

## Authority Monitoring Report 2017/18

## Introduction

- 1.1. This is an 'interim' Annual Monitoring Report (AMR) produced by Coventry City Council Local Planning Authority as per the requirements set out in the Localism Act 2011. Whilst there is no requirement for this monitoring report to be submitted to the Secretary of State, it still remains a statutory duty for the authority to monitor its own performance against the requirements<sup>1</sup> adopted as the Coventry Local Plan (2017)<sup>2</sup>.
- 1.2. This report relates to the development activity that has occurred in the city between the dates of 1<sup>st</sup> April 2017 and 31<sup>st</sup> March 2018.
- 1.3. The AMR provides an update representing the most significant changes experienced within Coventry during the time period stated in paragraph 1.2; the document is not intended to be an exhaustive study of all developments which have taken place, nor be overly specific concerning any 'case-studies'.
- 1.4. Monitoring is important as it identifies the development that is occurring now, and helps to establish the development that will come forward in the future. The AMR also plays an important role on comparing past development trends against existing and emerging policies and targets to provide an evidence base determine future development requirements.
- 1.5. **For clarity, this year's report is a condensed version to only include the key development aspects of; housing, employment and retail. This is because the Council adopted a new Local Plan on 6<sup>th</sup> December 2017. Therefore the monitoring year is split between 1<sup>st</sup> April 2017 to 5<sup>th</sup> December 2017 (Coventry Development Plan, 2001) and 6<sup>th</sup> December 2017 to 31<sup>st</sup> March 2018 (Local Plan, 2017).**
- 1.6. For the avoidance of doubt, next year's AMR (2018/19) will provide a complete report concerning all aspects of development.

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<sup>1</sup> Please refer to Appendix 1 of this document for the

<sup>2</sup> [http://www.coventry.gov.uk/downloads/file/25899/final\\_local\\_plan\\_december\\_2017](http://www.coventry.gov.uk/downloads/file/25899/final_local_plan_december_2017)

## Housing

### Completions

- 2.1. This chapter provides an overview of housing development in the city and compares this with the overall progress being made towards the Councils strategic housing land requirements (HLR).
- 2.2. As set out in policy H1 of the Local Plan, Coventry City Council has made provision for 24,600 dwellings up until 2031. This trajectory of completions is considered to be 'stepped' in the following way: between the years 2011 and 2016, a requirement of 1,020 homes to be completed per annum. From 2017 until 2031 this increases to a requirement of 1,300 dwellings to be completed per annum.
- 2.3. The monitoring year between the dates of 1<sup>st</sup> April 2017 and 31<sup>st</sup> March 2018 witnessed a total of **1,395 gross completions**. When loss of dwellings is factored in (including demolitions) and losses through change of use and conversion, the figure equals **1,285 net completions**.

Completed by:	Completions	Under Construction	Not Started - FULL	Not Started - OUTLINE
Major Scheme	451	319	1,695	0
2017 Local Plan (less PBSA)	149	55	164	950
SHLAA Sites (less PBSA)	107	95	67	39
2017 CCAAP (less PBSA)	0	0	45	40
Student Accommodation	0	1,510	2,432	0
Windfall – New Build	451	430	558	84
Windfall – Change of Use & Conversion	237	100	116	0
<b>Total (Gross)</b>	<b>1,395</b>	<b>2,509</b>	<b>5,077</b>	<b>1,113</b>
<b>Loss of Dwellings by:</b>	<b>Total Losses</b>			
Demolitions	22			
CoU/Conv	88			
<b>Total (Net)</b>	<b>1,285</b>			

Table 1: 2017/18 residential position.

- 2.4. As per paragraph 2 of policy H1 of the Local Plan, for the 2017/18 year there was a target for 1,300 homes to be completed. Therefore there was an undersupply for the year of 15.
- 2.5. However since the beginning of the plan period (2011), and including 2017/18, there have been a total of 8,027 net housing completions in Coventry. This represents a total oversupply of 327 dwellings above the Local Plan requirement of 7,700 up until 31<sup>st</sup> April 2018.

Stepped Trajectory Joint SHMA	Requirement (Total)	Requirement (Annual)	Achieved	Difference
2011/12 – 2015/16 (First 5 Years)	5,100	1,020	5,550	+450
2016/17 – 2017/18 (Subsequent Completed Years)	2,600	1,300	2,477	-123
<b>Total</b>	<b>7,700</b>		<b>8,027</b>	<b>+327</b>

Table 2: Total completions across the plan period, compared to Local Plan requirements.

