

March 2014



The Coventry Development Plan 1996-2011

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#### 1 INTRODUCTION

Monitoring the performance of development plans is a key element of the planning system introduced in the Planning & Compulsory Purchase Act 2004 and continued forward into the Localism Act. Specifically, local authorities are required to monitor the progress of policies set out in the development plan and also to monitor progress of the Local Development Scheme in preparing new development plan documents.

The purpose of this monitoring report is to describe progress on the implementation of the Coventry Development Plan and covers a two year period of 1 April 2012 to 31 March 2014. The CDP recognises the importance of monitoring explicitly in paragraph 2.34. Whilst the CDP 2001 is some years old, it continues to form the basis for planning decisions in Coventry.

#### **Environmental Management**

#### **Policy Aim**

The Policy aim for the Environmental Management chapter of the Coventry Development Plan (2001) is:

"The creation of a clean and healthy environment and to promote the conservation and recycling of resources".

#### **Policy Review**

The second Climate Change Strategy for Coventry was published in April 2012, as a replacement for the original 2008 strategy. This provides a framework for how the Coventry Partnership and the Council will respond to the challenges presented by climate change. It presents a vision "to ensure that by 2020 Coventry is a world-leading low-carbon and sustainable city, resilient to extreme weather and to long-term climate change". It sets nine objectives, as follows:

- 1. To reduce Coventry's carbon dioxide emissions by 27.5 %, compared to a 2005 baseline;
- 2. To increase the city's GDP by £1.9bn compared to a 2010 baseline, creating 26,000 low-carbon jobs;
- To ensure that every school is an Eco-School and that 50% have 'Green Flag' status
- 4. To improve home energy efficiency and reduce fuel poverty;
- 5. To implement a climate change community engagement plan to build a sustainable city;
- 6. To define the necessary requirements to achieve a 50 per cent waste recycling rate for the city:
- 7. To develop a procurement code for the city;
- 8. To increase green space, protect habitats and encourage locally-grown food; and,
- 9. To improve the city's resilience and raise awareness of climate change risks, and encourage infrastructure improvements.



Local authority-level data published by the Department of Energy and Climate Change show that Coventry's carbon dioxide emissions have reduced by an average of 4% year-on-year since 2005, down 24% from 2101 ktCO<sub>2</sub> in 2005 to 1596 ktCO<sub>2</sub> in 2011 (latest figures). Measured on a per capita basis, emissions reduced by 28% over the same period, from 6.8 tCO<sub>2</sub> to 4.9 tCO<sub>2</sub>. Of the 20 largest cities in the UK, only Cardiff has shown a more rapid reduction.

One of the key areas of work identified in the strategy relates to reducing fuel poverty in the city. Over 3,000 properties received energy efficiency measures under the utility funded Community Energy Saving Scheme (CESP), which ran from 2010 to the end of 2012. In addition, the Council secured direct funding from the Department of Energy and Climate Change to enable a further seventy-seven properties inhabited by vulnerable residents to be retrofitted with cavity and external wall insulation, loft insulation, draught-proofing and replacement boilers, and we have been working proactively with external agencies and utility companies to match available support schemes, such as the Warm Homes Discount, with eligible recipients.

The Council also has in place a Carbon Management Plan aimed at reducing its own carbon emissions, focussing on both practical measures such as upgrading of lighting systems and making fleet vehicles more fuel-efficient, and a behavioural change programme known as Green Champions. Emissions for 2012/13 were 56,451 tCO<sub>2</sub>, a reduction of 8.8% compared to the baseline year of 2008/9.

#### Renewable energy

2013/14 saw the completion and continued operation of the Heatline, the initiative to bring surplus heat from Coventry's waste-to-energy plant into the city centre to service a number of Council-owned and public buildings.

Cofely District Energy Ltd has been awarded the contract to own, operate and maintain the system, and physical works to install the required 3.6km of pipework and associated infrastructure began in autumn 2012. The system was commissioned in September



2013 and now supplies heat and domestic hot water to the Council House, Civic Centre Buildings 1 to 4, Herbert Gallery, Coventry Cathedral and Coventry Sports Centre. It is estimated that, for the Council buildings alone, connection to Heatline will result in an annual reduction in carbon dioxide emissions of 775 tonnes. Consideration is now being given to further expansion of the system to encompass residential areas immediately adjacent to the city centre.

Also during 2012/13, over 450 photovoltaic arrays were installed in Coventry, representing an additional capacity of 2.76MW. This means, since the Feed-in Tariff scheme was introduced in 2010, some 4.8MW of solar photovoltaic energy has been installed in the city. Of particular note is the 1.17MW array connected at the Jaguar Land Rover Engineering Centre in 2012.

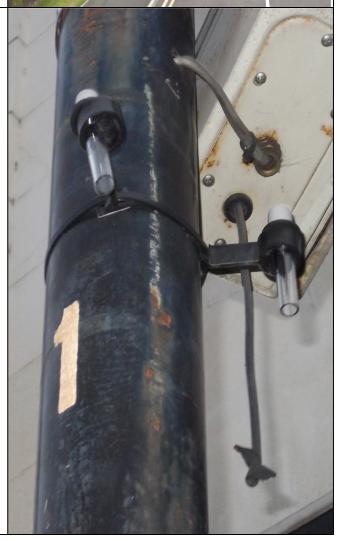


#### **Policy EM2: Air Quality**

In considering proposals, Policy EM2 has provided a basis for assessment and for negotiating monitoring measures aimed at avoiding increased concentrations. Developers may be asked to demonstrate that their plans will not adversely affect local air quality and through appropriate mitigation where necessary.

Air quality is monitored in line with national standards and, if areas fall below these standards, an Air Quality Management Area (AQMA) will need to be identified. The aim of this is to identify where poor air quality has changed or increased. Since November 2009 the whole of Coventry has been a designated AQMA area for nitrogen dioxide, as the air quality objective for this pollutant (mainly caused by road traffic) is not being met on a number of busy roads and junctions.

A review of the monitoring that the council undertakes has resulted in two monitoring stations being mothballed and the number of passive diffusion tubes reduced, to focus resources on priority areas. Environmental Protection are currently working with Defra to locate a new automatic monitoring station at



Buckingham Rise, which is part of a national network of air quality monitoring stations called the Automatic Urban and Rural Network (AURN). This station should be operating in early 2014.

Review and assessment work by the Environmental Protection team has indicated that diesel vehicles are the main contributor to poor air quality in the city. The Council are now focused on improving air quality in areas that exceed the national air quality objectives through Action Planning. The Action Plan will include active traffic management to reduce vehicle volumes and congestion but will also focus on development control in priority areas to reduce exposure to poor air quality and the future generation of emissions. Funding may be required through planning agreements to fund air quality assessment or improvements. The team is also reviewing the impact and future control of biomass boilers on the City's air quality which are being promoted nationally as sustainable alternatives to fossil fuelled appliances particularly in school premises.



There is information in respect of contaminated land in Coventry, sourced mainly from planning applications where a survey has been required. This is publicly available, but only lists contaminated land where development is proposed. Any proposed development is assessed to ensure that the land is suitable for use, and historical contamination does not affect public health or the environment.

The Council has a duty to identify and investigate land that is potentially contaminated. Environmental Protection have recently revised The Contaminated Land Strategy for the period 2012 – 2016, which sets out how the Council is investigating potentially contaminated sites in accordance with the revised Part 2A Statutory Guidance. Since the Strategy was first published in 2001 the Council have identified 2,685 potentially contaminated sites in Coventry, and the revised Strategy describes how these sites will be prioritised and investigated using a risk



based approach.

To date, DEFRA have awarded the Council £280,000 for detailed site investigations on seven sites identified under the Contaminated Land Strategy. These investigations have been concluded successfully with no significant risk to human health identified. An additional three sites are currently undergoing more detailed investigation and in 2014 the Environmental Protection team will be gathering preliminary information on further potentially contaminated sites that have been identified as part of the Strategy.

The list of 2,685 potentially contaminated sites is not publicly available. Anyone who wishes to find out about contaminated land at a specific location in the city can make a request for information under the Environmental Information Regulations 2004.



#### Policy EM9: Waste Strategy

The Municipal Waste Management Strategy, 2008-2020 is currently undergoing its first scheduled review with targets and actions being looked at to reflect current and future priorities

- √ 2010/2011 35%
- √ 2011/2012 37%
- √ 2012/2013 36%

The Coventry Development Plan contains a waste strategy policy for a hierarchy of waste handling methods and indicating how waste should be moved up the hierarchy. It also contains a policy for the location of re-use and recycling facilities and criteria based policies for materials recycling facilities and composting.

Close working relationships have continued and strengthened with colleagues in Solihull and Warwickshire on waste management matters with opportunities for further joint working in the future being explored. The Council is keen where-ever possible to support and promote sub-regional waste management facilities that will bring economies of scale to all the end users. The Council, through its planning and waste strategies is keen to promote the use of local facilities for the treatment of waste materials, for example the use of compost generated



from the local household waste stream on the farm where it is treated (reducing the need for additional transport).

Given this close working on waste management and the current waste management practices of the sub-region the Council see a clear necessity for the "sharing of waste facilities across boundaries" to include both existing sites and the requirement for new sites.

#### Policy EM10: Re-use and Recycling

There are three main targets in the Government's Waste Strategy:

- to recover value from at least 40% of municipal waste by 2005, 45% by 2010, and 67% by 2015; to recycle or compost 25% of household waste by 2005, 30% by 2010 and 33% by 2015; and to reduce the proportion of industrial and commercial waste which is disposed of to landfill to 85% of 1998 levels by 2005.
- to reduce the proportion of industrial and commercial waste which is disposed of to landfill to 85% of 1998 levels by 2005.

The government reviewed the national waste strategy in summer 2011 and the impacts of this are being considered as part of the review of strategy currently underway and due to conclude in 2013.

Comingled recycling was introduced in October and November 2009 to 120,000 properties and the scheme has now been extended to cover communal living areas in flats/apartments.

Over the last 18 months the recycling performance of the Household Waste Recycling and Reuse Centre (HWRRC) has continued to improve to around 70% and has consistently seen reduction in material going to landfill. New material streams for recycling have been added including, mattresses, carpets, paint and further work is being carried out to continue to improve and add to the material streams where possible.



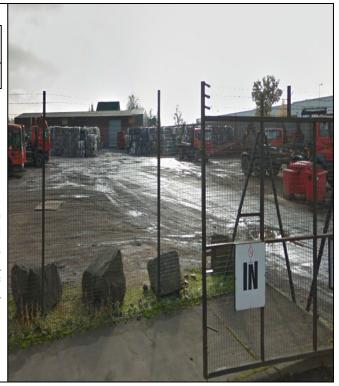


Recycling/ composting targets	2009/10	2014/15	2019/20
Coventry City Council	32%	40%	50%

These will be reviewed as part of the strategy review and agreed in 2014.

**Policy EM11: Materials Recycling Facilities** 

There are no government targets for materials recycling facilities. In the Coventry context the performance of the policy can be measured by the number of sites located within areas used or allocated for industrial purposes. A number of new facilities are in the process of either applying for planning permission or becoming operational over the coming months and years.



#### 3 HOUSING

#### **Policy Aim**

The Policy aim for the housing chapter of the Coventry Development Plan (2001) is:

"To promote the provision of the right quantity and quality of housing to meet the needs of a population broadly the same size as at present, whether by providing market or 'social' housing".

#### **Housing Targets**

In March 31st 2013 The Council was required to consider two housing requirements. The first consisted of the 2008 Adopted Regional Strategy (2008 RS) (the Adopted Development Plan) whilst the second was related to RS Phase 2 Review. Despite the 2009 Core Strategy being formally withdrawn in October 2012, the RS Phase 2 Review requirement will continue to be considered within the context of this document. This will allow for a consistent approach with previous monitoring reports and reflects the Inspectors recommendations (In March 2010) about how the RS Phase 2 requirement should be applied to Coventry.

At the time of writing however it is generally accepted that there are now significant issues with both requirements. The West Midlands RS was officially abolished in May 2013. This officially deleted the 2008 RS, and further diminished any material weight that may still have been applied to the 2009 Phase 2 Review. As suggested above the 2009 Core Strategy has also been formally withdrawn. This was intended to pave the way for the new 2012 Core Strategy; however the submission draft of this document has also been withdrawn from examination (April 2013).

Although outside of the monitoring period, it is pertinent to consider the initial outcomes of the Coventry and Warwickshire Joint Strategic Housing Market Assessment and what the recommendations would mean in the context of housing land supply. It is important to note however that this is yet to be confirmed as a housing requirement and remains subject to the Duty to Cooperate, consideration against wider evidence and public consultation. At the time of writing however it does provide a basis for consideration within the context of the NPPF.

Given the complexities of the current situation this monitoring report will consider performance of housing supply, delivery and general policy against the following requirements:

- The 2008 RS (as it was adopted)
- The 2009 Core Strategy (as applied to the 2009 RS Phase 2 Review)
- The 2013 Initial Objectively Assessed Need (OAN) for Coventry (from the Joint SHMA)

All 3 of these requirements are identified in Tables 1-3 (below), with some small amendments made to allow for a full 15 year time frame, in accordance with national guidance. For example, the requirement of the 2008 RS is rolled forward to 2028, based on the requirements for the 2011-2021 aspect of the plan, whilst the requirements for the 2009 Core Strategy (Table 2) are amended to reflect the requirements for Coventry's Administrative Area, and rolled forward to 2028 using an annualised average of the original 20 year total. Table 3 considers the initial OAN which has been developed through the 2013 Joint SHMA. This has been shortened for the purpose of covering an initial 15 year period.

Table 1: Adopted RS (2008) Housing Requirement (Now abolished)

Plan Periods	Gross Provision		Demolition Assumption	
Fiail Fellous	Total	Annual	Total	Annual
2001-2007	3,900	650	480	80
2007-2011	2,600	650	320	80
2011-2021	8,300	830	400	40
2021-2028 (rolled forward assumption)	5,810	830	280	40
Total	20,610	-	1,480	-

Table 2: 2009 Draft Core Strategy Housing Requirement (now withdrawn)

Timeframes – Phased by Panel Report Addendum - Nov 09	Net Total	Annual (Net)
2006-2011	3,895	779
2011-2016	5,835	1,167
2016-2021	7,990	1,598
2021-2026	8,780	1,756
2026/2028	2,650	1,325
Total	29,150	-

**Table 3: Initial Coventry OAN - Joint SHMA (2013)** 

OAN Joint SHMA (2013)	Total	Annual
2011-2028	20,060	1,180
Total	20,060	-



New apartments at Banner Brook

#### **Housing Completions.**

The level of housing completions has increased this year for the 4th successive year (almost doubling from 496 in 2010 to 1099 net completions in 2014).. It is also the 3<sup>rd</sup> highest level of completions in the last 20 years.

From a cumulative perspective (from 2001-2014) the housing target for the 2008 RS continues to be met, with a total of 9820 <u>net</u> completions compared to a target of 8,160 <u>gross</u>.

The phased delivery of the 2009 Core Strategy shows the cumulative level of completions have just dropped below the cumulative requirement, with 7,210 dwellings completed between 2006-13 compared to the requirement of 6,229.

Despite year on year increases in housing delivery, completions in the first two years covered by the 2013 Joint SHMA total 2,093, compared to an initial requirement of 2,360.

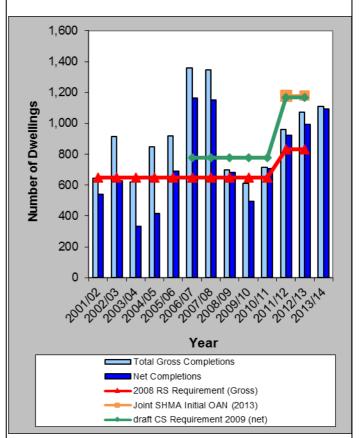
#### **Demolitions**

The rate of demolitions across Coventry has increased in the last few years but remains below the longer term average. The change in the demolition rate continues to be primarily linked to a slow clearance in the regeneration areas of Wood End, Henley Green and Manor Farm.

Consistently higher levels of demolition between 2002 and 2008 mean that Coventry continues to exceed its cumulative assumption from the 2008 RS. The slowdown in recent years however means demolition rates remain below the cumulative rate assumed by the 2009 Core Strategy.

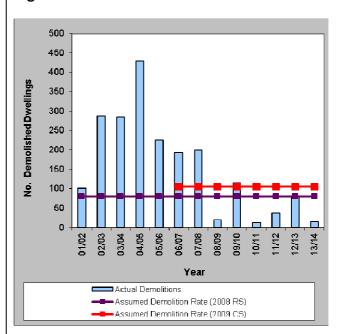
The 2013 Joint SHMA made no specific assumptions about demolitions, instead focusing on net housing need.





Appendix 1 provides more detailed information

Figure 2



Appendix 1 provides detailed data to support Figure 2.

# Completions on Previously Developed Land (PDL).

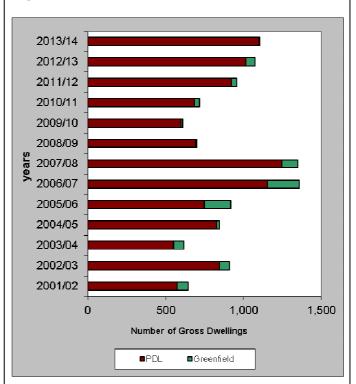
The proportion of new residential development on PDL remains high within Coventry. These high levels of completion on PDL show that policies protecting green space (such as GE8) are proving effective.

The percentage of new housing development on PDL in 2013/14 was 99%, the 7<sup>th</sup> consecutive year it has been above 90%.

The cumulative average (based on gross completions) for the period 2001-2014 was 93%, which is the same as the 2008 RS target (Policy CF4)

Appendix 1 contains the data to support Figure 3.

#### Figure 3



#### **Conversions and Change of Use.**

After 2 years of above average conversion completions, 2014 has seen a return to the longer term trend.

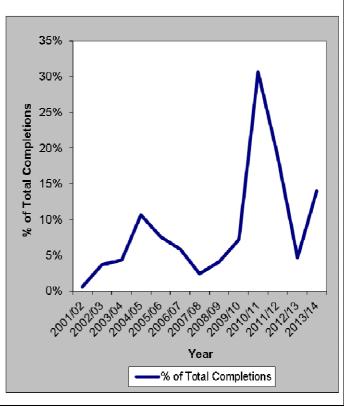
During the monitoring year all completions within this category were on PDL and included the sub-division of single houses to flats and conversions of offices to new homes.

Appendix 1 provides detailed data to support Figure 4.



New housing scheme at Chace Avenue

Figure 4



#### Type and Size of Dwellings Completed

In recent years, the largest contribution to new dwelling stock has been from smaller, 1 and 2 bedroom homes. In 2012/13 the trend began to change with bedroom properties being the most numerous. In 2013/14 the figure had changed significantly. (Figure 5). This coincides with a decline in apartment completions and suggests an increase in new 4 bedroomed houses in particular.

The continued prominence in smaller dwellings may also be a response to the household formulation statistics published by the ONS, which continue to suggest an increase in single person households across Coventry.

Figure 6 shows that the recent trend of house completions surpassing flat completions by a significant amount. Indeed, the figure of 78% new build house completions is the highest for at least the last 10 years. This further cements the trend in family accommodation being the preferred dwelling type in recent years. A key recommendation in the Joint SHMA is the need for Coventry to provide an increasing number of 3 and 4 bed houses with a view to diversifying the city's housing stock.

Figure 6 also highlights that the number of new bungalows constructed over the past year continues to be low.

Monitoring will continue to ensure a balance is struck between meeting housing need and ensuring the most efficient use of land.

Figure 5

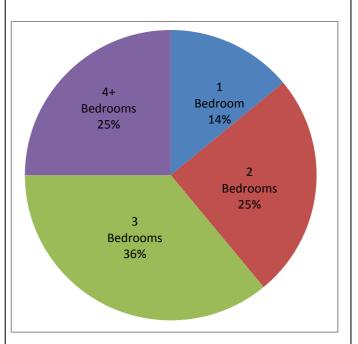
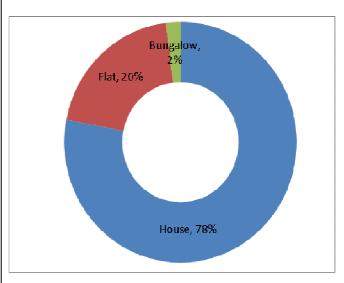


Figure 6





L-R: New apartments at Upper York Street, new bungalows at Lady Lane, new affordable homes at Clay Lane and new houses at Banner Brook.

#### **City Centre Housing**

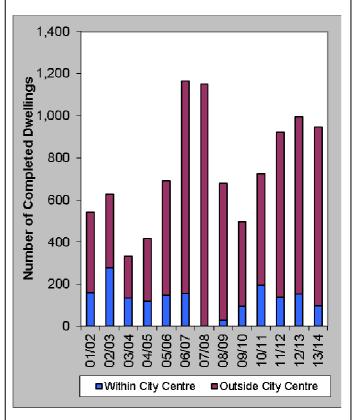
CDP policies CC3-CC5 continue to promote new housing within the city centre area.

Since 2001 nearly 1/5<sup>th</sup> of all completions within Coventry have been within the city centre (totalling 1,704 dwellings). The vast majority of these have been apartment schemes; however in recent years, the market for centre apartments has declined with a focus on conversion of commercial property to studio apartments for students.

2012/13 however has seen a significant number of apartment completions at the successful Upper York Street development. This market will need to be closely monitored in the coming years to gauge market confidence and demand. 2013/14 saw significant apartment completions in Alma Street. The trend in student accommodation conversion to student accommodation continues and is likely to result in further completions in coming years.

The on-going regeneration at Friargate and the Precinct Area will promote and provide further opportunities to deliver substantial residential provision within the city centre.

#### Figure 7



Appendix 1 provides detailed data to support Figure 7.

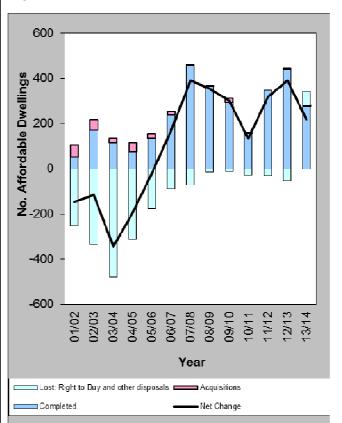
# Housing Completions for Registered Providers (RP's)

RP's manage approximately 18% of Coventry's housing stock, including properties in social and intermediate rent.

Figure 8 shows that delivery of gross housing by RP's remains strong and has increased for the second successive year. This is in contrast to a declining level of completions between 2008 and 2011. Indeed this year's number of net additions to the stock is the highest since the monitoring period began in 2001

The number of properties lost to the 'right to buy' scheme and other disposals continues to remain low, although it has slightly increased relative to recent trends. The continued low level of refurbished dwellings is likely to be a result of renewed focus in demolition and rebuild in areas of the city such as Wood End, Henley Green and Manor Farm.

#### Figure 8



Appendix 1 provides detailed data to support Figure 8.

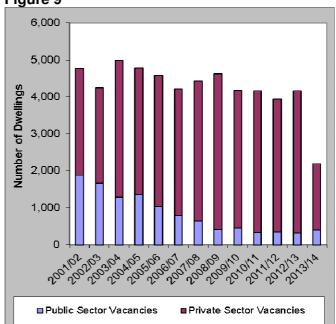
#### **Vacant Dwellings**

Figure 9 shows the total number of vacant dwellings in Coventry increased slightly (by 220 dwellings) in 2012/13. This is the first increase in 4 years and has been driven by a rise in private sector vacancies, with empty homes in the public sector continuing to decline slightly each year.

Despite the slight rise in the total number of vacant properties, those that have been vacant for more than 6 months have decreased by 40 dwellings this year – the 4<sup>th</sup> successive annual decline. These now make up just over 1% of total stock and 35% of all vacant properties.

This year's monitoring of vacant homes has seen a review of the base data to bring it in line with the ONS live tables. It is for this reason that data varies to previous versions of the AMR.





Appendix 1 provides detailed data to support Figure 9.

#### **Density of Annual Completions**

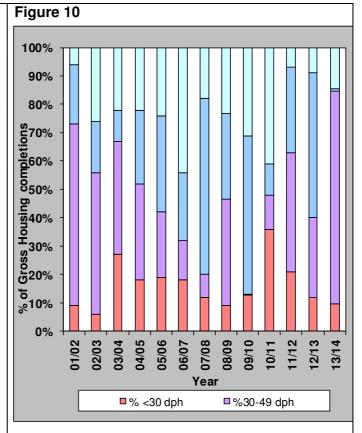
Figure 10 shows that completions at different densities continue to fluctuate year on year.

In the 2012/13 monitoring year completions at the lowest two densities (<30 and 30-49dph) decreased for the second consecutive year. Completions at the highest density stayed stable whilst completions at the mid-range, 50-100dph bracket, increased.

In 2013/14 monitoring year completions in the lowest and highest densities remained stable, whilst the mid-range, 30-49 dph more than doubled and the 50-99 range fell very significantly.

Trends do show that completions around the mid-range densities are becoming increasingly common. The figures for this monitoring year show that completions in the mid-range densities have reached their highest proportion of total completions since 2001/02. This may be as a result of the increase in the number of family homes being built on urban sites.

Appendix 1 provides detailed data to support Figure 10.

