

# Coventry Population Growth – Fact or Fiction?

A summary of how the Coventry Local Plan has been developed and the local impact of it.

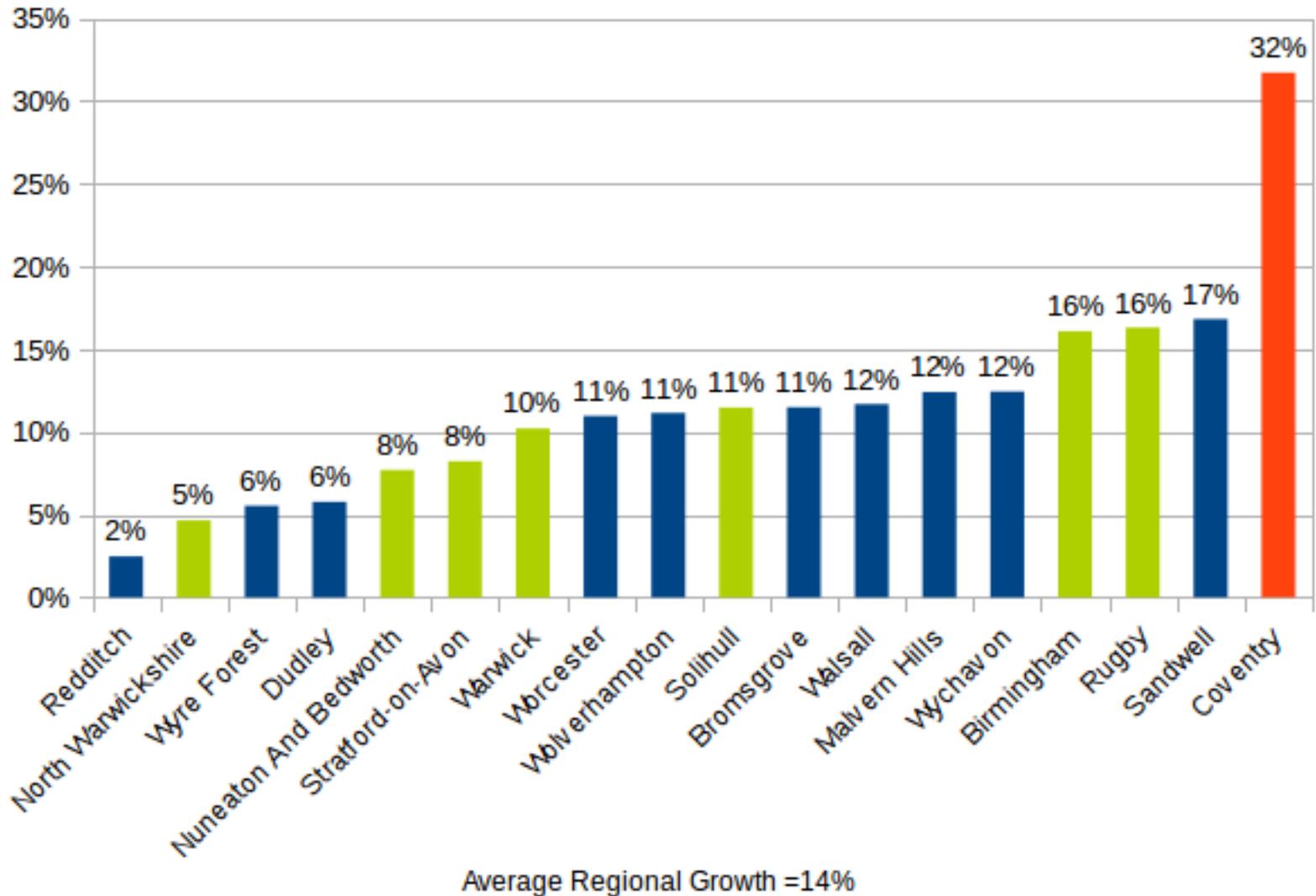
# Local Plan 2011-2031

- Basis on which Coventry plans for jobs, housing and all aspects of planning
- Based on population growth projections by the Office of National Statistics (ONS)
  - These put Coventry as one of the fastest growing areas in the UK
- Aspiration to re-establish as one of the UK top ten cities (currently 11<sup>th</sup> by population)

