo bikes and autonomous delivery methods and other emerging technologies.</p> <p>4. New development which supports the use of rail and air freight facilities will be supported where there is an evidenced demand, proposals are consistent with the relevant air</p>	

Policy reference	Adopted Local Plan Policy wording	Proposed new wording (if applicable)	Explanation
		and rail industry plans, have an acceptable environmental impact and do not significantly compromise the capacity and safety of the local highway network.	
EM1	<p><b>Policy EM1: Planning for Climate Change Adaptation</b></p> <p>1. All development is required to be designed to be resilient to, and adapt to the future impacts of, climate change through the inclusion of the following adaptation measures:</p> <p><b>a.</b> using layout, building orientation, construction techniques and materials and natural ventilation methods to mitigate against rising temperatures;</p> <p><b>b.</b> optimising the use of multi-functional green infrastructure, including tree planting for urban cooling, local flood risk management and shading,</p> <p><b>c.</b> incorporating water efficiency measures, such as the use of grey water and rainwater recycling, low water use sanitary equipment</p> <p><b>d.</b> minimising vulnerability to flood risk by locating development in</p>	<p><b>STRATEGIC POLICY</b></p> <p><b>Policy EM1: Planning for Climate Change Adaptation</b></p> <p>1. Development is required to be designed to be resilient to, and adapt to the future impacts of climate change through the inclusion of the following measures:</p> <p><b>a.</b> using layout, building orientation, construction techniques and materials and natural ventilation methods to mitigate against rising temperatures <b>and address overheating in new buildings;</b></p> <p><b>b.</b> optimising the use of multi-functional green infrastructure, including tree planting for urban cooling, local flood risk management and shading;</p> <p><b>c.</b> incorporating water efficiency measures, such as the use of grey water and rainwater recycling, low water use sanitary equipment <b>to achieve a water efficiency target of 100l/pd to be achieved using a fittings-based approach;</b></p> <p><b>d.</b> minimising vulnerability to flood risk by locating development in areas of low flood risk and including mitigation measures including</p>	<p>Ensure hook to climate change strategy and adaptation and resilience strategy within explanatory text</p> <p>Additional policy additions to strengthen the strategic approach and incorporate the policy approaches set out in the supporting evidence base.</p> <p>Reference to Heat Network Zoning, aligning to requirement for all development types to make connections available in area which are identified as heat network zones.</p>

Policy reference	Adopted Local Plan Policy wording	Proposed new wording (if applicable)	Explanation
	<p>areas of low flood risk and including mitigation measures including SUDS in accordance with Policy EM4;</p> <p><b>e.</b> Where applicable, maintain and enhance the canal network to reflect the canals' role in urban cooling.</p> <p><b>f.</b> seek opportunities to make space for water and develop new blue infrastructure to accommodate climate change.</p> <p><b>2.</b> Applicants will be required to set out how the requirements of the policy have been complied with including justification for why the above measures have not been incorporated.</p> <p><b>3.</b> Where justification for non-compliance with the requirements is based on viability, this will need to be clearly demonstrated through an open book financial appraisal.</p>	<p>SUDS in accordance with Policy EM4 <b>and EM5;</b></p> <p><b>e.</b> Where applicable, maintain and enhance the canal network to reflect the canals' role in urban cooling;</p> <p><b>f.</b> seek opportunities to make space for water and develop new blue infrastructure to accommodate climate change <b>challenges.</b></p> <p><b>g.</b> <b>major developments must consider making connections available to the Coventry Heat Network in areas identified as Heat Network Zones;</b></p> <p><b>h.</b> <b>development must meet net zero (regulated operational carbon) for residential and non-domestic development including the need to address embodied carbon and waste;</b></p> <p><b>i</b> <b>demonstrate how the concept of water neutrality has been addressed in relation to the potential to provide a benefit in improving resilience to climate change and enabling all waterbodies to be brought up to 'Good' status; and</b></p> <p><b>j.</b> <b>Larger residential developments (including new settlements), and commercial developments should consider incorporating greywater recycling and/or rainwater harvesting into development at the master planning stage to reduce water demand.</b></p> <p><b>2.</b> Set out how the requirements of the policy have been complied with including justification</p>	



Policy reference	Adopted Local Plan Policy wording	Proposed new wording (if applicable)	Explanation
		<p>for why the above measures have not been incorporated.</p> <p><b>3.</b> Where justification for non-compliance with the requirements is based on viability, this will need to be clearly demonstrated through an open book financial appraisal.</p>	
EM2	<p><b>Policy EM2: Building Standards</b></p> <p><b>1.</b> New development should be designed and constructed to meet the relevant Building Regulations, as a minimum, with a view to:</p> <ul style="list-style-type: none"> <li><b>a.</b> Maximising energy efficiency and the use of low carbon energy;</li> <li><b>b.</b> Conserving water and minimising flood risk including flood resilient construction;</li> <li><b>c.</b> Considering the type and source of the materials used;</li> <li><b>d.</b> Minimising waste and maximising recycling during construction and operation;</li> <li><b>e.</b> Being flexible and adaptable to future occupier needs; and</li> <li><b>f.</b> Incorporating measures to enhance biodiversity value.</li> </ul> <p><b>2.</b> In meeting the carbon reduction targets set out in Building Regulations, the Council will expect</p>	<p><b>Delete policy EM2</b></p>	<p>Policy EM2 adds no local added purpose.</p> <p>EM2 replaced with new policies (see EM11, EM12, EM13 and EM14 below which all incorporate building standard requirements for different development typologies).</p>

Policy reference	Adopted Local Plan Policy wording	Proposed new wording (if applicable)	Explanation
	<p>development to be designed in accordance with the following energy hierarchy:</p> <ul style="list-style-type: none"> <li><b>a.</b> Reduce energy demand through energy efficiency measures.</li> <li><b>b.</b> Supply energy through efficient means (i.e. low carbon technologies).</li> <li><b>c.</b> Utilise renewable energy generation.</li> </ul> <p><b>3.</b> A Sustainable Buildings Statement should demonstrate how the requirements of Climate Change policies in this Plan and any other relevant local climate change strategies have been met, and consider any potential coal mining legacy issues including land stability.</p> <p><b>4.</b> A comprehensive update of the Delivering a More Sustainable City SPD incorporating the approach to Building Sustainability Standards will be developed.</p>		
EM3	<b>Policy EM3</b> Renewable Energy Generation	<b>Delete policy EM3</b>	Policy EM3 adds no local added purpose. To be replaced with new policies (see EM11 and EM12 below which both incorporate

Policy reference	Adopted Local Plan Policy wording	Proposed new wording (if applicable)	Explanation
	<p>1. Proposals for the installation of renewable and low carbon energy technologies, including both building-integrated and standalone schemes will be promoted and encouraged, provided that:</p> <ul style="list-style-type: none"> <li>a. any significant adverse impacts can be mitigated;</li> <li>b. where biofuels are to be utilised, they should be obtained from sustainable sources and transportation distances are minimised;</li> <li>c. any energy centre is suitably located and designed to a high quality such that it is sympathetically integrated with its surroundings;</li> <li>d. all proposals are consistent with any relevant Policies in this Plan.</li> </ul>		integrated renewable energy requirements).
EM4	<p><b>Policy EM4 Flood Risk Management</b></p> <p>1. All major developments must be assessed in respect of the level of flood risk from all sources. If development in areas at risk of flooding is the only option following the application of the sequential test, it will only be</p>	<p><b>Policy EM4 Flood Risk Management</b></p> <p>1. All developments must be assessed in respect of the level of flood risk from all sources, taking into account current and future impacts of climate change. Where development in areas at risk of flooding is the only option following the application of the sequential test, it will only be permitted where all of the following criteria are met:</p> <ul style="list-style-type: none"> <li>a) the type of development is appropriate to</li> </ul>	To bring policy up to date in line with national legislation and policy and to reflect local context. In terms of the addition relating to ground-floor sleeping, accommodation can often put those on the ground floor at the highest risk of flooding (see also the HMO DPD). Criteria 10 requires applicants to

Policy reference	Adopted Local Plan Policy wording	Proposed new wording (if applicable)	Explanation
	<p>permitted where all of the following criteria are met:</p> <p><b>a.</b> the type of development is appropriate to the level of flood risk associated with its location with reference to Coventry's Strategic Flood Risk Assessment (SFRA) flood zone maps and advice on appropriate uses within these zones from the Environment Agency and/or Lead Local Flood Authority;</p> <p><b>b.</b> it is provided with the appropriate minimum standard of flood defence and resilience to aid recovery (including suitable warning and evacuation procedures) which can be maintained for the lifetime of the development;</p> <p><b>c.</b> 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;</p> <p><b>d.</b> 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;</p> <p><b>e.</b> in the case of essential infrastructure, access must be</p>	<p>the level of flood risk associated with its location <b>in</b> reference to Coventry's Strategic Flood Risk Assessment (SFRA) flood zone maps and advice on appropriate uses within these zones from the Environment Agency and Lead Local Flood Authority (LLFA);</p> <p>b) it is provided with the appropriate minimum standard of flood defence and resilience to aid recovery (including suitable warning and evacuation procedures) which can be maintained for the lifetime of the development;</p> <p>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;</p> <p>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, and;</p> <p>e) in the case of essential infrastructure, access must be guaranteed and must be capable of remaining operational during all flooding events.</p> <p>2. All opportunities to reduce flood risk in the surrounding area must be taken, including creating additional flood storage and exploring areas for natural flood</p>	<p>demonstrate how any identified potential flood risk would be addressed. This may include the incorporation of appropriate site specific mitigation such as raising floor levels, flood resistant construction and the preparation of a Water Exclusion Strategy.</p>