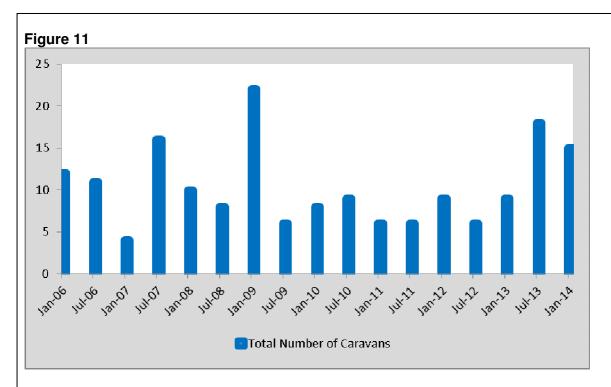


#### **Gypsy and Traveller Pitches**

Despite the deletion of CDP Policy H14 the monitoring of Gypsy and Traveller caravan sites within the city is still an important indicator. Although the July 2009 count was initially thought to represent a blip in caravan provision, given the 8 subsequent counts had shown a return to stable 2008 levels, the Count for July 2013, represents a further jump in occupied pitches, however the count in Jan 2014 showed a slight decline. This trend will continue to be monitored on a 6 monthly basis in line with DCLG data.

It is important to note however that all sites within Coventry are either privately owned or managed and are all authorised.

Appendix 1 provides detailed data to support Figure 11.



Source: The DCLG 6 monthly count of caravan sites.

Since its publication in March 2012 the NPPF requires consideration to be given to maintaining a 5 year supply of adequate pitches for Gypsies and Travellers. The Councils Gypsy and Traveller Needs Assessment identified the refurbishment of the site at Siskin Drive as being sufficiently adequate to meet identified needs up to 2017. This assumed the site would be regenerated for 15 pitches, including the 4 currently occupied. This equated to one more pitch than was considered necessary to meet the identified need.

Although the needs assessment only covers the next 4 years, it is clear that the planned provision surpasses the initial need over the next 4 years, and can with a reasonable degree of confidence, be assumed to be sufficient for at least an additional year.

To support this view, the Siskin Drive site has now secured HCA funding to deliver the regeneration of the site.



L-R: New housing development at New Century Park and new homes at Wood End (the NDC regeneration area).

#### **Housing Land Supply**

Completions in 2012/13 showed an increase on 2011/12 delivery to 994 net dwellings, which represents the 3<sup>rd</sup> highest level of completions in the last 25 years. Completions in 2013/14 were higher still at 1099 net, the highest net completion rate for 5 years. The housing trajectory suggests that the level of net completions is expected to remain at similar or higher levels in coming years, with every chance that this will then be maintained for the foreseeable future.

Despite the perceived on-going uncertainties within the national and local economy, housing delivery in Coventry appears to have responded well, and is showing good signs of strengthening. This year's completion figure has seen the 3<sup>rd</sup> consecutive annual increase since 2010.

It must be noted however that this trajectory does represent a 'snap shot' in time, with early projections between 2013 and 2018 comprising sites which are considered deliverable and which suffer from minimal constraints (if any). Sites within the later parts of the plan are considered developable, but in some cases are restricted by some site specific constraints (such as land contamination, viability or existing uses).

The amount of already committed schemes and identified SHLAA sites means the Council is currently able to demonstrate a full 15 year land supply against the 2008 RS. This is set against the rolling annual requirements identified in Table 1 (as amended to reflect actual performance between 2001 and 2014). This requirement assumes a continuation of the 2008 RS target for 2011-2021 (830 dwellings per annum) through to 2028.

Having regard to the 2009 Core Strategy requirement, as phased for the Coventry Administrative Area (Table 2 above), the Council is able to identify sufficient sites to cover the requirements for the next 5 years. At the current time however projected completions from deliverable and developable sites is expected to drop below the cumulative requirement from 2020. This is set within the context of the step change for housing delivery in Coventry promoted by the RS Phase 2 Review and the 2009 Core Strategy.

In terms of the initial OAN for Coventry, evidenced through the Coventry and Warwickshire SHMA (2013), the Council is able to identify sufficient sites to cover the requirements for the next 5 years. At the current time however projected completions from deliverable and developable sites is expected to drop below the cumulative requirement from 2023.

In addition to identified supply, it is reasonable to assume that additional housing will come forward from windfall sites, especially on small sites (less than 5 dwellings), which are not covered by the SHLAA process. As such, a small allowance has been made for the later years of the plan based on local circumstances and average delivery since 1991. No allowance is included within the first 5 years to prevent the risk of double counting existing small site commitments.

Following its publication in March 2012 the NPPF requires authorities to add a 5% buffer to their housing land requirements. In areas where there has been persistent under delivery of housing this buffer is to increase to 20%. It is the Councils view that given the circumstances within which the housing market has operated in recent years and that delivery of housing across Coventry has been strong, and substantially above longer term trends that a 5% buffer is a reasonable basis for assessing the land supply position. This is further justified by the Council having demonstrated and maintained a 5 year supply of deliverable housing land at all times (as evidenced by public examination and inquiry).

Notwithstanding this, Table 4 (below) clarifies the position in terms of the number of years of

supply that can be identified, based on the first 5 years' deliverable sites. Comparisons can then be made with both a 5% and 20% buffer using the final row of data. A % figure in excess of 105% suggests a 5% buffer is demonstrated whilst a figure in excess of 120% ensures a 20% buffer is also shown. Table 4 also considers the 5 year supply in the context of both the 'Liverpool' and 'Sedgefield' approaches to calculating 5 year supply.

Appendix 4 contains the details behind the components of housing land supply, whilst Appendix 5 provides the detailed data to support the Council's housing trajectories.

Table 4 – 5 Year Housing Land Supply Position

	2008 Adopted RSS 2013-2018		2009 Core Strategy 2013-2018		2013 Joint SHMA 2013-2018	
	Liverpool	Sedgefield	Liverpool	Sedgefield	Liverpool	Sedgefield
Total 5 Year Supply	7,784	7,784	7,784	7,784	7,784	7,784
Total 5 Year Requirement	3,963	3,589	6,737	6,816	6,049	6,345
Requirement Annualised	793	718	1,347	1,363	1,210	1,269
Number of Years Supply	9.82	10.84	5.78	5.71	6.43	6.13
Supply as a % of requirement	196%	217%	116%	114%	129%	123%

<sup>\*</sup> All requirements include a 5% buffer in accordance with Paragraph 47 of the NPPF and are amended to reflect past performance.

The overarching strategy objectives of the 2 plan lead requirements is the promotion of urban regeneration and renaissance by focusing development on PDL and preventing the release of valuable Greenfield and Green Belt land unless a need (relating to 5 year supply) is demonstrated. Performance clearly shows that at this time such a need does not exist and that there are sufficient sites within the existing urban area to continue the strategic approach to urban regeneration.



L-R: New housing developments at Bannerbrook, Wood End (the NDC regeneration area) and Torrington Avenue.

#### 4 Economy & Employment

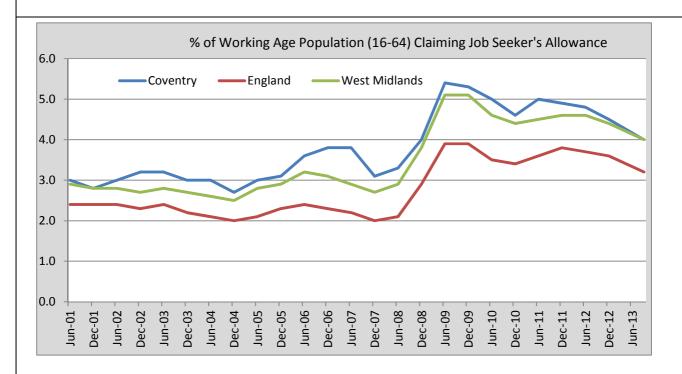
#### **Policy Aim**

The policy aim for the Economy & Employment chapter of the Coventry Development Plan 2001 is:

"To provide sufficient land of a range of quality and size to strengthen and diversify the economic base of the City, in order to maximise employment and minimise economic disadvantage"

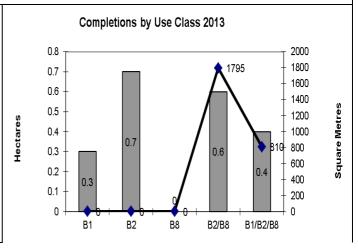
#### **Overall Economic Situation of Coventry**

The unemployment rate in Coventry remains above those of both the West Midlands and England as a whole. The recent trend is downward however, signalling the beginnings of an economic recovery. The downward trend in Coventry over the last year also appears to be stronger than both regional and national trends.



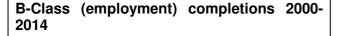
#### **B-Class (employment) completions**

There were completions on five sites during the year to 31<sup>st</sup> March 2013 and one in 2014. In Coventry, the largest of these completions was at Wickmans Drive. The other 4 completions were at University of Warwick, Ibstock Road, Middlemarch Business Park and although outside the city area the former Peugeot Ryton site. In 2014 there was one completion at the former Acetate site (4ha) and 7ha at Ryton which forms part of Coventry's employment land as part of the former RSS and now the Duty to Cooperate process.



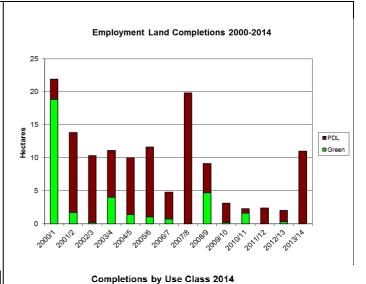
	Completed Site Area (Ha)	Completed Floor space (sq.m)
2013		
B1	0.3	1'200
B2	0.7	2'640
B8	0	0
B2/B8	0.6	1795
B1/B2/B8	0.4	810
2014		
B8	4	3389
B8	7	31190

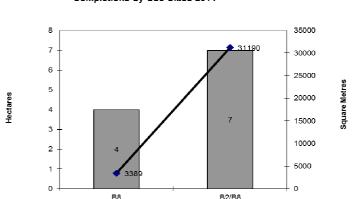
	Percentage on Previously-Developed
	Land
2013	
B1	0%
B2	100%
B8	100%
Total	100%
2014	
B1	0%
B2	0%
B8	100%
Total	100%



The table (right) shows the percentage of employment development that was completed on previously-developed land in Coventry between 1st April 2012 and 31st March 2014.

100% of employment completions were on previously-developed land in 2012/13. This is the same as the 12-year average, also 100%; however this hides a wide range of % completions of PDL between 2000 and 2012, with figures ranging from 14% in 2000/01 to 100% in 2007/08 and 2011/12. 2013/14 saw 100% of completions on PDL.





	Percentage on Previously-Developed
	Land
2013	
B1	0%
B2	100%
B8	100%
Total	100%
2014	
B1	0%
B2	0%
B8	100%
Total	100%

#### Office (B1) completions

There was one office scheme completed during the year to 31<sup>st</sup> March 2013, which was on green field land. More detail is provided in Table E1 of the appendix.

No office schemes were completed in 2014.

	Site Area (Ha)	Gross Internal Floor space (s.qm)
City Centre	0	0
Other Centres	0	0
Rest of City	0.3	1200
Total	0.3	1'200

#### **Employment land under construction**

There was one employment site under construction at 31<sup>st</sup> March 2013. The former Peugeot Ryton site.

In the previous year there was 1 site under construction at Wickmans Drive, now completed.

Two sites were under construction during 2013/14 at Ryton.



Picture: Completed manufacturing unit at Wickmans Drive.

#### Total (employment) land supply

The sites that have yet to start include a number of very large sites, such as Jaguar Browns Lane (17 hectares), Friargate (15 hectares) and land at Jaguar Whitley (9 hectares). Also included is the 31ha site (with outline consent) at the former Peugeot factory in Ryton, which despite being in Rugby Borough forms part of Coventry's employment land supply in accordance with the RSS, and more recently on-going agreements between the two councils. A number of completions have taken place over the last 2 years and are detailed in the appendix to this chapter. The remainder of the sites are all smaller than 5ha in size and total 8 hectares.

In 2013/14 there was 85ha of employment land supply.

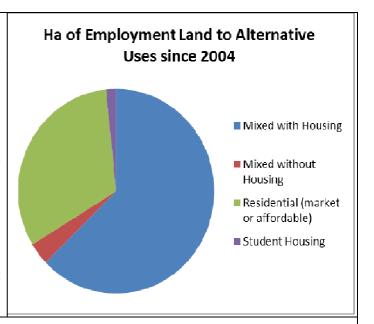


Picture: Completed Lex Autolease, Old Church Road.

#### Churn of (employment) land

The 'churn' of employment sites to alternative uses continues to be experienced throughout Coventry. This has become increasingly common and, amongst other things, reflects the restructuring of the local economy over the last 15 years or so.

The chart (right) shows the mix of uses that have been brought forward on 'churn' sites, since 2004 (at varying stages of development). It should be noted that this chart differs to previous years by considering the site area as opposed to site numbers. A common theme emerging through this data is the continuing conversion of city centre offices to student accommodation.



#### Overall position:

The market for B-class (employment land) development remains weak, but there are positive signs in the local economy, such as the fall in Job Seekers' Allowance claimant count (unemployment rate). The total supply of employment land with planning permission stands at nearly 85Ha. The challenge to the market is to now implement those permissions, especially the very large sites that can make a significant contribution to job creation in the city. Whilst the level of building activity remains low, largely due to the lack of confidence in the economy, the range and choice of sites with planning permissions in Coventry, means the city is in a strong position when the economic recovery starts to gather pace.

The 'churn' of (mainly industrial) sites continues, making a good contribution to the range of homes with planning permission, as well as enabling the redevelopment of the remainder of the sites for employment generating uses. This indicates that CDP Policy E8 continues to work well.

#### 5 SHOPPING

#### **Policy Aim**

The Policy aim for the Shopping chapter of the Coventry Development Plan (2001) is:

"To develop and maintain a range of defined Centres across the City to provide the highest possible quality shopping and other services and meet the needs of the whole community in locations accessible by a choice of means of transport."

#### **Policy Review**

In early 2012 the National Planning Policy framework came into force. This requires a sequential test to planning applications for main town centre uses not in a defined centre. The NPPF also establishes the hierarchy of centres principle and also requires an impact assessment for proposals outside defined centres, where the proposal is over 2500sqm.

- Total retail floorspace completed in 12/13: 28636 sqm gross in non CC sites.
- Retail floorspace completed in town centres in 12/13: 15703 sq m gross.

Whilst only one new retail scheme of 271 sq m gross was created in 13/14 in the Holyhead Rd Local Centre, a number of small retail units have been brought back into use. Several new schemes have commenced and some remain un-implemented.

#### **Policy Performance**

#### **Policy S 1: Shopping Strategy;**

The Policy has been used as a part of the consideration of proposals for the expansion of Major District and District Centres, to respond to out-of-centre proposals as described below.

#### **Policy S 2: Major District Centres**

### Policy S 3: Foleshill Gasworks Major District Centre

Construction of phase 2 of Arena Park has been completed.



#### **Policy S 4: District Centres**

#### **Policy S 5: Local Centres**

These policies have continued to be used successfully to facilitate small-scale extensions and changes of use for premises within centres and to expand the wider role of centres.

These policies have also been used as the basis for parts of Core Strategy Policy SC 1.

### Policy S 6: Ground Floor Units in Defined Centres

Policy S 6 continues to work well in achieving an appropriate mix of uses in centres.

Policy S 9: Local Shops

**Policy S 10: Catering Outlets** 

## Policy S 11: Edge-of-Centre and Out-of-Centre Retailing

Outside centres, Policy S 9 has continued to provide a firm basis to assess proposals for expansion and changes of use of shops as in previous years.

The Policy remains an important part of the Shopping Strategy in guiding development in appropriate locations.

Policy S 10 has continued to be used satisfactorily to respond to applications for cafes and restaurants (Class A3 use) and hot food takeaways (Class A5 uses)

Policy S 11 has continued to be used satisfactorily to respond to applications for edge-of-centre and out-of-centre retailing.

More detailed discussions of events relating to a number of the CDP Policies are contained in the Appendix.





#### 6 Access and Movement

#### **Policy Aim:**

The Policy aim for the Access and Movement chapter of the Coventry Development Plan (2001) is:

"To improve accessibility for the whole community, with particular regard for the needs of disabled people, by promoting new or improved means of public transport, walking and cycling and by reducing reliance on the private car. Policies are also intended to improve access to regeneration areas, improve social equity and minimise any adverse effects on the environment."

#### Policy Review:

The National Planning Policy Framework sets out overall national strategic transport policy context. Locally, transport policy is set out in the West Midlands Local Transport Plan (LTP) a strategy to 2026.

# Policy AM1: An Integrated, Accessible and Sustainable Transport Strategy

The main objective of this policy is to ensure that all members of the community can easily reach the destinations they need by a range of transport modes. This policy sets a strategic approach to ensuring that the planning process promotes development in appropriate and accessible locations, and encourages an extensive transport network for all modes of travel.

The City Council has continued to work closely with developers to promote new developments in accessible locations. Where accessibility issues may arise, the City Council has continued to seek mitigation and supporting measures whether through financial contributions from developers or on-site highway works. For example the Friargate development will see the construction of a major new office development near Coventry Station in a highly accessible location. This has helped to lever in £12.8m of Regional Growth Funding to construct a new bridge deck over the ring road. This will significantly improve pedestrian cycling links between the city centre and the station area.

The 2011 LTP sets out a transportation strategy for the West Midlands Metropolitan area. The government provides capital grant funding to support the delivery of LTP's.

In 2012/13, the settlement for Coventry was £5.39m. In 2013/14, the settlement was £4.8m. The 2013/14 Transportation Capital Allocation report sets out a detailed programme of local transport schemes which will assist in meeting the objectives and targets of the West Midlands LTP and CDP.

The City Council has continued to seek additional funding resources to boost





transportation investment. Recent examples include European funding to support City Centre public realm projects, Regional Growth Funding for the Whitley Local Sustainable Bridge Scheme, funding to support Cycle Transport Coventry and Department for Transport funding to construct a Cycle Safety Scheme on Ansty Road and Pinch Point funding to delivery the South West Junction Coventry Improvement Programme.

#### **Policy AM2: Public Transport**

This policy promotes the use and development of the public transport system across the city. The predominant form of public transport in Coventry is bus travel and the City Council has continued its work with Centro and bus operators to improve bus services and infrastructure.

A new bus only second entrance to Pool Meadow Bus Station has been completed to improve access, punctuality, and reduce congestion.

Work is underway to deliver improved rail services on the Coventry North/South Corridor as part of the NUCKLE scheme. Package 1 will be complete by 2015 and will see construction of a new station at the Ricoh Arena, platform extensions at Bedworth Station and new station at Bermuda Park. Package 2, to be completed by 2016, will see delivery of a new bay platform at Coventry Station.

Proposals are being developed as part of the Coventry Station Masterplan, including a Multi storey car park, new station entrance with retail building, new drop off point, new pedestrian boulevard linking station to the city centre and a public transport interchange for buses.

#### Policy AM3: Bus Provision in Major New Developments

Th policy aims to ensure that bus services





are integrated into all new large developments.

The University of Warwick has been continuing to invest in new and existing bus services across the city for students and staff as part of their Travel Plan and section 106 agreement. As part of the 'South West Coventry Junction Programme', a new dedicated Bus Interchange to increase capacity and provide space for five buses at any one-time will be in place in 2014/15.

#### **Policy AM4: Bus Priority Measures**

The policy objective is to promote the implementation of bus priority measures at suitable locations to improve the reliability of bus services. A new contra-flow bus lane on White Street has now been constructed to support access for buses into Pool Meadow Bus Station.

#### Policy AM5: Bus Park and Ride

The policy supports the development of additional park and ride sites.

The Park and Ride in Memorial Park is now served by Stagecoach services X17 and X16. This gives passengers a new Sunday service, plus earlier morning and later evening buses. Additionally, the X16 has been extended to Willenhall via London Road to cover the 27 service.

#### **AM6: Hackney Carriage Ranks**

The objective of the policy is to ensure that taxi ranks are provided in suitable locations. The Council continues to monitor usage and demand for facilities whether through new development proposals or major highway schemes.

#### **Policy AM7: Rail Services**

The policy objective is to encourage the construction of new rail stations and promote the enhancement of existing rail facilities.





As part of NUCKLE project, Package 1, a new station at the Ricoh Arena is scheduled to complete in 2015. Package 2 will see delivery of a platform at Coventry Station.

Implementation of the Coventry Station Masterplan will help further enhance facilities at Coventry station.

### Policy AM8: Improving Pedestrian Routes

The objective of this policy is to encourage safer pedestrian routes across the city.

Building on the success of previous award winning public realm enhancement schemes in the City Centre, further schemes are now planned including Gosford St/Coventry University Campus, Canal Basin/J1, Belgrade Junction, Lidice Place and Queen Victoria Road.

Completed schemes include Broadgate Square, Upper Trinity Street, Gosford Street / Cox Street Junction, Station to Bull Yard, Cox Street / Fairfax Street Junction, Pool Meadow Additional Access, White Street Coach Park, Little Park Street / New Union Street Junction, High StreetTrinity Street and Council House Square. Gosford Gate is currently under progress.

As part of the South West Coventry Junction Improvement Programme a number of public realm improvements are planned in 2014/15:- Gibbet Hill Road – central campus, outside Warwick Arts Centre, Gibbet Hill Road/University Road/Scarman Road roundabout and Gibbet Hill Road/Leighfield Road.

# Policy AM 11, 12, and 13: Improving Cycling Facilities, Cycling in New Developments and Cycle Routes

The objective of these policies is to encourage cycling through the improvement of cycle facilities and cycle routes.

The cycle network is continually being improved in combination with new



developments including the implementation of cycle parking.

The City Council and Centro have secured £7m for cycling improvements from the Local Sustainable Transport Fund. The scheme entitled Cycle Coventry covers areas to the south west and north west of the city. The scheme is improving facilities for cyclists by creating new cycle routes and installing more cycle parking. The first route from the city centre to Westwood Business Park and Tile Hill Station via Canley has now been completed. It includes new pedestrian and cycle crossings, as well as new cyclepaths along Hearsall Common, Canley Road, Charter Avenue and Mitchell Avenue. Sections of the Sowe Valley Path have also been upgraded (pictured) and made fully accessible for cyclists, wheelchair users and pushchairs.



The policy objective is to promote and encourage new roads to complete the strategic road network across the city.

- 1 Whitley Bridge scheme, is now underway, which will improve access to employment.
- 2 The road improvement at the junction of Long Lane/Tamworth Road is not currently programmed to take place.

#### Policy AM 16: Other Road Schemes

Four schemes are shown on the Proposals Map. Only Tollbar (A45/A46) junction remains outstanding. This project is being led by the Highways Agency, funding has been committed for the scheme and construction is now underway.

As part of the South West Coventry Junction Improvement Programme a





number of junction improvements to relieve congestion are planned in 2014/15, in conjunction with the University Of Warwick:- A45/Kenilworth Road, Charter Avenue/Mitchell Avenue roundabout, Gibbet Hill Road/University Road, Gibbet Road/Kenilworth Road/Stoneleigh Road, Gibbet Hill Road at Gibbet Hill campus, A45/Sir Henry Parkes Road, Westwood Way/Mitchell Avenue, Kirby Corner Road/Charter Avenue/Lynchgate Road roundabouts, A45/Broad Lane and Tile Hill Lane towards the city centre.

A pinch point package on Hinckley/Ansty Road A4600 near the Hospital will see, improvements to several busy road junctions. This is being done in conjunction with the University Hospital who are carrying out improvements to car parking and access arrangements.

#### Policy AM20: Road Freight

The West Midlands LTP has a policy to encourage 'Sustainable and Efficient Freight Transport'.

City Centre Cycle Cordon Survey 07:00-12:30 (Inbound and Outbound)

 2001
 2003
 2005
 2007
 2009
 2012
 2013

 894
 862
 844
 725
 964
 1218
 1162

City Centre Pedestrian Cordon Survey 07:00-12:30 (Inbound and Outbound)

**2001 2003 2005 2007 2009 2012 2013** 1548 1618 1639 1788 2994 1935 1682



#### 7 BUILT ENVIRONMENT

#### **Policy Aim**

The Policy aim for the Built Environment chapter of the Coventry Development Plan (2001) is:

"To achieve a high quality built environment throughout Coventry, not only for its own sake, but to maintain the attraction of the City as a good place in which to live, work, play, invest and visit."

#### **Policy Review**

The Sustainability Supplementary Planning Document has been adopted, which incorporates travel plans, walking and cycling. It details seven key requirements that relate to achieving a more sustainable built environment.

The Coventry Urban Design Guidance SPG is a more detailed explanation of Policy BE2, including eight principles of urban design. Work is progressing on the City Centre Urban Design Framework SPD, City Centre Streetscape Design Guide, and the Highway Design Guide.



#### Policy Performance Transport Corridors and Gateways (BE 4 – BE7) Road Corridors

The corridors identified are the Foleshill Road/Longford Road/Bedworth Road Corridor, and another two sections of road corridors, Stoney Stanton Road (south of Sewall Highway junction) and Walsgrave Road Corridor (Gosford Street to Ball Hill) which is part of a priority corridor. Work has been undertaken to improve the centres of Foleshill and Longford.

The Primelines major scheme project has been completed across the City. Ongoing improvements continue through the Bus Showcase scheme. The regeneration of Far Gosford Street is well underway with financial support from the Heritage Lottery's Townscape Heritage Initiative and Advantage West Midlands to invest in



historic buildings and streets.

#### **The Canal Corridor**

In 2008, the results of a botanical survey conducted by the Habitat Biodiversity Audit / Wildlife Sites Project, on behalf of the City Council, informed a decision to include the whole length of the Coventry Canal as a provisional Local Wildlife Site (pSINC) in the former Core Strategy.