## Requirements

- 2.6. As set out in policy H1 of the Local Plan, the Coventry and Warwickshire Joint SHMA indicated an Objectively Assessed Need (OAN) of 42,400 homes for the city between 2011 and 2031. However, under the terms of the shared OAN and Memorandum of Understanding (MoU) with the wider Warwickshire Sub-Region it has been acknowledged that the city by itself can not meet this completion target. Instead Coventry's neighbouring authorities have agreed to 'take-on' the shortfall of 17,800.
- 2.7. Of the 24,634 homes that can be accommodated within the city, 8,027 (net) have been completed, this leaves 16,607 dwellings remaining of the adopted housing requirement. The Council has established through the Local Plan that both the Liverpool<sup>3</sup> and Sedgefield<sup>4</sup> approach will be considered for future housing requirements across the remaining plan period in each edition of the AMR to ensure a consistent and robust assessment of housing provision is undertaken. In addition to the Housing Delivery Test as required by the Ministry of Housing, Communities and Local Government<sup>5</sup>.

	Requirement (Total)	Requirement (Annual)
<b>Liverpool</b>		
Amended 5 year Total Requirement (2018-2022)	6,173	1,235
Amended 5 year Total Requirement (2023-2027)	6,500	1,300
Amended 5 year Total Requirement (2028-2031)	3,900	1,300
<b>Sedgefield</b>		
Amended 5 year Total Requirement (2018-2022)	6,391	1,278
Amended 5 year Total Requirement (2023-2027)	6,391	1,278
Amended 5 year Total Requirement (2028-2031)	3,791	1,264

Table 4a: Amended requirements factoring in overall oversupply across the plan period.

## Projections

- 2.8. The Council has allocated enough land for housing completions to meet its requirement. Furthermore, combining such allocations with windfall sites that will come forward, it is anticipated that housing completions will be at a rate which ensures a continuous 5 year housing land supply.

<sup>3</sup> Liverpool approach to housing land supply factors in the entire under/oversupply into the first 5 year timeframe

<sup>4</sup> The Sedgefield approach to housing land supply factors in the under/oversupply equally across the remaining plan period.

<sup>5</sup> <https://www.gov.uk/government/publications/housing-delivery-test-measurement-rule-book>

- 2.9. At the 31<sup>st</sup> March 2018, the Council can project a (gross) total of 21,998 dwellings as a pipeline figure. This is 5,240 dwellings over and above the remaining requirement, assuming all allocated sites are built out before 31<sup>st</sup> March 2031, and the number of windfall sites coming forward remain at their most recent historical rates.

	Completed as:	Anticipated Completions			Total
		2018-2022	2023-2027	2028-2031	
Allocation(s)	Local Plan Site	2,561	4,161	2,259	<b>8,981</b>
	SHLAA Site	1,458	1,228	366	<b>3,052</b>
	AAP Site	285	355	200	<b>840</b>
	Other Major Scheme Site	752	752	450	<b>1,954</b>
	Student Scheme	4,007	0	0	<b>4,007</b>
Windfall	Known Windfall Site	758	0	0	<b>758</b>
	Unknown/Anticipated Windfall Site	742	1,500	900	<b>3,142</b>
<b>TOTAL</b>		<b>10,563</b>	<b>7,996</b>	<b>4,175</b>	<b>22,734</b>
<b>TOTAL less student schemes</b>		<b>6,556</b>	<b>7,996</b>	<b>4,175</b>	<b>18,727</b>

Table 5: Projected completions across the remaining plan period.

- 2.10. The explanation for an excessive number of completions over the next couple of years (2018/19 and 2019/20) is because of new purpose-built student accommodation (PBSA) imminently about to come online. Of the 10,563 dwellings anticipated to be completed before 31<sup>st</sup> March 2022, 4,007 (38%) are PBSA.

$$\text{Housing Delivery Test (\%)} = \frac{\text{Total net homes delivered over three year period}}{\text{Total number of homes required over three year period}}$$

$$106\% = \frac{3,913}{3,705}$$

Figure 1: Housing Delivery Test calculation.