Policy reference	Adopted Local Plan Policy wording	Proposed new wording (if applicable)	Explanation
	<p>guaranteed and must be capable of remaining operational during all flooding events.</p> <p><b>2.</b> All opportunities to reduce flood risk in the surrounding area must be taken, including creating additional flood storage. In this instance reference should be made to the Councils IDP or Regulation 123 list. In order to achieve this:</p> <p><b>a.</b> the functional floodplain (Flood Zone 3b) should be protected from development and reinstated in brownfield areas wherever possible;</p> <p><b>b.</b> single storey buildings, basements and buildings on stilts will not be acceptable in Flood Zone 3;</p> <p><b>c.</b> all opportunities to undertake river restoration and enhancement including de-culverting, removing unnecessary structures and reinstating a natural, sinuous watercourse will be encouraged;</p> <p><b>d.</b> unless shown to be acceptable through exceptional circumstances, development should be set back at least 8m</p>	<p>management. In this instance, reference should be made to the Councils IDP. In order to achieve this:</p> <p>a) the functional floodplain (Flood Zone 3b) should be protected from development and reinstated in brownfield areas wherever possible;</p> <p>b) single storey buildings, basements and buildings on stilts will not be acceptable in Flood Zones 2 and 3;</p> <p>c) all opportunities to undertake river restoration and enhancement including de-culverting, removing unnecessary structures and reinstating a natural, sinuous watercourse will be encouraged;</p> <p>d) unless shown to be acceptable through exceptional circumstances, development should be set back at least 8m (from the top of bank or toe of a flood defence) of Main Rivers and 5m from Ordinary watercourses for maintenance access. This includes existing culverted watercourses.</p> <p>e) finished floor levels must be set a minimum of 300mm above the pluvial 1% AEP (1 in 100 year) plus climate change and 600mm above the fluvial 0.1% AEP (1 in 1000 year) plus climate change flood level.</p> <p>3. Where a development benefits from</p>	

Policy reference	Adopted Local Plan Policy wording	Proposed new wording (if applicable)	Explanation
	<p>(from the top of bank or toe of a flood defence) of Main Rivers and 5m from Ordinary watercourses for maintenance access. This includes existing culverted watercourses.</p> <p><b>e.</b> finished floor levels must be set a minimum of 600mm above the 1% AEP (1 in 100 year) plus climate change flood level. Where a development benefits from an existing or proposed flood defence scheme, the development should contribute towards the capital and/or maintenance of these defences over its lifetime.</p> <p><b>3.</b> For sites in Flood Zone 3a, development should not impede flow routes, reduce floodplain storage or consume flood storage in a 'flood cell' within a defended area. If the development does result in a loss of storage, compensatory floodplain storage should be provided on a 'level for level' and 'volume for volume' basis.</p> <p>127</p> <p><b>4.</b> For sites in Flood Zone 3a, all types of new development behind</p>	<p>existing or proposed flood measures, the development should contribute towards the capital and/or maintenance of these <b>measures</b> over the lifetime of the development.</p> <p>4. For sites in Flood Zone 3a, development should not impede flow routes, reduce floodplain storage or consume flood storage in a 'flood cell' within a defended area. If the development does result in a loss of storage, compensatory floodplain storage should be provided on a 'level for level' and 'volume for volume' basis.</p> <p>5. For sites in Flood Zone 3a, all types of new development behind flood defences should be avoided, where possible, due to the residual risks of breach and overtopping. Development should ensure that it would not prevent the Water bodies' ability to reach good status or its potential to do so as set in the Severn River Basin Management Plans and should support, where possible, to improving the status class.</p> <p>6. A sequential, risk-based approach to the location of suitable development will be undertaken by the Council based on flood</p>	

Policy reference	Adopted Local Plan Policy wording	Proposed new wording (if applicable)	Explanation
	<p>flood defences should be avoided, where possible, due to the residual risks of breach and overtopping. Development should ensure that it would not prevent the water bodies' ability to reach good status or its potential to do so as set in the Severn River Basin Management Plans and should support, where possible, to improving the status class.</p> <p><b>5.</b> A sequential, risk-based approach to the location of suitable development will be undertaken by the Council based on the Environment Agency's latest flood maps, SFRA flood zones and Vulnerability Classification to steer new development to areas with the lowest probability of flooding avoiding, where possible, flood risk to people and property and managing any residual risk.</p> <p><b>6.</b> The Exception Test (for use when there are large areas in Flood Zones 2 and 3, where the Sequential Test alone cannot deliver acceptable sites, but where some continuing development is</p>	<p>maps, SFRA flood zones and Vulnerability Classification to steer new development to areas with the lowest probability of flooding avoiding, where possible, flood risk to people and property and managing any residual risk.</p> <p>7. The Exception Test <b>is applicable where there are</b> areas in Flood Zones 2 and 3 where the Sequential Test alone cannot deliver acceptable sites but where some continuing development is necessary. <b>The Exception Test</b> will apply where development will provide wider sustainability benefits that outweigh flood risk, fully informed by an appropriately scaled Flood Risk Assessment (FRA) which indicates that the development will be safe for its lifetime, taking account of the vulnerability of its users without increasing flood risk elsewhere and where possible, reducing overall flood risk.</p> <p>8. Land that is required for current and future flood management will be safeguarded from development. Where development lies adjacent to or benefits from an existing or future flood defence scheme, they may be expected to contribute towards the cost of delivery and/or</p>	

Policy reference	Adopted Local Plan Policy wording	Proposed new wording (if applicable)	Explanation
	<p>necessary) will apply where development will provide wider sustainability benefits that outweigh flood risk, fully informed by an appropriately scaled Flood Risk Assessment (FRA) which indicates that development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible reducing flood risk overall.</p> <p><b>7.</b> Land that is required for current and future flood management will be safeguarded from development. Where development lies adjacent to or benefits from an existing or future flood defence scheme they may be expected to contribute towards the cost of delivery and/or maintenance of that scheme in accordance with Policy IM1.</p> <p><b>8.</b> A Flood Risk Assessment is required, appropriate to the scale and nature of the development proposed, where the development is:</p>	<p>maintenance of that scheme in accordance with Policy IM1.</p> <p>9. A Flood Risk Assessment is required, appropriate to the scale and nature of the development proposed, where the development is:</p> <ul style="list-style-type: none"> <li>a) within a river floodplain, as defined by the Coventry SFRA indicative flood zone maps;</li> <li>b) within 20 metres of any watercourse;</li> <li>c) adjacent to, or including, any flood bank or other flood control measure / structure;</li> <li>d) within an area where there may be surface water issues and drainage problems;</li> <li>e) within an area where there is flood risk from canals, reservoirs or flooding from sewers.</li> </ul> <p>10. Where a development proposal lies adjacent to the existing de-culverted river Sherbourne, a natural sinuous river channel should be retained. Consideration should also be given to removing water bodies from culverts wherever possible and viable. This will be</p>	



Policy reference	Adopted Local Plan Policy wording	Proposed new wording (if applicable)	Explanation
	<p>a. within a river floodplain, as defined by the Coventry SFRA indicative flood zone maps;</p> <p>b. within 20 metres of any watercourse;</p> <p>c. adjacent to, or including, any flood bank or other flood control structure;</p> <p>d. within an area where there may be surface water issues and drainage problems;</p>	<p>of particular importance along Fairfax Street and will be vital to create multi-functional green and blue spaces within the city centre.</p> <p>11. All proposals will be expected to demonstrate, how, in areas at risk of flooding, the safety of those sleeping in any ground floor accommodation will be secured.</p>	
EM5	<p><b>Policy EM5 Sustainable Drainage Systems (SuDS)</b></p> <p>1. All development must apply SuDS and should ensure that surface water runoff is managed as close to its source as possible.</p> <p>2. SuDS are the preferred way of managing and conveying surface water. All developments will consider and demonstrate how the following hierarchy for the discharge of surface water from a site will be applied:</p> <p>a. Discharge by infiltration and water reuse technologies.</p> <p>b. Discharge to a watercourse allied with water reuse technologies.</p>	<p><b>Policy EM5 Sustainable Drainage Systems (SuDS)</b></p> <p>1. Schedule 3 of the Flood and Water Management Act (FWMA) 2010* provides the framework by which all new developments are required to apply SuDS and should ensure that surface water runoff is managed as close to its source as possible. The FWMA gives SuDS Approval Bodies (SABs) statutory responsibility for approving and where appropriate, adopting, the approved SuDS features.</p> <p>2. SuDS are the preferred way of managing and conveying surface water. All developments will consider and demonstrate how the following hierarchy for the discharge of surface water from a</p>	To bring policy up to date with national legislation and policy.