#### **Gateways**

A consultant's study on corridors indicated ideas for Gateways along the Foleshill Road. There are a list of potential gateway, public art and feature lighting at key locations in this corridor. Subject to future funding, gateway features will be introduced as part of the public realm in the Stoney Stanton Road corridor. The Walsgrave corridor has a strategy to enhance the quality and appearance of the corridor as an ambassadorial route and gateway into the City Centre. The Far Gosford Street improvements will contribute to the Sky Blue Way entrance to the City.

#### The Historic Environment (BE 8 – BE 15)

There are over 400 statutorily listed buildings; over 550 locally listed buildings; 16 Conservation Areas; 20 Scheduled Monuments and 3 Registered Gardens in the City. This constitutes a rich and visible heritage, which needs to be protected, enhanced and interpreted. In many cases this obvious backbone of the historic environment contributes significantly to a sense of place, most prominently in the three cathedrals area in the City Centre. On a smaller scale Allesley Village and Ivy Farm Lane derive their character principally from groupings of statutory and locally listed buildings. The long and grand-tree lined approach to the City along the Kenilworth Road and Joseph Paxton's London Road Cemetery demonstrate the contribution that nationally important historic landscapes make to the City.

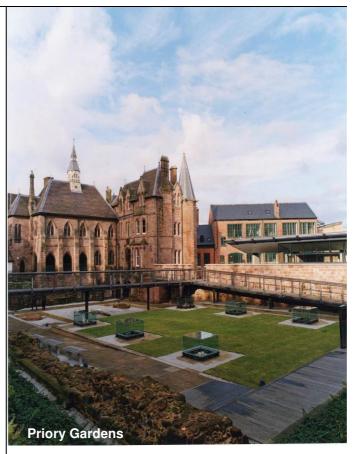
This built heritage is valued by the community, which expects the Council to play the role of principal custodian.

This is best undertaken in partnership with



the many private owners of historic buildings in the City. Apart from nationally recognised landscapes, there is a growing realisation that the historic landscape can survive in open areas of the City such as in the Green Belt and in more built up areas along river valleys.

Coventry contains a wealth of archaeological sites ranging from a prehistoric village at Canley, to the extensive urban remains of one of Britain's principal medieval cities. Twentieth century events have dramatically altered the City's above ground appearance, but much of the historic medieval City still survives, buried below ground. Archaeological investigations are a source of major public interest and civic pride, showing them to be a rich cultural resource for learning, for recreation and enjoyment and a generator of tourism and inward investment for Coventry. In addition to the City's buried remains are rich mosaics of associated urban and rural landscape, which have a conservation value in their own right. They often contribute to the distinctive local character of an area, as well as being part of the historic fabric of the landscape and valued by the community. The Coventry Historic Environment Record (CHER) and the Coventry Historic Landscape Characterisation Project (HLC) aims to enhance and synthesise the understanding of the historic and cultural origins and development of the present day landscape. The objective is to promote better management and understanding of the historic landscape resource; of the accommodation of continued change within it; and to establish an integrated approach to its sustainable management in partnership with other organisations. An integrated approach is being taken to planning for biodiversity, geodiversity, landscape and archaeological conservation within the City.





#### Conservation Areas (BE 8 – BE 10)

The Coventry Canal was declared as the City's sixteenth Conservation Area in July 2012. The new Conservation Area includes the five and a half mile length of the canal from the Canal Basin in the city centre through to the existing Hawkesbury Junction Conservation Area. Character appraisals and management plans, including proposed boundary modifications, are currently being prepared for Far Gosford Street, Hill Top, Lady Herbert's Garden, Kenilworth Road and Stoke Green Conservation Areas. Policy BE9 has continued to form the basis of consideration of proposals.

#### **Listed Buildings (BE 11-13)**

Three new Listed Buildings have been designated with the Coventry War Memorial, Kenilworth Road, being Listed at Grade II\* and the War Memorial Park gates and piers Listed Grade II, while Broadgate House, Broadgate was Listed Grade II, all in January 2013.

One new Listed Building was designated with the Old Post Office, also known as Longford House, Longford Road being Listed at Grade II in December 2013.

War Memorial Park was added to the Register of Parks and Gardens or Historic Interest at Grade II in January 2013.

### **Locally Listed Buildings (BE 14)**

No new buildings have been added to the Coventry Local List. Policy BE 14 has continued to form the basis for the consideration of proposals.

#### **Archaeological Sites (BE 15)**

Archaeological evaluations and watching briefs carried out on the Coventry Heatline pipeline from Whitley to the city centre discovered many finds and structures from the medieval city including part of an elaborate 14<sup>th</sup> century doorway from beneath the ring road. Several other watching briefs and evaluations were carried out in the City but without any significant new discoveries. Archaeological excavations were carried out



		1
discoveries of stained glass and decorated floor tiles.		

## **8 GREEN ENVIRONMENT**

## **Policy Aim**

The Policy aim for the housing chapter of the Coventry Development Plan (2001) is:

"To provide people with rich, accessible and diverse Green Spaces, linked to the surrounding countryside where possible, while ensuring effective conservation of wildlife, landscape and natural features, as important elements of a clean, healthy and sustainable environment."

#### Policy Review

Recent planning policy influences relating to this chapter:

- The Natural Environment and Rural Communities Act (2006), places a duty on all local authorities to have regard for biodiversity in the exercising of their duties.
- Planning and Climate Change, Supplement to Planning Policy Statement 1 (December 2007) includes, in paragraph 9, the need to conserve and enhance biodiversity.

#### Policy Performance

Policy GE 1: Green Environment Strategy This is a Part 1 policy, which seeks to protect and enhance green space in conjunction with other agencies and the local community.

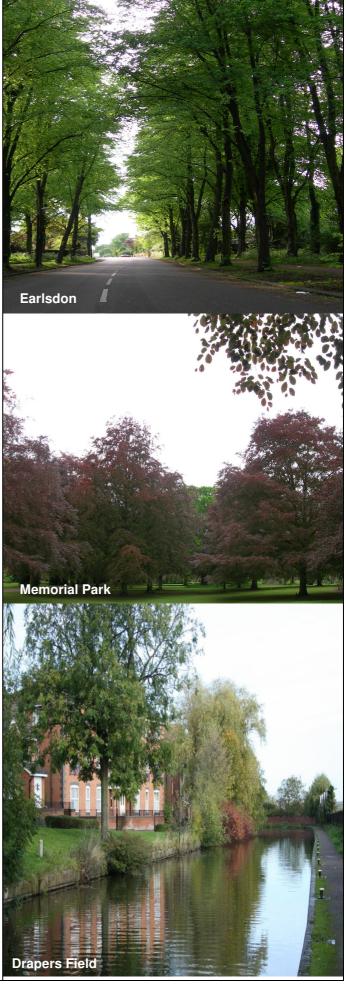
Coventry Green Space Standards are supplemented by an assessment of contributions where, in exceptional cases, it may not be possible or appropriate for a developer to incorporate the required level of Green Space provision on site. Section 106 agreements in 2012 - 2013 secured contributions amounting to £304'227 for investment in play provision and public open space.

Section 106 agreements in 2013 - 2014 secured contributions amounting to £196'000 for investment in play provision and public open space.

Policies GE 2; GE 3; GE 9: Green Space Provision and Enhancement The above policies are particularly concerned with the provision and enhancement of Green Space. Strategic areas of Green Space that have been enhanced since 2012 include:

- Ancient Arden Landscape, including extensive public footpath network
- Cannon Park Green Wedge, including Canley Regeneration Area
- Coundon Hall Park Community Woodlands
- Coundon Wedge Countryside Management
- Sowe Valley Green Wedge (Access to Nature Project)

Policies GE 4; GE 10: Protection of Outdoor Sports Facilities By deterring proposals for inappropriate



development, these policies have continued to effectively protect both the quantity and quality of outdoor sports facilities, with no sites lost to inappropriate development

Policy GE 5: Allotments
This policy seeks to protect allotment
gardens from inappropriate development.
There are two components to the policy.
Firstly, the loss of the allotment gardens must
not result in unmet demand for allotments
within a reasonable walking distance.
Secondly, that local green space must be
enhanced overall by the development or by
compensatory measures. No allotment sites
were lost to development in 2012/2013 and
2013/14.

Policies GE 6; GE 7: Green Belt The City Council's Green Belt policies continue to be strictly applied, in accordance with Government policy, with no applications for significant new development being granted planning permission between 2012 and 2014 using the RSS specification for Green Belt monitoring. The CDP Green Belt policies have effectively sustained the emphasis on protecting the City's Green Belt from inappropriate development, promoting positive management and enhancement, and where necessary supporting the planning appeal and enforcement process.

Policy GE 8: Urban Green Space
This Policy has continued to effectively
protect both the quantity and quality of Urban
Green Space within the City. In certain
instances, proposals have reduced Urban
Green Space where it has been enhanced
overall by the development or by
compensatory measures, in accordance with
the Policy.

Policy GE 9: Green Space Provision in New Housing Developments
Section 106 legal agreements have secured contributions amounting to £196'000 for play and open space provision, in respect of planning applications for residential development. This provision will be linked to the Coventry Play Strategy and in particular, promoting natural areas for children to play.

Policies GE 11 – GE 15: Nature Conservation and Landscape This suite of policies seeks to protect and enhance sites and features of differing nature conservation and landscape importance.



Protection of designated sites The CDP has a strong policy to protect designated Sites of Special Scientific Interest (SSSI), Local Nature Reserves (LNR), and Coventry Nature Conservation Sites (CNCS), as shown on the Proposals Map. The strength of this Policy has resulted in no permissions being granted since the adoption of the CDP in 2001 that would have an adverse impact on these sites. The ongoing Phase 1 and Phase 2 re-surveying, together with the surveying of provisional sites, is also helping to inform recommendations for future designations and conservation management. Recent habitat surveys have identified a further 3 Local Wildlife Sites at the following locations:

- Kingsway Orchard adj A444
- Coundon Wedge Grasslands
- Bassford Bridge Meadows

With reference to the national Single Data List 160 reporting for improved Local Biodiversity, the independent review produced by Warwickshire Museum Field Services for the City Council, concludes that 58% of Local Wildlife and Geological Sites in the local authority area are undergoing positive conservation management.

Trees & Woodlands Approximately 3956 trees and shrubs were planted in the City between 1 April 2012 and 31 March 2013 and 2165 in 2013/14.

In 2012/13, approximately 84 trees were planted and 34 were felled and in 2013/14 around 35 trees were planted and 45 were felled at Coombe Abbey Country Park, owned by the City Council.

Highways Felling – 201 Planting – 173

Parks & Woodlands
Felling – 81
Planting – 3783
Note 3600 of these trees were whips, not standard trees.
Highway sites trees of all sizes

Trees planted at min of 14-16cm Extra heavy Standard.

Tree Preservation Orders
6 new Tree Preservation Orders totalling 46
trees were served in 2012 – 2013 and 6
Orders were served in 13/14.



## 9 Policy Aim

The Policy aim for the Built Environment chapter of the Coventry Development Plan (2001) is:

"To promote the continued development of well located social, community and leisure facilities to meet the needs of the Coventry community, both locally and City-wide".

### **Policy Review**

Gross Social, Community and Leisure completions 23,715 square metres

### **Policy Performance**

# Policy SCL 1: Social, Community, Leisure and Indoor Sports Facilities

This is a Part 1 policy and establishes principles rather than being a detailed measurable policy. It is encouraged that SCL proposals are located which are accessible to and meet the needs of Coventry people by a choice of means of transport.

# Policy SCL 2: Large Social, Community, Leisure and Indoor Sports Facilities

There were several completions during this monitoring period, which included the new 2,499 sq.m aquatic centre at the AT7 sports centre swimming pool, Bell Green Road. Land on Corner of Wickmans Drive and Banner Lane, 106 bed care home and associated community facilities.

Land West of Gramercy Park and South of Astoria Drive Banner Lane, 154 seat public house/restaurant with 3 Bedroom managers flat above and

Bethesda Chapel, Whitaker Road, construction of a new place of worship.

The development at the Corner of Blackwell Road and Foleshill Road for a three storey building, comprising of commercial/retail, mosque and educational uses continues to be developed.

# Policy SCL 3: Small Social, Community, Leisure and Indoor Sports Facilities

There have been a limited number of completions in relation to small-scale SCL developments including several changes of use schemes. They are accessible to their



local communities by walking and cycling but they are also, in almost every case, accessible by at least a radial bus route and, in some cases, by a more extensive network.

# Policy SCL 7: Schools and Colleges of Further Education

Over 50,000 pupils attend the 116 local authority schools across the City. There are 86 Primary Schools, 19 Secondary Schools, 11 Special Schools and Hillfields Early Excellence Centre.

There were two notable completions. The first included a new development at Henley College where 2,803 square metres has been created for an engineering block, four storey teaching block with student services, new entrance and atrium.

The second included the demolition and rebuild of Whitmore Park Primary School, Halford Lane. This represented an overall loss of 924 square metres of educational space.

There are numerous schools that enjoy planning permission that are under construction These include:

- The Westwood Academy, Mitchell Avenue – 4,776 sq.m new engineering academy.
- Ernesford Grange School and College demolition and erection of 1,938 sq.m new secondary school and special education needs facility.
- St. Thomas More School demolition of existing school and erection of 2 storey primary school.
- Richard Lee Primary School Redevelopment of 3,282 sq. to create new school.

#### **Policy SCL 8: Coventry University**

Coventry University continues to grow, expand and acquire existing buildings for their academic needs although no active developments occurred during this period including sites under construction or with planning permission.



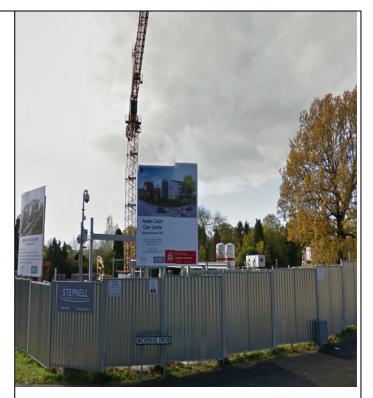


## **Policy SCL 9: University of Warwick**

The University of Warwick has considered the amount of development it will need over a 10 year period broken down into various types of land use:

- academic teaching and research
- student accommodation
- support services (meaning central administration, library services, social, catering and sports facilities)
- "other" (comprising arts centre, students' union, conference facilities and new initiatives).

One site has been developed on the campus site situated on University Road where a 2,000 square metre plant sciences building has been created.



## Policy SCL 10: Health and Social Care

A 106 bed care home and associated facilities have been provided on land on the corner of Wickmans Drive and Banner Lane.

# Policy SCL 12: Local Health and Social Care Facilities

Health care facilities under construction include: the Hillfields Health Centre and Russell street car park, Howard Street and land between Howard Street and Harnall Lane West, and a mix-use development on Banner Lane which is to include a surgery and dentist.

The development of the process can be to secure the social and community and leisure element further to the generation.

# Policy SCL 14: Re-use or Redevelopment of Facilities

The primary indicator to measure performance is to assess the level to which existing social, community and leisure facilities are lost to other uses.

# **Core Strategy Sustainable Communities Indicators**

## **SC 3 Local Community Facilities**

**Indicator:** % of new community facilities located in a designated centre or within close proximity of public transport.

**Target:** 100% of facilities to be located in centres or within close proximity of public transport.

**Output:** 0% - which shows the progress against the SC3 target.

**Indicator:** number of community facilities lost to other use classes.

**Target:** To minimise the loss of facilities unless replaced or proved to be redundant.

Output: please refer to policy SCL4.

### **10 CITY CENTRE**

## **Policy Aim**

The Policy aim for the City Centre chapter of the Coventry Development Plan (2001) is:

"To develop the full potential of the City Centre by making it a more attractive place for all the community and the wider Sub-region. This means:

- a vibrant and entertaining market place;
- a living heart:
- warm and welcoming public spaces;
- making it accessible to all; and

sparkling through good design and management."

### Policy Performance – General Policies

### Policy CC 1: City Centre Strategy

The overall role, position and character of the City Centre referred to in Policy CC 1 has not significantly altered over the past 2 years.

Policy CC 2: A Vibrant and Entertaining Market Place

Policy CC 3: A Living Heart

Policy CC 4: New Housing Sites

Policy CC 5: Sites and Areas with a Substantial Housing Element

# Policy CC 6: Warm and Welcoming Public Spaces

Policy CC 6 continues to be used as the justification for environmental schemes not identified in Policy CC 7. Work around Coventry University's campus has been completed in part and discussions are ongoing with regard to future development of Coventry University:

 public realm works to Broadgate, Gosford Street, Corporation Street and New Union Street have been completed and work is on-going in the area around High street and Jordan Well

# Policy CC7: Major Environmental Improvement Schemes

Works to Broadgate, and New Union Street have been completed. Works continue on improving the public realm across the city centre.



Policy CC 8: Accessible to All

Policy CC 10: Public Car Parking

Policy CC 11: Sparkling through Good Quality Design and Management

Policy CC 12: Distinctive Area

Policy CC 13: (Central Shopping Area) has continued to be used generally to respond to proposals and suggestions both inside and outside the CSA. Any planning applications to implement schemes will involve the use of current CDP policies until they are replaced by the Core Strategy and City Centre AAP.

#### Policy CC 18: (West End Area)

has been little used in the past 2 years as no major new developments have come forward.

### Policy CC 21: (Southside Area)

has been little used in the past 2 years as no major new developments have come forward.

# Policies CC 23 and CC 24: (Queens Road/Butts Area)

have continued to be used to guide proposals for changes to A3 (cafes and restaurants) and A5 (takeaway) uses in Butts.

# Policies CC 25 and CC 26: (Station Area and Station Area Sites)

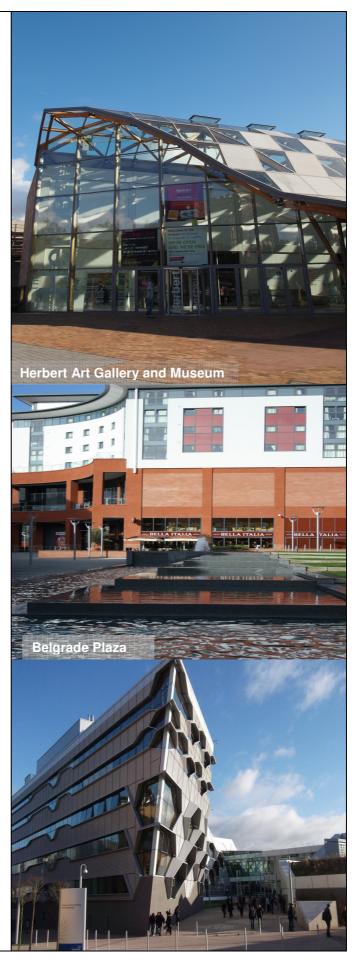
The "Friargate" Masterplan continues to be refined and work is underway on the new bridge deck across the ring road.

#### Policy CC 27: (Parkside Area)

has been little used in the past 2 years as no major new developments have come forward.

# Policy CC 30: (Coventry University Area)

has been used to consider further proposals in the University's development programme.



### Policy CC 33: (Cathedral Area)

has been little used in the past 2 years as no major new developments have come forward.

# Policies CC 34, 38 and 39: (Phoenix Area)

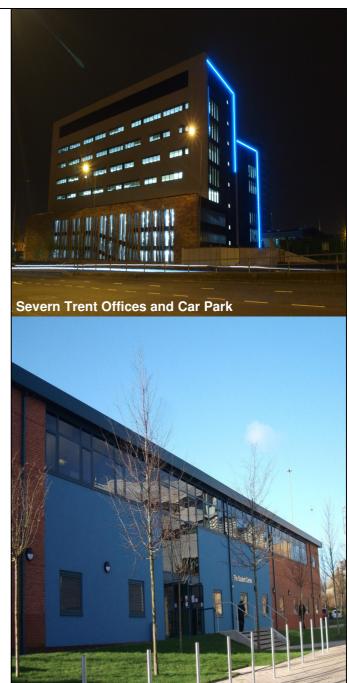
has been little used in the past 2 years as no major new developments have come forward.

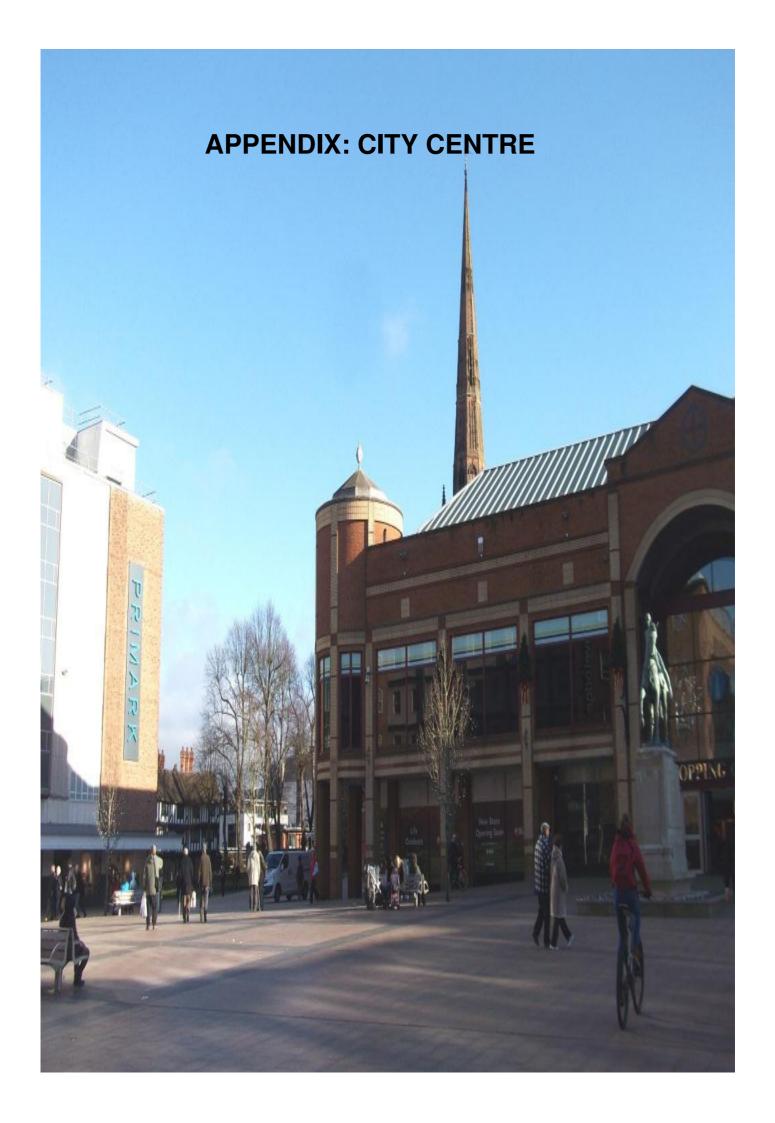
# Policies CC 40 to CC 43: (Ring Road Area)

has been little used in the past 2 years as no major new developments have come forward.

#### Policies CC 44 to CC 45: (Swanswell)

has been little used in the past 2 years as no major new developments have come forward. Redevelopment of the former Coventry and Warwickshire Hospital site continues.





#### **Vibrant and Entertaining Market Place (Policy CC 2):**

 national market failures has resulted in a number of vacancies. Some of which have now been filled, an example being the former Adams unit, now occupied by Jack and Jones. However, the national failure of TJ Hughes had resulted in a large unit becoming vacant in the Lower Precinct. This company has re-commenced trading and has now reoccupied its former unit in the lower precinct. The implications of mergers such as Lloyds TSB and HBOS as well as possible rationalisation of other high street banks may lead to more vacancies in coming years.

### A Living Heart (Policy CC 3):

Table CC.1: Progress on City Centre Windfall Housing Sites 1997-2014

Site	Land Supply Position
"Beachamp Place",	99 dwellings and space for the Warwick Road URC
Warwick Row	church's use completed.
"Meridian Point", 1-17	30 dwellings completed.
Friars Road	
"Osbourne House", 1	47 dwellings and a small amount of office space completed.
Queen Victoria Road	
Upper York Street	63 dwellings completed.
13-15 Bedford Street	17 dwellings completed
"Victoria Buildings",	139 dwellings and ground floor retail space Expired
Queen Victoria Road	permission.
"Albert Buildings",	118 dwellings Expired permission
Queen Victoria Road	
Plot 5, Mile Lane	44 completed
28 London Road	51 dwellings Expired permission
Friars Road/St	168 dwellings Expired Permission.
Patrick's Road	
York Street	107 dwellings and 2,200 sq m leisure uses Expired
	permission
Well Street/Bishop	37 dwellings, 7,825 sq m gross office floorspace and 3
Street	small retail units with planning permission.
High Street/Hay Lane	14 dwellings and restaurant use. Complete
Alma Street/Hood	99 dwellings creating 405 bedspaces complete
Street	
Totals	413 dwellings completed
	37 dwellings with planning permission

- the previous Appeal approval for 33 dwellings at Plot 5, Mile Lane was extended to 44 dwellings while construction was under way;
- the scheme at High Street/Hay Lane is for flats over a restaurant replacing the former Yates' use;

## Allocated Housing and Mixed-use Sites (Policies CC 4 and CC 5):

Table CC.2: Progress on City Centre Allocated Housing Sites 1997-2014

Site	Land Supply Position
1. Drapers Field	178 dwellings completed.
2. Parkside	286 dwellings completed.
3. Lower Holyhead Road/Hill Street	92 dwellings completed.
4. Queen Victoria Road (Vicroft Court)	56 dwellings completed.
5. Greyfriars Road car	37 dwellings completed.
park	
6. Whitefriars Lane car	No progress
parks	
7. 64-76 Whitefriars	12 dwellings completed.
Street	
8. Winfray Annexe,	62 dwellings completed together with 340 student
Butts	bedspaces. No progress on the balance of the development (see below).
Totals	717 dwellings completed

• development of the balance of the Winfray Annexe site is dependant upon the acquisition of an adjacent site which has still not been achieved.