# The Predictions

## Percentage Growth, West Midlands Region, 2011-2031

Source: ONS, Census2011 and ONS2014



# There isn't enough space in Coventry to meet the growth; Coventry's unmet housing need resulted in an overspill of 17800 homes into neighbouring councils

## Housing Planning Objectively Assessed Need (OAN)

Source: Memorandum of Understanding relating to the planned distribution of housing within the Coventry & Warwickshire Housing Market Area (HMA)

Source: Calculation taken by subtracting the agreed distribution from the OAN

### OAN - assessed need

	Average annualise	Total OAN* (2011-2031)
Coventry	2,120	42,400
North Warwickshire	237	4,740
Nuneaton & Bedworth	502	10,040
Rugby	480	9,600
Stratford-on-Avon	659	13,180
Warwick	600	12,000
		91,960

### Redistribution as agreed in the MOU

	TOTAL (2011-2031)
COVENTRY	24600
NORTH WARWICKSHIRE	5280
NUNEATON AND BEDWORTH	14060
RUGBY	12400
STRATFORD-ON-AVON	13180
WARWICK	18640
<b>TOTALS</b>	<b>88160</b>

### Agreed need per year averaged

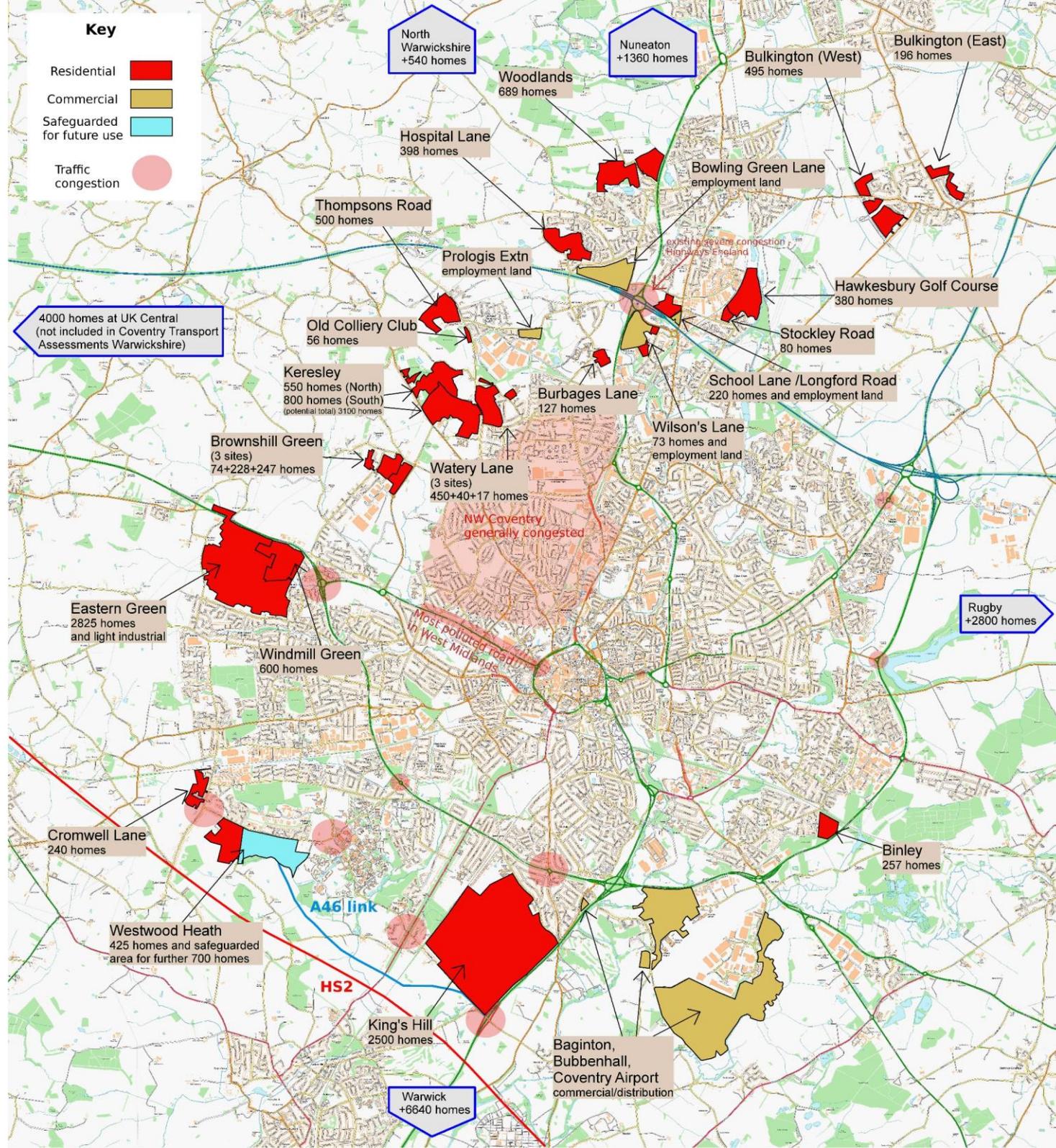
TOTAL (2011-2031) Per Year
1230
264
703
620
659
932
4408