	Liverpool	Sedgefield
Total 5 Year Supply	10,829	10,829
Total 5 Year Requirement	6,173	6,391
Requirement Annualised (1st 5 years)	1,235	1,278
<b>Number of Years Supply</b>	<b>8.8*</b>	<b>8.5*</b>
<b>Supply as a % of requirement</b>	<b>175%</b>	<b>169%</b>

\*large supply due to imminent delivery of large student accommodation schemes.

<b>Number of Years Supply (less student accommodation)</b>	<b>5.5</b>	<b>5.3</b>
<b>Supply as a % of requirement (less student accommodation)</b>	<b>111%</b>	<b>107%</b>

Table 6: 5 year housing land supply forecast.

- 2.12. As of July 2018, Coventry City Council is required by HM Government to record the delivery and projection of net additional dwellings through the Housing Delivery Test. Please see figure 6 for 2017/18 figures. As projected delivery exceed the 95% threshold set out in paragraph 75 of the NPPF, there is **no requirement for the authority to prepare an action plan.**

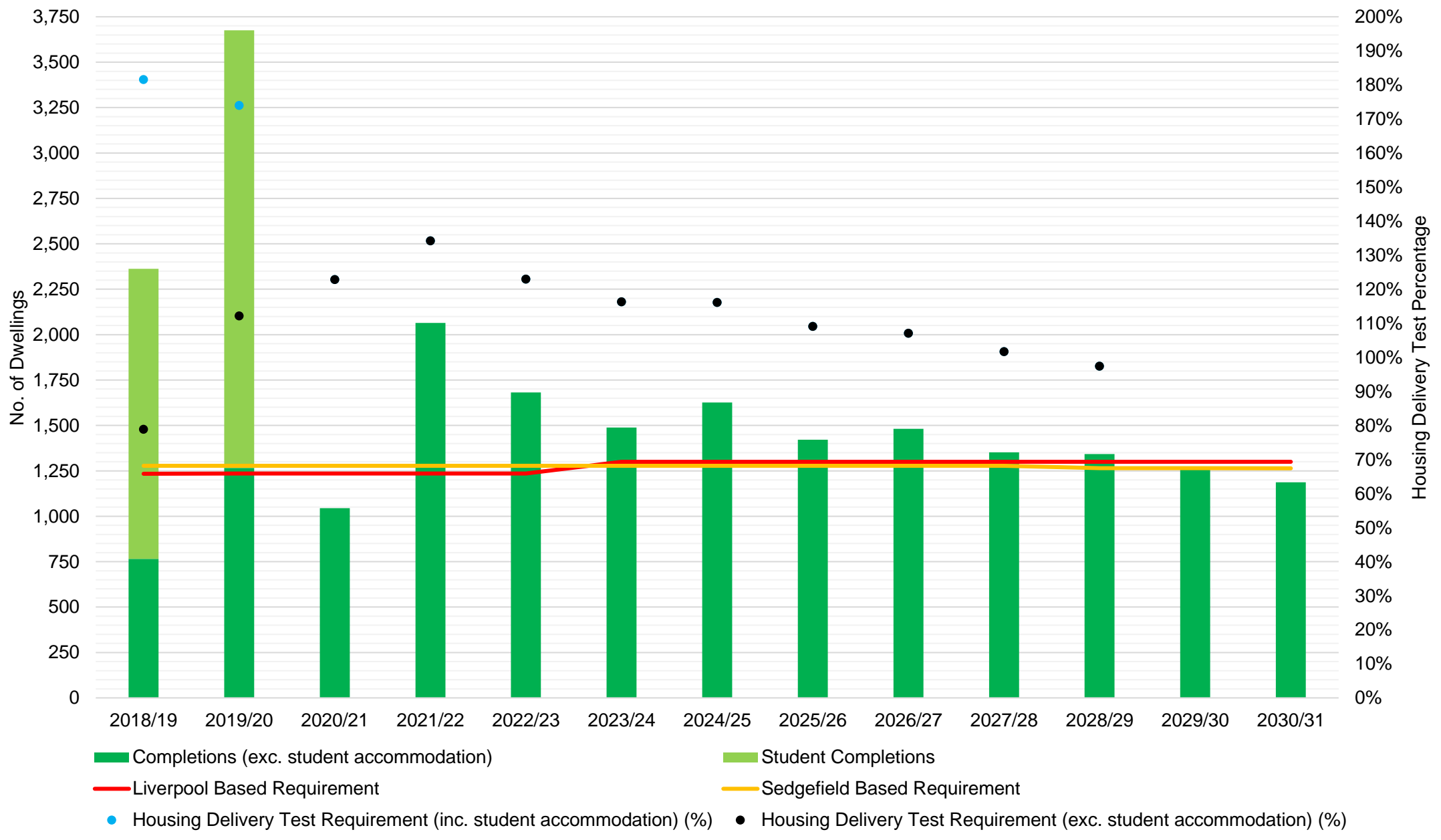


Figure 1: Projected housing completions against requirement(s) for the remaining Local Plan period.

## Employment

- 3.1. This chapter provides an overview of the employment development in the city in terms of completions, under construction and sites with planning permission but are yet to be started.
- 3.2. As set out in policy JE2 of the Local Plan, Coventry City Council has made provision for 107ha of employment land in the city across the plan period. The redistribution of a further 262ha across the Coventry and Warwickshire sub-region is monitored through the publication of a separate 'Sub-Region Monitoring Report'.
- 3.3. Appendix 3 sets out the position of the employment sites across the city at 31<sup>st</sup> March 2018. The following few paragraphs briefly discuss and analyse this position.
- 3.4. The monitoring year between the dates of 1<sup>st</sup> April 2017 and 31<sup>st</sup> March 2018 witnessed a total **net gain** of **9,221sq.m.** of employment land. **Gross completions** totalled **28,659 sq.m.**

