



# Coventry City Council Local Development Scheme

September 2025

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# 1.0 Introduction

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

1.2 It is a legal requirement<sup>1</sup> that an LDS is prepared, kept up to date and made publicly available. This LDS will therefore be published on the Council's website.

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

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<sup>1</sup> Section 15 of the Planning and Compulsory Purchase Act 2004 (as amended)

## 2.0 The previous LDS

2.1 The previous Local Development Scheme was published in December 2024. It is important that the LDS is updated to reflect the progress of implementation of the decision to undertake a full Plan Review.

2.2 The LDS includes the HMO DPD and associated Article 4 Direction which has now been confirmed. The timetable of the process of bringing this into adoption is included for clarity.

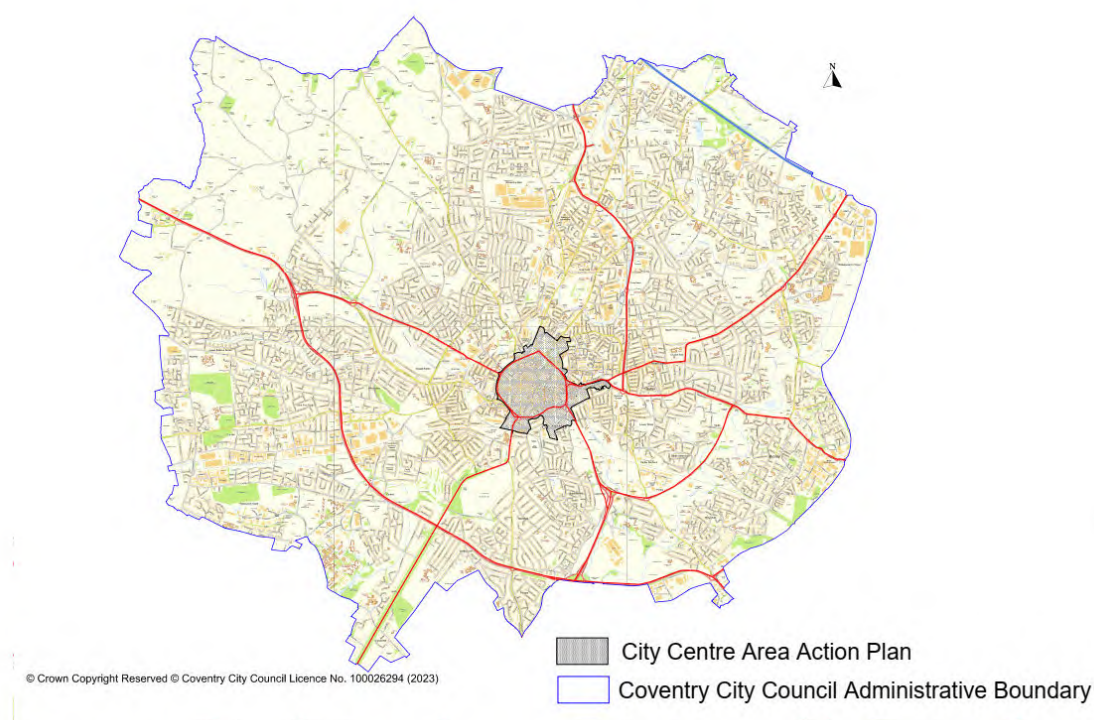
## 3.0 Development Plan Documents

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

3.2 The adopted DPDs for Coventry City Council are the Local Plan and the Homes in Multiple Occupation DPD which cover the entire administrative area of the City Council, and the City Centre Area Action Plan which covers the City Centre (Both shown in Figure 1).



Figure 1



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

3.4 The Local Plan Regulations<sup>2</sup> require that Local Plans must be reviewed every five years, starting with the date of adoption. The review must consider changing circumstances affecting the area, or any relevant changes in national policy<sup>3</sup> in order to determine whether any strategic policies need updating.

3.5 Bearing in mind the aforementioned requirement, Table 1 sets out the timetable currently underway for a full review of the Local Plan, this being inclusive of the City Centre Action Plan.