### Overspill from Coventry

Difference	Per Year
-17800	-890
540	27
4020	201
2800	140
0	0
6640	332

There's an adjustment to needs outside of the HMA, reducing the right hand table by 3800 houses.





But is the population growth happening?  
We're far enough in to the planning period to assess the actual numbers

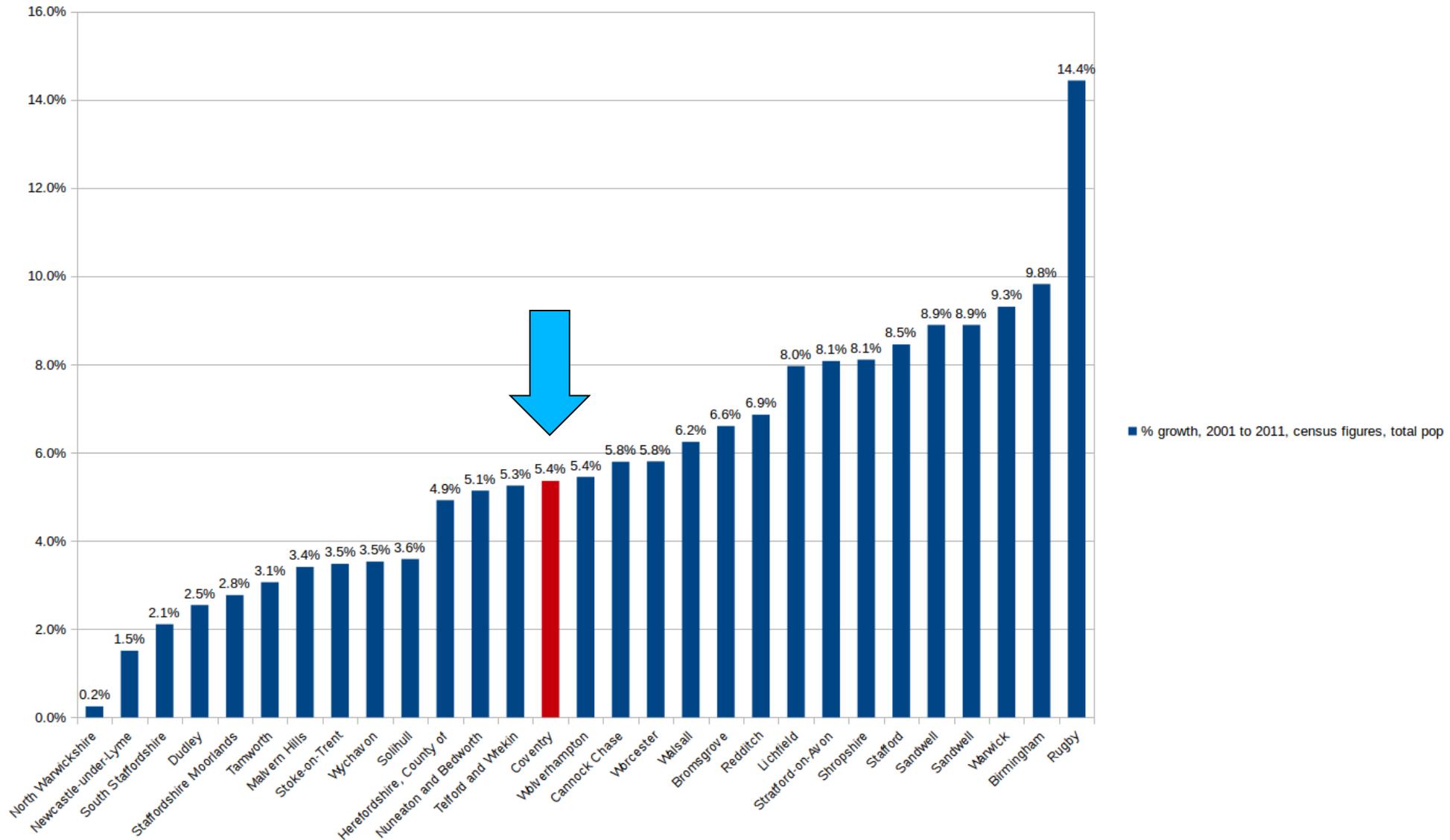


The screenshot shows the top navigation bar of The Guardian website with the logo and 'UK edition' label. Below the navigation bar, there are links for 'News', 'Opinion', 'Sport', 'Culture', 'Lifestyle', and 'More'. A secondary navigation bar lists various topics: 'UK', 'UK politics', 'Education', 'Media', 'Society', 'Law', 'Scotland', 'Wales', and 'Northern Ireland'. The main content area features a news article titled 'Green belt earmarked for homes 'that may never be needed'' by Robert Booth, a social affairs correspondent. The article is dated Monday, 9 September 2019, at 17:06 BST. The article's sub-headline reads 'Over-inflated population stats mean Coventry homes planned for 'ghosts', say critics'. A photograph of a residential development in a green belt is visible. To the right of the article is an advertisement for 'The Guardian Moneydeals' featuring a woman sitting in a chair.

Is it credible that  
Coventry is growing....

- *Twice as fast as Rugby or Birmingham,*
- *Three times as fast as Solihull or Warwick*
- *Four times as fast as Stratford?*