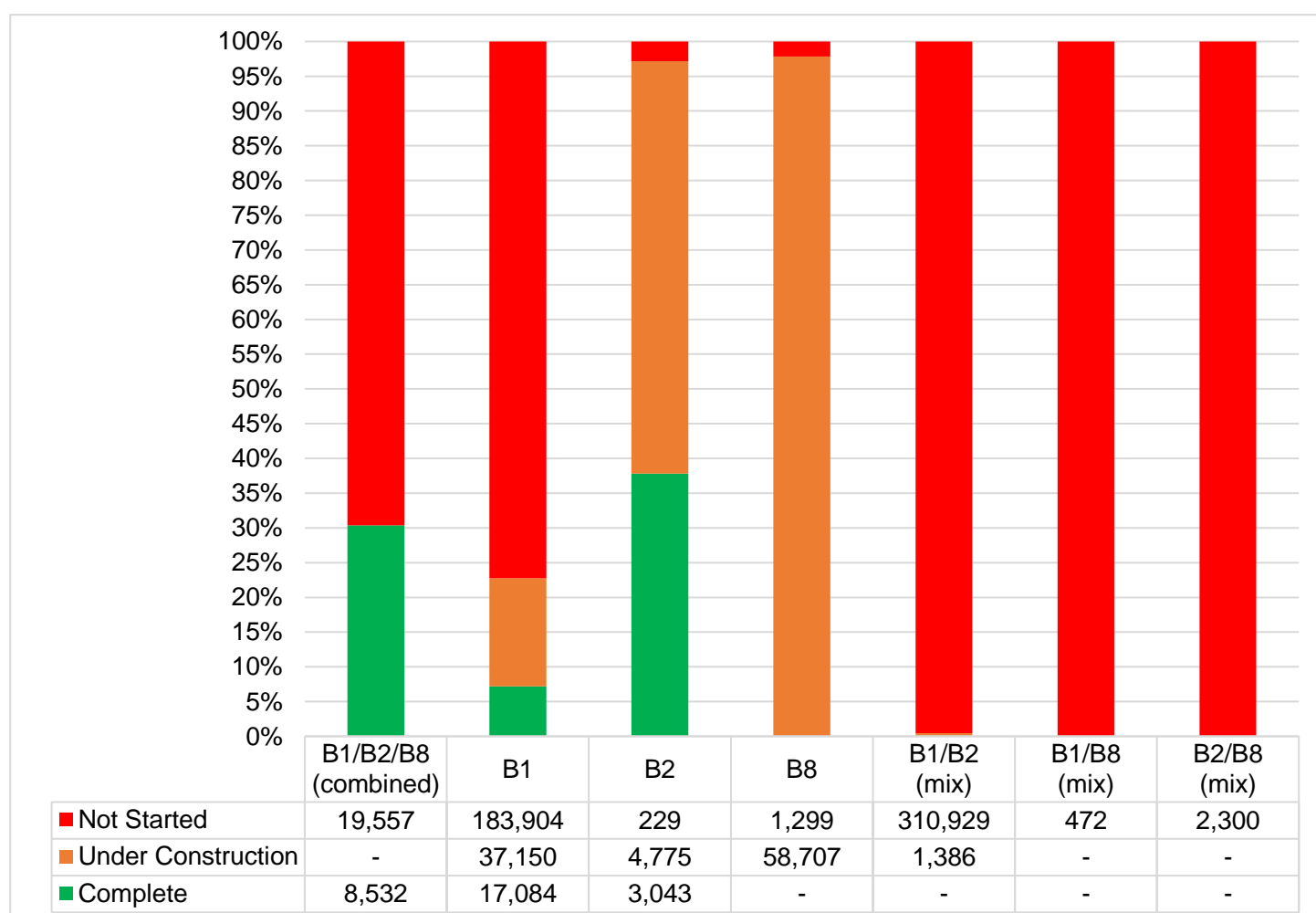