Policy reference	Adopted Local Plan Policy wording	Proposed new wording (if applicable)	Explanation
	<p>c. Discharge to surface water sewer allied with water reuse technologies.</p> <p>3. All development should carry out infiltration tests and a ground water risk assessment, including seasonal groundwater monitoring, to demonstrate whether infiltration is possible and that ground water would not be polluted to Environment Agency and Lead Local Flood Authority requirements. Where it is proven that infiltration is not possible, allied with water reuse technologies, surface water should be discharged into a watercourse (in agreement with the Environment Agency and Lead Local Flood Authority) at a rate no greater than Qbar greenfield runoff, or an appropriate minimum rate for small sites, agreed by the Lead Local Flood Authority. If there is no watercourse available then, allied with water reuse technologies, surface water should be discharged to a surface water sewer at a rate no greater than Qbar greenfield runoff.</p>	<p>site will be applied:</p> <ul style="list-style-type: none"> <li>a) Discharge by infiltration, attenuation, water reuse technologies and green roof technology;</li> <li>b) Discharge to a watercourse allied with attenuation, water reuse technologies such as green roof technology;</li> <li>c) Discharge to surface water sewer allied with attenuation, water reuse technologies and green roof technology.</li> </ul> <p>3. Where proven that infiltration allied with water reuse technologies is not possible, surface water should be discharged into a main river or ordinary watercourse (in agreement with the Environment Agency and the LLFA) at a rate no greater than Qbar greenfield runoff, or an appropriate minimum rate for small sites, agreed by the LLFA. If there is no watercourse available then, allied with water reuse technologies, surface water should be discharged to a surface water sewer at a rate no greater than Qbar greenfield runoff.</p> <p>4. In exceptional circumstances where a</p>	

Policy reference	Adopted Local Plan Policy wording	Proposed new wording (if applicable)	Explanation
	<p>4. In exceptional circumstances, where a sustainable drainage system cannot be provided, it must be demonstrated that it is not possible to incorporate sustainable drainage systems, and an acceptable means of surface water disposal is provided at source which does not increase the risk of flooding or give rise to environmental problems and improves on the current situation with a reduction in peak and total discharge.</p> <p>5. The long-term maintenance arrangements for all SuDS must be agreed with the relevant risk management authority. A separate SPD will be produced to detail how SuDS schemes will be designed in accordance with the technical standards set out by the Coventry Lead Local Flood Authority and by the Department for Environment, Food and Rural Affairs.</p>	<p>sustainable drainage system cannot be provided, it must be demonstrated that it is not possible, and an acceptable alternative means of surface water disposal is provided which does not increase the risk of flooding or give rise to environmental problems and improves on the current situation with a reduction in peak and total discharge.</p> <p>5. The <b>developer</b> must agree all long-term maintenance arrangements for all SuDS with the SAB, including the means for funding the maintenance for the lifetime of the development.</p> <p><b>Flood and Water Management Act (FWMA) 2010 or future equivalent.</b></p>	
EM6	<p><b>Policy EM6: Redevelopment of Previously Developed Land</b></p> <p>1. Development will be permitted where proposals do not have a</p>	<p><b>Policy EM6 Redevelopment of Previously Developed Land</b></p> <p>1. Development will be <b>supported</b> where proposals do not have a negative</p>	To bring policy up to date

Policy reference	Adopted Local Plan Policy wording	Proposed new wording (if applicable)	Explanation
	<p>negative impact on water quality, either directly through pollution of surface or ground water or indirectly through the treatment of waste water by whatever means.</p> <p><b>2.</b> Prior to any potential development, consultation must be held with Severn Trent Water to ensure that the required wastewater infrastructure is in place in sufficient time. In line with the objectives of the Water Framework Directive, development must not affect the water bodies' ability to reach good status or its potential as set in the Humber and Severn River Basin Management Plans and should support, where possible, to improving the status class.</p> <p><b>3.</b> Developers and operators must provide adequate information when submitting their proposals so that the potential impact on groundwater resources and quality can be adequately assessed'. This should include a risk assessment demonstrating there would be no adverse effect on water resources.</p>	<p>impact on water quality, either directly through pollution of surface or groundwater or indirectly through the treatment of wastewater by whatever means.</p> <p>2. Prior to any potential development, consultation <b>should</b> be held with Severn Trent Water <b>Ltd</b> to ensure that the required wastewater infrastructure is in place in sufficient time. In line with the objectives of the Water Environment Regulations, development must not affect the water bodies' ability to reach good status or its potential, as set in the Humber and Severn River Basin Management Plans and where possible should support improving the status class.</p> <p>3. Developers and operators must provide adequate information when submitting their proposals so that the potential impact on groundwater resources and quality can be adequately assessed. This should include a risk assessment demonstrating there would be no adverse effect on water resources.</p>	

Policy reference	Adopted Local Plan Policy wording	Proposed new wording (if applicable)	Explanation
	<p>4. Development will not be permitted within a groundwater Source Protection Zone 1 which would physically disturb an aquifer. This will include situations where proposed waste water infrastructure could pose an unacceptable risk of pollution of the underlying aquifer or receiving watercourse.</p>	<p>4. Development will not be permitted within a groundwater Source Protection Zone 1 which would physically disturb an aquifer. This will include situations where proposed wastewater infrastructure could pose an unacceptable risk of pollution of the underlying aquifer or receiving watercourse.</p> <p>5. Development must meet a water efficiency target of 100l/pd using a fittings-based approach.</p> <p>6. New build non residential development greater than 1000sqm to achieve at least 4 credits in the Wat01 Measure for water in the BREEAM New Construction standard.</p>	
EM7	<p><b>Policy EM7 Air Quality</b></p> <p>1. Major development schemes should promote a shift to the use of sustainable low emission transport (electric vehicles and vehicles that use biofuels) to minimise the impact of vehicle emissions on air quality. Development will be located where it is accessible to support the use of public transport,</p>	<p><b>Policy EM7 Air Quality</b></p> <p>1. Major development schemes should promote a shift to the use of sustainable low emission transport (electric vehicles and vehicles that use biofuels) to minimise the impact of vehicle emissions on air quality. Development <b>should</b> be located where it is accessible to support the use of public transport, walking and cycling. All major development proposals</p>	<p>Minor update to wordings - addition of the commitment to produce a SPD has been deleted as that has now been adopted and a link to the SPD has been added.</p>

Policy reference	Adopted Local Plan Policy wording	Proposed new wording (if applicable)	Explanation
	<p>walking and cycling. All major development proposals should be suitably planned to design out any adverse impact on air quality and be in accordance with the West Midlands Transport Emissions Framework and associated policies.</p> <p><b>2.</b> Major Development proposals will require the submission of an air quality assessment, as they may lead to a significant deterioration in local air quality resulting in unacceptable effects on human health, local amenity or the natural environment. The air quality assessment should address:</p> <p><b>a.</b> The existing background levels of air quality;</p> <p><b>b.</b> The cumulative background levels of air quality (related to the cumulative impact of developments in an area);</p> <p><b>c.</b> The feasibility of any measures of mitigation that would prevent the national air quality objectives being exceeded, or would reduce</p>	<p>should be suitably planned to design out any adverse impact on air quality and be in accordance with the West Midlands Transport Emissions Framework and associated policies.</p> <p><b>2.</b> Major Development proposals <b>will be required to demonstrate that they do not</b> lead to a significant deterioration in local air quality resulting in unacceptable effects on human health, local amenity or the natural environment. The air quality assessment should address:</p> <p>a) The existing background levels of air quality;</p> <p>b) The cumulative background levels of air quality (related to the cumulative impact of developments in an area); and</p> <p>c) The feasibility of any measures of mitigation that would prevent the national air quality objectives being exceeded, or would reduce the extent of the air quality deterioration.</p> <p><b>3.</b> This policy will be applied in line with the Air Quality SPD.</p>	

Policy reference	Adopted Local Plan Policy wording	Proposed new wording (if applicable)	Explanation
	<p>the extent of the air quality deterioration.</p> <p><b>3.</b> A Supplementary Planning Document will be developed to support this Policy.</p>		
EM8	<p><b>Policy EM8</b> Waste Management</p> <p><b>1.</b> The Council's Waste Management Strategy will be supported through:</p> <p><b>a.</b> encouraging less consumption of raw materials through the reduction and re-use of waste products;</p> <p><b>b.</b> a requirement for development proposals to incorporate adequate storage for waste and recycling services along with safe access for collection vehicles;</p> <p><b>c.</b> encouragement of new methods of processing and recycling at waste management sites;</p> <p><b>d.</b> supporting recycling proposals for aggregate materials subject to the criteria in part 2 of this policy;</p> <p><b>e.</b> Existing waste management facilities or land allocated for waste management uses being protected from encroachment by incompatible land uses that are</p>	No change.	No change.