# In the peak years of East European migration, was there a boom in Coventry? 2001-2011



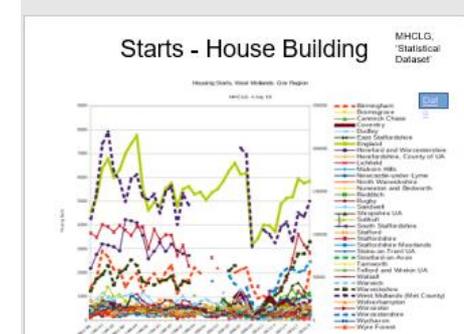
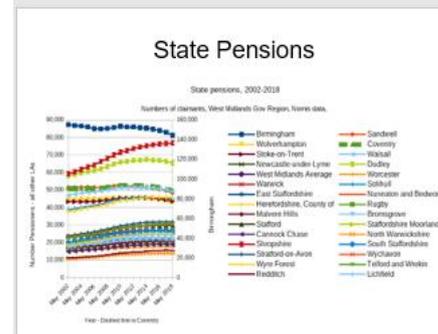
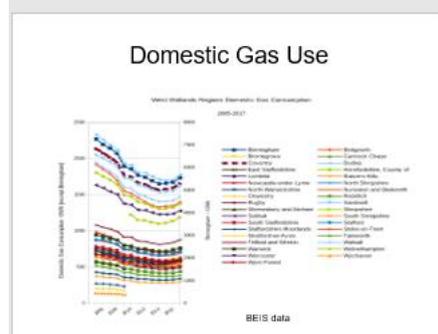
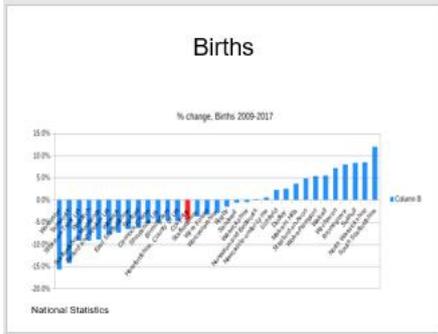
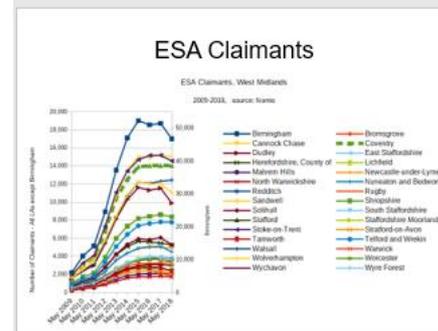