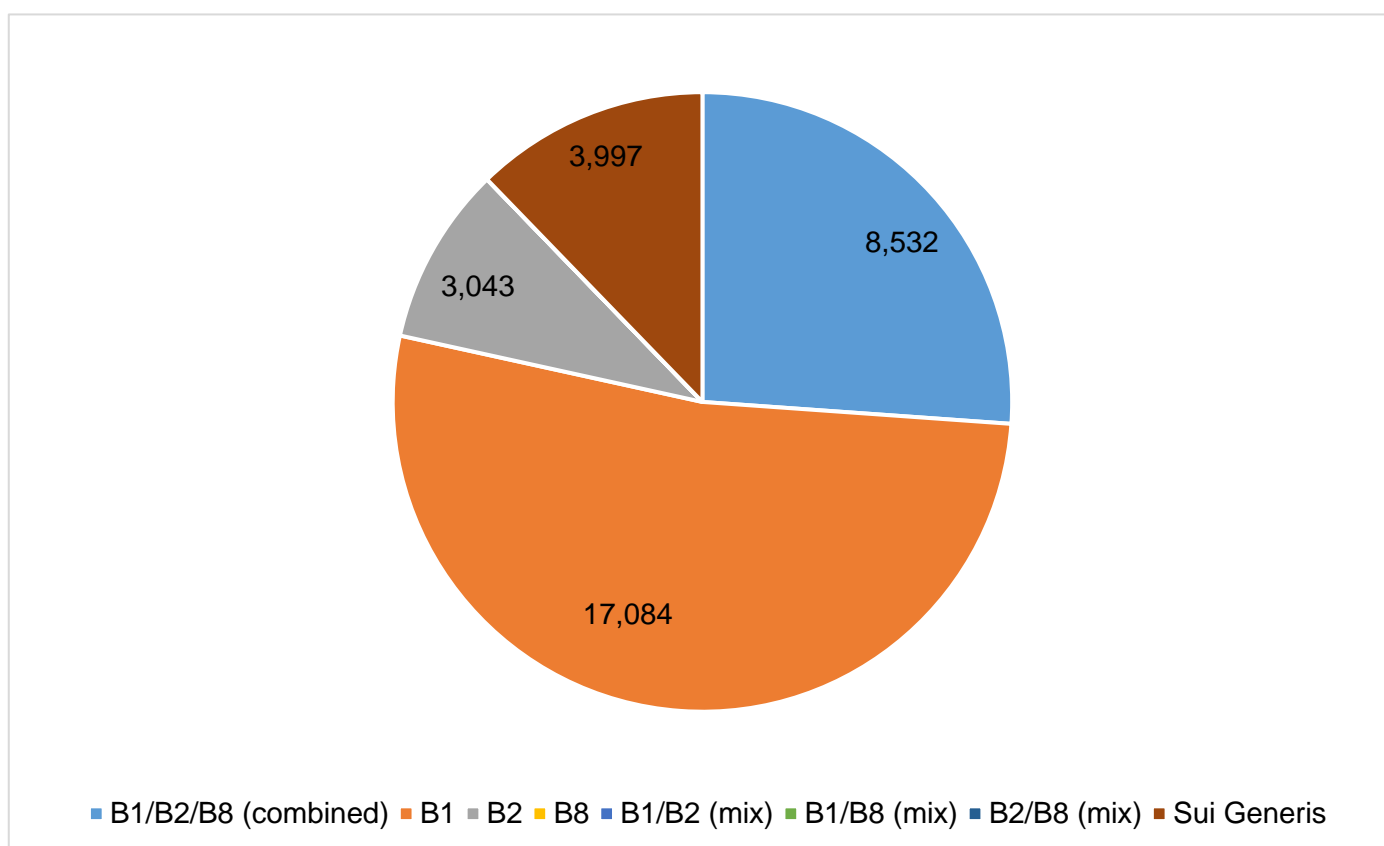