Policy reference	Adopted Local Plan Policy wording	Proposed new wording (if applicable)	Explanation
	<p>more sensitive to odour, noise, dust and pest impacts; and</p> <p><b>f.</b> Proposals for waste management facilities only being permitted where they would not have an unacceptable impact on the quantity or quality of surface or groundwater resources.</p> <p><b>2.</b> Proposed new or expanded waste management facilities will be assessed against the following criteria:</p> <p><b>a.</b> The effect of the proposed waste facility upon the environment and neighbouring land uses;</p> <p><b>b.</b> The impact of traffic generated by the proposal and the availability of alternative transit modes, such as rail and waterways;</p> <p><b>c.</b> The need for pollution control measures appropriate to the type of waste to be processed or handled;</p> <p><b>d.</b> The impact of proposals on residential amenity. New waste facilities will not normally be approved adjacent to existing housing and proposals for anaerobic digestion will not be</p>		



Policy reference	Adopted Local Plan Policy wording	Proposed new wording (if applicable)	Explanation
	<p>approved in close proximity to existing housing;</p> <p><b>e.</b> The effect of proposals on aircraft safety; and</p> <p><b>f.</b> The design of the proposal. Careful consideration should be given to the need to minimise environmental and visual impact. Wherever feasible, waste operations should be enclosed within buildings or sealed structures in order to minimise impacts on adjacent uses from noise, ordure, vermin and wildlife. Proposals advocating open air unenclosed storage of organic odour producing material will not be supported.</p> <p><b>3.</b> Proposals will be supported where it is demonstrated that these criteria are satisfied.</p> <p><b>4.</b> Development proposals should demonstrate measures to minimise the generation of waste in the construction, use and life of buildings and promote more sustainable approaches to waste management, including the reuse and recycling of construction waste and the promotion of</p>		

Policy reference	Adopted Local Plan Policy wording	Proposed new wording (if applicable)	Explanation
	layouts and designs that provide adequate space to facilitate waste storage, reuse, recycling and composting.		
EM9	<p><b>Policy EM9 Safeguarding Mineral Resources</b></p> <p>1. Mineral Safeguarding Areas are defined for mineral reserves that are considered to be of current or future economic importance. Where developments are proposed in these areas, the application needs to acknowledge the presence of these mineral reserves. The extent of Mineral Safeguarding Areas are defined on the Policies Map.</p>	No change.	No change.
EM10	<p><b>Policy EM10 Non Mineral Development in Mineral Safeguarding Areas</b></p> <p>All non-mineral development proposals in the designated Mineral Safeguarding Areas should assess and evaluate the legacy of past mining heritage and should consider this in accordance with Policy EM2. It should also ensure that development does not entirely sterilise any potential</p>	No change.	No change.

Policy reference	Adopted Local Plan Policy wording	Proposed new wording (if applicable)	Explanation
	future mineral extraction should this become viable and desirable. This should be considered in partnership with the Coal Authority.		
<b>EM11</b>	<b>New Policy</b>	<p><b>Policy EM11: Energy Infrastructure</b></p> <p>All new build dwellings (use class C3 and C4) are required to submit an energy statement demonstrating that the development meets the requirements set out in section 1.</p> <p>1. Building Efficiency Part L % improvement:  a. ≥63% improvement (reduction) on Part L 2021 TER (Target Emissions Rate), from energy efficiency measures.  b. Heat pumps are to be calculated as an energy efficiency measure, rather than a renewable energy measure.</p> <p>All the above should be calculated using SAP10.2 or an updated version (or the Home Energy Model, HEM, once it is implemented).</p> <p>2 Alternative Compliance  a. Positive weight will be given to applicants who can demonstrate the following absolute energy metrics:  - Total Energy Use: 35 kWh/m2/year</p>	<p>This policy addresses operational carbon to ensure the provision of residential buildings are fit for the future, both in terms of reduced energy consumption and holistic integration of design decisions that address climate adaptation through Building Regulations and its metrics. Target Emissions Rate (TER) used for Building Regulations has been used which represents the annual carbon emissions from a building.</p> <p><b>Evidence:</b> Carbon policy support evidence base and policy recommendations study 2024</p>

Policy reference	Adopted Local Plan Policy wording	Proposed new wording (if applicable)	Explanation
		<p>- Space heating demand: 15 kWh/m2/year</p> <p>Performance in these targets must be evidenced using a methodology that accurately predicts buildings' operational energy use. Suitable methodologies include PHPP. Where a building achieves Passivhaus certification, it will be deemed to have complied with these targets.</p> <p>b. Where this section is demonstrated to have been achieved, it will be assumed that Policy EM11 section 1 is also achieved, as the section 2 targets reflect an improved and preferable standard that more robustly reflects actual energy performance based on energy metrics guidelines.</p> <p>3.Clean energy supply</p> <p>a. The use of fossil fuels and connection to the gas grid will not be considered acceptable.</p> <p>In addition to the requirements in sections 1 and 2, positive weight will be given to applicants who can demonstrate the following requirements:</p> <p>b. Major developments (residential development of ten or more dwellings) should include an assessment of decentralised energy networks within the Energy Statement.</p>	

Policy reference	Adopted Local Plan Policy wording	Proposed new wording (if applicable)	Explanation
		<p>c. This assessment should outline existing or planned decentralised energy networks in the vicinity of the development and should assess the opportunity to connect to them.</p> <p>d. Where there is an existing or imminently planned network, the general expectation to pursue a connection may be waived if it can be demonstrated that the development is not suitable, feasible or viable for district heat or decentralised energy networks, or that an individualised solution would result in lower overall carbon emissions than connecting to the decentralised network, taking into account that network's carbon emissions factors.</p> <p>e. For developments of over 10+ dwellings, applicants are expected to identify and address:</p> <ul style="list-style-type: none"> <li>i. Current or proposed major heat supply plants, or networks (for example, industrial uses, data centres)</li> <li>ii. Possible opportunities to utilise energy from waste, or waste heat from an industrial process</li> <li>iii. Opportunities for private wire electricity supply from renewable sources</li> <li>iv. Utilisation of natural and engineered heating or cooling systems.</li> </ul>	

Policy reference	Adopted Local Plan Policy wording	Proposed new wording (if applicable)	Explanation
		<p>4. On-site renewable energy:  Where viable, all major development should seek to deliver the following on site renewable energy generation standards.</p> <p>a. On-site annual renewable energy generation capacity (in kWh) at least equal to the predicted annual total regulated and unregulated energy use (residual energy use in kWh after section 1 has been achieved, plus unregulated energy use).</p> <p>b. Where an on-site net zero regulated and unregulated energy balance is not possible or viable<sup>1</sup>, it should be demonstrated that the amount of on-site renewable energy generation equates to &gt;114.9 kWh/m<sup>2</sup> projected building footprint/year.</p> <p>c. Where a building in a multi-building development cannot individually achieve the requirements in a. and b above, this shortfall is to be made up across other units onsite before carbon offsetting (section 5) is considered.</p> <p>d. Large-scale development (50 residential units or more) should demonstrate that opportunities for on-site renewable energy infrastructure (on-site but not on or attached</p>	

<sup>1</sup> Exceptional circumstances where an on-site net zero energy balance is not achieved may only be found acceptable in some cases, for example with taller flatted buildings (4 storeys or above) or where overshadowing significantly impacts solar PV output

Policy reference	Adopted Local Plan Policy wording	Proposed new wording (if applicable)	Explanation
		<p>to individual dwellings), such as solar PV canopies on car parks, have been explored.</p> <p>e. Regulated and unregulated energy use can both be calculated with Part L SAP or BREDEM, but a more accurate method such as PHPP is advised. Any other proposed methods are subject to Council confirmation of acceptability.</p> <p>f. The annual renewable energy generation and the annual energy use are whole-building figures, not per-m2 figures.</p> <p>g. Renewable energy output should be calculated in line with MCS guidance for the relevant technology (expected to be PV in most cases).</p> <p>5. Energy offsetting:</p> <p>a. Only in exceptional circumstances and as a last resort where it is demonstrably unfeasible to achieve an on-site net zero regulated and unregulated energy balance, any shortfall in on-site renewable energy generation that does not match energy use is to be offset via S106 financial contribution, reflecting the cost of the solar PV that will need to be delivered off-site.</p> <p>b. The energy offset price will be based on cost of solar PV data from the Department for Energy Security and Net Zero. The price should be revised annually. This is set as a</p>	

Policy reference	Adopted Local Plan Policy wording	Proposed new wording (if applicable)	Explanation
		<p>one-off payment, where the annual shortfall in on-site renewable energy generation is multiplied by the energy offset price. This amount does not need to be multiplied by any number of years.</p> <p>6.Reduced performance gap: When enacting section 4, developments will need to consider the following requirement. a. An assured performance method must be implemented throughout all phases of construction to ensure operational energy in practice performs to predicted levels at the design stage.</p> <p>7.Smart energy systems: When enacting section 4, developments will need to consider the following requirements. a. Proposals should demonstrate how they have considered the difference (in scale and time) of renewable energy generation and the on-site energy demand, with a view to maximising on-site consumption of energy generated on site and minimising the need for wider grid infrastructure reinforcement. b. Where the on-site renewable energy generation peak is not expected to coincide with sufficient regulated energy demand, resulting in a need to export or waste significant amounts of energy, proposals should demonstrate how they have explored scope for energy storage and/or smart</p>	