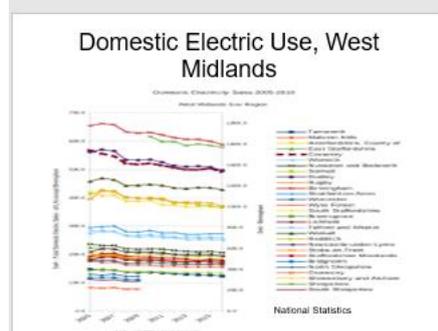
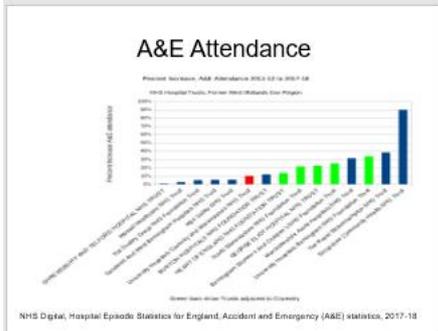
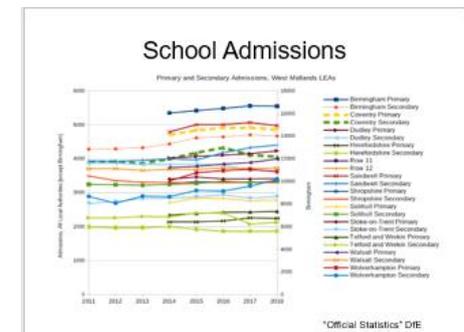
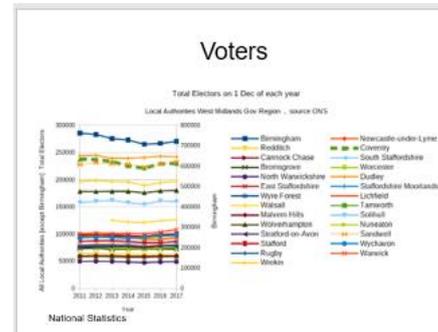
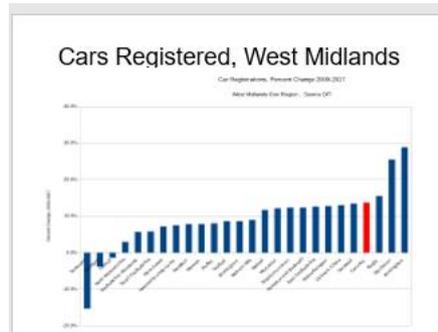
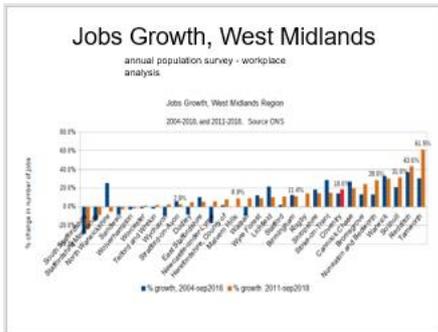
# The “elephant in the bathtub”