Table CC.3: Progress on City Centre Mixed-use Sites 1997-2014

Site	Land Supply Position
1. Manor House Drive	112 dwellings completed with 9,499 sq m office floorspace
	in use.
2. East side of	Application for office floorspace (see below).
Grosvenor Road	
3. Hill Street/	No progress (see below).
Corporation Street	
4. Spon Street/Queen	No progress (see below).
Victoria Street	
5. Phoenix 1	85 dwellings, 3 bars/restaurants and a studio and office
	complex for the BBC completed. The "Millennium View"
	scheme is being remarketed (see below).
6. Phoenix 2	No progress (see below).
7. Upper Well Street/	Phase 2a completed - 66 dwellings, 3 A3/A4 units, a budget
Bond Street area	hotel, casino and public open space. Phase 2b with
	planning permission – quality hotel and A3/A4 unit. Phase 3
	with planning permission – 183 dwellings and A3/A4 units or
	504 student bedspaces, 12 dwellings and A3/A4 units. See
	below.
Totals	263 dwellings completed
	258 dwellings with planning permission

### **Major Environmental Improvement Schemes (Policy CC 7)**

Table CC.4: Progress on Major Environmental Improvement Schemes 1997-2014

Site	Details
1. Broadgate & High	Scheme competed
Street	
2. Upper Precinct	No progress.
3. Palmer Lane	No progress.
4. Belgrade Square	Scheme completed (see below).
5. Lidice Place	No progress.
6. Spon Street	Scheme completed.
7. Greyfriars Green	Scheme completed.
8. Bull Yard	No progress.
9. Little Park Street/	No progress.
High Street/Earl Street	
10. New Union Street/	Scheme completed
Little Park Street	
11. Jordan Well/	Scheme completed
Gosford Street/Cox	
Street	
12. Priory Street	Scheme completed.
13. Ring Road	No progress.
14. Station Square	Minor works completed with larger scale works proposed as
	part of the "Friargate" development (see below).

- Lack of progress is due principally to lack of resources or, in some cases, delays in the implementation of development schemes which would have ancillary environmental improvements eg Millennium View for Palmers Lane;
- the scheme for Belgrade Square in conjunction with the "Belgrade Plaza" development has been completed;
- A fundamental part of the "Friargate" redevelopment scheme for the Station Area is the
  improvement of the links between the railway station and the City Centre through
  Greyfriars Green. Bridging over the Ring Road to provide better pedestrian, cycle and
  bus routes is part of the vision. Further works will be on-going in coming months.

### Accessible to All (Policy CC 8)

Table CC.5 Progress on City Centre Accessibility 1997-2014

High Quality Bus	Construction work in Trinity Street Ironmonger Row/Cross
Access	Cheaping/Burges to replace bus and taxi stops and create the new Ironmonger Square has now been completed.
Pedestrian safety	Hill Street foot and cycle bridge was completed and replaces the existing undesirable subway under the Ring Road.  The Ironmonger Row/Cross Cheaping/Burges pedestrianisation scheme is now complete resulting in a much more pedestrian friendly and safer environment.
Make crossing the Ring Road easier for pedestrians and cyclists	The new foot and cycle bridge at Hill Street over the Ring Road is complete. Work has commenced on the new Friargate bridge deck.
Provision of an adequate supply of car parking for shoppers	No changes have been made to the overall levels of car parking.
Improving links between the station and the rest of the City Centre	New fingerpost signage has been installed on many routes along with some improved signage in subways. Significant improvements are proposed as part of the "Friargate" scheme. Work has commenced on the new Friargate bridge deck
Traffic and highways measures	The introduction of metered on street parking on all roads inside the ring road has been introduced, combined with the removal of double yellow lines and the introduction of a 20mph speed limit.

The balance and diversity of uses within the City Centre as a whole has been relatively static during the last 2 years with the economic climate contributing to a lack of development generally.

The balance of "retail" uses within the CSA remains broadly stable, but has seen a move away from the traditional A1 retail shops and more to the non-A1 retail uses such as restaurants, coffee shops and service uses. Although not significant, there has been a small decrease in vacant units within the city centre.

In detail, the balance is as follows:

Table CC.6: Balance of "Retail" Uses in the Central Shopping Area, 2013 and 2014

Use	2013 %	2014%
A1 Use	72.6	55
A2 Use	11.7	16
A3/4/5 Use	11.2	20
Other Uses	4.5	9
Vacancies	14.8	12.3

Retailer representation still remains biased towards the major operators with a lack of smaller specialised and independent traders. There is still room for growth in both areas but the contraction in the economy has hit all sectors of the market.

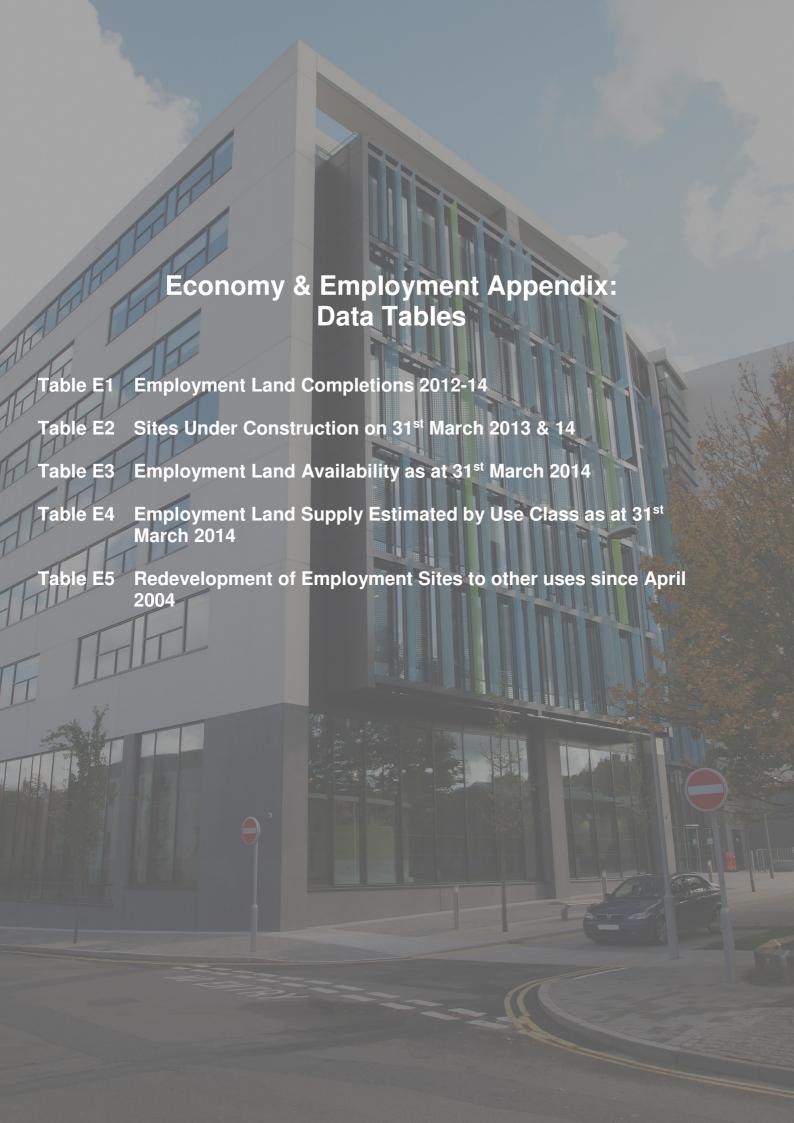


 Table E1
 Employment Land Completions 2012-13

	Use	На.	Floor space Sq. m.	PDL/G*
Plot 10 Wickmans Drive	B2	0.7	2640	PDL
University of Warwick University Road	B1	0.3	1200	G
BMC House Ibstock Road	B2/B8	0.6	1795	PDL
JE Engineering Siskin Drive Middlemarch Business Park	B1/B2/B8	0.4	810	PDL
Former Peugeot Ryton	B2/B8	6.6	27'870	PDL
Total All Sites	8.6	34315	-	

<sup>\*</sup> PDL = Previously Developed Land, G = Greenfield

**Employment Land Completions 2013-14** 

	Use	На.	Floor space Sq. m.	PDL/G*
Former Acordis Acetate	B8	4	3389	PDL
Former Peugeot Ryton	B2/B8	7	43218	PDL
Total All Sites		11.0	46607	-

<sup>\*</sup> PDL = Previously Developed Land, G = Greenfield

Table E2 Sites Under Construction on 31st March 2013

	Use	Ha.	Floor space Sq. m.	PDL/G*
Former Peugeot Ryton	B2/B8	6.93	31'190	PDL
Total All Sites		6.93	31'190	-

<sup>\*</sup> PDL = Previously Developed Land, G = Greenfield

### Sites Under Construction on 31st March 2014

	Use	Ha.	Floor space Sq. m.	PDL/G*
Former Peugeot Ryton	B2/B8	14	41'684	PDL
Total All Sites		14	41'684	-

Table E3 Employment Land Availability as at 31st March 2014

Table E3 Employment Land Availability as at 31st March 2014						
Site	Site Area (Ha)	PDL/G*	Readily Available	Comment		
Sub-Region	al Emplo	yment Site	s Not Started			
Former Peugeot Ryton	7.5	PDL	Yes	Majority of the 35ha site completed. 7.5 remains.		
Former Jaguar Site - Land between Browns Lane and Coundon Wedge Drive. Partially implemented for residential. Employment uses account for 17ha.	17.0	PDL	Yes	Supported by HCA funding		
Friargate - Land bounded by railway, Grosvenor Road, Manor Road	15.0	PDL	Yes	Part of mixed use scheme		
Land North of Jaguar Engineering Centre (Area 2000), Whitley Business Park	9.0	G	No	Infrastructure Requirements		
U of W East of Academic Road	0.3	PDL	Yes			
Penso Consulting Ltd Woodhams Rd	2.5	PDL	Yes			
Sub-Total	51.3					
	ty Emplo	yment Site	s Not Started			
Land bounded by Quarryfield Lane, Deasy Road and Cheetah Road	0.5	G	Yes			
Land bounded by Upper Well Street, Lamb Street, Chapel Street and Corporation Street.	0.7	PDL	Yes	Part of mixed use scheme		
Fixfire, Mayflower House, Bodmin Road.	0.6	PDL	Yes			
Land of Stonebrook Way and rear of 75 Longford Road, Longford	1.0	PDL	Yes			
Ironbridge Works, Ibstock Road	2.0	PDL	Yes	Part of mixed use scheme. Partial completion of one unit on site.		
Land Adj Orchard Retail Park, London Road	1.0	G	Yes			
Land adjacent units 1-4 Hotchkiss Way Binley Industrial Estate	0.2	PDL				
Websters / EMR Stoney Stanton Road	2.5	PDL	No	Existing Occupants would require relocation		
Paragon Park	2.95	PDL	No			
Sub-Total Other Leas	11.45	1 0:1	- Not Otoutod			
Tom White Waste Ltd, Stonebrook			s Not Started			
Way Longford	1.0	PDL	Yes			
Adj unit 1 Rowleys Green Lane	0.03	PDL	Yes			
Warwick House, Bodmin Road	0.3	PDL	Yes			
Land and buildings to the rear of 65 to 80 Far Gosford Street	0.2	PDL	Yes			
727-731 London Road	0.2	PDL	Yes			
Unite Union Offices Transport House Short Street Parkside	0.1	PDL	Yes			
Former Bell Green Goods Yard and Edgewick Park Industrial Estate A444	2.0	PDL	Yes			
Bancrofts Ltd 414 Stoney Stanton Road Cookle Ltd Torrington Avenue	0.2	PDL	Yes			
Cash's Uk Ltd Torrington Avenue Opposite Junc of Westcotes	0.6	PDL	Yes			
Unipart Eberspacher Exhaust Systems Ltd Durbar Avenue	4.0	PDL	Yes			
Sub-Total	8.63					
Grand Total	71.38	J				

<sup>\*</sup> PDL = Previously Developed Land, G = Greenfield

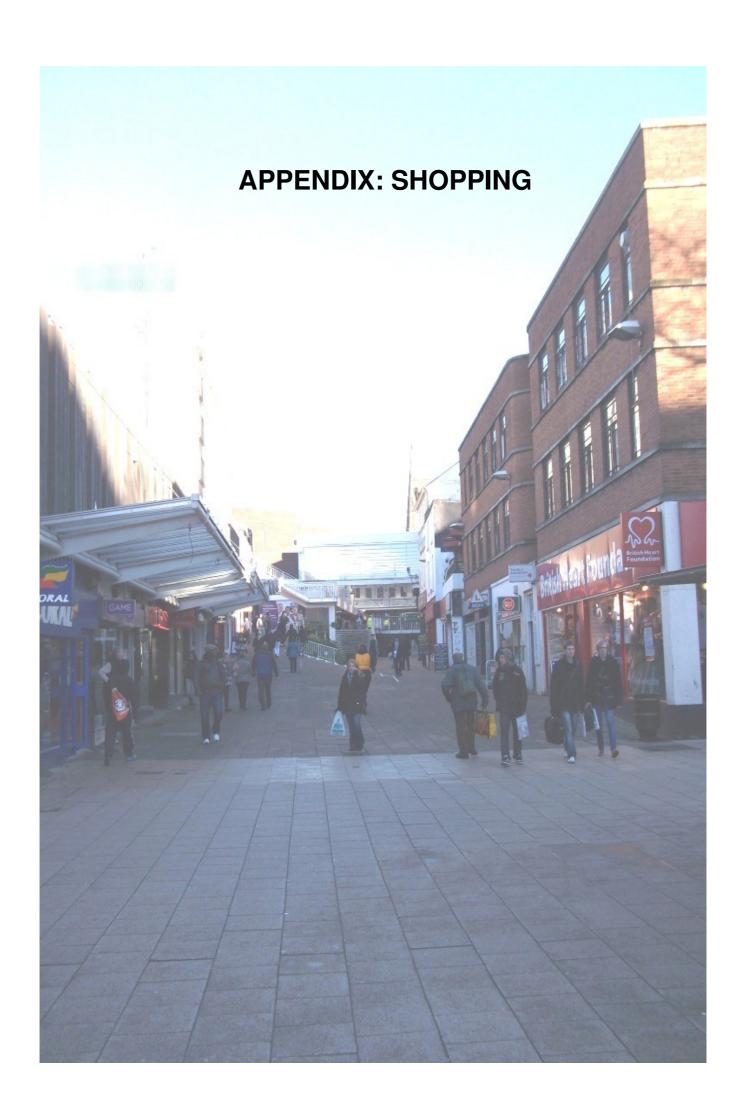
Note: The reduction in supply when compared to last year is due to the former Jaguar Browns Lane site, 37ha in total, of which 17ha is now for employment use, following recent housing developments.

Table E4 Employment Land Supply Estimated by Use Class as at 31st March 2014

lable E4 Employment Land							
Site	B1	B1/B2	B2	B2/B8	B8	B1/B2/B8	Total
Sub-Regional Employment Sites Not	Started		1				
Former Peugeot Site - Ryton (allocated to Coventry through the RSS and DtC)				21			21.0
Former Jaguar Site - Land between Browns Lane and Coundon Wedge Drive		17.0					17.0
Friargate - Land bounded by railway, Grosvenor Road, Manor Road	15.0						15.0
Land North of Jaguar Engineering Centre (Area 2000), Whitley Business Park			9.0				9.0
U of W East of Academic Road		0.3					0.3
Penso Consulting Ltd Woodhams Rd			2.5				2.5
Sub-Total	15.0	17.3	11.5	21.0	0.0	0.0	64.8
<b>Good Quality Employment Sites Not</b>	Started						
Land bounded by Quarryfield Lane, Deasy Road and Cheetah Road	0.5						0.5
Land bounded by Upper Well Street, Lamb Street, Chapel Street and Corporation Street	0.7						0.7
Fixfire, Mayflower House, Bodmin Road	0.6						0.6
Land of Stonebrook Way and rear of 75 Longford Road, Longford			1.0				1.0
Ironbridge Works, Ibstock Road			2.0				2.0
Land Adj Orchard Retail Park, London Road						1.0	1.0
Land adjacent units 1-4 Hotchkiss Way Binley Industrial Estate						0.2	0.2
Websters / EMR Stoney Stanton Road			2.5				2.5
Paragon Park	4.0	0.0	2.95	0.0	0.0	4.0	2.95
Sub-Total	1.8	0.0	8.45	0.0	0.0	1.2	11.45
Other Local Employment Sites Not S Tom White Waste Ltd, Stonebrook	started		1			<u> </u>	
Way Longford			0.9				0.9
Adj unit 1 Rowleys green lane			0.03				0.03
Warwick House, Bodmin Road	0.3						0.3
Land and buildings to the rear of 65 to 80 Far Gosford Street	0.2						0.2
727-731 London Road	0.2						0.2
Unite Union Offices Transport House Short Street Parkside	0.1						0.1
Former Bell Green Goods Yard and Edgewick Park Industrial Estate A444						2.0	2.0
Bancrofts Ltd 414 Stoney Stanton Road			0.2				0.2
Cash's Uk Ltd Torrington Avenue Opposite Junc of Westcotes						0.6	0.6
Unipart Eberspacher Exhaust Systems Ltd Durbar Avenue			4.0				4.0
Sub-Total	8.0	0.0	5.13	0.0	0.0	2.6	8.53
<b>Employment Sites Under Constructi</b>	on						
Sub-Total Sub-Total	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Grand Total	17.6	17.3	25.08	21.0	0.0	3.8	84.78

Table E5 Redevelopment of Employment Land to other uses since April 2004

Planning Reference	Date of Permission	Site	Size (Ha)	Proposed Use
	Sites with Permis	ssion not started		
52772	26/01/2006	Wigleys	2	Mixed: retail, car showroom,
				1.3ha employment
52867/A	01/05/2009	Land behind 55-77 Stoke Row	0.39	Residential
54696	08/04/2009	Garages & 40b&40c Humber Avenue	0.18	Residential
52866/B	15/05/2009	56-66 Cambridge Street	0.09	Residential
39033/A	20/04/2009	175-177 Jardine Crescent	0.01	Residential
54293/A	31/03/2010	45 Templar Avenue	0.23	Residential
OUT/2012/2123	23/06/2009	2 Coombe Street	0.01	Residential
16072/H	24/09/2009	8 Davenport Road	0.25	Residential
49026/B	09/02/2010	Ironbridge Works, Ibstock Road	2.53	Hotel, B1b/c, B2
RM/2013/2369	24/12/2010	Former Dunlop Warehouse, Beake Avenue	4.80	Residential, B1/B2 and B8
FUL/2011/0240	03/01/2012	17-28 Queens Road (including part of Winfray Annexe)	0.47	Student housing
FUL/2011/0986	04/10/2011	Alma Street / Hood Street / Lower Ford Street	0.55	Student housing
OUT/2011/0254	25/08/2011	Evening Telegraph Site - Land East of Upper Well Street and south of Lamb Street	1.02	Residential, Student housing, B1 uses, Hotel and Retail
OUT/2012/0888	09/08/2012	New Century Park Phase 2 (East)	11	Residential
FUL/2012/2313	18/03/2013	Land off Burnaby Road	2	Residential (Part of site formerly B2 use)
17057/C	09/01/2013	Former Factory site Coombe Street	0.06	Residential
REN/2012/0668	10/07/2012	Land behind 55-77 Stoke Row	0.4	Residential
	Sub-Total not sta		25.99	
	Sites Under Cons	struction		
52546	30/09/2005	Former Peugeot Stoke Plant	26	B1 offices, sports pitches and residential
52000	20/01/2006	AGCO - South	14.7	Residential
52000	01/09/2010	AGCO - North	12	Residential
55011	23/12/2009	Former Jaguar Site, Browns Lane	48.59	Mixed B1, B2, and residential
RM/2011/2152	24/03/2005	New Century Park (West)	4.7	Residential
	Sub-Total Under	Construction	105.99	
ELU (0040/4507	Sites Completed	T (   5   10   10	0.5	D 11 21
FUL/2012/1587	31/03/2014	Trafalgar Foundry Broad Street	0.5	Residential
R/2010/1935 52274/A	16/08/2007	Banner Lane (Wickmans) Land bounded by railway line,	1.35	Residential
32274/A	22/02/2010	Dunster Place, and Lythalls Lane	3.29	Residential
11241/D	12/07/2007	Former Jewsons, Fisher Road	0.3	Residential
R/2010/0786	31/08/2010	Land at Whitley Village	0.57	Residential
FUL/2011/1228	06/10/2011	Charterhouse Works, Northfield Road	0.34	Residential
46810/K	09/01/2007	Land between Capmartin Rd & Daimler Rd	1.68	Residential
36934/D	17/04/2007	Gulson Plating, David Road	0.09	Residential
42919/D	18/11/2004	Astleys	0.9	Student housing
36439/C	18/03/2005	David Road	0.1	Residential
49997/A	15/09/2005	Lower Ford Street	8.0	Residential
FUL/2011/0584	25/05/2011	165-173 St Georges House, Corporation Street 0.1 Student housing		Student housing
54988	16/06/2009	Donnington House, Trinity Street	0.1	Student housing
	Sub-Total Compl	eted	10.22	
	Total		142.20	



#### **Detailed discussions of CDP Policies**

- 1 Major District Centres (Policy S 2):
  - Ball Hill has continued at its lower level with the Tesco "Express" store as the main anchor within the centre. The proposal for a mixed residential and shops scheme at the top of Brays Lane has not proceeded;
  - at Cannon Park, the increase in gross floorspace from the Tesco proposal to extend the centre was confirmed at around 6,500 sq m. In addition to the Tesco "Extra", 5 new, smaller units have been created at the Tesco end of the mall and opposite Iceland. Permission was granted subject to a condition that restricted the amount of net floorspace and the amount for comparison goods. The redevelopment of this centre has not yet commenced. There are no indications at this stage of timescales for implementation.
  - at Arena Park the "bulky goods" extension has been completed boasting 5 new retail units of varying sizes.

### 2 District Centres (Policy S 4):

- at Brandon Road on the site behind Morrisons, the development has been completed and a number of units are now occupied. This remains the focus for investment.
- at Foleshill the development of the long vacant site on the corner of Blackwell Road remains under construction.
- at Jubilee Crescent, the former Netto store is now occupied by Asda following the sale of the Netto chain to Walmart Group. Asda appears to be trading well, as does the centre as a whole, with only 1 vacant unit.
- In October 2014 Asda will open a new store adjacent to the Daventry Road Centre. The centre will be monitored to assess if the new store impacts on the existing provision. There may be future opportunity for centre boundary changes as a result of this development.

#### 3 Local Centres (Policy S 5):

- The redevelopment of 3 single-storey shops at Acorn Street has been completed and one unit is now occupied by an A5 hot food takeaway use.
- Several redevelopments have taken place on Far Gosford Street as focused regeneration is promoting independent occupiers. With this in mind new units have been completed and occupied by independent retailers. There has also been a slight increase in the amount of A3 occupiers contributing to the overall offer.

#### 4 Out-of-Centre Shops (Policy S 11):

 There have been no major completions of retail units in areas outside defined centres.

#### 5 Indicators:

- the diversity of use within the identified centres outside the City Centre has not significantly changed;
- the balance of retail uses shows an average A1 element of 66%, still broadly in line with what was an acceptable non-A1 proportion but tending to reduce as the A3/4/5 element increases. The figures for Major District and District Centres average 68% and 65% A1 respectively. The figure for Local Centres averages 62% A1:
- there continue to be centres without any significant or, in some cases, any at all of the service or wider community uses that are important. The Brandon Road development will help in this respect but Brade Drive continues to be of concern with its limited range of activities;

- in a small number of centres there continues to be growth in the local estate agent and insurance brokers markets;
- there is significant variation in the proportion of A3, A4 and A5 uses, mainly affected by the presence of a public house or not but also reflecting patterns of City Council management.