Policy reference	Adopted Local Plan Policy wording	Proposed new wording (if applicable)	Explanation
		<p>distribution systems. The purpose being to optimise on-site or local consumption of the renewable energy (or waste energy) that is generated by the site. Where appropriate, proposals should demonstrate that they have integrated these to optimise these carbon- and energy-saving benefits and minimise the need for grid reinforcements.</p> <p>c. This may include smart local grids, energy sharing, energy storage and demand-side response, and/or solutions that combine elements of the above.</p> <p>8. Post-occupancy evaluation:</p> <p>a. Large-scale development (50 units or more) should monitor and report total energy use and/or renewable energy generation values on an annual basis. An outline plan for the implementation of this should be submitted with the planning application. The monitored in-use data are to be reported to the local planning authority for 5 years upon occupation.</p>	
EM12	New Policy	<p><b>Policy EM12 Reducing operational carbon in new build non-residential development</b></p> <p>All new build non-domestic development over 1,000sqm of non-residential floorspace including C1, C2 and C2a and C5 are required to submit an energy statement</p>	This policy addresses operational carbon to ensure the provision of non-residential buildings are fit for the future, both in terms of reduced energy consumption and holistic integration of design decisions that address climate

Policy reference	Adopted Local Plan Policy wording	Proposed new wording (if applicable)	Explanation
		<p>demonstrating that the development meets the following requirements:</p> <p>1. Building Efficiency Part L % improvement</p> <p>a. % improvement on Part L 2021 TER (or equivalent reduction on future Part L updates), through on-site measures as follows:</p> <ul style="list-style-type: none"> <li>- Offices: ≥25%</li> <li>- Schools: ≥35%</li> <li>- Industrial buildings: ≥45%</li> <li>- Hotels (C2, C5) and residential institutions (C2, C2a): ≥10%</li> <li>- Other non-residential buildings: ≥35%</li> </ul> <p>2. Energy metrics guidelines</p> <p>a. Positive weight will be given to applicants who can demonstrate the following absolute energy metrics:</p> <ul style="list-style-type: none"> <li>- Total Energy Use: 65 kWh/m<sup>2</sup>/year</li> <li>- Space heating demand: 15 kWh/m<sup>2</sup>/year.</li> </ul> <p>b. Employing absolute energy metrics reduces the amount of solar PV required under policy element 3 below for an on-site net zero balance of regulated energy. Applicable methodologies to calculate this include CIBSETM54 and the Passivhaus Planning</p>	<p>adaptation through Building Regulations and its metrics. Target Emissions Rate (TER) used for Building Regulations has been used which represents the annual carbon emissions from a building.</p> <p><b>Evidence:</b> Carbon policy support evidence base and policy recommendations study 2024; Water Cycle Study 2024.</p>

Policy reference	Adopted Local Plan Policy wording	Proposed new wording (if applicable)	Explanation
		<p>Package. At present, the Part L calculation method (SBEM) is not considered suitable as it does not provide accurate predictions of a building's actual energy use.</p> <p>c. must achieve at least 4 credits in the Wat01 Measure for water in the BREEAM New Construction standard.</p> <p>3. Clean energy supply</p> <p>a. The use of fossil fuels and connection to the gas grid will not be considered acceptable.</p> <p>b. Major non-residential developments (over 1,000sqm of non-residential floorspace including C1, C2 and C2a and C5) should include an assessment of decentralised energy networks within the Energy Statement.</p> <p>c. This assessment should outline existing or planned decentralised energy networks in the vicinity of the development and should assess the opportunity to connect to them unless it can be demonstrated that the development is not suitable, feasible or viable for district heat or decentralised energy networks.</p> <p>d. For developments over 10,000sqm of non-residential floorspace, applicants are expected to identify and address:</p>	

Policy reference	Adopted Local Plan Policy wording	Proposed new wording (if applicable)	Explanation
		<p>i. Current or proposed major heat supply plants, or networks (for example, industrial uses, data centres)</p> <p>ii. Possible opportunities to utilise energy from waste, or waste heat from an industrial process</p> <p>iii. Opportunities for private wire electricity supply from renewable sources</p> <p>iv. Utilisation of natural and engineered heating or cooling systems.</p> <p>4. On-site renewable energy Where viable, all major development should seek to deliver the following on site renewable energy generation standards.</p> <p>a. On-site annual renewable energy generation capacity to at least equal predicted annual total regulated energy use (residual energy use after policy element 1 has been achieved).</p> <p>b. In buildings subject to Part L's requirement for energy forecasting, that forecasting should be the source of the 'annual total regulated energy' figure. Where an on-site net zero regulated energy balance is not possible or viable<sup>2</sup>, it should be demonstrated that the amount of on-site renewable energy</p>	

<sup>2</sup> Exceptional circumstances where an on-site net zero energy balance is not achieved may only be found acceptable in some cases, for example with taller flatted buildings (4 storeys or above) or where overshadowing significantly impacts solar PV output.

Policy reference	Adopted Local Plan Policy wording	Proposed new wording (if applicable)	Explanation
		<p>generation equates to &gt;114.9 kWh/m<sup>2</sup>projected building footprint/year. Where a building in a multi-building development cannot individually achieve the requirements of Policy EM11 (3), this shortfall is to be made up across other units on-site before carbon offsetting (Policy EM11 (5) is considered.</p> <p>c. Large-scale development (5000 m<sup>2</sup> floorspace) should demonstrate that opportunities for on-site renewable energy infrastructure (on-site but not on or attached to individual dwellings), such as solar PV canopies on car parks have been explored.</p> <p>5. Energy offsetting</p> <p>a. Only in exceptional circumstances and as a last resort where it is demonstrably unfeasible to achieve an on-site net zero regulated energy balance, any shortfall in on-site renewable energy generation that does not match regulated energy use is to be offset via S106 financial contribution, reflecting the cost of the solar PV delivered offsite.</p> <p>b. The energy offset price will be based on cost of solar PV data from the Department for Energy Security and Net Zero. The price should be revised annually. This is set as a one-off payment, where the annual shortfall in</p>	

Policy reference	Adopted Local Plan Policy wording	Proposed new wording (if applicable)	Explanation
		<p>on-site renewable energy generation is multiplied by the energy offset price. This is set as a one-off payment, where the shortfall in annual on-site renewable energy generation is multiplied by the energy offset price.</p> <p>6. Reduced performance gap  a. An assured performance method must be implemented throughout all phases of construction to ensure operational energy in practice performs to predicted levels at the design stage.</p> <p>7. Smart energy systems  a. Proposals should demonstrate how they have considered the difference (in scale and time) of renewable energy generation and the on-site energy demand, with a view to maximising on-site consumption of energy generated on site and minimising the need for wider grid infrastructure reinforcement.  b. Where the on-site renewable energy generation peak is not expected to coincide with peak onsite energy demand, resulting in a need to export or waste significant amounts of energy, proposals should demonstrate how they have explored scope for energy storage and/or smart distribution systems. The goal is to optimise on-site or local consumption of the renewable energy (or waste energy) that is generated by the site. Where appropriate,</p>	

Policy reference	Adopted Local Plan Policy wording	Proposed new wording (if applicable)	Explanation
		<p>proposals should demonstrate that they have integrated these to optimise carbon- and energy-saving benefits and minimise the need for grid reinforcements.</p> <p>8. Post-occupancy evaluation</p> <p>a. Large-scale development (over 5000 m2 floorspace) should monitor and report total energy use and renewable energy generation values on an annual basis. An outline plan for the implementation of this should be submitted with the planning application. The monitored in-use data are to be reported to the local planning authority for 5 years upon occupation.</p>	
EM13	New Policy	<p><b>Policy EM13 Overheating in new buildings</b></p> <p>All new build residential and non-residential buildings must meet the following requirements:</p> <p>1. Cooling hierarchy:</p> <p>a. Demonstrate that overheating risk measures have been incorporated in accordance with the cooling hierarchy:</p> <p>i. Minimise internal heat generation through energy efficient design.</p> <p>ii. Reduce the amount of heat entering the building in summer using:</p> <ul style="list-style-type: none"> <li>- Building orientation;</li> <li>- Shading;</li> </ul>	<p>New buildings that meet ambitious space heating demand requirements will be at increased risk of overheating due to the ability of the building to retain heat well. Clearly, throughout winter this is a key comfort benefit, yet during summer this can result in the opposite effect if not otherwise mitigated with measures to enhance ventilation and avoid excess solar gain, in warmer months. This policy aims to ensure that overheating risk is sufficiently assessed and</p>