If there is an elephant in the bathtub - if massive population growth is happening here - we'll see the splashes and the ripples. We'll see the changes in:

- *Jobs growth*
- *Gas and electric use,*
- *Voter numbers,*
- *School admissions,*
- *Pension & benefit claims,*
- *Car registrations*
- *A&E attendance*
- *House Prices*
- *Household Waste,*

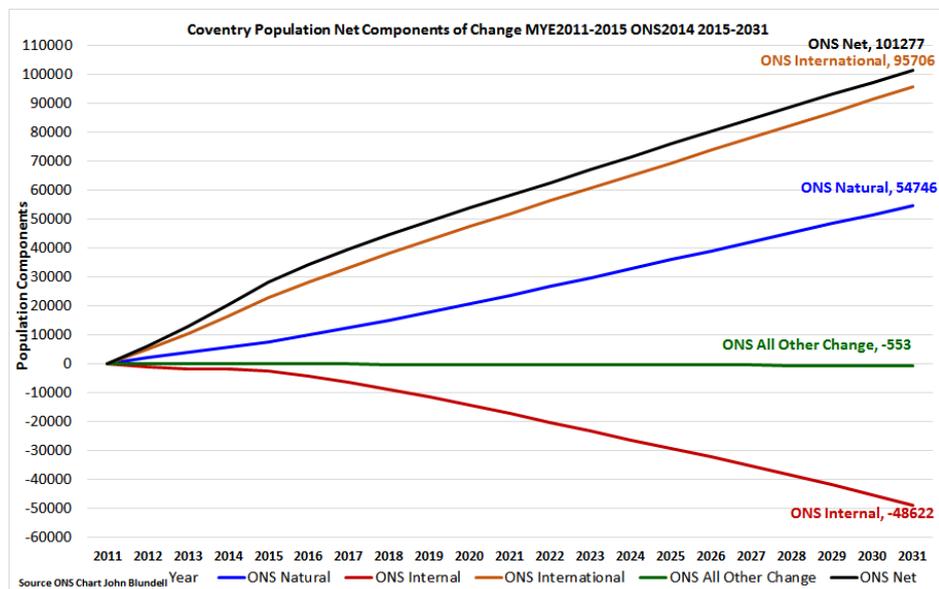
# By any measure, the population growth is not showing itself

Full documents are at: [www.coventrygreenbelt.org](http://www.coventrygreenbelt.org)



# Where does the forecast increase come from?

Net growth is mainly international migrants. ● After London, Coventry has more international students than any other UK city.



- **The government claims very large numbers stay on after graduation – 90,000 per yr.**
- The only tool the ONS has to count them in and out of the country, is the International Passenger Survey
- MPs said it's "little better than a best guess". Lords say it's "wholly inadequate".
- UK Statistics Authority says it cannot be used at local level because sample sizes are tiny – 42 for Coventry - margin of error is huge
- **IPPR 2016 research & Exit Checks found most go home**