Table S.1: Diversity and Balance of Retail Uses (% of units)

Centre		Percent	age of Use Class	<u> </u>
	<b>A</b> 1	A2	A3/A4/A5	Other Uses
Ball Hill				
2013	64	14	15	7
2014	64	14	14	8
Cannon Park				
2013	84	2	5	9
2014	80	2	9	9
Foleshill Arena Park		_	•	
2013	72	7	17	7
2014	64	6	27	3
Bell Green	0.			
2013	68	5	10	17
2014	70	5	10	15
Brade Drive	, 0		10	10
2013	86	0	0	14
2013	86	0	0	14
Brandon Road	00	0	0	17
2013	89	0	7	4
2013	89	0	0	4
Daventry Road	03	0	0	4
2013	67	14	10	9
2013	67	14	10	9
Earlsdon	67	14	10	9
2013	59	11	16	14
2013	60	11	16	13
Foleshill	00	11	10	13
2013	58	20	14	8
2014	58	20	14	8
Jardine Crescent	36	20	14	0
2013	66	4	12	18
2014	66	4	12	18
Jubilee Crescent	00	4	12	10
2013	59	16	14	11
2013	59	16	14	11
Acorn Street	39	10	14	11
2013	50	0	30	20
2014	50	0	25	25
Ansty Road	30	U	25	25
2013	64	7	14	15
2014	64	7	14	15
Baginton Road	04	/	14	10
	75	0	10.5	12.5
2013	75 75	0	12.5	12.5
2014	75	U	12.5	12.5
Barkers Butts Lane	F7	17	10	7
2013	57	17	19	7
2014	63	12	19	/
Binley Road	70	4.4	47	0
2013	72	11	17	0
2014	72	11	6	11

Birmingham Road				
2013	100	0	0	0
2014	100	0	0	0
Broad Park Road				
2013	85	0	15	0
2014	85	0	15	0
Charter Avenue				
2013	44	0	28	28
2014	44	0	28	28
Far Gosford Street				
2013	57	10	22	11
2014	56	10	23	11
Green Lane				
2013	83	0	17	0
2014	83	0	17	0
Hillfields				
2013	64	0	21	15
2014	62	0	21	17
Holbrook Lane				
2013	65	4	22	9
2014	65	4	22	9
Holyhead Road				
2013	55	17	22	6
2014	55	17	22	6
Keresley Road				
2013	50	10	20	20
2014	50	10	20	20
Longford				
2013	52	4	26	18
2014	52	0	30	18
Quorn Way				
2013	50	12.5	37.5	0
2014	50	12.5	12.5	25
Radford Road				
2013	73	11	11	5
2014	73	8	11	8
Station Avenue				
2013	52	12	18	18
2014	59	5.5	16.5	19
Sutton Avenue				
2013	67	0	11	22
2014	67	0	11	22
Walsgrave Road				
2013	59	13	10	18
2014	59	13	10	18
Willenhall			l	l
2013	58	8	17	17
2014	58	8	17	17
Winsford Avenue				
2013	81	5	14	0
2014	72	9	18	0
Average 2013	66	7	16	11
Average 2014	66	7	15	12

- there have been no significant retail or leisure developments in out-of-Centre locations although there is still interest in this area;
- apart from national failures, retailer representation is fairly static. The current economic climate may be of influence.

the proportions of vacant property continue to be subject to large swings when individual units come in or out of use. There has been no significant change in vacant units from between 2012/13 and 2013/14. Although the overall rate of vacancies appears to have not changed, there have of course been changes within centres. Some centres have seen a reduction in the number of vacant units. This is particularly noticeable in Jardine Crescent, Holbrook Lane and Radford Road where vacant units have been taken up. However; vacancy rates have increased most noticeably in Daventry Road, Acorn Street, and Sutton Avenue. The proposal for Asda at Daventry Road had, at the time this report is written, commenced development but was by no means near completion. The centre will continue to be monitored closely to assess any impact of the new store. Many of the vacant units are small, and have been previously occupied by small independent retailers. As an average, the overall vacancy rate across the City remains relatively stable. Worthy of note is the recently completed but not fully occupied Warwickshire Shopping Park, where technically 64% of units are vacant. See \* below.

Table S.2: Vacancy Rates 2013 and 2014

Centre	% vacancies 2013	% vacancies 2014
Ball Hill	8	8
Cannon Park	18	18
Foleshill Arena	0	1
Bell Green	24	20
Brandon Road	64 *	64*
Brade Drive	0	0
Daventry Road	4	8
Earlsdon	0	3
Foleshill	8	10
Jardine Crescent	9	4
Jubilee Crescent	2	2
Acorn Street	37.5	50
Ansty Road	0	0
Baginton Road	0	0
Barkers Butts Lane	0	0
Binley Road	0	0
Birmingham Road	0	0
Broad Park Road	0	0
Charter Avenue	14	14
Far Gosford Street	6	5
Green Lane	17	17
Hillfields	12	12
Holbrook Lane	13	4
Holyhead Road	0	0
Keresley Road	0	0
Longford	7	7
Quorn Way	12	12
Radford Road	11	5
Station Avenue	6	6
Sutton Avenue	0	11
Walsgrave Road	10	8
Willenhall	8	8
Winsford Avenue	0	0
Average	8.8 (6.8*)	9 (7.2*)

\*Brandon Road (Warwickshire Shopping Park) recently completed and not fully occupied, hence the total figure is skewed. The figure excluding Brandon Road is shown in brackets.

• generally the centres are accessible, obviously to their local communities by walking and cycling but also, in almost every case, accessible by at least a radial bus route and, the cases of the larger centres, by a more extensive network.

# **Appendix 1 - Housing Chapter Data Tables**

Figure 1, 2 and 3 - Housing Completions, Demolitions and Conversions: 2001-2014

	2001/02	2002/03	2003/04	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	Average 01-14
Gross New Build Completions	639	879	591	757	847	1,278	1,315	671	567	497	778	1,023	954	830
Net Conversions	4	34	27	90	70	80	33	29	44	220	180	50	159	78
Total Completions	643	913	618	847	917	1,358	1,348	700	611	717	958	1,073	1,113	909
Demolitions	101	287	284	429	226	193	199	20	115	12	37	79	15	154
Net Completions	542	626	334	418	691	1,165	1,149	680	496	705	921	994	1,098	755

Figure 3: Completions on Brownfield Land (PDL)

Year	Year Total Gross Of which Completio (PDL) ns			
2001/02	643	575	68	89
2002/03	913	845	68	93
2003/04	618	551	67	89
2004/05	847	828	19	98
2005/06	917	747	170	81
2006/07	1,358	1,154	204	85
2007/08	1,348	1,248	100	93
2008/09	700	693	7	99
2009/10	611	599	12	98
2010/11	717	687	30	96
2011/12	958	922	36	96
2012/13	1,073	1,016	57	95
2013/14	1110	1,099	11	99
Total	10,703	9,865	838	92

Figures 5 and 6 - Type and Size of Dwellings Completed (New build only)

Number of Bedrooms	% of Annual Supply
1 Bedroom	14%
2 Bedrooms	25%
3 Bedrooms	36%
4+ Bedrooms	25%
Total	

Dweilings	Completed
Dwelling Type	% of Annual Supply
House	78%
Flat	20%
Bungalow	2%
Total	

Figure 7 - City Centre Housing

riguic r only ochlic riousing														
Year	2001/02	2002/03	2003/04	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	Total
Total Completions (net)	542	626	334	418	691	1,165	1,149	680	496	705	921	994	1,095	8,721
Within City Centre	159	278	135	120	148	156	0	28	97	195	137	152	229	1,605
Outside City Centre	383	348	199	298	543	1,009	1,149	652	399	529	784	842	866	7,116
% within City Centre	29%	44%	40%	29%	21%	13%	0%	4%	20%	28%	15%	15%	21%	18%

Figure 8 - Housing Completions for Registered Providers (RP's)

iguire industrig completions of neglectors in the second contract (in c)														
Category / Year	2001/02	2002/03	2003/04	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	Total
Completed	53	170	116	76	133	240	458	364	295	157	348	442	276	2,852
Rehabilitated	53	49	19	39	22	14	5	4	17	4	0	3	4	229
Lost Through Right to Buy	-252	-335	-479	-311	-174	-87	-72	-14	-11	-26	-30	-53	63	-1,844
Net Change	-146	-116	-344	-196	-19	167	391	354	301	135	318	392	217	1,237
% of total net completions	ı	-	-	-	ı	14	34	52	61	19	35	39	20	14

# **Appendix 1 - Housing Chapter Data Tables**

Figure 9 - Vacant Dwellings

	Total Housing Stock (approximat e)	Public Sector Vacancies	Private Sector Vacancies	Total vacancies	Of which longer than 6 months	Changes on previous year (All Vacants)	% of total stock vacant	% of total stock vacant >6 months
2001/02	126,460	1,883	2,876	4,759	2,368	-	3.76%	1.87%
2002/03	127,020	1,661	2,583	4,244	2,581	-515	3.34%	2.03%
2003/04	127,650	1,283	3,706	4,989	2,955	745	3.91%	2.31%
2004/05	127,640	1,349	3,430	4,779	2,287	-210	3.74%	1.79%
2005/06	127,950	1,033	3,552	4,585	2,042	-194	3.58%	1.60%
2006/07	128,580	783	3,442	4,225	2,053	-360	3.29%	1.60%
2007/08	129,500	636	3,793	4,429	2,375	204	3.42%	1.83%
2008/09	130,630	410	4,219	4,629	1,886	200	3.54%	1.44%
2009/10	131,340	452	3,729	4,181	1,914	-448	3.18%	1.46%
2010/11	132,130	332	3,835	4,167	1,565	-14	3.15%	1.18%
2011/12	132,890	349	3,594	3,943	1,495	-224	2.97%	1.12%
2012/13	133,800	316	3,847	4,163	1,455	220	3.11%	1.09%
2013/14	134,780	392	1,795	3,632	1445	-531	2.69%	1.07%

Data from 2004 onwards taken from ONS Live Tables 615 and 125. Data for 2001-2004 derived from previous monitoring tables.

**Figure 10- Density of Completions** 

rigulo la Ballatty di Gallipi	01.01.0				
Year	% >99 dph	% 50-99 dpl	%30-49 dpl	% <30 dph	% >30 dph
2001/02	6	21	64	9	91
2002/03	26	18	50	6	94
2003/04	22	11	40	27	73
2004/05	22	26	34	18	82
2005/06	24	34	23	19	81
2006/07	44	24	14	18	82
2007/08	18	62	8	12	88
2008/09	23	30	37	9	91
2009/10	31	56	0.3	12.7	87
2010/11	41	11	12	36	64
2011/12	7	30	42	21	79
2012/13	9	51	28	12	88
2013/14	14.6	0.7	75	9.7	90

NB: Figures based on gross completions on completed sites

Figure 11 - Gypsy and Traveller Pitches

Count	Authorised planning po	ermission)	on Sites on		out planning Sites on land by Gyr	I not owned	Total All Caravans
	Socially Rented	Private	"Tolerate	"Not tolerated"	"Tolerated"	"Not tolerated"	
Jan-14	0	15	0	0	0	0	15
Jul-13	0	18	0	0	0	0	18
Jan-13	0	9	0	0	0	0	9
Jul-12	0	6	0	0	0	0	6
Jan-12	0	9	0	0	0	0	9
Jul-11	0	6	0	0	0	0	6
Jan-11	0	6	0	0	0	0	6
Jul-10	0	9	0	0	0	0	9
Jan-10	0	8	0	0	0	0	8
Jul-09	0	6	0	0	0	0	6
Jan-09	0	22	0	0	0	0	22
Jul-08	0	8	0	0	0	0	8
Jan-08	0	10	0	0	0	0	10
Jul-07	0	11	0	0	0	5	16
Jan-07	0	4	0	0	0	0	4
Jul-06	11	0	0	0	0	0	11
Jan-06	12	0	0	0	0	0	12

Source: The DCLG 6 monthly count of caravan sites

# **Appendix 2 - CDP Housing Allocations**

Status of CDP Principal Housing Sites (Policy H8) at: 1st April 2014.

H8 1   Jaguar Radford   600   Site completed.		Site	CDP Indicative	Progress
H8 2   Westwood Heath   335   Site completed.				
H8 3   Foxford School   319   Site completed. Remaining parcel of land   Majority of site completed. Remaining parcel of land (approximately 0.97Ha) now has permission for 41   new homes.	<u> </u>			
H8 4 Oak Farm 243 Majority of site completed. Remaining parcel of land (approximately 0.97Ha) now has permission for 41 new homes.  H8 5 Lyng Hall School 185 Site not developed.  H8 6 Chace Avenue 181 Site completed.  H8 7 Highfield Road 175 Site completed.  H8 8 Houldsworth Crescent 174 Site completed.  H8 9 Banner Lane (west) 168 Site completed.  H8 10 Mount Pleasant 167 68 dwellings are now complete with the remaining 31 under construction  H8 11 Narbeth Way (south) 90 Site completed.  H8 12 Potters Green Road 71 Site completed.  H8 13 Micland Sport Centre 113 Site completed.  H8 14 Woodway Lane 67 Site completed.  H8 15 John Shelton School 66 Site completed.  H8 16 Colleges 58 Site completed.  H8 17 Remembrance Rd 57 Site completed.  H8 18 Templers School, Tile Hill 49 Site completed.  H8 19 Halford Lane 43 Site completed.  H8 20 Bagington Fields 40 Site not developed.  H8 21 Windridge Close 40 Site not developed.  H8 22 Cryfield 36 Site completed.  H8 23 Grindle Road 35 Site completed.  H8 24 Aldermans Green School 35 Majority of site completed. Approximately 0.28Ha of land outstanding.  H8 25 Stoke Heath Primary School 35 Site completed.  H8 26 Banner Lane 33 Site completed.  H8 27 Widdrington Road 27 Site completed.  H8 28 Watery Lane Depot 27 Site completed.  H8 29 Widdrington Road 25 Site completed.  H8 20 Cryfield Site completed.  H8 21 Cryfield Site completed.  H8 22 Stoke Heath Primary School 35 Site completed.  H8 23 Cryfield Site completed.  H8 24 North Rane Road 35 Site completed.  H8 25 Stoke Heath Primary School 35 Site completed.  H8 26 Southern half of site completed.  H8 27 Widdrington Road 27 Site completed.  H8 28 Watery Lane Depot 27 Site completed.  H8 30 Cornwell Street 25 Site not developed.  H8 31 Cromwell Street 25 Site not developed.  H8 33 Watery Lane Site Completed.  H8 34 Watery Lane Site Site Northern half of the site is now under construction for 28 h				
H8 4	H8 3	Foxford School	319	
new homes.     new homes.				
H8 5   Lyng Hall School   185   Site not developed.	H8 4	Oak Farm	243	
H8 6   Chace Avenue				
H8 7   Highfield Road   175   Site completed.	H8 5	Lyng Hall School	185	Site not developed.
H8 8   Houldsworth Crescent   174   Site completed.	H8 6	Chace Avenue	181	Site completed.
H8 9   Banner Lane (west)   168   Site completed.	H8 7	Highfield Road	175	Site completed.
H8 10 Mount Pleasant  H8 11 Narbeth Way (south)  H8 12 Potters Green Road  H8 13 Midland Sport Centre  H8 13 Midland Sport Centre  H8 14 Woodway Lane  H8 15 Hereward / Tile Hill  Colleges  H8 17 Remembrance Rd  H8 18 Templers School, Tile Hill  H8 19 Halford Lane  H8 19 Halford Lane  H8 20 Bagington Fields  H8 21 Windridge Close  H8 22 Cryfield  H8 23 Grindle Road  H8 24 Aldermans Green School  H8 25 Stoke Heath Primary School  H8 26 Banner Lane  H8 27 Windrigton Road  H8 28 Watery Lane Depot  H8 29 Windmill Road Depot  H8 20 Coryment School  H8 21 Windrill Road  H8 22 Windrill Road  H8 23 Windrill Road  H8 24 Windrill Road  H8 25 Stoke Heath Primary School  H8 26 Sanner Lane  H8 27 Site completed.  H8 28 Watery Lane Depot  H8 29 Windmill Road Depot  H8 20 Websters / EMR – Mixed Use  H8 31 Site completed.  H8 32 Websters / EMR – Mixed Use  H8 33 Websters / EMR – Mixed Use  H8 34 Walsgrave Hill Farm  500 Site not developed.  Site completed.  Site completed.  Site completed.  Site completed. Approximately 0.28Ha of land outstanding.  Site not developed. Has been retained for education.  Site completed.  Site completed.  Site completed.  Site completed.  Site not developed. Has been retained for education.  Site completed.  Site completed.  Site completed.  Site completed.  Site completed.  Site not developed. Has been retained for education.  Site completed.  Sit	H8 8	Houldsworth Crescent	174	Site completed.
Hall   Narbeth Way (south)   90   Site completed.	H8 9	Banner Lane (west)	168	Site completed.
Hall   Narbeth Way (south)   90   Site completed.	110.40	Mayort Diagonat	107	68 dwellings are now complete with the remaining
H8 12 Potters Green Road 71 Site completed. H8 13 Midland Sport Centre 113 Site completed. H8 14 Woodway Lane 67 Site completed. H8 15 John Shelton School 66 Site completed. H8 16 Hereward / Tile Hill Colleges 58 Site completed. H8 17 Remembrance Rd 57 Site completed. H8 18 Templers School, Tile Hill 49 Site completed. H8 19 Halford Lane 43 fully affordable older persons development of 47 units is now under construction H8 20 Bagington Fields 40 Site not developed. H8 21 Windridge Close 40 Site completed. H8 22 Cryfield 36 Site completed. H8 23 Grindle Road 35 Site completed. H8 24 Aldermans Green School 35 Majority of site completed. Approximately 0.28Ha of land outstanding. H8 25 Stoke Heath Primary School 35 Site completed. H8 27 Widdrington Road 27 Site completed. H8 28 Watery Lane Depot 27 Site completed. H8 29 Windmill Road Depot 70 Site completed. H8 30 Carneys Longford Road 25 Site completed. H8 31 Cromwell Street 25 Site not developed. H8 33 Websters / EMR – Mixed Use 105 Site not developed.  Websters / EMR – Mixed Use 105 Site not developed.  Site not developed.  Site completed. Site not developed. Site not developed.	По 10	INIOUTIL Pleasant	107	31 under construction
H8 12 Potters Green Road 71 Site completed. H8 13 Midland Sport Centre 113 Site completed. H8 14 Woodway Lane 67 Site completed. H8 15 John Shelton School 66 Site completed. H8 16 Hereward / Tile Hill Colleges 58 Site completed. H8 17 Remembrance Rd 57 Site completed. H8 18 Templers School, Tile Hill 49 Site completed. H8 19 Halford Lane 43 fully affordable older persons development of 47 units is now under construction H8 20 Bagington Fields 40 Site not developed. H8 21 Windridge Close 40 Site completed. H8 22 Cryfield 36 Site completed. H8 23 Grindle Road 35 Site completed. H8 24 Aldermans Green School 35 Majority of site completed. Approximately 0.28Ha of land outstanding. H8 25 Stoke Heath Primary School 35 Site completed. H8 27 Widdrington Road 27 Site completed. H8 28 Watery Lane Depot 27 Site completed. H8 29 Windmill Road Depot 70 Site completed. H8 30 Carneys Longford Road 25 Site completed. H8 31 Cromwell Street 25 Site not developed. H8 33 Websters / EMR – Mixed Use 105 Site not developed.  Websters / EMR – Mixed Use 105 Site not developed.  Site not developed.  Site completed. Site not developed. Site not developed.	H8 11	Narbeth Way (south)	90	Site completed.
H8 13 Midland Sport Centre 113 Site completed. H8 14 Woodway Lane 67 Site completed. H8 15 John Shelton School 66 Site completed. H8 16 Colleges 58 Site completed. H8 17 Remembrance Rd 57 Site completed. H8 18 Templers School, Tile Hill 49 Site completed. H8 19 Halford Lane 43 fully affordable older persons development of 47 units is now under construction H8 20 Bagington Fields 40 Site not developed. H8 21 Windridge Close 40 Site completed. H8 22 Cryfield 36 Site completed. H8 23 Grindle Road 35 Site completed. H8 24 Aldermans Green School 35 Majority of site completed. Approximately 0.28Ha of land outstanding. H8 25 Stoke Heath Primary School 35 Site completed. H8 27 Widdrington Road 27 Site completed. H8 28 Watery Lane Depot 27 Site completed. H8 29 Windmill Road Depot 70 Site completed. H8 30 Carneys Longford Road 25 Site completed. H8 31 Cromwell Street 25 Site not developed. H8 32 Websters / EMR – Mixed Use H8 34 Walsgrave Hill Farm 500 Site not developed.			71	
H8 14   Woodway Lane		Midland Sport Centre		`
H8 15   John Shelton School   G6   Site completed.		· · · · · · · · · · · · · · · · · · ·		
H8 16 Colleges  H8 17 Remembrance Rd  H8 18 Templers School, Tile Hill  H8 18 Templers School, Tile Hill  H8 19 Halford Lane  H8 19 Halford Lane  H8 20 Bagington Fields  H8 21 Windridge Close  H8 22 Cryfield  H8 23 Grindle Road  H8 24 Aldermans Green School  H8 25 School  H8 26 Banner Lane  H8 27 Widdrington Road  H8 27 Widdrington Road  H8 28 Watery Lane Depot  H8 29 Windmill Road Depot  H8 20 Bagington Fields  H8 21 Site completed.  H8 22 Cryfield  H8 23 Grindle Road  H8 24 Aldermans Green School  H8 25 School  H8 26 Banner Lane  H8 27 Site completed.  H8 28 Watery Lane Depot  H8 29 Windmill Road Depot  H8 20 Site completed.  H8 30 Carneys Longford Road  H8 31 Cromwell Street  H8 32 Websters / EMR – Mixed Use  H8 33 Websters / EMR – Mixed  Use  H8 34 Walsgrave Hill Farm  500 Site not developed.  Site not developed.  Site not developed.  Site completed.  Site not developed.  Site not developed.				
H8 16 Colleges H8 17 Remembrance Rd H8 18 Templers School, Tile Hill H8 18 Templers School, Tile Hill H8 19 Halford Lane H8 19 Halford Lane H8 20 Bagington Fields H8 21 Windridge Close H8 22 Cryfield H8 23 Grindle Road H8 24 Aldermans Green School H8 25 Stoke Heath Primary School H8 26 Banner Lane H8 27 Widdrington Road H8 28 Watery Lane Depot H8 29 Windmill Road Depot H8 29 Windmill Road Depot H8 29 Windmill Road Depot H8 29 Cokhurst Lane H8 30 Carneys Longford Road H8 31 Cromwell Street H8 33 Websters / EMR – Mixed Use H8 33 Websters / EMR – Mixed Use H8 34 Walsgrave Hill Farm H8 36 Site completed. Site completed				
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H8 19 Halford Lane  H8 20 Bagington Fields  H8 21 Windridge Close  H8 22 Cryfield  H8 23 Grindle Road  H8 24 Aldermans Green School  H8 25 Stoke Heath Primary  School  H8 26 Banner Lane  H8 27 Widdrington Road  H8 27 Widdrington Road  H8 28 Watery Lane Depot  H8 29 Windmill Road Depot  H8 29 Windmill Road Depot  H8 20 Bagington Fields  H8 21 Windridge Close  H8 22 Cryfield  H8 24 Aldermans Green School  H8 25 Stoke Heath Primary  School  H8 26 Banner Lane  H8 27 Widdrington Road  H8 28 Watery Lane Depot  H8 29 Windmill Road Depot  H8 29 Windmill Road Depot  H8 30 Carneys Longford Road  H8 31 Cromwell Street  H8 32 Lockhurst Lane  H8 33 Websters / EMR – Mixed  Use  First phase of site completed. Second phase for a fully affordable older persons development of 47 units is now under construction for 28 homes.  First phase of site completed. Second phase for a fully affordable older persons development of 47 units is now under construction for 28 homes.  First phase of site completed. Second phase for a fully affordable older persons development of 47 units is now under construction for 28 homes.  First phase of site completed. Second persons developed.  Site not developed.  First phase of site completed. Second place of site completed. Northern half of the site is now under construction for 28 homes.  First phase of site completed.  First phase of site completed. Northern half of the site is now under construction for 28 homes.  First phase of site completed.  First phase of site completed. Second place of site not developed.  First phase of site completed.  First phase of site completed. Second place of site of site completed.  First phase of site completed.  First ph	H8 17		57	Site completed.
H8 19 Halford Lane  H8 20 Bagington Fields  H8 21 Windridge Close  H8 22 Cryfield  H8 23 Grindle Road  H8 24 Aldermans Green School  H8 25 Stoke Heath Primary School  H8 26 Banner Lane  H8 27 Widdrington Road  H8 28 Watery Lane Depot  H8 29 Windmill Road Depot  H8 20 Site ompleted.  H8 21 Mindridge Close  H8 24 Aldermans Green School  H8 25 Site completed. Approximately 0.28Ha of land outstanding.  Site not developed. Has been retained for education.  Site completed.  Site completed.  Site completed.  Majority of site completed. Approximately 0.28Ha of land outstanding.  Site not developed. Has been retained for education.  Site completed.  Site not developed.  Site not developed.  Southern half of site completed. Northern half of the site is now under construction for 28 homes.  Site not developed.  Site not developed.	H8 18	Templers School, Tile Hill	49	Site completed.
units is now under construction  H8 20 Bagington Fields				First phase of site completed. Second phase for a
H8 20Bagington Fields40Site not developed.H8 21Windridge Close40Site not developed.H8 22Cryfield36Site completed.H8 23Grindle Road35Site completed. Approximately 0.28Ha of land outstanding.H8 24Aldermans Green School35Majority of site completed. Approximately 0.28Ha of land outstanding.H8 25Stoke Heath Primary SchoolSite not developed. Has been retained for education.H8 26Banner Lane33Site completed.H8 27Widdrington Road27Site completed.H8 28Watery Lane Depot27Site completed.H8 29Windmill Road Depot70Site completed.H8 30Carneys Longford Road25Site completed.H8 31Cromwell Street25Site not developed.H8 32Lockhurst Lane25Southern half of site completed. Northern half of the site is now under construction for 28 homes.H8 33Websters / EMR - Mixed Use105Site not developed.H8 34Walsgrave Hill Farm500Site not developed.	H8 19	Halford Lane	43	fully affordable older persons development of 47
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H8 24 Aldermans Green School  H8 25 Stoke Heath Primary School  H8 26 Banner Lane  H8 27 Widdrington Road  H8 28 Watery Lane Depot  H8 29 Windmill Road Depot  H8 30 Carneys Longford Road  H8 31 Cromwell Street  H8 32 Websters / EMR – Mixed Use  H8 33 Walsgrave Hill Farm  Majority of site completed. Approximately 0.28Ha of land outstanding.  Site not developed. Has been retained for education.  Site completed.  Site not developed.  Southern half of site completed. Northern half of the site is now under construction for 28 homes.  Site not developed.  Site not developed.	H8 23		35	·
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H8 25 School H8 26 Banner Lane H8 27 Widdrington Road H8 28 Watery Lane Depot H8 29 Windmill Road Depot H8 30 Carneys Longford Road H8 31 Cromwell Street H8 32 Lockhurst Lane H8 33 Websters / EMR – Mixed Use H8 34 Walsgrave Hill Farm  Site completed. Site completed. Site completed. Site completed. Site completed. Site completed. Site not developed. Southern half of site completed. Northern half of the site is now under construction for 28 homes. Site not developed. Site not developed.	T	Stoke Heath Primary		Ÿ
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	H8 33		105	
	H8 34	Walsgrave Hill Farm	500	Site not developed.
	H8 35		70	•

NB: The City Centre Principle Housing Sites (CC4) and Mixed Use proposals with a housing element (CC5) are identified in the City Centre Appendix section of this AMR.