Policy reference	Adopted Local Plan Policy wording	Proposed new wording (if applicable)	Explanation
		<ul style="list-style-type: none"> <li>- Albedo;</li> <li>- Fenestration; and</li> <li>- Insulation.</li> </ul> <p>iii. Manage heat within the building through exposed internal thermal mass and high ceilings.</p> <p>iv. Passive ventilation.</p> <p>v. Mechanical ventilation.</p> <p>vi. Active cooling measures.</p> <p>2. Overheating Assessment</p> <p>a. Residential development should complete CIBSE TM59 overheating assessment as their route to compliance with Building Regulations Part O. The simplified Part O route will not be considered acceptable. Non-residential development should complete CIBSE TM52 overheating assessment.</p>	<p>integrated into decisions throughout design stages to ensure high fabric efficiency standards are not achieved at the detriment of internal comfort and temperature levels.</p> <p>In addition to addressing overheating with building-related measures, overheating mitigation measures can also be integrated alongside blue and green infrastructure policies. Benefits here are further intertwined, whereby overheating risks can be mitigated whilst also improving the biodiversity of a site. For example, green roofs, walls and trees are effective at reducing surface temperatures through natural shading and evapotranspiration.</p> <p><b>Evidence:</b> Carbon policy support evidence base and policy recommendations study 2024</p>
EM14	<b>New Policy: Embodied carbon and waste</b>	<p><b>Policy EM14 Embodied carbon and waste</b></p> <p>Residential and non-residential buildings (thresholds given below) must meet the following requirement:</p>	<p>As operational energy and carbon are reduced, the proportion of embodied carbon becomes larger than ever as a share of the building's lifetime carbon</p>



Policy reference	Adopted Local Plan Policy wording	Proposed new wording (if applicable)	Explanation
		<p>1. Embodied carbon reporting  a. All major new residential (10 dwellings or more) and non-residential (1000 m2 floorspace or more) developments are required to complete a whole-life carbon assessment in accordance with RICS Whole Life Carbon Assessment guidance.</p> <p>2. Limiting embodied carbon  a. All large-scale major development (50 dwellings or more; 5000 m2 non-residential floor space or more) is required to limit embodied carbon (RICS/BS 15978 modules A1 – A5) to 600 kgCO2e/m2 GIA.</p> <p>3. Building end-of-life  a. All new buildings are to be designed to enable easy material re-use and disassembly, subsequently reducing the need for end-of-life demolition.</p> <p>4. Demolition audits  a. All major development that contains existing buildings/structures to carry out a pre-redevelopment and/or pre-demolition audit, following a well-established industry best practice method (e.g. BRE).</p>	<p>emissions. This means that reductions to embodied carbon will require increased attention. This policy addresses aims to ensure that in working towards a wholly net zero carbon building, this policy addresses embodied carbon with equal weight, if not more, than operational energy/carbon policy.</p> <p><b>Evidence:</b> Carbon policy support evidence base and policy recommendations study 2024</p>
EM15	New Policy: Noise	<p><b>Policy EM15 Noise</b></p> <p>1. Development which could result in an unacceptable impact on amenity, biodiversity or the surrounding environment by reason of</p>	This policy aims to address noise issues associated with new development which has been missing in the Coventry context

Policy reference	Adopted Local Plan Policy wording	Proposed new wording (if applicable)	Explanation
		<p>noise pollution and / or increased levels of general disturbance will only be permitted if a noise assessment and associated scheme of mitigation (if necessary) demonstrates that noise and / or general disturbance can be adequately controlled through design, planning conditions or other means of mitigation.</p> <p>2. Proposals for uses which are sensitive to noise will not be permitted close to existing or proposed potentially noise polluting uses unless it can be demonstrated that adequate mitigation measures can be provided to ensure adequate levels of amenity can be provided for future occupiers and the existing potentially noise polluting uses will not be prejudiced by the development proposed.</p> <p>3. Development will not be permitted if mitigation cannot be provided to an appropriate standard with an acceptable design.</p>	<p>from the adopted 2017 Local Plan.</p> <p>In terms of noise mitigation, In assessing such schemes for noise mitigation for either a noise-generating or noise sensitive development, account should be taken of:</p> <ul style="list-style-type: none"> <li>- The location, design and layout of the proposed development</li> <li>- Land levels and existing topographical features</li> <li>- Existing levels of background noise;</li> <li>- Hours of operation and servicing (where relevant);</li> <li>- Potential for cumulative impact with nearby noise-generating uses;</li> <li>- Measures to reduce noise within the development to acceptable levels, including external areas where possible; and</li> <li>- The need to maintain adequate levels of natural light and natural ventilation to habitable areas of the development.</li> </ul>

Policy reference	Adopted Local Plan Policy wording	Proposed new wording (if applicable)	Explanation
			<ul style="list-style-type: none"> <li>- The need to ensure that where ventilation is required in areas of poor air quality, measures do not impact the amenity of end users where open windows may be inappropriate.</li> <li>- The need to ensure mitigation schemes can be satisfactorily verified and adequately maintained for the life of the development.</li> </ul>
C1	<p><b>Policy C1:</b> Broadband and Mobile Internet</p> <p>1. Developers of new developments (residential, employment and commercial) will be expected to facilitate and contribute towards the provision of broadband infrastructure suitable to enable the delivery of broadband services across Coventry to ensure that the appropriate service is available to those who need it.</p> <p>2. Developers must make sure that broadband services that meet the ambitions of the Digital</p>	Delete Policy C1	Delete Policy as it duplicates national policy and serves no local added purpose.

Policy reference	Adopted Local Plan Policy wording	Proposed new wording (if applicable)	Explanation
	<p>Communications Infrastructure Strategy and the European Digital Agenda are available, wherever practicable, to all residents of the development at market prices and with a full choice of all UK service providers.</p> <p><b>3.</b> Developers are required to work with a recognised network carrier to design a bespoke duct network, for the development.</p> <p><b>4.</b> Other forms of infrastructure, such as facilities supporting mobile broadband and Wi-Fi, should be included, wherever possible and viable and should be designed in a sympathetic and appropriate way in order to reflect the character of the surrounding area.</p>		
C2	<p><b>Policy C2:</b> Telecommunications</p> <p><b>1.</b> When considering notifications, planning applications and prior approval applications, regard will be given to the following factors:</p> <p><b>a.</b> operational requirements of the telecommunication networks and the technical limitations of the technology, including any technical constraints on the</p>	Delete	Delete Policy as it duplicates national policy and serves no local added purpose.

Policy reference	Adopted Local Plan Policy wording	Proposed new wording (if applicable)	Explanation
	<p>location of telecommunications apparatus;</p> <p><b>b.</b> the need for the ICNIRP Guidelines (and any other relevant guidance in place at the time of the application) for safe emissions to be met;</p> <p><b>c.</b> the potential for sharing existing masts, buildings and other structures;</p> <p><b>d.</b> the impact of the development on its surroundings with particular regard to the following criteria:</p> <ul style="list-style-type: none"> <li>the visual amenity, character of area, apparatus and associated site and designed in order to</li> <li><b>i.</b> appearance of the host building</li> <li><b>ii.</b> unacceptable effect on conservation, historic interest or areas of ecological or sites of archaeological importance or landscaping.</li> </ul> <p><b>2.</b> Telecommunications equipment that has become obsolete or that is no longer in use should be removed as soon as practicable and the site restored to its former condition.</p>		

Policy reference	Adopted Local Plan Policy wording	Proposed new wording (if applicable)	Explanation
City Centre Policy CC1		<p><b>Policy CC1 (Part A) Coventry City Centre – Development Strategy</b></p> <p>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.</p> <p>This will be achieved by:</p> <ul style="list-style-type: none"> <li>•Enhancement of its position as a focus for the entire sub- region and as a national and international destination to live, work and play;</li> <li>•Enhancement of its retail and leisure offer to strengthen the city’s sub-regional role;</li> <li>•Provision of high quality office space;</li> <li>•Becoming a hub for education;</li> <li>•Including a variety of places to live which cater for different needs;</li> <li>•Preserving or enhancing the character and setting of the historic built landscape and the archaeological environment;</li> <li>•A connected public realm including public squares and green spaces, easily accessible through the creation of desirable and legible pedestrian routes;</li> <li>•Accessibility for all;</li> <li>•Providing an attractive and safe environment for pedestrians, cyclists and motorists;</li> <li>•Provide a high-quality public transport system that benefits from seamless</li> </ul>	<p>Policy CC1 Parts A – E incorporate into the core plan content of the previous City Centre Area Action plan, where policies do not duplicate those found elsewhere in the plan, and add locally specific value.</p> <p><b>Whist all of the wording here is new policy to the Local Plan itself, please see the accompanying Area Action Policies matrix for further detail in terms of which AAP policy wording has been ‘pulled through’, which is new and which has been deleted.</b></p>

Policy reference	Adopted Local Plan Policy wording	Proposed new wording (if applicable)	Explanation
		<p>integration and is well connected to existing and new infrastructure;</p> <ul style="list-style-type: none"> <li>•Being a gigabyte city that offers high speed Wi-Fi and broadband facilities throughout the city centre;</li> <li>•High quality sustainable built design;</li> <li>•Continuing to develop a vibrant and attractive night time economy;</li> <li>•Providing opportunities to improve health and wellbeing;</li> <li>•Continuing to support greater integration of the university within the wider city centre</li> <li>•Respecting key views to the iconic three spires of St. Michaels, Holy Trinity and Christchurch in line with the Tall Buildings Design Guide and View Management Framework SPD</li> <li>•Supporting the reintroduction of green and blue infrastructure throughout the city centre, including opportunities for deculverting wherever possible; and</li> </ul> <p>Contributing to the key aims, vision and objectives of Coventry City Council.</p> <p><b>Policy CC1 (Part B) – Green and Blue Infrastructure</b></p> <ul style="list-style-type: none"> <li>a.New development will be expected to maintain the quantity, quality and functionality</li> </ul>	