Figure 2: Breakdown of **gross** employment land development status by use class.

- 3.5. Of the total gross completions, 17,084sq.m. – or 52% - are on allocated sites. Although the entirety of these completions on allocated sites was the office development as part of the Friargate redevelopment scheme.

- 3.6. The breakdown of employment space into completions, under construction and not started by use class is shown as figure 2.
- 3.7. 59.6% of total completions across 2017/18 were for B1 use, 10.6% were for B2 use and 29.8% were for a combined B1/B2/B8 use.
- 3.8. An important figure to specifically highlight is the large quantity of B1 and/or B2 floorspace that is not started. This large figure is associated with the expansion of Jaguar Land Rover at Whitley for a mixed-use business park comprising of primarily offices, research and development facilities and light industrial works.
- 3.9. As paragraph 3.4 indicates, the employment sector has also witnessed a loss in land use.







## Retail

- 4.1. This chapter provides an overview of the retail completions in Coventry between 1<sup>st</sup> April 2017 and 31<sup>st</sup> March 2019. It also provides an up-date as to what retail provisions are coming forward at the latter part of this time period too.
- 4.2. As set out in in the retail chapter of the Local Plan (2017), all retail provision/development is firstly directed to ‘designated centres’. These centres remain largely unchanged from the designations established in the CDP (2001) bar the change of Ball Hill from a Major District Centre to a District Centre to be replaced by Brandon Road from a District Centre to a Major District Centre. There have also been 3 new centres designated entirely; Eastern Green Major District Centre, Keresley North Local Centre and Keresley South Local Centre. However the new centres are associated with the housing schemes being brought forward on the respective sites and as they are not as yet being developed are not discussed further in this report.
- 4.3. Appendix 4 lays out the live applications with a retail element at 31<sup>st</sup> March 2018.
- 4.4. As figure 4 illustrates, the vast majority of retail provision, regardless of whether such sites have been completed or not, are under the use classes A1 (43%) and A3 (39%). This will come as no surprise based on empirical evidence that any growth witnessed in the high street is based upon standard retail (i.e. A1) or the restaurant/café sector (i.e. A3). For completeness, 16% of the retail mix comes under A4 use class and 2% A2. Interestingly, there was 0sq.m. of floorspace brought forward or being brought forward under A5 use.