Appendix 3 - Residential Completions 2013/14

New Century Park Allard Way  New Century Park Allard Way  WOOD END, MANOR FARM PHASES 1A2-1A4  Travelodge Hotel Broadgate  Former industrial unit between Alma Street and Lower Ford  Land between Humber Road and Aldermoor Lane (former Flower Sto  Bannerbrook Park  Woodland  Former City College Torrington Avenue  Jaguar Cars Browns Lane Site 2  Land Bounded by Railway Line, Dunster Place and Lythalls  Holbrook  Trafalgar Foundry Broad Street Jetty, Broad Street  Jaguar Heritage Centre Browns Lane  9 Bright Street Foleshill  Lady Lane Longford  R/O Browns Lane adjoining Heritage Centre  Bablake  55 Walsgrave Road  Land East of Brade Drive  All Saints Parish Room Vecqueray Street  Canley Regeneration Site Prior Deram Walk  Westwoo  Adj 114 Aldermans Green Road  National Cuisine 192-196 Holbrook Lane  Bush Vet Centre 19 Friars Road  13 Warwick Row  St Michae  St Michae  St Michae  St Michae  13 Warwick Row  St Michae  St Michae  St Michae  14-49 John Rouse Avenue  Longford  Admiral Codrington 1 St Columbas Close  Radford  Admiral Codrington 1 St Columbas Close  Radford  Admiral Codrington 1 St Columbas Close  Radford  Af Nailcote Avenue  Westwoo  Silver Birches Pickford Grange Lane  Bablake  128 Upper Eastern Green Lane  Woodland	135 Is 120 Is 99 Re 224 Is 72 Id 37 36 30 20 19 15 12 11 Is 8 7 Is 5 Id 4	PDL	GF/P DL	pp/uc
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WOOD END, MANOR FARM PHASES 1A2-1A4  Travelodge Hotel Broadgate  Former industrial unit between Alma Street and Lower Ford  Land between Humber Road and Aldermoor Lane (former F Lower Stote Bannerbrook Park  Former City College Torrington Avenue  Jaguar Cars Browns Lane Site 2  Land Bounded by Railway Line, Dunster Place and Lythalls  Holbrook Trafalgar Foundry Broad Street Jetty, Broad Street  Jaguar Heritage Centre Browns Lane  Bablake  Bright Street Foleshill  Lady Lane Longford  R/O Browns Lane adjoining Heritage Centre  Bablake  55 Walsgrave Road  Land East of Brade Drive  All Saints Parish Room Vecqueray Street  Canley Regeneration Site Prior Deram Walk  Westwoo  Adj 114 Aldermans Green Road  National Cuisine 192-196 Holbrook Lane  Bush Vet Centre 19 Friars Road  St Michae  Bush Vet Centre 19 Friars Road  St Michae  Bush Vet Centre 19 Friars Road  Radford  Admiral Codrington 1 St Columbas Close  Radford  Admiral Codrington 1 St Columbas Close  Radford  Admiral Codrington 1 St Columbas Close  Radford  Radford  46 Nailcote Avenue  Westwoo  Silver Birches Pickford Grange Lane  Bablake	ns (e 199 135 Is 120 Is 99 (e 224 Is 72 Id 37 36 30 20 19 15 12 11 Is 8 7 Is 5 Id 4	PDL		pp/uc conv pp/uc
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Land adj 104 Bridgeman RoadRadfordAdmiral Codrington 1 St Columbas CloseRadford2-4 Carter RoadLower Sto49 Villa RoadRadford46 Nailcote AvenueWestwooSilver Birches Pickford Grange LaneBablake		PDL		pp/uc
Admiral Codrington 1 St Columbas Close  2-4 Carter Road  49 Villa Road  Radford  46 Nailcote Avenue  Silver Birches Pickford Grange Lane  Radford  Westwoo	2	GF		pp/uc
2-4 Carter RoadLower Stol49 Villa RoadRadford46 Nailcote AvenueWestwooSilver Birches Pickford Grange LaneBablake	2	PDL		conv
49 Villa Road Radford 46 Nailcote Avenue Westwoo Silver Birches Pickford Grange Lane Bablake		PDL		cou
46 Nailcote Avenue Westwoo Silver Birches Pickford Grange Lane Bablake	2	PDL		cou
Silver Birches Pickford Grange Lane Bablake		PDL		pp/uc
	1	PDL		pp/uc
THE SERVI EQUIVIT STOUTHERING I VIVUUIGIN		PDL		pp/uc
Former Dairy Distribution Washbrook Lane Bablake	1	PDL		pp/uc
6 Stoneleigh Road Wainbod		PDL		pp/uc
158 Kenilworth Road Wainbod		PDL		pp/uc
Adj 7 Bennetts Road South Bablake		GF		pp/uc
Adj 2 Lammas Road Sherborur		PDL		pp/uc
53 The Mount Cheylesmo		PDL		pp/uc
239 Windmill Road Longford		PDL		pp/uc
Land to rear of 137-139 Hall Green Road/ADJ NO.3 Pauline Longford		GF		pp/uc
14 Providence Street Earlsdon		PDL		conv
112 Holyhead Road Sherborur		PDL		conv
36a Stoke Green Lower Sto		PDL		conv
16 Prior Deram Walk Westwoo		PDL		conv
43 Wendiburgh Street Westwoo		PDL		conv
98-100 Paynes Lane St Michae		PDL		conv
11-12 Westminster Rd St Michae		PDL		conv
Totals	15 I - I	-	-	-
Demolitions			-	-
Net Total	1,098	-	-	-
of which PDL	1,098		-	-
of which GF	1,098			
of which Conversions	1,098 1098 1,068			
of which City Centre	1,098			-

Situated inside the City Centre boundary as defined by the 2001 CDP

# Appendix 4a - Extant Planning Permission

011	<b></b>	Site Area	Permission	Total Net	Time	GF/	Permitted		Deliverability Assessm	ent								Year							
Sites	Ward	(Ha)	Granted On	Dwellings		PDL	Development	Suitable?	Available?	Achievable?	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29
Allesley Post Office 127 Birmingham Road FUL/2013/0750	Bablake	0.03	27/08/2013	1	М	PDL	demolition of existing post office building and development of a new house.	Scheme deemed suitable through the granting of planning permission.	Site currently occupied by Post Office. Site therefore constrained in terms of availability.	Scheme appears to require minimal alterations and is considered viable and achievable in the short term.		1													
Pikers Lane Farm Pikers Lane FUL/2013/2095	Bablake	0.9	29/11/2013	1	s	GF	Conversion of agricultural building to residential provision	Scheme deemed suitable through the granting of planning permission.	Site is readily available now for development.	Scheme appears to require minimal alterations and is considered viable and achievable in the short term.		1													
Rostherne, New Road - FUL/2011/1841	Bablake	0.07	02/12/2011	2	S	PDL	Demolition of bungalow and erection of 2 new houses - net gain of 1.	Scheme deemed suitable through the granting of planning permission.	previous property has now been demolished. Site is therefore considered readily available at this time.	New residential provision within higher value part of the city. Viability is likely to be very good due to expected high demand.		2													
47 Headington Avenue FUL/2012/0406	Bablake	0.04	17/05/2012	5	s	PDL	First floor extension to the existing building and change of use from doctor's surgery to five apartments	Scheme deemed suitable through the granting of planning permission.	Existing building has been vacant since 2011 and is readily available for conversion.	Scheme appears to require minimal alterations and is considered viable and achievable in the short term.		5													
Land between 85-87 Three Spires Avenue - FUL/2013/0507	Bablake	0.18	23/05/2013	7	S	GF	Scheme is for 7 x 3 bed houses on vacant open land.	Scheme deemed suitable through the granting of planning permission.	Site is readily available now for development.	Site is located in a strong market area suggesting viability is good. Site appears unconstrained and achievable inside the first 5 years.		7													
Former Jaguar Site Land between Browns Lane and Coundon Wedge Drive - 55011	Bablake	28.64	23/12/2009	8	S	PDL	The former Jaguar factory has now been demolished and has permission for a mixed use scheme. The total capacity of the site is 132 dwellings, of which 96 are complete and 28 under construction. The site is made up of 2 smaller sites. Site 1 is fully complete. Site 2 contains the remaining 8 units which are yet to commence.	Mixed use scheme deemed suitable through the granting of planning permission.		The site has commenced development and is considered to offer a viable and achievable development within the immediate future.	8														
Land Rear of Christchurch Road FUL/2012/2379	Bablake	0.31	18/03/2013	12	М	PDL	Scheme is for the erection of 12 new dwellings, however development is reliant on the creation of a suitable access point, which in turn relies on the demolition of an existing side extension and reconfiguration of garage entrance points and residential curtilage.	Scheme deemed suitable through the granting of planning permission.	The existing buildings have not yet been removed which to a degree constrains the sites availability.	The site is expected to offer a viable development opportunity, however existing site constraints could delay the delivery of the scheme.						12									

# Appendix 4a - Extant Planning Permission

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Land east of 25 St James Lane - OUT/2011/2108	Binley and Willenhall	0.20	12/01/2012	2	S	GF	Erection of 2 detached properties situated on a vacant piece of land situated within an established residential area.	Scheme deemed suitable through the granting of planning permission.	Site is currently clear and vacant and ready to be developed.	Site appears unconstrained and achievable inside the first 5 years.			2							
Land Adjacent 10 Littlethorpe FUL/2013/1851	Binley and Willenhall	0.04	05/11/2013	2	S	PDL	site of former scout hut, with concrete slab remaining.	Scheme deemed suitable through the granting of planning permission.	Site is currently clear and vacant and ready to be developed.	Site appears unconstrained and achievable inside the first 5 years.	2									
Land Adjacent 90, 98 and 106 Yarningdale Road	Binley and Willenhall	0.2	09/12/2013	2	S	PDL	demolition of existing derelict garages and erection of 2 new 1 bed flats with new garage provision	Scheme deemed suitable through the granting of planning permission.	Site is currently clear and vacant and ready to be developed.	Site appears unconstrained and achievable inside the first 5 years.	2									
5 Chepstow Close FUL/2013/1837	Binley and Willenhall	0.04	07/11/2013	2	S	GF	Erection of 2 new houses on overgrown scrub land	Scheme deemed suitable through the granting of planning permission.	Site is currently clear and vacant and ready to be developed.	Site appears unconstrained and achievable inside the first 5 years.	2									
536 Binley Road - OUT/2011/0683	Binley and Willenhall	0.14	24/06/2011	3	М	PDL	Demolition of existing detached property and erection of 4 new dwellings - net gain of 3 dwellings.	Scheme deemed suitable through the granting of planning permission.	The existing dwelling remains on site and requires demolition prior to site becoming readily available.	The uplift in site value created by a 3 dwelling net gain is likely to secure a viable development option on a well connected and serviced site. As such, it is expected to deliver an achievable development once it becomes available.				3						
Land Adjacent 2 Tarquin Close - REN/2013/0300	Binley and Willenhall	0.24	16/04/2013	6	S	PDL	Vacant site used for informal parking. Development for 4 houses and 2 bungalows - all affordable.	Scheme deemed suitable through the granting of planning permission.	Site is currently clear and vacant and ready to be developed.	Fully affordable scheme being brought forward by Housing Association. Recent completions have demonstrated a strong delivery of affordable properties and this site is expected to continue the trend following clarification of HCA funding streams.	6									
193 Princethorpe Way OUT/2012/1997	Binley and Willenhall	0.31	16/01/2013	10	М	PDL	Proposed demolition of a vacant day care community centre and the erection of 10 dwellings.	Scheme deemed suitable through the granting of planning permission.	The existing buildings on site are vacant but will require clearance. The site is readily available for development.	The site appears constrained by existing buildings, whist the market may not support a viable development at this time.					10					
Land Adjacent to 6 Lichfield Road FUL/2013/0869	Cheylesmore	0.02	25/06/2013	1	S	GF	erection of new house on residential curtilage	Scheme deemed suitable through the granting of planning permission.	Site is currently clear and vacant and ready to be developed.	Site appears unconstrained and achievable inside the first 5 years.		1								
5 Arden Street OUT/2012/0511	Earlsdon	0.03	11/05/2012	1	М	PDL	Scheme involves the demolition of a vacant workshop and the erection of a new dwelling.	Scheme deemed suitable through the granting of planning permission.	The existing buildings have not yet been removed which to a degree constrains the sites availability.	constraints on site.						1				

# Appendix 4a - Extant Planning Permission

7 Earlsdon Street - FUL/2012/0090	Earlsdon	0.03	12/03/2012	2	S	PDL	Conversion of vacant first floor offices to 2 new flats.	Scheme deemed suitable through the granting of planning permission.	Site is vacant and is considered readily available for redevelopment.	Conversion of property is likely to incur minimal construction costs and offer a viable redevelopment option situated within a higher value part of the city.		2							
1-3 Bedlam Lane FUL/2014/0105	Foleshill	0.07	24/03/2014	-1	S	PDL	Conversion of existing dwelling to a day care nursery	Scheme deemed suitable through the granting of planning permission.	Site is vacant and is considered readily available for redevelopment.	Conversion of property is likely to incur minimal construction costs and offer a viable redevelopment option situated within a higher value part of the city.	-1								
8a Carlton Road - FUL/2013/0732	Foleshill	0.02	11/07/2013	1	S	GF	Construction of a new property on vacant scrub land adjacent to existing dwelling.	Scheme deemed suitable through the granting of planning permission.	Site is considered readily available now for development.	Site appears unconstrained and achievable inside the first 5 years.			1						
Land adj 563-565 Foleshill Road REN/2013/0589	Foleshill	0.02	03/06/2013	1	S	PDL	Proposal to erect a new shop with a 3 bed flat above on a current vacant area of hard standing.	Scheme deemed suitable through the granting of planning permission.	Site is clear and readily available.	Site appears unconstrained and achievable inside the first 5 years.			1						
Land rear of 129 Lythalls Lane REN/2013/1359	Foleshill	0.06	23/08/2013	1	М	PDL	Proposal to renew permission for 1 new dwelling.	Scheme deemed suitable through the granting of planning permission.	Site is clear and available now for development.	Site appears unconstrained and achievable inside the first 5 years.				1					
Land adjacent 116 Lockhurst Lane - REN/2011/1024	Foleshill	0.01	22/08/2011	2	S	GF	Scheme is for the erection of 2 new houses on hard standing residential curtilage adjoining an existing dwelling. There are no identified constraints on the site.	Scheme deemed suitable through the granting of planning permission.	Land available now for development.	Site appears unconstrained and achievable inside the first 5 years.	2								
4 The Stampings East of Foleshill Road adjacent Sorting Office FUL/2012/2337	Foleshill	0.76	31/01/2013	2	М	PDL	Proposal to erect a new restaurant and wholesale unit with 2 flats above on a current vacant area of hard standing.	Scheme deemed suitable through the granting of planning permission.	Site is clear and readily available.	Site appears unconstrained, however the viability of the proposal is uncertain at the current time and viability could constrain delivery within the short term.					2				
524 Stoney Stanton Road FUL/2012/0308	Foleshill	0.05	21/05/2012	2	М	PDL	Conversion of existing shop, storage area and 2 flats to new extended shop and 4 flats above - net gain of 2	Scheme deemed suitable through the granting of planning permission.	Existing premises are occupied, which acts as a constraint to the proposed development at the current time.	Scheme appears to require minimal alterations and is considered to represent a viable development option.					2				
4 The Stampings	Foleshill	0.037	03/03/2014	2	S	PDL	erection of new building containing trade sales at ground floor with 2 flats above	Scheme deemed suitable through the granting of planning permission.	Existing premises occupied by food production facility. Therefore is a constraint to development at this time.	Site achievable subject to occupational changes. Can be achieved within 5 years				2					
RO 67-75 Cross Road FUL/2013/0013	Foleshill	0.07	10/04/2013	3	М	PDL	erection of new building with retail at ground floor and 3 flats above	Scheme deemed suitable through the granting of planning permission.	Existing premises occupied, therefore constrained	Site achievable subject to occupational changes. Can be achieved in medium term.				3					

Land at the junction of Pridmore Road and Lockhurst Lane REN/2012/1919	Foleshill	0.05	26/11/2012	6	М	GF	Scheme is for the erection of 6 apartments in a single block.	Scheme deemed suitable through the granting of planning permission.	Site is available now for development.	Site appears unconstrained, however the apartment market at present is uncertain and viability could constrain delivery within the short term.					6				
1159-1167 Foleshill Road FUL/2012/1775	Foleshill	0.04	12/12/2012	11	М	PDL	Proposal to demolish the existing buildings (including 2 residential units) and replace them with a single, 3 and 4 storey, building to provide 13 one bedroom flats	Scheme deemed suitable through the granting of planning permission.	Site will require extensive clearance to develop. Whilst the commercial units are identified as being vacant since 2007 it is unclear as to the availability of the residential units.	The site appears constrained by existing buildings, whist the current apartment market may not support a viable development at this time.						11			
Crow in the Oak PH, Lockhurst Lane - REN/2011/0815	Foleshill	0.12	05/07/2011	12	L	PDL	Scheme is for the demolition of the existing pub building and the erection of 12 x 2 bed flats.	Scheme deemed suitable through the granting of planning permission.	Site remains in active use and will require demolition of the existing building to enable development.	The continuation of the existing use and the lower values likely to be generated from a flatted scheme in this specific location, suggests stronger market conditions will be required to deliver a viable development option.							12		
The Lockhurst Tavern (formerly the Rose Public House) Lockhurst Lane - REN/2011/0150	Foleshill	0.13	05/05/2011	12	М	PDL	Scheme is for the redevelopment of the Lockhurst Tavern, which is also known as the Rose PH. The scheme involves the demolition of the existing building and the erection of an apartment block for 12 units. The site has been cleared and some conditions have been discharged.	Scheme deemed suitable through the granting of planning permission.	Site has now been cleared and is available for development.	Despite the availability of the site, the lower values likely to be generated from a flatted scheme in this specific location, suggests stronger market conditions will be required to deliver a viable development option.					12				
36-54 Station Street West OM/2012/0675	Foleshill	0.14	26/07/2012	28	М	PDL	28 apartments within 3 blocks 2.5-3.5 storeys high. Proposal includes clearance of the existing buildings on site	Scheme deemed suitable through the granting of planning permission.	Site currently contains a number of vacant and dilapidated buildings and overgrown scrub land. The site requires some clearance but there is no reason to assume that this will delay the delivery of the scheme or prevent it from being considered readily available for development.	Site appears unconstrained, however the apartment market at present is uncertain and viability could constrain delivery within the short term.					28				
Acordis Acetate Chemicals Foleshill Road OUT/2013/0041	Foleshill	3.9	11/04/2013	344	S	PDL	erection of 344 new build dwellings on former industrial site. Site has commenced development since April 2014 and will be delivered over phases.	Scheme deemed suitable through the granting of planning permission.	Site clear and readily available	Site appears unconstrained and achievable inside the first 5 years.	14	110	110	110					

Land adjacent 31 Linwood Drive - FUL/2011/1539	Henley	0.01	14/10/2011	1	S	GF	Erection of a new dwelling on residential garden to the side of existing property.	Scheme deemed suitable through the granting of planning permission.	Site is clear and vacant and available now for development.	Site appears unconstrained and achievable inside the first 5 years.		1									
38 Pandora Road - REN/2013/0236	Henley	0.01	08/04/2013	2	S	PDL	Conversion of an outbuilding into 2 new dwellings.	Scheme deemed suitable through the granting of planning permission.	Site is available now for redevelopment.	Site appears unconstrained and achievable inside the first 5 years.			2								
RO 2 and 3 mount pleasant cottages Manfield Avenue FUL/2013/1836	Henley	0.07	04/11/2013	2	М	GF	erection of new house on curtilage	Scheme deemed suitable through the granting of planning permission.	Site is clear and vacant and available now for development.	Site appears unconstrained and achievable inside the first 5 years.					2						
11a Hall Lane FUL/2012/1414	Henley	0.04	26/09/2012	3	М	PDL	Proposed clearance of existing commercial units and erection of 1 house and 2 flats.	Scheme deemed suitable through the granting of planning permission.	The existing buildings on site are vacant but will require clearance. The site is readily available for development.	The site appears constrained by existing buildings, whist the market may not support a viable development at this time.							3				
Land Adjacent The Chesnut Pub Brade Drive	Henley	0.4	25/02/2014	4	S	GF	Proposed new build of 4 flats on land adjacent to former pub	Scheme deemed suitable through the granting of planning permission.	Site is clear and vacant and available now for development.	Site appears unconstrained and achievable inside the first 5 years.			4								
The Former Chesnut PH, Brade Drive FUL/2013/2564	Henley	0.4	25/02/2014	10	S	PDL	Conversion of former pub to 10 flats	Scheme deemed suitable through the granting of planning permission.	Building is vacant and available for conversion now	Site appears unconstrained and achievable inside the first 5 years.		10									
Land Rear of the Boat Inn Shilton Lane FUL/2013/0473	Henley	5.4	27/06/2013	98	S	GF	erection of 98 new build dwellings on former private sport field to the rear of public house	Scheme deemed suitable through the granting of planning permission.	Site is clear and vacant and available now for development.	Site appears unconstrained and achievable inside the first 5 years.		18	60	20							
Wood End, Henley Green and Manor Farm Regeneration Area R/2008/1801	Henley	174	22/10/2009	606	S	mixed	complete. Phase 2 for 446 dwellings has detailed consent of which 188 are now complete with 39 uc and 219 yet to start. A total	Site has previously been designated a new deal for communities area and has already benefited from grant		Scheme is already benefiting from grant funding and will continue to be the recipient of this. Three developers are signed up to the delivery of this scheme. The timetable is set out to try and accommodate a reasonable and realistic delivery plan, which reflects the updated masterplan for the area.	100	119	129	129	129						
Land bounded by Lythalls Lane, Sunningdale Avenue and Holbrook's Lane - FUL/2012/0225	Holbrook	1.57	05/12/2012	26	М	GF	Demolition of 2 houses on Lythals Lane has already taken place to form main access. Site is existing recreation land with some former industrial units to the south. Number of conditions now discharged including construction methods and materials.	Scheme deemed suitable through the granting of planning permission.	Site is currently clear and available for development now.	Following the approval of a revised scheme the development now appears viable and is progressing through the planning process. Given the discharging of conditions in close time to the initial approval it would suggest a commencement of development soon.		26									

	•		7								1							 	
Land off Burnaby Road FUL/2012/2313	Holbrook	2.02	18/03/2013	75	S	PDL	Proposed development of 94 affordable houses on a former industrial site. Site is now cleared and a number of conditions are being discharged to support the delivery of the scheme. Development is expected to be completed within the current HCA funding round. 19uc leaves 75 to start	Scheme deemed suitable through the granting of planning permission.	Site is available now for development.	Site appears unconstrained and achievable inside the first 5 years.	16	59							
Land at Lythalls Lane and Holbrook Way OUT/2013/1945	Holbrook	2.7	20/12/2013	100	S	PDL	100 new build dwellings	Scheme deemed suitable through the granting of planning permission.	Site is clear and unconstrained. It is available for development now.	Site appears unconstrained and achievable inside the first 5 years.	10	50	40						
Former Dunlop Warehouse, Beake Avenue - RM/2013/2369	Holbrook	4.70	12/02/2014	135	S	PDL	Scheme is for the demolition of the former distribution warehouse and factory and the erection of 135 new dwellings in a mix of type and tenure.	Scheme deemed suitable through the granting of planning permission.	Site is clear and unconstrained. It is available for development now.	Site appears unconstrained and has been cleared for several years. Some developments with site progress suggests it is reasonable to project completions within the first 5 years of the plan period.	15	60	60						
Land to rear of 2 Clark Street - FUL/2011/0339	Longford	0.02	12/05/2011	1	S	GF	Derelict and vacant scrub land to be developed for a new residential property.	Scheme deemed suitable through the granting of planning permission.	Site is available now for redevelopment.	Site appears unconstrained and achievable inside the first 5 years.			1						
Adjacent 181 Old Church Road - FUL/2011/1306	Longford	0.04	18/10/2011	1	S	GF	Vacant scrub land used for parking of cars etc., but appears relatively well maintained by adjacent residents.	Scheme deemed suitable through the granting of planning permission.	Site is available now for redevelopment.	Site appears unconstrained and achievable inside the first 5 years.			1						
Land between 47 and 57 Grange Road FUL/2012/1201	Longford	0.01	04/09/2012	1	S	PDL	Vacant and derelict area of land proposed for the development of a single house.	Scheme deemed suitable through the granting of planning permission.	Site is dilapidated and overgrown but is considered readily available.	Site appears unconstrained and achievable inside the first 5 years.			1						
16 Delage Close FUL/2013/1745	Longford	0.03	30/10/2013	1	S	PDL	Conversion of 1 dwelling to 2 flats - net gain of 1	Scheme deemed suitable through the granting of planning permission.	Site is available now for redevelopment.	Site appears unconstrained and achievable inside the first 5 years.				1					
Land Adjacent to 212 Windmill Road FUL/2013/0098	Longford	0.04	14/03/2013	2	S	GF	Vacant area of scrub land proposed for the development of 2 houses	Scheme deemed suitable through the granting of planning permission.	Site is clear and readily available.	Site appears unconstrained and achievable inside the first 5 years.			2						
Cedar Bungalow Silverdale Close - FUL/2012/1815	Longford	0.18	14/11/2012	5	М	PDL	Demolition of bungalow and erection of 5 new houses and 1 bungalow. Net gain of 5.	Scheme deemed suitable through the granting of planning permission.	Existing Bungalow remains on site and is yet to be cleared.	Development of the scheme appears to be uncertain in the current economic climate. Allow for a medium term delivery as unlikely to be delivered within the first 5 years.							5		