Policy reference	Adopted Local Plan Policy wording	Proposed new wording (if applicable)	Explanation
		<p>of existing green and blue infrastructure. In line with the city's Green Space Strategy and Local Flood Risk Management Strategy, development proposals should enhance blue and green infrastructure, and create and improve linkages between the areas. Any development which is likely to adversely affect the integrity of a blue or green corridor will be required to be robustly justified and where appropriate, mitigation measures put in place. Development shall support meeting the objectives of the Severn River Basin Management Plan through ensuring that no deterioration of the River Sherbourne or its tributaries shall occur that may result in it failing its objectives under the Water Framework Directive.</p> <p>b. Development adjacent to the Ring Road should maximise all opportunities to develop the greening of vertical surfaces as far as reasonably possible. Opportunities to add greenery to areas adjacent to the Ring Road will be encouraged.</p> <p>c. Trees that contribute towards public amenity shall be retained and protected unless they are of poor quality, have a short</p>	



Policy reference	Adopted Local Plan Policy wording	Proposed new wording (if applicable)	Explanation
		<p>life expectancy (less than 10 years), are dangerous, or the benefits of removing the tree significantly outweighs the harm that would be caused by its removal. Where trees are lost, replacement planting must be provided to a commensurate value to that which is lost.</p> <p>d.Introduction of new, accessible green spaces in the City Centre will be encouraged. Proposals which positively contribute toward the open space objectives of Coventry City Council will be encouraged.</p> <p><b>CC1 (Part C) Drainage &amp; Flood Risk</b></p> <p>a.Development shall be designed in line with the requirements of policy EM4 and located to minimise the risk of flooding and if permitted development, be resilient to flooding. The opportunity must be exercised to maximise the absorption of surface water run-off by the ground. Sustainable Drainage methods shall be incorporated into new developments including treatment for water quality. Such provisions should consider opportunities to reflect the alignment of the River Sherbourne and/or its tributaries.</p>	

Policy reference	Adopted Local Plan Policy wording	Proposed new wording (if applicable)	Explanation
		<p>b. When development occurs, a Flood Risk Assessment will need to be produced to appropriately consider the risk of flooding from all sources.</p> <p>c. When development occurs, it must consider the evidence in the Local Flood Risk Management Strategy, Surface Water Management Plan and Strategic Flood Risk Assessment. This includes all sites being treated as a Greenfield site when calculating permissible discharge rates in line with Policy EM5 of the Local Plan.</p> <p>d. When development is proposed it should utilise water use reduction systems such as grey water harvesting to reduce the water usage within the proposed developments.</p> <p>e. Where a development proposal lies adjacent to the existing de-culverted river Sherbourne, a natural sinuous river channel should be retained. Consideration should also be given to removing water bodies from culverts wherever possible and viable. This will be of particular importance along Fairfax Street and will be vital to create multi-</p>	

Policy reference	Adopted Local Plan Policy wording	Proposed new wording (if applicable)	Explanation
		<p data-bbox="987 272 1603 347">functional green and blue spaces within the city centre.</p> <p data-bbox="987 392 1536 467"><b>Policy CC1 (Part D) – Environmental Management</b></p> <p data-bbox="987 512 1637 786">New development must be designed to minimise environmental impact within the city centre and ensure that any impacts of pollution are appropriately considered and mitigated. In doing so new development schemes (including conversions and changes of use where appropriate) must ensure that:</p> <p data-bbox="987 831 1644 1106">a)All construction and demolition schemes adhere to a construction environmental management plan which must be submitted to and approved by the council before works commences. The CEMP must specify how the developer will mitigate noise and dust emissions from the works.</p> <p data-bbox="987 1150 1637 1345">b)All opportunities to connect to heat line or implement renewable energy generation have been explored and included as part of new development unless shown to be unviable or inappropriate.</p>	

Policy reference	Adopted Local Plan Policy wording	Proposed new wording (if applicable)	Explanation
		<p>c)Ground contamination needs have been assessed and remediated using the Environment Agency Model Procedures for the Management of Land Contamination.</p> <p>d)Proposals for site investigation and remediation schemes (where appropriate) utilise appropriate risk assessment and are approved by the Council in advance of development. Such measures should ensure that sites are 'fit for purpose'.</p> <p>e)New residential and commercial development schemes and the introduction of fixed plant machinery have been designed to meet internal and external noise levels specified in BS4142 and BS8223, or subsequent replacement standards.</p> <p>f)Appropriate odour extraction systems are incorporated where the sale / preparation / consumption of food takes place within the relevant buildings. Appropriate consideration has been given to the West Midlands LETC Air Quality guidance (or replacement guidance) and necessary mitigation measures incorporated into schemes.</p>	

Policy reference	Adopted Local Plan Policy wording	Proposed new wording (if applicable)	Explanation
		<p>g)Have regard to all other relevant polices within the Local Plan.</p> <p><b>Policy CC1 (Part E) – City Centre Character Area</b></p> <ul style="list-style-type: none"> <li>• All Development within the City Centre should reference the individual character area of its location and deliver high quality, contextually responsive proposals.</li> <li>• All development proposals within, or with the setting of, Conservation Areas will only be considered acceptable if they demonstrate that they preserve and enhance the historic environment of the area and are in adherence with the policies of the respective Conservation Area Appraisals and Management Plans.</li> </ul> <p><b>The Friargate Area</b></p> <ol style="list-style-type: none"> <li>a. Development within this area should deliver high quality office and residential development, alongside a mix of uses within its highly sustainable location. Uses considered to be acceptable include:</li> </ol>	

Policy reference	Adopted Local Plan Policy wording	Proposed new wording (if applicable)	Explanation
		<ul style="list-style-type: none"> <li>• Office Development</li> <li>• High quality City Centre Residential Dwellings</li> <li>• Leisure and recreation uses, including hotels;</li> <li>• Social and community uses;</li> <li>• Provisions for public transport infrastructure.</li> </ul> <p>b. Improvements to and expansion of the Coventry Railway Station will be supported so long as it does not negatively affect heritage assets.</p> <p><b>Cathedral and Cultural Area</b></p> <ul style="list-style-type: none"> <li>a. Development in areas adjoining Conservation Areas should enhance their setting and improve linkages between them and other areas of the city centre.</li> <li>b. Development proposals must reference inter-relationships to heritage assets and ensure the primacy of Coventry Cathedral is retained in townscape.</li> </ul>	

Policy reference	Adopted Local Plan Policy wording	Proposed new wording (if applicable)	Explanation
		<p>c. Development proposals must fully explore opportunities to reinforce the cultural offering of the City</p> <p><b>Civic Area</b></p> <p>a. New development within the Civic Area must have regard to its historic characteristics of public service provision. As such, the following uses are encouraged :</p> <ul style="list-style-type: none"> <li>• High Quality Residential Dwellings</li> <li>• Social and community uses;</li> <li>• Leisure and recreation uses;</li> <li>• Educational uses, including new university and research provisions;</li> <li>• Office use;</li> </ul> <p>b. Other commercial activities will be supported where they support the provision of active frontages within a mixed use development.</p> <p>c. The provision of new retail development is unlikely to be supported within the Civic Area unless it can be demonstrably shown to form an integral part of a mixed-use scheme.</p>	

Policy reference	Adopted Local Plan Policy wording	Proposed new wording (if applicable)	Explanation
		<p>d. Opportunities to expand the programme of public realm improvements will be supported</p> <p><b>Far Gosford Street Area</b></p> <p>a. New developments, changes of use and conversions within the Far Gosford Street Area must respect and reflect the area's historic character. As such all development proposals, including applications for signage and the provision of new and improved parking (for cars and cycles), within the area will only be considered acceptable if they demonstrate that they respect the historic environment of the area.</p> <p>b. To support the local centre designation a mix of creative industries, employment, residential and social and community uses will be supported within the Far Gosford Street Area.</p> <p>c. The use of upper floors of buildings for residential or office use will be supported and encouraged providing that appropriate noise insulation is</p>	



Policy reference	Adopted Local Plan Policy wording	Proposed new wording (if applicable)	Explanation
		<p>included to ensure that the use is compatible with ground floor commercial activity.</p> <p>d. Opportunities to enhance the setting of the exposed River Sherbourne within this Area through improvements to green infrastructure will be encouraged. This should include opportunities to improve wider green linkages beyond the city centre boundary, especially towards the Heritage Park at Charterhouse.</p> <p><b>Stoney Stanton Road Area.</b></p> <p>a. New developments within the Stoney Stanton Road Area must have regard to its established character; respond to the environmental issues associated with its proximity to the Ring Road and deliver high quality buildings and public space which reflect this areas position as a gateway to the city centre.</p> <p>b. All prospective developments should:</p> <ul style="list-style-type: none"> <li>• reflect and enhance the area's character through mixed-use developments;</li> </ul>	