# The population explosion is not happening, but the Local Plan continues as though it were...

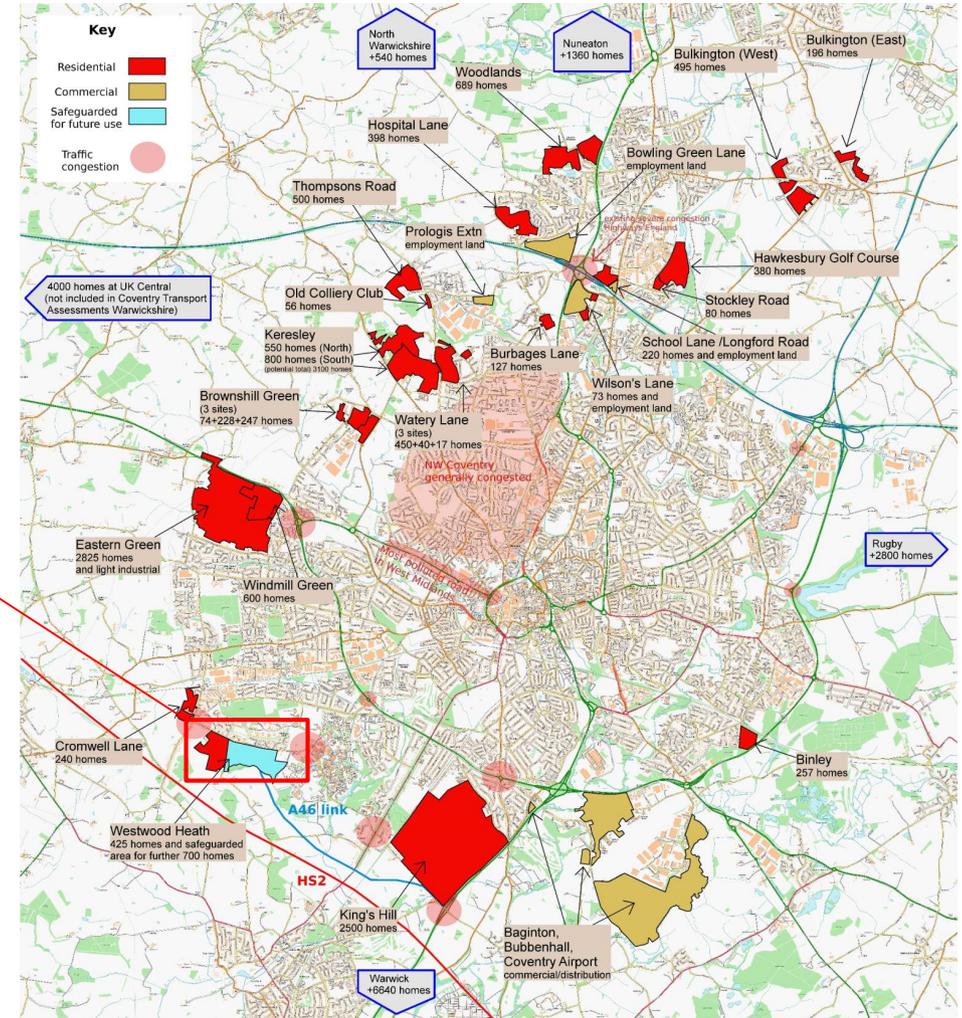
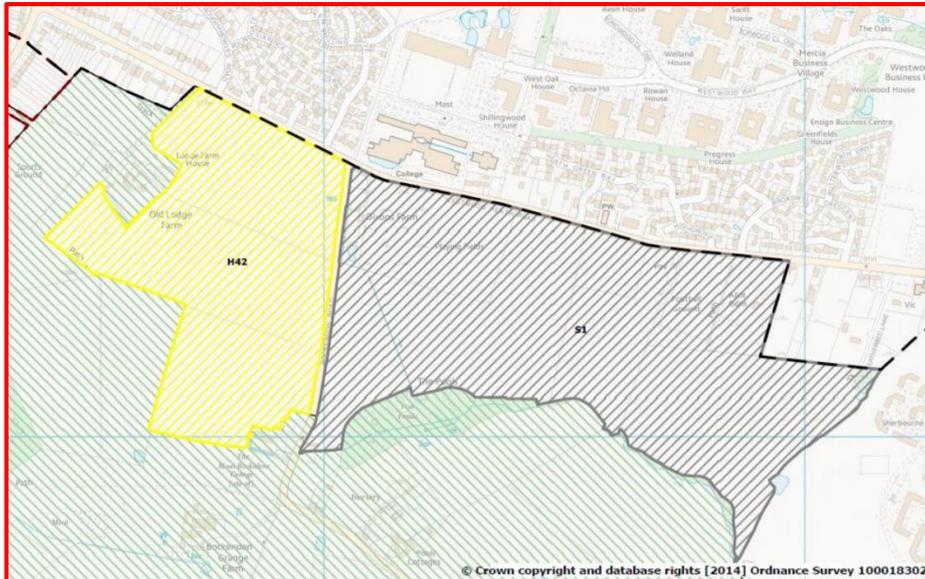
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- Vast developments are being pushed through
- Large sections of Green Belt have been removed
- It's not just Coventry that's affected, it's all our neighbours too