Grange Farm, Grange Road - REN/2012/1053	Longford	0.23	25/07/2012	5	S	GF	Development of 5 houses on existing residential curtilage. Also the demolition of some outbuildings to support development and access.	Scheme deemed suitable through the granting of planning permission.	Site is considered readily available as the clearance of outbuildings is minimal.	Site located in a high demand area of the City and is likely to offer a viable development option. Expect delivery within the first 5 years.		5								
Land adjacent Canberra Road and 319 Aldermans Green Road FUL/2013/2106	Longford	0.12	06/12/2013	7	S	PDL	erection of 4 flats and 3 houses - conditions discharged and development has started progressing since April 2014	Scheme deemed suitable through the granting of planning permission.	Site is clear and readily available.	Development commenced therefore achievable.	7									
Ritz Cinema Windmill Road OUT/2013/0569	Longford	0.15	09/09/2013	9	S	PDL	demolition of former cinema site and erection of 9 new build dwellings	Scheme deemed suitable through the granting of planning permission.	Building is vacant and ready for demolition	Site appears unconstrained and achievable inside the first 5 years.				9						
Land West of Wilsons Lane - OUT/2010/1704	Longford	1.40	02/03/2012	43	S	GF	Site granted on appeal for development of new houses built on existing farm fields.	Scheme deemed suitable through the granting of planning permission.	Site is clear and available now for development.	Site appears unconstrained and achievable inside the first 5 years.			10	33						
2 Herrick Road - FUL/2013/0865	Lower Stoke	0.01	25/07/2013	1	S	GF	Permission granted for new detached dwelling on stand alone area of green space adjacent to existing properties. A new detailed application has been approved summer 2013.	Scheme deemed suitable through the granting of planning permission.	Site is clear and available now for development.	Clear site which is ready to be developed now. Site considered unconstrained and should offer a viable option within the first 5 years.				1						
14A Bulls Head Lane - REN/2011/2150	Lower Stoke	0.02	06/02/2012	1	М	PDL	Demolition of existing outbuildings and erection of a new dwelling adjacent to existing property.	Scheme deemed suitable through the granting of planning permission.	The existing outbuildings remains on site and requires demolition prior to site becoming readily available.	Development of the site is likely to provide a viable development opportunity, however the constrained availability means a medium term projection.							1			
50 The Moorfield FUL/2013/1818	Lower Stoke	0.02	29/10/2013	1	S	GF	erection of a new house on residential curtilage	Scheme deemed suitable through the granting of planning permission.	Site is clear and readily available.	Site appears largely unconstrained and achievable inside the next 5 years.			1							
10 Coombe Street FUL/2013/1541	Lower Stoke	0.06	09/01/2013	1	S	PDL	conversion of 1 welling into 2 flats - net gain of 1	Scheme deemed suitable through the granting of planning permission.	Existing buildings are vacant. Site is available.	Site appears largely unconstrained and achievable inside the next 5 years.				1						
Former Factory site Coombe Street OUT/2012/2123	Lower Stoke	0.07	09/01/2013	4	S	PDL	Removal of commercial building and replacement with four dwellings	Scheme deemed suitable through the granting of planning permission.	The existing buildings on site are vacant but will require clearance. The site is readily available for development.	Other than the remaining buildings, the site appears unconstrained and achievable inside the first 5 years.					4					

Land at Corner of Acorn Street and The Barley Lea Stoke Aldermoor FUL/2012/0866	Lower Stoke	0.14	02/07/2012	7	М	PDL	Vacant area of land with permission to develop 7 terraced dwellings.	Scheme deemed suitable through the granting of planning permission.	Site is clear and readily available.	Scheme is for a high density development which should support sufficient value to make the scheme viable. There has been a recent permission in 2013 however for a temporary use of the site for a church for 2 years. This suggests the site may be constrained from coming forward in the short term.						7				
23 Stoke Green FUL/2013/2354	Lower Stoke	0.021	31/12/2013	9	S	PDL	Hotel - Resi	Scheme deemed suitable through the granting of planning permission.	Site is currently in use. Site not currently available.	Achievable within 5 years			9							
Former Peugeot Site between Humber Road and Aldermoor Lane Stoke - 52546	Lower Stoke	33	30/09/2005	272	S	PDL	Mixed use development proposal for former manufacturing site. Includes residential and employment. A total of 854 dwellings have now been completed with a further 42 under construction. 272 dwellings remain unstarted at this time.	The scheme is a former employment site which is	The remaining plots of the former Peugeot site are now fully clear and vacant and ready for development.	Numerous phases with	150	122								
New Century Park Allard Way - RM/2011/2152 and OUT/2012/0888	Lower Stoke	21	25/08/2010 and 9/08/2012	402	S	PDL	redevelopment proposal for former manufacturing site. Scheme now includes land for a new school and 674 residential units. The first 212 dwellings are now completed with 60 uc with the remaining 402 un-started at this time.	Scheme deemed suitable for mixed use development through the granting of planning permission.	Site is clear and vacant and ready to be developed now.	Commencement of the scheme has confirmed a viable development option. This has been supported by the extension of the residential proposals.	90	200	112							
1 Hewitt Avenue - FUL/2011/0748	Radford	0.03	29/06/2011	1	S	GF	Erection of a new residential property adjacent to existing dwelling on vacant open land.	Scheme deemed suitable through the granting of planning permission.	Site is available now for development.	Clear site which is ready to be developed now. Site considered unconstrained and should offer a viable option within the first 5 years.				1						
97 Chorley Way OUT/2012/1242	Radford	0.70	22/10/2012	14	S	PDL	Scheme is for the demolition of an existing community building and the development of 14 houses. Reserved Matters and discharge of condition applications being considered at Summer 2014	Scheme deemed suitable through the granting of planning	The existing community provision is in the process of being demolished meaning the site can now be considered readily available.	Scheme offers a viable development opportunity and actively being advertised by a developer prior to commencement.		14								

Central Depot, Foleshill Road OUT/2012/1834	Radford	3.02	31/12/2012	143	S	PDL	Proposed redevelopment of large vacant and derelict site for a total of 60 houses and 83 apartments utilising canal frontage location. Number of reserved matters have now been applied for including siting appearance materials etc.	Scheme deemed suitable through the granting of planning permission.	Site is clear and readily available.	Site appears unconstrained and achievable inside the first 5 years.	43	50	50						
17 Westhill Road FUL/2013/1067	Sherbourne	0.01	02/08/2013	2	S	PDL	demolition of garage block and development of new retail unit at ground floor with 2 flats above. Conditions discharged.	Scheme deemed suitable through the granting of planning permission.	Buildings are clear and therefore available	Site appears unconstrained and achievable inside the first 5 years.	2								
658 Allesley Old Road - REN/2011/2025	Sherbourne	0.08	05/01/2012	5	М	PDL	Scheme is for the clearance of a former car garage and for the erection of a small apartment block containing 5 units.	Scheme deemed suitable through the granting of planning permission.	Site remains in active use, but would require minimal clearance to bring forward.	May be some small issues with decontamination, whilst the site is constrained by its availability at the current time. Allow for a delivery within the medium term.					5				
Former Texaco Garage, Allesley Old Road - FUL/2011/0289	Sherbourne	0.2	09/06/2011	14	S	PDL	Proposed development for a small retail unit with 5 houses and 9 flats. An alternative scheme for 16 apartments is also lingering, but with some conditions discharged it suggests a scheme is forthcoming in the first 5 years.	Site has been deemed suitable for residential development through the granting of planning permission.	Site is clear and vacant and readily available for development.	Site appears largely unconstrained and achievable inside the next 5 years.		14							
Land off Middleborough Road FUL/2013/0719	Sherbourne	0.7	15/07/2013	24	S	GF	Proposed development of 24 houses	Site has been deemed suitable for residential development through the granting of planning permission.	Site is largely vacant with a vacant building. Site is available for redevelopment	Site appears largely unconstrained and achievable inside the next 5 years.			24						
Coventry College Butts / Albany Road - 53847 and FUL/2013/0085	Sherbourne	3.10	28/08/2007 and 26/4/13	264	S	PDL	Scheme is for the redevelopment of the former City College site at the Butts. The proposed development is for a mixed use scheme including offices, small retail, cafes, restaurants, apartments, hotel and car parking. First 2 phases of the scheme are now complete. This revised permission is for a varied care apartment scheme.	Scheme deemed suitable through the granting of planning permission.	The remaining undeveloped part of the site is clear and vacant and ready now for development.	A revised care scheme has now come forward to provide a large proportion of the remaining residential aspect associated with the scheme. It is believed that funding is now in place to secure this development within the next 5 years.	132	132							

Land adjacent to 6 Augustus Road - FUL/2011/0802	St Michaels	0.01	29/06/2011	1	S	GF	Erection of a new dwelling on scrub land adjacent to existing properties.	Scheme deemed suitable through the granting of planning permission.	Site is largely clear and vacant and readily available for development.	Site appears largely unconstrained and achievable inside the next 5 years.			1						
Land Adjacent 2 Grafton Street FUL/2013/0689	St Michaels	0.008	18/06/2013	1	S	PDL	demolition of garage and erection of new house	Scheme deemed suitable through the granting of planning permission.	Site is largely clear and vacant and readily available for development.	Site appears largely unconstrained and achievable inside the next 5 years.		1							
Land off Far Gosford Street rear of19-33 Bramble Street & 88-95 Grafton Street FUL/2013/1996	St Michaels	0.057	17/12/2013	11	S	PDL	Redevelopment to create a total of 11 new dwelling units comprising a mixture of 2 and 3 storey houses and apartments	Scheme deemed suitable for mixed use development through the granting of planning permission.	Site is clear and vacant and ready to be developed now.	Site appears largely unconstrained and achievable inside the next 5 years.	11								
83a b and c Gulson Road FUL/2013/0682	St Michaels	0.1	17/07/2013	2	S	PDL	Demolition of existing retail units and erection of a 3 storey building with ground floor retail and 2 3 bed flats on upper floors	Scheme deemed suitable through the granting of planning permission.	Site remains occupied and is therefore not available.	Site appears largely unconstrained and achievable inside the next 5 years.			2						
28 Warwick Row FUL/2013/2108	St Michaels	0.02	27/12/2013	2	S	PDL	Conversion of existing office to 2 apartments	Scheme deemed suitable through the granting of planning permission.	Site vacant and available	Site appears largely unconstrained and achievable inside the next 5 years.	2								
All Saints Parish Room Vecqueray Street - FUL/2012/0224	St Michaels	0.03	23/05/2012	3	S	PDL	Change of use from B1 offices to student accommodation in the form of 2 no. cluster flats and 1 no. self contained apartment	Scheme deemed suitable through the granting of planning permission.	Site partly completed as part of adjoining application. Second phase expected to be completed shortly afterwards	Site appears largely unconstrained and achievable inside the next 5 years.	3								
8 Bull Yard FUL/2012/0587	St Michaels	0.01	03/08/2012	3	S	PDL	Proposal to convert vacant bar area to 3 flats (1x2 bed and 2x3 bed).	Scheme deemed suitable through the granting of planning permission.	Existing building is vacant and is readily available for conversion.	Scheme appears to require minimal alterations and is considered viable and achievable in the short term.		3							
49 Northfield Road FUL/2013/0954	St Michaels	0.16	22/07/2013	3	М	PDL	conversions of W'sale Meat Store to 3 flats	Scheme deemed suitable through the granting of planning permission.	Existing building is vacant and is readily available for conversion.	Scheme appears to require minimal alterations and is considered viable and achievable in the short term.				3					
Gosford Park Hotel 1 Northfield Road FUL/2013/2626	St Michaels	0.05	14/01/2014	3	S	PDL	Conversion of hotel to residential provision	Scheme deemed suitable through the granting of planning permission.	Existing building is vacant and is readily available for conversion.	Scheme appears to require minimal alterations and is considered viable and achievable in the short term.			3						
2-4 Corporation Street PA/2013/1514	St Michaels	0.02	07/10/2013	4	S	PDL	Conversion of existing office to 4 apartments	Scheme deemed suitable through the granting of planning permission.	Existing building is vacant and is readily available for conversion.	Scheme appears to require minimal alterations and is considered viable and achievable in the short term.			4						
Alda Court, Manor House Drive - FUL/2011/2075	St Michaels	0.04	22/12/2011	5	М	PDL	Site is situated opposite a recent apartment development. Recent planning permission has acknowledged the suitability of the site in principle for residential development.	Site is largely clear and vacant and readily available for development with no identified constraints.	Although the site appears ready for immediate development it is likely to be delayed due to is reliance on a high density apartment based scheme.	Scheme appears reliant on a high density apartment provision. As such there are likely to be viability pressures with delivering the site and a stronger market will be required.				5					

8 Queen Victoria Road FUL/2011/2324	St Michaels	0.02	16/05/2012	5	S	PDL	Conversion of partially vacant office building to 5 flats.	Scheme deemed suitable through the granting of planning permission.	Existing building is partially vacant and is considered readily available for conversion.	Scheme appears to require minimal alterations and is considered viable and achievable in the short term.		5						
Grosvenor House Grosvenor Road FUL/2013/0408	St Michaels	0.03	12/07/2013	5	S	PDL	Conversion of existing office to 5 apartments	Scheme deemed suitable through the granting of planning permission.	Site remains occupied and is therefore not available.	Site appears largely unconstrained and achievable inside the next 5 years.		5						
2-6 Hood Street FUL/2013/0024	St Michaels	0.03	08/03/2013	7	М	PDL	Site currently comprises a small building being used as part of the storage compound for the adjacent student accommodation development. The proposed scheme will demolish this building and erect a single block containing 7 apartments.	Scheme deemed suitable through the granting of planning permission.	The site still contains the existing employment building, however it is now vacant following the completion of the student accommodation and there is a strong possibility of a linked development in order to clear the site.	Site appears unconstrained, however the apartment market at present is uncertain and viability could constrain delivery within the short term. There is however potential for a linked development with the new student accommodation so a short term delivery is still projected.	7							
Land bounded by sky blue way, Gosford street and far Gosford street - RM/2013/0838	St Michaels	0.80	18/07/2013	8	L	PDL	New mixed use development to include hotel, retail/restaurant units and student accommodation. This later aspect of the scheme is to include 4 studio apartments and 4 cluster flats.	Scheme deemed suitable through the granting of planning permission.	The site currently contains a number of commercial buildings and requires reconfiguration of the surrounding highway. It is not currently available.	Site is currently subject to grant funding bids to secure finding to release the highway land. At the current time however the scheme is not considered viable or achievable.						8		
First Interiors Watch Close FUL/2013/2475	St Michaels	0.04	04/03/2014	15	М	PDL	Demolition of existing showroom and erection of 3 - 5 storey building comprising 15 apartments	Scheme deemed suitable through the granting of planning permission.	The site is currently vacant and subject to demolition, is available.	Site appears unconstrained and achievable inside the first 5 years.			15					
Land at Junction of Manor Road and Park Road	St Michaels	0.23	09/02/2009	17	М	PDL	Site has been granted permission for 171 student bed spaces contained within 16 cluster flats. Scheme also includes 1 wardens flat so 17 total units. The permission has technically been implemented through the digging of foundation trenches, however exact scheme details are expected to be revised, hence the site remains within extant permissions.	Scheme deemed suitable through the granting of planning permission.	Site is clear and readily available.	Situated in a strong student rental area. The site is expected to offer a viable development opportunity, however deliverability is expected to be delayed in the short term due to student market uncertainties.				17				

Theatre One Ford Street OUT/2012/1984	St Michaels	0.06	11/02/2013	17	М	PDL	Demolition of Existing Building and Erection of Mixed Use Development comprising Seventeen Residential Units and Two Ground Floor commercial units.	Scheme deemed suitable through the granting of planning permission.	The existing buildings on site are vacant but will require clearance. The site is readily available for development.	The site appears constrained by existing buildings, whist the market may not support a viable apartment development at this time.					17				
R/O 120-124 Far Gosford Street FUL/2013/0268	St Michaels	0.36	08/08/2013	18	S	PDL	29 new dwelling units comprising a mixture of 2 and 3 storey houses and apartments	Scheme deemed suitable through the granting of planning permission.	Site is under development and is therefore available	Given the application has been implemented, it can be considered achievable	18								
City Centre South - OUT/2012/0575	St Michaels	8.00	31/05/2012	40	М	PDL	Mixed use redevelopment scheme focused on regeneration and rebuilding the southern half of Coventry city centre shopping area. The proposals include 40 apartments provided above retail units.	Scheme deemed suitable through the granting of planning permission.	Existing buildings remain trading suggesting availability will not be forthcoming in the short term.	A viable scheme has been demonstrated through the application process, which will be supported further through stronger market conditions.						40			
17-28 Queens Road (including part of Winfray Annexe - CDP Policy CC4.07) - FUL/2011/0240	St Michaels	0.47	03/01/2012	184	М	PDL	Site has been deemed suitable for residential development through CDP allocation and more recently as part of a planning application granted on appeal.	Site has been identified by landowners as being readily available for development with immediate effect. Many of the existing office units have been vacated and are ready for clearance.	Land owner has expressed an intention to deliver the site within the next 5 years, and work is expected to start on site shortly.	Land owner has expressed intentions to deliver site for student based residential provision. Site recently granted planning permission on appeal.					184				
Land adjacent 25 Leopold Road - R/2010/0857	St Michael's	0.03	10/09/2010	2	S	PDL	Erection of 2 new dwellings on currently derelict land.	Scheme deemed suitable through the granting of planning permission.	Site is clear and vacant and ready to be developed now.	Infill site situated within well established residential area. Development offers strong rental opportunities and is likely to be viable within the first 5 years.		2							
Rear of 30-32 Britannia Street - FUL/2012/1640	St Michael's	0.07	25/10/2012	4	М	PDL	Application for 4 flats, developed on an existing taxi yard.	Scheme deemed suitable through the granting of planning permission.	The existing site is reasonably clear but not readily available at this time due to continued use as a taxi company.	Site remains in viable use as part of a taxi company and is not considered deliverable at this time. It is likely to require a stronger market to be delivered.					4				
Former St Marys RC School, Lansdowne Street FUL/2013/0849	St Michael's	0.89	26/03/2010	11	S	PDL	Previous residential scheme has now been superseded by a care facility with 56 beds across 3 clusters and 8 supported living suites. Recorded as a total of 11 dwellings to meet specific area of housing need.	Scheme deemed suitable through the granting of planning permission.	Site is clear and available now for development.	Recent permission for a scheme identified for a short term delivery satisfying a specific area of housing need. Viability is not expected to be an issue.			11						

5 to 7 Lower Holyhead Road - R/2010/0455	St Michael's	0.07	14/05/2010	47	S	PDL	Demolition of existing warehousing and retail and provision of new purpose built student studio apartments.	Scheme deemed suitable through the granting of planning permission.	Existing warehousing is yet to be demolished however it is vacant, derelict and unused. This suggests a limited short term constraint.	Existing building does not demonstrate a significant constraint. The site is located in a strong area for student purpose built accommodation suggesting good viability. Delivery remains uncertain at this present time however due to constrained availability and uncertainty over student needs.				47								
Evening Telegraph Site - Land East of Upper Well Street and south of Lamb Street - OUT/2011/0254 + OUT/2011/0253	St Michael's	1.02	25/08/2011	230	М	PDL	Site is situated in a highly sustainable location on the edge of the city centre adjacent to key regeneration proposals. Redevelopment of the site offers an opportunity to increase the vitality of the city centre and provide a suitable residential environment. Permission is for 145 apartments over 2 parts of the site and approximately 85 student cluster flats.	Majority of site remains in active use and is not readily available. Representations by site owner however suggest longer term availability.	Site appears to remain in viable operation, suggesting redevelopment of the site is more likely to occur under better market conditions than can be expected in the short term. This has been acknowledged by the landowner through representations.	Site granted planning permission in 2011 for mixed use development including a significant residential aspect. Site located within a highly sustainable location, and offers an excellent regeneration opportunity. Site developers have suggested delivery of the scheme within the near future, however market concerns have lead to a medium term projection.					145	85						
Friargate Regeneration Scheme - OUT/2011/0036	St Michael's	13.5	27/07/2011	400	L	PDL	Likely apartment lead scheme at high density. Scheme to be linked into the redevelopment of the train station area. Approximately 400 dwellings based on floor space assumptions from the Master plan.	Scheme deemed suitable through the granting of planning permission.	Parts of the site have been cleared, however other parts remain occupied. Delivery of the scheme is likely to be phased, linked to market conditions.	Delivery of the scheme is likely to be lead by the demand for employment space and infrastructure funding. Expect delivery to be spaced over a number of years and commence later in the plan period.								100	100	100	100	
Land to rear of 44 Brighton Street FUL/2012/2172	Upper Stoke	0.04	14/01/2013	2	S	PDL	Former builders yard, has been clear and vacant for some time. Proposal is for 2 dwellings, with some special provision suggesting a	Scheme deemed suitable through the granting of planning permission.	Site is available now for development.	Site appears unconstrained and achievable inside the first 5 years.		2										
61-63 Dean Street FUL/2012/1895	Upper Stoke	0.02	28/11/2012	2	S	PDL	Change of use from vacant ground floor retail and first floor workshop to 2 self-contained flats.	Scheme deemed suitable through the granting of planning permission.	Existing building has been vacant since 2012 and is readily available for conversion.	Scheme appears to require minimal alterations and is considered viable and achievable in the short term.	2											
Engineers House, Lyng Hall, Blackberry Lane FUL/2012/1172	Upper Stoke	0.10	30/07/2012	3	S	PDL	Refurbishment of 2 existing vacant dwellings and the erection of 3 new houses on adjoining land.	Scheme deemed suitable through the granting of planning permission.	Site is clear and readily available.	Site appears unconstrained and achievable inside the first 5 years.		3										
Haven Lodge, Clay Lane FUL/2013/2094	Upper Stoke	0.1	09/12/2013	12	М	PDL	Redevelopment of site to provide 12 flats	Scheme deemed suitable through the granting of planning permission.	Site is clear and readily available.	Site appears unconstrained and achievable inside the first 5 years.			12									

Land behind 55-77 Stoke Row REN/2012/0668	Upper Stoke	0.38	10/07/2012	13	М	PDL	Erection of 1x3 bed house and 12x4 bed houses following the demolition of an existing industrial unit.	Scheme deemed suitable through the granting of planning permission.	Site is partially vacant but is yet to be cleared. Expect there to be a need for some site remediation works prior to development.	Site appears constrained by site availability and the need for decontamination. Proposals for houses instead of flats should provide a stronger market position, however due to the availability constraint it is unreasonable to assume delivery within the first 5 years.					13				
Land rear of 48-72 Coventry Street - REN/2012/2157	Upper Stoke	0.27	15/02/2013	19	S	PDL	Scheme is for the development of 7 houses and 12 apartments on a former parking area.	Scheme deemed suitable through the granting of planning permission.	Site is considered readily available for development now.	Revised site proposals have added value to the scheme which should support viability and ensure its deliverability within the first 5 years.		19							
Former Lyng Hall School Playing Field Blackberry Lane (H8:5) OUT/2013/2335	Upper Stoke	5	10/01/2014	178	S	GF	Development of up to 178 houses on former unused and inaccessible playing fields of Lyng Hall School	Scheme deemed suitable through the granting of planning permission.	Site is clear and readily available.	Site appears unconstrained and achievable inside the first 5 years.		78	100						
Land to the rear of 119 Kenpas Highway - FUL/2011/0904	Wainbody	0.02	04/08/2011	1	S	GF	Scheme is for the erection of a new 4 bed detached property on land adjacent to the existing dwelling. Prior to development of the site an existing garage facility will require demolition.	Scheme deemed suitable through the granting of planning permission.	Existing garage structure will require clearance prior to development, however this is expected to offer minimal constraint to availability.	Strong residential market area with good highway access would suggest strong demand for a new family dwelling. Constraints to achieving site development should therefore be limited.		1							
11 Gibbet Hill Road FUL/2013/1281	Wainbody	0.2	23/08/2013	1	S	PDL	demolition of existing house and development of 2 new homes - net gain of 1 - permission describes site as vacant so no constraints to provision	Scheme deemed suitable through the granting of planning permission.	Site is clear and readily available.	Site appears unconstrained and achievable inside the first 5 years.	1								
Land rear of Merton House Cryfield Grange Road FUL/2013/1793	Wainbody	0.6	29/10/2013	1	S	GF	erection of a new house on residential curtilage	Scheme deemed suitable through the granting of planning permission.	Site is clear and readily available.	Site appears unconstrained and achievable inside the first 5 years.	1								
5a Regency Drive FUL/2013/2390	Wainbody	0.12	03/01/2014	1	S	GF	erection of a new house on residential curtilage	Scheme deemed suitable through the granting of planning permission.	Site is clear and readily available.	Site appears unconstrained and achievable inside the first 5 years.	1								
Poynton Birches Cryfield Grange Road - R/2010/1282	Wainbody	0.62	15/11/2010	3	S	PDL	Scheme is for the erection of 3 new dwellings in a high value part of the city.	Scheme deemed suitable through the granting of planning permission.	Previous residential property cleared a number of years ago. Site is now clear and available for development.	Site within a high profile and high value area and likely to have excellent viability. Expect deliverability within the short term.	3								
Land adj 27 Gretna Road FUL/2012/1697	Wainbody	0.08	19/11/2012	4	S	PDL	Scheme is for the erection of 4 terraced properties on a clear and vacant site.	Scheme deemed suitable through the granting of planning permission.	Site is available now for development.	Site appears unconstrained and achievable inside the first 5 years.	4								