Policy reference	Adopted Local Plan Policy wording	Proposed new wording (if applicable)	Explanation
		<ul style="list-style-type: none"> <li>•improve and introduce high quality buildings;</li> <li>•Promote active travel and ensure it becomes easier and safer to move within the area and into adjoining parts of the city centre</li> <li>•Mitigate the negative environmental impacts of the Ring Road;</li> </ul> <p>c.The conversions of existing buildings, where appropriate, and the development of small infill opportunities for new residential developments will be encouraged and supported in principle.</p> <p><b>Corporation Street Area</b></p> <p>a. All development proposals within the Spon Street Conservation Area, including applications for signage, will only be considered acceptable if they demonstrate that they respect the historic environment of the area.</p> <p>b. Spon Street will be encouraged as a suitable and attractive location for specialist and independent retailers. In order to protect</p>	

Policy reference	Adopted Local Plan Policy wording	Proposed new wording (if applicable)	Explanation
		<p>the availability of property for such use, further hot food takeaways will be resisted.</p> <p>c. Development must be of high-quality design that both relates well to the modern Belgrade Plaza development whilst ensuring the setting of adjacent listed buildings and Spon Street Conservation Area is preserved</p> <p>d. Opportunities to improve the linkages into the precinct area will be encouraged from Corporation Street, Spon Street and Belgrade Plaza</p> <p>e. Opportunities to improve the linkages into the Corporation Street Area from the West will be encouraged.</p> <p><b>Mixed Use Core</b> Including the Primary Shopping Area</p> <p>a. The primary shopping area is defined as per core Retail policy R2.</p> <p>b Other proposals that would introduce new town centre uses within the PSA will be encouraged and supported where they do not</p>	

Policy reference	Adopted Local Plan Policy wording	Proposed new wording (if applicable)	Explanation
		<p>undermine or conflict with this or any other policy.</p> <p>c. Opportunities for new residential provision above new or existing ground floor town centre uses will be supported with a view to supporting the vitality and viability of the city centre as a whole.</p> <p>d. Opportunities to reinforce the original design concept of the Gibson plan and the precinct cross will be encouraged and supported</p> <p>e. Development proposals should reference the variety of typologies found in the surrounding context, including the heritage assets of the precinct area.</p> <p><b>Parkside Area</b></p> <p>a. Development proposals within the Parkside area, should support the hi-tech character that has been developed within this part of the city centre. As such, the following uses will be acceptable:</p> <ul style="list-style-type: none"> <li>•Hi-Tech industry use;</li> </ul>	

Policy reference	Adopted Local Plan Policy wording	Proposed new wording (if applicable)	Explanation
		<ul style="list-style-type: none"> <li>•Research and Development activity;</li> <li>•Other Education facilities;</li> <li>•Residential provision;</li> <li>•Leisure and recreation uses;</li> <li>•Social and community uses;</li> <li>•Office use;</li> <li>•Car parking;</li> </ul> <p>b. Improvements in pedestrian connections from the area around Junction 5 toward London Road Cemetery to the South will be encouraged</p> <p><b>University and Enterprise Area</b></p> <p>a. Within the University and Enterprise Area, proposals for redevelopment, refurbishment, extension or conversion of buildings for the following uses will be supported subject to high quality building and landscape design:</p> <ul style="list-style-type: none"> <li>I.Education and faculty buildings;</li> <li>II.University administrative facilities;</li> <li>III.Supporting ancillary sport, recreation, retail and maintenance facilities;</li> <li>IV.Research facilities;</li> <li>V.Residential provision including student accommodation.</li> </ul>	

Policy reference	Adopted Local Plan Policy wording	Proposed new wording (if applicable)	Explanation
		<p>b. Proposals to bring the Grade I listed Whitefriars Monastery into appropriate and regular use will be strongly supported subject to that use not having a detrimental impact upon the architectural and historic interest of the building and surrounding public realm. Proposals shall respect the design unity of this part of the University and Enterprise area.</p> <p>c . University Square shall remain as an attractive public square at the interface of Coventry Cathedral, the Herbert Art Gallery and Museum and Coventry University.</p> <p><b>Northern Regeneration Area</b></p> <p>a. Proposals supporting the aims of mixed-use redevelopment of the Area will be encouraged.</p> <p>b. The area will be primarily promoted for new residential development in a range of types and tenures although a range of other uses will be acceptable subject to conformity with other parts of this Local Plan These include:</p> <ul style="list-style-type: none"> <li>•Office;</li> <li>•Retail and commercial;</li> <li>•Social, community and leisure uses;</li> </ul>	

Policy reference	Adopted Local Plan Policy wording	Proposed new wording (if applicable)	Explanation
		<p>•Education uses (including those linked to the university); Such uses should contribute towards active frontages at ground floor level.</p> <p>c. Green and blue infrastructure should form an integral part of all development proposals within the area. This should include the consideration of deculverting where possible and viable.</p> <p>d. New development opportunities should not conflict with any other policies within this AAP.</p> <p>e. Swanswell Pool is of historic importance to the local area and the city centre as a whole. Opportunities to expand the park and enhance its quality will be supported. This should include opportunities to improve its linkages to the wider city centre.</p> <p>f. Proposals for the redevelopment of White Street Coach Park will be encouraged, where they are linked to appropriate amendments to Ring Road junction 2</p> <p><b>The Warwick Row Area</b></p>	

Policy reference	Adopted Local Plan Policy wording	Proposed new wording (if applicable)	Explanation
		<p>a. Proposals for limited and sympathetic infill development in the Warwick Row area will be encouraged and supported where appropriate.</p> <p>b. Applications for conversions or changes of use will be considered on the basis of their relationship with adjoining buildings and uses. Where appropriate, proposals should complement existing styles and designs of adjoining buildings.</p> <p>c. Proposals should enhance the character and quality of the local environment and be compatible with other Local Plan policies.</p> <p>d. Greyfriars Green will continue to be protected as a conservation area and an important 'green' asset to the city centre. Any development proposals that would erode the character of the Green and damage the setting of the listed buildings will not be accepted.</p>	



Policy reference	Adopted Local Plan Policy wording	Proposed new wording (if applicable)	Explanation
IM1	<p><b>Policy IM1: Developer Contributions for Infrastructure</b></p> <p>1. Development will be expected to provide, or contribute towards provision of:</p> <p>a. Measures to directly mitigate its impact and make it acceptable in planning terms;</p> <p>b. Physical, social and green infrastructure to support the needs associated with the development</p> <p>2. Infrastructure and mitigation measures will be provided in a timely manner to support the objectives of the Plan.</p> <p>3. The Council will, where appropriate, seek to secure site-specific infrastructure investments and/or contributions as well as off-site contributions and/or investments. The nature and scale of these will be related to the form of development and its potential impact on the site and surrounding area. The cumulative impact of developments will also be taken into account.</p> <p>4. Developer contributions in the form of Planning Obligations</p>	<p><b>Policy IM1: Developer Contributions for Infrastructure</b></p> <p>1. Development will be expected to provide, or contribute towards provision of:</p> <p>a. Measures to directly mitigate its impact and make it acceptable in planning terms;</p> <p>b. Physical, social and green and blue infrastructure to support the needs associated with the development</p> <p>2. Infrastructure and mitigation measures will be provided in a timely manner to support the objectives of the Plan.</p> <p>3. The Council will, where appropriate, seek to secure site-specific infrastructure investments and/or contributions as well as off-site contributions and/or investments. The nature and scale of these will be related to the form of development and its potential impact on the site and surrounding area. The cumulative impact of developments will also be taken into account.</p> <p>4. Developer contributions will contribute towards strategic infrastructure required to support the overall development in the Plan as defined in the Infrastructure Delivery Plan.</p> <p>5. Where site specific issues generate viability concerns, applicants should discuss these with the Council at the earliest possible stage in the development process. Proposals that are unable to comply with the Plan's policies</p>	<p>Minor changes to update the policy text in line with current national policy and to provide resilience to any future national changes in the way in which developer contributions operate</p>

Policy reference	Adopted Local Plan Policy wording	Proposed new wording (if applicable)	Explanation
	<p>and/or Community Infrastructure Levy (CIL) will contribute towards strategic infrastructure required to support the overall development in the Plan.</p> <p>This will focus primarily on category 1 infrastructure as identified in the IDP and/or Regulation 123 list.</p> <p><b>5.</b> Where site specific issues generate viability concerns, applicants should discuss these with the Council at the earliest possible stage in the development process. Proposals that are unable to comply with the Plan's policies on viability grounds must be accompanied by a detailed Viability Assessment.</p> <p><b>6.</b> The Council will work in partnership with infrastructure providers and other delivery agencies in updating the Infrastructure Delivery Plan to ensure an up to date evidence base regarding infrastructure requirements and costs is maintained.</p>	<p>on viability grounds must be accompanied by a detailed Viability Assessment.</p> <p><b>6.</b> The Council will work in partnership with infrastructure providers and other delivery agencies in updating the Infrastructure Delivery Plan to ensure an up to date evidence base regarding infrastructure requirements and costs is maintained.</p>	