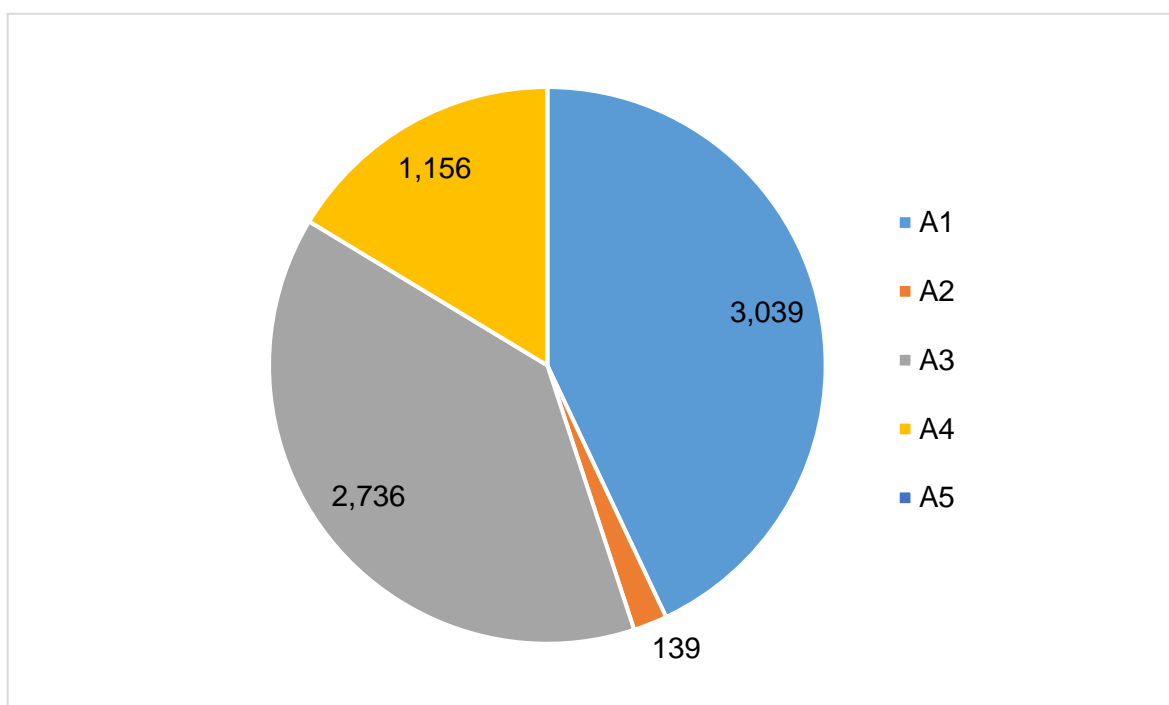


Figure 4: Retail mix (sq.m.) across all development stages.

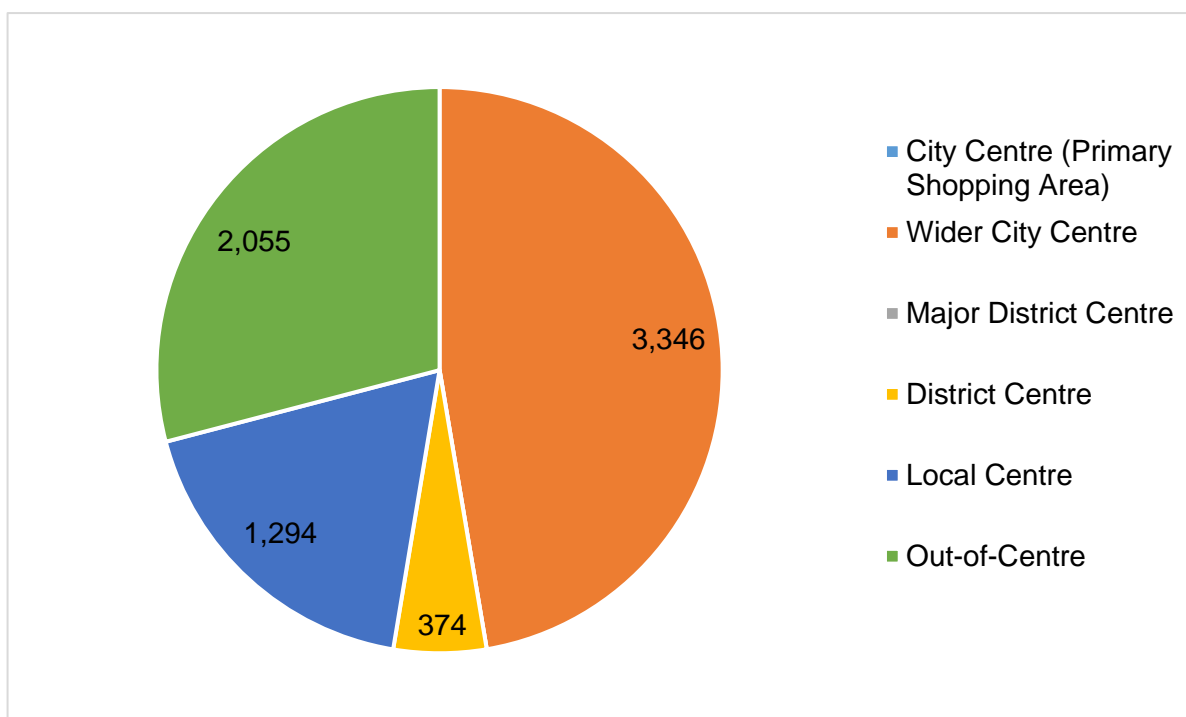


Figure 5: Location of retail floorspace (sq.m.) provision in terms of 'in-centre' or 'out-of-centre'.