The initial impact on Westwood Heath was the development to the South of Westwood Heath Road but we will be further impacted by developments all around



- Area H42 has an outline development of 425 houses (129 currently given detailed permission)
- Area S1 if “safeguarded” – i.e. held in reserve for a future plan period, for another 700 houses
- The A46 Link Road is partly predicated on the population growth

# What can we do?

Planning objections have fallen on deaf ears (albeit voted in by a narrow margin in the WDC vote on Westwood Heath)

Planning consent cannot be revoked but we can campaign to prevent further unnecessary expansion

**A consortium of local Residents Associations and Parish Councils across Coventry and beyond have joined together to lobby the Secretary of State to have the numbers re-examined**

The initial push-back will be that the Local Plan is approved and we are outside of the Plan review period. The census in 2021 will provide evidence but that will be too late – probably one of the reasons why large scale developments are being pushed through quickly.

**Our strength will come in numbers**

# Add your voice to the letter by Sir Andrew Watson (CPRE Warwickshire Chair) to the Secretary of State for Housing asking for our case to be examined

The Rt Hon Robert Jenrick, MP  
Secretary of State for Housing, Communities  
and Local Government  
4<sup>th</sup> Floor, Fry Building  
2 Marsham Street  
London  
SW1P 4DF

*BY EMAIL AND POST*

7<sup>th</sup> February 2020

Dear Secretary of State

**PLANNING APPLICATIONS to WARWICK DISTRICT COUNCIL and COVENTRY CITY COUNCIL, FOR 2500 DWELLINGS, PRIMARY SCHOOL, SECONDARY SCHOOL AND DISTRICT CENTRE, ON LAND AT KINGS HILL LANE, STONELEIGH, WARWICKSHIRE (WDC reference W 18 / 0643, linked to Coventry CC reference FUL/2018/0842)**

I am writing on behalf of CPRE WARWICKSHIRE to request that you urgently 'call in' for your consideration, or for reference by you to a public inquiry, the planning applications now before Warwick District and Coventry City Councils which have been passed by Planning Committees under resolutions to grant permission subject to completion of Section 106 Agreements. The resolutions are to grant planning permission for a first tranche of 2,500 new homes, schools and associated development at Kings Hill, south of Coventry, to be built over the next 15 or more years.

Furthermore, we strongly urge you to use your powers to place a temporary direction that would prevent permission being granted for other applications for thousands more new homes at locations around Coventry [see attached map and list] both within Coventry and in the adjoining areas of Warwick DC and Nuneaton and Bedworth BC. until urgent issues about population growth and air

- The request is predicated on using Kings Hill as a test case, as a large, as yet open application
- It seeks to stop further applications being completed until the basis of the population numbers has been independently reviewed.

# Contact details

Write your own text or simply reference the  
**Letter from CPRE Warwickshire dated 7 Feb 2020,  
for a call in of application (Warwick DC reference W 18 / 0643,  
linked to Coventry CC reference FUL/2018/0842**

Rt Hon Robert Jenrick, MP  
Secretary of State for Housing, Communities, and Local Government, and

Esther McVey Minister of State for Housing and Planning.

Here is their address:

Ministry of Housing, Communities and Local Government  
4th Floor, Fry Building  
2 Marsham Street  
London SW1P 4DF

[robert.jenrick@communities.gov.uk](mailto:robert.jenrick@communities.gov.uk)  
[esther.McVey@communities.gov.uk](mailto:esther.McVey@communities.gov.uk)

# Acknowledgements

Populational analysis and research:

- Merle Gering merle@waitrose.com

Detailed mapping

- Roger Harris

And all of the fellow Residents Associations and Parish Councils who contributed, and CPRE Warwickshire for fronting the submission