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Page 1: Introduction

Q1 **Agree**

To what extent do you agree with the selection of these objectives?

Q2

What are the reasons for your answer to question 1?

This submission is made on behalf of the Coventry and Warwickshire Chamber of Commerce (C&WCC). The Chamber takes a strong interest in all development plan activity across the sub region. Its particular focus is on the supply of employment land and premises across the area. It has in recent years set out the concerns of its members that the current supply of employment land and buildings is inadequate to meet current sub regional need. In this context the proposals in this plan are generally welcomed and the Chamber is pleased to see that the Preferred Options proposals are positive and seek in part to address current shortages in various sectors. The importance given to the Economic growth and diversity objective is welcomed.

Page 2: Strategy for homes and residential allocations (policies S2 and S6)

Q3 **No Answer**

To what extent do you agree with the more dispersed overall spatial strategy for new homes?

Q4 **Respondent skipped this question**

What are the reasons for your answer to question 3 and if you disagree with the proposed spatial strategy what alternative should we pursue?

Q5 **Respondent skipped this question**

Is there a site that is proposed to be allocated for housing in policy S6 that you do not support? If so, which site and why?

Q6 **Respondent skipped this question**

The development sites annex lists development requirements for the allocated sites. Are there additional or different requirements we should be seeking? Please specify which site you are referring to.

Page 3: Strategy for employment land and employment allocations (policies S3 and S7)

Q7 **Agree**

To what extent do you agree with the strategy for employment land?

Q8

What are the reasons for your answer to question 7? If you disagree, what alternative location(s) would be better and why?

Broadly the approach is acknowledged and welcomed .However it is not clear how the full range of needs ,especially for smaller firms and businesses is to be catered for . While some of the larger allocations make provision for smaller new units they may not always be in locations best suited to accommodate smaller businesses . Moreover the large scale allocations will generally be targeted towards the upper end of the market and the small sites will inevitably be offered at high /premium market prices . The WM Strategic Sites Study notes at para 1.44 that specific and separate site provision for mid sized and smaller industrial users is needed to accommodate "a diverse range of uses often not suited to very large sites dominated by large units.The study points out that separate provision is needed for some categories of business which require proximity to population density and large urban area . The fringes of Coventry would fall into this category .

Page 4: Gypsy and Traveller sites (policy S4)

Q9 **No Answer**

To what extent do you agree with policy S4?

Q10 **Respondent skipped this question**

What are the reasons for your answer to question 9?

Page 5: Climate

Q11 **Neither Agree nor Disagree**

To what extent do you agree with the approach to reducing emissions and adapting to the effects of climate change?

Q12

What are the reasons for your answer to question 11?

While the introduction of these policies is important ,it is equally important that the new policies should not impose high additional abnormal costs to ,say the process of construction of new industrial and office buildings.

Page 6: Economy

Q13 **Agree**

To what extent do you agree with the document's economic policies?

Q14

What are the reasons for your answer to question 13?

The C&WCC welcomes the importance of a robust policy to protect existing employment land(as Policy E1)and the tests that would be applied to changes of use from employment uses. In addition Policy E2 appears to facilitate further and import and flexibility to allow a range of employment uses and premises to expand .Perhaps reference to the "repurposing " of non employment buildings for small scale "affordable" premises might also be considered ?

Page 7: Centres

Q15

Neither Agree nor Disagree

To what extent do you agree with the policies for retail centres?

Q16

What are the reasons for your answer to question 15?

Broadly the intentions of these policies are to be welcomed .It is recognised that the changing patterns and pressures that impact the main towns need flexible,imaginative and appropriate policies and actions . In the previous question the Chamber highlighted the potential of the "repurposing " of buildings ,notably retail premises that often become vacant due to changing retail behaviours . These buildings often,at minimal cost ,can provide an important source of cheaper "affordable" accommodation . These provisions could be incorporated into specific policy provisions in this Chapter of the draft plan .

Page 8: Environment

Q17

No Answer

To what extent do you agree with the document's environmental policies?

Q18

Respondent skipped this question

What are the reasons for your answer to question 17?

Page 9: Housing

Q19

No Answer

To what extent do you agree with the document's housing policies?

Q20

Respondent skipped this question

What are the reasons for your answer to question 19?

Page 10: Wellbeing

Q21

No Answer

To what extent do you agree with the document's wellbeing policies?

Q22

Respondent skipped this question

What are the reasons for your answer to question 21?

Page 11: Design

Q23

Neither Agree nor Disagree

To what extent do you agree with the document's design policies?

Q24

What are the reasons for your answer to question 23?

Once again the point needs to be made that the imposition of policies in this general category can impose often "hidden " burdens on small scale developments that seek to provide lower cost premises .The policy framework needs to acknowledge the need to test policy impact for all land uses.

Page 12: Infrastructure

Q25

Agree

To what extent do you agree with the document's infrastructure policies?

Q26

What are the reasons for your answer to question 25?

The chamber supports the broad thrust of these importantn policies

Page 13: Any Other Feedback