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

<sup>3</sup> National Planning Policy Framework 2021 paragraph 33

## Coventry Local Development Scheme

Table 1: Local Plan review timetable

	2023		2024				2025				2026			
	Q3 (July- Sept)	Q4 (Oct- Dec)	Q1 (Jan- Mar)	Q2 (Apr- Jun)	Q3 (July- Sept)	Q4 (Oct- Dec)	Q1 (Jan- Mar)	Q2 (Apr- Jun)	Q3 (July- Sept)	Q4 (Oct- Dec)	Q1 (Jan- Mar)	Q2 (Apr- Jun)	Q3 (July- Sept)	Q4 (Oct- Dec)
Regulation 18 Consultation														
Representation Analysis														
Policy & Plan preparation														
Regulation 19 Consultation														
Representation Analysis														
Submission														
PINS Examination														
Adoption														

3.6 Table 2 below sets out the undertaken timelines of the Homes in Multiple Occupation DPD and, for clarity, also includes the concluded delivery timeline for the associated Article 4 Direction. The DPD covers the same geographical area as the Coventry City Council administrative boundary illustrated in Figure 1.

Table 2: Houses in Multiple Occupancy DPD timetable

	2022		2023				2024				2025			
	Q3 (July- Sept)	Q4 (Oct- Dec)	Q1 (Jan- Mar)	Q2 (Apr- Jun)	Q3 (July- Sept)	Q4 (Oct- Dec)	Q1 (Jan- Mar)	Q2 (Apr- Jun)	Q3 (July- Sept)	Q4 (Oct- Dec)	Q1 (Jan- Mar)	Q2 (Apr- Jun)	Q3 (July- Sept)	Q4 (Oct- Dec)
HMO DPD	C*	C*	P	P			E	E	E		A			
Article 4 Direction	C	C				A4C								

C – Consult

C\* - Consultation (Regulation 18)

P – Publication (Proposed submission – Regulation 19)

A – Adopted

E – Examination

A4C – Article 4 Confirmation

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

## 4.0 Supplementary Planning Documents & Design Codes

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

4.2 Following the Local Plan examination, the Council intends to produce an update to its Health Impact Assessment Supplementary Planning Document (HIA SPD), which will cover the administrative area of Coventry City Council.

4.3 A Supplementary Planning Document has recently been jointly produced between Coventry City Council and Warwick District Council to support the continued growth and expansion of the University of Warwick. This is set out in policy DS2 of the adopted Coventry Local Plan which supports cross boundary partnership working, including the production of SPDs with growth and expansion of the University of Warwick specifically cited.

4.4 The timetable for producing and consulting upon the anticipated SPDs is set out below.

**Table 3: SPD timetable**

	2024				2025				2026			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
	(Jan-Mar)	(Apr-Jun)	(July-Sept)	(Oct-Dec)	(Jan-Mar)	(Apr-Jun)	(July-Sept)	(Oct-Dec)	(Jan-Mar)	(Apr-Jun)	(July-Sept)	(Oct-Dec)
University of Warwick SPD			C	A								
Shop front Design Guide SPD								C	A			
Health Impact Assessment SPD Update										C	A	
Biodiversity Net Gain SPD Update										C	A	
Coventry Connected SPD Update											C	A
Sustainable Drainage SPD											C	A
C – Consult			A – Adopt									

4.5 The Levelling up and regeneration act 2023 introduced at paragraph 15F, a requirement for Local Authorities to produce Design Codes which should be considered for planning permissions to be granted. Coventry City Council aim to meet this requirement in the production of area specific codes commencing initial

consultation during 2025, as set out below. The below is the currently anticipated Design Codes structure for the City, however this may be revised during the evolution of the Design Codes, and the findings of public consultations.

**Table 4: Design Code timetable**

	2025				2026				2027			
	Q1 (Jan-Mar)	Q2 (Apr-Jun)	Q3 (July-Sept)	Q4 (Oct-Dec)	Q1 (Jan-Mar)	Q2 (Apr-Jun)	Q3 (July-Sept)	Q4 (Oct-Dec)	Q1 (Jan-Mar)	Q2 (Apr-Jun)	Q3 (July-Sept)	Q4 (Oct-Dec)
CCC Localised Design Code Area One				C		A						
CCC Localised Design Code Area Two					C		A					
CCC Localised Design Code Area Three						C		A				
CCC Localised Design Code Area Four							C		A			

## 5.0 Neighbourhood Plans

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

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

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

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



## 6.0 Monitoring and Data Standards

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

6.2 To comply with the legislation<sup>4</sup> all documents will be produced to accord with any data standards required by Government.

<sup>4</sup> Planning and Compulsory Purchase Act 2004 as amended by the Neighbourhood Planning Act 2017

If you need this information in another format or language,  
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