- 4.5. With regards to the location of the retail provision, it is evident from figure 5 that the vast majority of A class uses that have come forward or are coming forward are located 'in-centre'<sup>6</sup>. Although there is no provision located in the Primary Shopping Area, if the wider city centre is considered an appropriate location for retail development, then 71% of such provision is in-centre. However this figure is reduced to 24% if the wider city centre is considered out-of-centre.
- 4.6. The explanation for the wider city centre is the location of 47% of the retail provision in the city is largely due to the retail floorspace that is included (generally on the ground-floor) in the student accommodation developments that sit just outside the primary shopping area.
- 4.7. A comprehensive update of the position of the designated centres will be published in due course.
- 4.8. Finally, to summarise the retail position in the city as displayed in figure 6 overleaf, Coventry has witnessed a total of;
- 2,087 sq.m. retail floorspace completed (35% A1, 37% A3 and 28% A4).
  - 1,015 sq.m. retail floorspace under construction (77% A1 and 23% A3).
  - 3,968 sq.m. retail floorspace not started (38% A1, 4% A2, 44% A3 and 14% A4).

<sup>6</sup> To view the location of Coventry's Designated Retail Centres, please visit: [http://www.coventry.gov.uk/info/110/planning/1333/online\\_planning\\_map/2](http://www.coventry.gov.uk/info/110/planning/1333/online_planning_map/2)

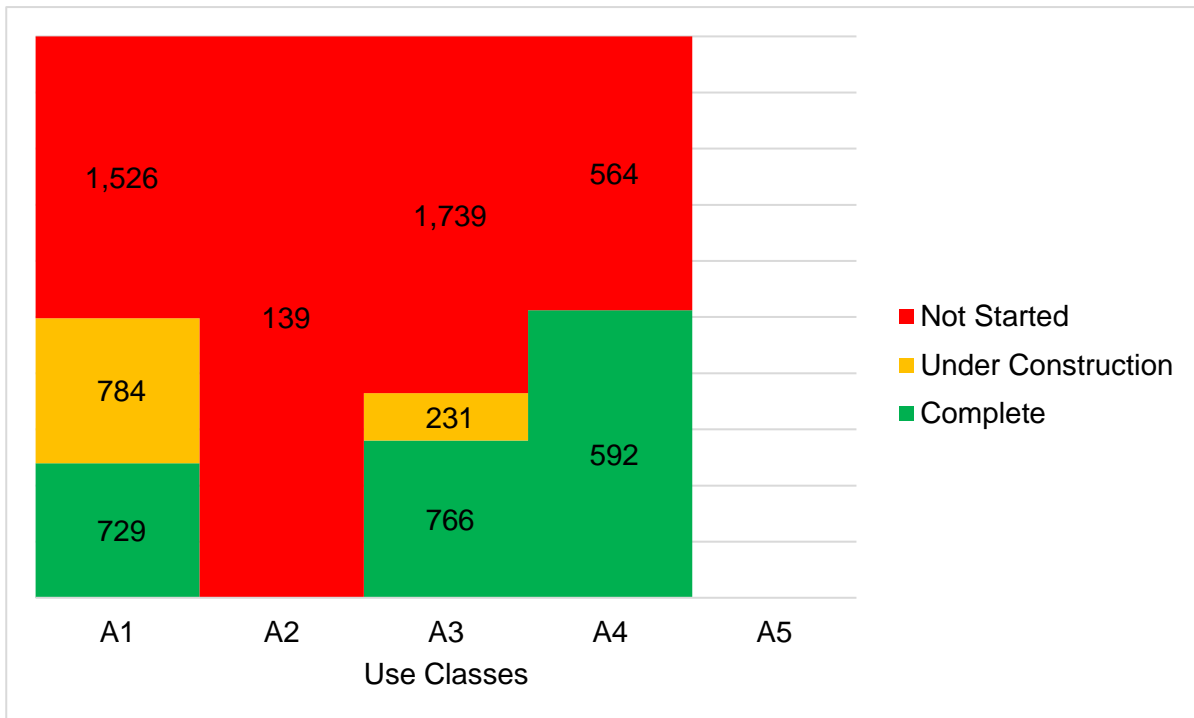


Figure 6: Development status of retail floorspace at 31<sup>st</sup> March 2018.

4.9.