Tesco Store De Montfort Way - 54637	Wainbody	0.30	26/02/2010	57	L	PDL	Residential provision as part of the Cannon Park Major District Centre redevelopment.	Scheme deemed suitable through the granting of planning permission.	Progress is yet to be made with the site and there is likely to be some delay linked to highways.	The achievability of the residential aspect is linked to the delivery of the overall scheme. The store itself is expected to take a number of years to deliver and this is expected to be the priority for the scheme in order to create a high quality residential environment once the rest of the scheme is complete.						5	7		
Land adjacent to 72 Charter Avenue - FUL/2011/0385	Westwood	0.02	16/05/2011	1	S	GF	Site comprises an area of scrub land adjacent to existing dwelling and highway.	Scheme deemed suitable through the granting of planning permission.	Site is now vacant and available for development.	Site appears unconstrained suggesting a reasonable prospect of delivery within the first 5 years.	1								
312 Westwood Heath Road - FUL/2011/1326	Westwood	0.03	06/10/2011	1	S	PDL	Scheme is for the conversion of office premises to residential. Represents a reinstatement of previous use.	Scheme deemed suitable through the granting of planning permission.	Property appears vacant and readily available for conversion.	Site appears unconstrained suggesting a reasonable prospect of delivery within the first 5 years.	1								
Land R/O 67 Cromwell Lane FUL/2012/0416	Westwood	0.06	11/06/2012	1	S	GF	Scheme is for the erection of a new dwelling built in the rear garden of large existing residential curtilage.	Scheme deemed suitable through the granting of planning permission.	Site is available now for development.	Clear site which is ready to be developed now. Site considered unconstrained and should offer a viable option within the first 5 years.		1							
196 Sir Henry Parkes Road FUL/2013/1949	Westwood	0.05	11/12/2013	1	S	GF	erection of a new house on residential curtilage	Scheme deemed suitable through the granting of planning permission.	Site is available now for development.	Site appears unconstrained suggesting a reasonable prospect of delivery within the first 5 years.		1							
Barn at Conway Farm Banner Lane LB/2013/1610	Westwood	0.14	09/10/2013	1	S	GF	conversion of barn to dwelling	Scheme deemed suitable through the granting of planning permission.	Site is available now for development.	Site appears unconstrained suggesting a reasonable prospect of delivery within the first 5 years.	1								
Former Dolphin Pub Sheriff Avenue FUL/2013/2101	Westwood	0.3	17/02/2014	15	S	PDL	Redevelopment of former pub site. Although site is situated within the boundary of the Canley regeneration masterplan it is not covered by the site capacity.	Scheme deemed suitable through the granting of planning permission.	Site clear and readily available	Site appears unconstrained suggesting a reasonable prospect of delivery within the first 5 years.	15								
125 Station Avenue OUT/2012/0749	Westwood	0.90	18/07/2012	24	S	GF	24x2 bed apartments within 3 storey blocks adjoining the railway line. The existing house is to be retained with its curtilage redefined. The development will take place on existing pasture land to the rear of the existing house.	Scheme deemed suitable through the granting of planning permission.	Site is available now for development.	Site appears unconstrained and achievable inside the first 5 years.		24							

Former City College, Tile Hill Lane - Phase 1 (53422(RM2)), Phase 2 (53422(RM1))	Westwood	7.86	20/04/2009	103	S	PDL	Site comprises a 2 phase redevelopment of the former college site. Phase 1 is fully affordable while phase 2 is market housing. The scheme as a whole benefits from HCA funding. 151 completed, 80 uc and 72 pp	Scheme deemed suitable through the granting of planning permission.	Site has commenced development and is therefore considered available for development.	Site has commenced development and is continuing to progress suggesting a viable scheme free from constraints.	20	83										
Canley Regeneration Scheme - R/2009/0010 and FM/2012/2343	Westwood	117	31/03/2010	648	S-M	mixed	Large scale regeneration programme for a total of 731 dwellings (gross) and 30 demolitions. First phase for 211 dwellings now with reserved matters with some conditions discharged and commencement summer 2013.	Development is due to predominantly occur on Greenfield sites, with restoration works in the existing area. New housing will also help fund enhanced infrastructure provision.	The majority of Greenfield sites are already free and available, with the final remediation works recently completed. Other Brownfield sites are scheduled for clearance to strengthen the availability of the scheme.	Scheme is largely owned by the Council. Sites within the scheme are being promoted by the Council to interested developers. First phase has now commenced suggesting no viability issues.	16	85	85	85	100	125	130	22				
Rear of 87 Hearsall Lane, Latham Road Earlsdon FUL/2011/0649	Whoberley	0.02	16/06/2011	1	S	PDL	Scheme is for the erection of a 5 bed 3 storey detached house. The development of the property is linked to the adjoining student development fronting Hearsall Lane, which has recently been completed.	Scheme deemed suitable through the granting of planning permission.	Site is available now for development.	Site appears unconstrained and achievable inside the first 5 years.		1										
50 Latham Road FUL/2013/1456	Whoberley	0.02	17/09/2013	1	S	PDL	erection of a HiMO on vacant and derelict land	Scheme deemed suitable through the granting of planning permission.	Site is available now for development.	Site appears unconstrained and achievable inside the first 5 years.		1										
Land between 220 and 222 Brookside Avenue - 54711/A and REN/2013/0298	Whoberley	0.24	17/03/2010	4	S	PDL	Scheme is for the demolition of garage courts and erection of 4 new houses. Application now renewed and remains valid.	Scheme deemed suitable through the granting of planning permission.	Site is largely vacant however some clearance is required of the existing garage courts.	Affordable scheme to be developed for a Housing Association. The site is expected to proceed under the current HCA funding round within the next 3 years.		4										
31-33 Allesley Old Road FUL/2012/1342	Whoberley	0.10	09/10/2012	6	S	PDL	Scheme is for the redevelopment of commercial unit into 11 new houses. The rear of the site is currently derelict whilst the retained building at the front of the site (containing the first 5 units is now completed). The last 6 units have commenced since April 2013.	Scheme deemed suitable through the granting of planning permission.	Front of the site has now been converted, whilst the remainder of the site has commenced since April 2013.	Wider development has commenced and constraints are expected to be limited.		6										
Land at Junction of James Green Road and Bohun Street FUL/2013/2619	Woodlands	0.05	30/01/2014	2	S	GF	erection of 2 houses on vacant land	Scheme deemed suitable through the granting of planning permission.	Site is available now for development.	Site appears unconstrained and achievable inside the first 5 years.		2										

Pinnock Place Bohun Street FUL/2013/2616	Woodlands	0.3	30/01/2014	4	S	GF	erection of 4 bungalows on vacant land	Scheme deemed suitable through the granting of planning	Site is available now for development.	Site appears unconstrained and achievable inside the first 5 years.		4													
Land Between Broad Lane and Bush Close OUT/2013/1845	Woodlands	0.8	09/11/2013	19	S	PDL	erection of 19 dwellings on former pub site which is now vacant and clear	permission.  Scheme deemed suitable through the granting of planning permission.	Site is available now for development.	Site appears unconstrained and achievable inside the first 5 years.		19													
Tile Hill Social Club, Jardine Crescent OUT/2012/0011	Woodlands	0.58	02/08/2012	29	S	PDL	Scheme includes the demolition of a dilapidated community building and the erection of 400sq.m of retail space with 12 flats above and 17 houses built to the rear.	Scheme deemed suitable through the granting of planning permission.	Previous community building has now been demolished and the site is clear. It is now considered readily available for development.	Site appears unconstrained and achievable inside the first 5 years.		17	12												
Land west of Banner Lane and south of Broad Lane - R/2010/0746	Woodlands	26.50	01/09/2010	176	S	PDL	Scheme is for the mixed use redevelopment of the former Massey Ferguson / AGCO site. A number of early phases have now been completed with 122 under construction and 208 un-started.	Scheme deemed suitable through the granting of planning permission.	Remainder of site yet to be completed is clear and available for development now.	Continuing development suggests strong viability and market demand. Past completion rates have been steady and this is expected to continue over the coming years.	26	100	50												
Wyken Croft Primary School Wyken Croft FUL/2013/1063	Wyken	2.5	21/10/2013	1	S	PDL	Demolition and replacement of caretakers house	Scheme deemed suitable through the granting of planning permission.	Site currently occupied, therefore not considered available	Expected to be delivered in short term.				1											
Land adjacent 30 and 45 Ventnor Close	Wyken	0.08	20/06/2012	3	S	PDL	Scheme is for the development of 3 new houses on land previously occupied by garages. As part of the proposal new parking provisions will be provided on adjacent land.	Scheme deemed suitable through the granting of planning permission.	Site is available now for development.	Site is expected to be fully affordable and is to be delivered through grant funding. As such it is a viable and achievable development expected to be completed in the next few years.		3													
Garage Area Triumph Close FUL/2013/2117	Wyken	0.08	13/12/2013	3	S	PDL	clearance of garages and erection of 3 houses lots of conditions discharged in 2014	Scheme deemed suitable through the granting of planning permission.	Site is available now for development.	Expected to be delivered in short term.		3													
Former Cauldon PH St Austell Rd	Wyken	0.6	14/03/2014	34	S	PDL	34 dwellings, previously occupied by a public house. Several schemes permitted, non implemented	Scheme deemed suitable through the granting of planning permission.	Site is available now for development.	Expected to be delivered in short term.		34													
Land off Skipworth Rd (H8:4) FUL/2013/2380	Wyken	1	12/02/2014	41	S	GF	41 dwellings on CDP allocation. Final plot to be developed as part of wider scheme	Scheme deemed suitable through the granting of planning permission.	Site is available now for development.	Expected to be delivered in short term.	11	30													
Totals	of which F	485.82	-	5,259 3,966	-	-	-	-	-	Total of which PDL	501 490	1,447 1,346	1,037 767		264 32	452 321	331 201	163 141	0	5 5	177 177	100 100	100 100	100	0
	OI WINCH F			3,300	ı					OI WINCH PDL	TJU	1.040		. 100	UZ	UZ	201	1-71	U	J			100	100	<b>1 0</b>

Cita	Would	Year Scheme	Site Area	Total	Time	GF /	Daywitted Dayslannan		Deliverability Asse	essment								Year							
Site	Ward	commenced	(Ha)	Dwellings	frame	PDL	Permitted Developmen	Suitable?	Available?	Achievable?	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29
41-49 Thompsons Road FUL/2013/0769	Bablake	2013/14	0.05	2	S	PDL	2 Dwellings on former scrub land	Scheme deemed suitable through the granting of planning permission.	Commencement of development confirms scheme availability.	Site has commenced development and is continuing to progress suggesting a viable scheme free from constraints.	2														
Jaguar Cars Browns Lane Site 2 - RM/2010/1389?	Bablake	2010/11	28.64	28	S	PDL	The former Jaguar factory has been demolished and has permission for a mixed use scheme. The total capacity of the site is 132 dwellings, of which 60 are complete and 15 under construction. Site is made up of 2 smaller sites. Site 1 is fully complete. Site 2 contains the 15 units uc and the remaining 57 units which are yet to commence.	the granting of planning permission.	The site as a whole has been cleared and is available now for development. The commencement of development at phase 1 confirms scheme availability.	Situated within a strong market area, the site has commenced development and is expected to progress within the next 5 years through a number of phases.	28														
58 Cornelius Street REN/2013/0153	Cheylsemore	2013/14	0.02	1	S	GF	Erection of a new dwelling in existing residential curtilage.	Scheme deemed suitable through the granting of planning permission.	Site is available now for development.	Site appears unconstrained and achievable inside the first 5 years.	1														
38 Moor Street - FUL/2011/0896	Earlsdon	2013/14	0.02	3	S	PDL	Demolition of existing vacant commercial building to the rear of 38 Moor Street and erection of three dwellings.	planning permission.	The existing building is currently vacant and building regulations approval has been sought for development. The applicants intent suggests the site can be considered readily available.	site is situated within a higher value part of the city and the application has suggested minimal site constraints. The scheme is therefore considered to offer a viable and deliverable development opportunity.	3														
Land adjacent 25 Springfield Road FUL/2012/0692	Foleshill	2013/14	0.01	1	S	PDL	Erection of a new dwelling on vacant land between existing dwellings. Some conditions already discharged	Scheme deemed suitable through the granting of planning permission.	Site is available now for development.	Site appears unconstrained and achievable inside the first 5 years.	1														
9-15 Station Street East - FUL/2011/1338	Foleshill	2013/14	0.02	2	М	PDL	Conversion of retail units, storage areas and existing flat to new enlarged retail units and 3 apartments above - negain of 2.		Site is partially vacant and available, however the other half of the site remains in use and actively trading.	Redevelopment of the existing buildings is likely to incur minimal costs whilst maximising value. This should support a viable development opportunity.	2														
80 Lockhurst Lane FUL/2013/1985 (H8:32)	Foleshill	2013/14	0.2	28	S	PDL	Demolition of existing vacant building and erection of a 4 storey 24no. apartment block	Scheme deemed suitable through the granting of planning permission.	Commencement of development confirms scheme availability.	Site has commenced development and is continuing to progress suggesting a viable scheme free from constraints.	28														

568 Woodway Lane FUL/2012/2191	Henley	2013/14	0.12	13	S	PDL	Demolition of Pub and construction of 13 new dwellings	Scheme deemed suitable through the granting of planning permission.	Commencement of development confirms scheme availability.	Site has commenced development and is continuing to progress suggesting a viable scheme free from constraints.	13							
Land at Mount Pleasant, Brade Drive - 39979/D	Henley	2013/14	2.60	31	Ø	GF	Scheme is for a mix of dwelling types to provide older persons accommodation. Site is a CDP allocation on Greenfield land and incorporates a number of open space contributions. Site has now commenced development with 68 dwellings now complete with the remaining 31under construction.	Scheme deemed suitable through the granting of planning permission.	Site is clear and available now. Development has commenced and continues to be ongoing.	Initial development progress was slow, however construction has continued throughout the economic downturn. This would suggest the scheme demonstrates strong viability and its focus towards a specialist market is of benefit. Expect a continued stream of completions over the next few years with full completion within the first 5 year period.	31							
Wood End, Henley Green and Manor Farm Regeneration Area - Petitor Crescent and Deedmore Road and land East of River Walk RM/2011/1142	Henley	2010/11	174	39	S	PDL	Major regeneration scheme within the north east of Coventry. The scheme as a whole is expected to be a long running development programme due to its size. The first phase is now complete. There have been in excess of 800 demolitions since 2002. Phase 2 for 446 dwellings has detailed consent of which 188 are complete and 39 uc. Having regard to all completions, demolitions and commencements there are 606 net dwellings yet to start.	Site has previously been designated a new deal for communities area and has already benefited from grant funding and new development. Scheme deemed suitable through the granting of planning permission.	A large degree of demolition has already occurred leaving considerable areas of land free and available for redevelopment. Some Greenfield sites are also to be developed, which are also currently vacant and available for development.	Scheme is already benefiting from grant funding and will continue to be the recipient of this. Three developers are signed up to the delivery of this scheme. The timetable is set out to try and accommodate a reasonable and realistic delivery plan. The first phase of development is now complete with phase 2 having commenced in the 12/13 monitoring year.	39							
Land off Burnaby Road FUL/2012/2313	Holbrook	2013/14	2.02	19		PDL	Permitted development for 94 dwellings. 19 commenced 2013/14	Scheme deemed suitable through the granting of planning permission.	Commencement of development confirms scheme availability.	Site has commenced development and is continuing to progress suggesting a viable scheme free from constraints.	19							
Land to South of Lythalls Lane and Sunningdale Avenue FUL 2012/0225	Holbrook	2013/14	1.6	33	S	GF	Permitted development for 59 dwellings, 33 commenced	Scheme deemed suitable through the granting of planning permission.	Commencement of development confirms scheme availability.	Site has commenced development and is continuing to progress suggesting a viable scheme free from constraints.	33							

Land at Taunton Way FUL/2012/2430	Holbrook	2013/14	0.70	47	S	GF	Development of 12 bungalows and 35 flats aimed at older persons provision. Scheme to be delivered by Registered Provider and will be fully affordable.	suitable through		Site appears unconstrained and achievable inside the first 5 years.	47							
65-67 Siddeley Avenue - 54331/A	Lower Stoke	2011/12	0.02	1	S	GF	Scheme is for the erection of 1 new build house on currently vacant residential curtilage adjacent to the existing property at number 67.	Scheme deemed suitable through the granting of planning permission.	Site is clear and vacant and available for development now.	Scheme is proposed within residential curtilage and is currently vacant and available. There would therefore appear to be no constraints to achieving this scheme in the short term.	1							
Land Adj 22 Stoke Green FUL/2012/0828	Lower Stoke	2012/13	0.04	1	S	GF	Scheme is for the erection of 1 new build house on currently vacant residential curtilage adjacent to the existing.	Scheme deemed suitable through the granting of planning permission.	Commencement of development confirms scheme availability.	Scheme is proposed within residential curtilage and is currently vacant and available. There would therefore appear to be no constraints to achieving this scheme in the short term.	1							
6 Coombe Street FUL/2012/1075	Lower Stoke	2013/14	0.03	1	S	PDL	Proposed conversion of office and 1st floor flat into 1 house and change of use of light industrial building to create one 2 bed bungalow - net gain of 1 dwelling	Scheme deemed suitable through the granting of planning permission.	Existing building is vacant and is readily available for conversion.	Scheme appears to require minimal alterations and is considered viable and achievable in the short term.	1							
Land Between 5 & 29 Hollis Road FUL/2013/2098	Lower Stoke	2013/14	0.03	1	S	PDL	Single dwelling proposed on cleared site	Scheme deemed suitable through the granting of planning permission.	Commencement of development confirms scheme availability.	Scheme appears to require minimal alterations and is considered viable and achievable in the short term.	1							
36 Morris Avenue FUL/2013/0826	Lower Stoke	2013/14	0.03	2	S	PDL	Change of use from a doctor's surgery to two flats	Scheme deemed suitable through the granting of planning permission.	Commencement of development confirms scheme availability.	Site has commenced development and is continuing to progress suggesting a viable scheme free from constraints.	2							
29 Bromleigh Drive FUL/2013/2431	Lower Stoke	2013/14	0.04	3	S	PDL	Conversion to 4 flats	Scheme deemed suitable through the granting of planning permission.	Commencement of development confirms scheme availability.	Site has commenced development and is continuing to progress suggesting a viable scheme free from constraints.	3							

Former Peugeot Site between Humber Road and Aldermoor Lane Stoke - 52546	Lower Stoke	2008/09	33	42	S	PDL	Mixed use development proposal for former manufacturing site. Includes residential and employment. A total of 630 dwellings have now been completed with a further 123 under construction. 415 dwellings remain unstarted at this time.	Scheme deemed suitable through the granting of planning permission.	The remaining plots of the former Peugeot site are now fully clear and vacant and ready for development.	Development of this site is now well underway having stalled during the early parts of the recession, with 3 developers active on site. Numerous phases with different developers appear to be supporting higher annual levels of completions which in turn suggests a viable continuation of this scheme.	42						
New Century Park Allard Way - RM/2011/2152 and OUT/2012/0888	Lower Stoke	2011/12	21	60	S	PDL	redevelopment proposal for former manufacturing site. Scheme now includes land for a new school and 674 residential units. The first 13 dwellings are now completed with 122 uc with the remaining 539 un-started at this time.	Scheme deemed suitable for mixed use development through the granting of planning permission.	Site is clear and vacant and ready to be developed now.	Commencement of the scheme has confirmed a viable development option. This has been supported by a recent variation of planning condition and development has been projected for the next 4 years accordingly.	60						
Callice Court 155 Far Gosford Street FUL/2013/0827	St Michaels	2013/14	0.05	12		PDL	Erection of infill extensions up to 6 stories in height to expand existing student accommodation	Scheme deemed suitable for mixed use development through the granting of planning permission.	Site is clear and vacant and ready to be developed now.	Site has commenced development and is continuing to progress suggesting a viable scheme free from constraints.	12						
Harnall Lane East and Adelaide Street and Castle Street FUL/2012/2295	St Michaels	2013/14	0.24	45	S	PDL	Proposal to demolish existing employment units and develop a new 3 storey homelessness hostel, comprising 2 x 1 bed flats, 41 self contained studio apartments and 2 cluster flats - totalling 45 units.	suitable through	The majority of existing units are vacant with the remaining units expected to be free soon. The scheme is to be provided by a Registered Provider with grant funding secured for its delivery.	Site is expected to be delivered within the current HCA spending round.	45						
AXA Tower Well Street (PA/2013/2165 and PA/2013/2166)	St Michaels	2013/14		286		PDL	2165 is for the front tower containing 6 floors with 16 units per floor. The 2166 application is for the back tower containing 10 floors with 19 units per floor	Scheme deemed suitable through the granting of planning permission.	Commencement of development confirms scheme availability.	Site appears unconstrained and achievable inside the first 5 years.	286						
Land between 121 and 157 Gulson Road - 11523/F	St Michael's	2010/11	0.07	4	S	PDL	Scheme includes the erection of 4x4 bed cluster flats.	Scheme deemed suitable through the granting of planning permission.	Commencement of development confirms scheme availability.	Site appears unconstrained and achievable inside the first 5 years.	4						

178 Nuffield Road - FUL/2011/1720	Upper Stoke	2013/14	0.02	1	S	GF	Erection of a new dwelling on a large area of existing residential curtilage (side garden).	Scheme deemed suitable through the granting of planning permission.	Development area is currently vacant and available for redevelopment.	Clear site which is ready to be developed now. Site considered unconstrained and should offer a viable option within the first 5 years.	1							
403 Walsgrave Road	Upper Stoke	2013/14	0.05	1	S	PDL	Conversion of existing surgery to commercial at ground floor and flat above.	Scheme deemed suitable through the granting of planning permission.	Existing building has been vacant since 2012 and is readily available for conversion.	Scheme appears to require minimal alterations and is considered viable and achievable in the short term.	1							
28 Old Mill Avenue FUL/2012/1281	Wainbody	2013/14	0.08	1	М	PDL	Extension of existing house and sub-division into 2 dwellings - net gain of 1 dwelling	Scheme deemed suitable through the granting of planning permission.	Existing house is occupied and although the extensions and subdivisions are unlikely to be significantly impacted by this, it still places a constraint upon the plots availability.	Scheme appears to require minimal alterations and is considered to represent a viable development option.	1							
76 St Martins Road FUL/2012/0203	Wainbody	2013/14	0.05	1	S	PDL	Demolition of existing property and replacement with new house. Loss of property counted in previous years.	Scheme deemed suitable through the granting of planning permission.	Commencement of development confirms scheme availability.	Site has commenced development and is continuing to progress suggesting a viable scheme free from constraints.	1							
45 Templar Avenue FUL/2013/0243	Westwood	2013/14	0.5	4	S	PDL	4 dwellings on former vacant factory site	Scheme deemed suitable through the granting of planning permission.	Commencement of development confirms scheme availability.	Site has commenced development and is continuing to progress suggesting a viable scheme free from constraints.	4							
Former City College, Torrington Avenue - Phase 1 (53422(RM2)) Phase 2 (53422(RM1))	Westwood	2009/10	7.86	12	S	PDL	Site comprises a 2 phase redevelopment of the former college site. Phase 1 is fully affordable while phase 2 is market housing. The scheme as a whole benefits from HCA funding. 151 dwellings now complete with 80 uc and 72 un-started	Scheme deemed suitable through the granting of planning permission.	Commencement of development confirms scheme availability.	Site has commenced development and is continuing to progress suggesting a viable scheme free from constraints.	12							
Canley Regeneration Site Prior Deram Walk FUL/2012/2343	Westwood	2013/14	5.7	49		GF	211 dwellings on former scrub land	Scheme deemed suitable through the granting of planning permission.	Commencement of development confirms scheme availability.	Site has commenced development and is continuing to progress suggesting a viable scheme free from constraints.	49							
Land fronting 234 Broad Lane FUL/2012/1269	Woodlands	2013/14	0.09	1	S	GF	Scheme is for the erection of a new dwelling built in the rear garden of large existing residential curtilage.	Scheme deemed suitable through the granting of planning permission.	Site is available now for development.	Clear site which is ready to be developed now. Site considered unconstrained and should offer a viable option within the first 5 years.	1							

Land west of Banner Lane and south of Broad Lane - southern half: 52000 northern half: R/2010/0746	Woodlands	2011/12	26.50	82	S	PDL	Scheme is for the mixed use redevelopment of the former Massey Ferguson / AGCO site. A number of early phases have now been completed (totalling 736) with 122 under construction and 208 unstarted.	Scheme deemed suitable through the granting of	Remainder of site yet to be completed is clear and available for development now.	completion rates have	82														
	Totals		305	857		-	_	•	-	•	857	0	0	0	0	0	0	0	0	0	0	0	0	0	0
of which P	DL		_	692				_	<u> </u>	of which PDL	692	0	0	0	0	0	0	0	0	0	0	0	0	0	0
of which (	GF			165						of which GF	165	0	0	0	0	0	0	0	0	0	0	0	0	0	0

# **Appendix 4c - Outstanding CDP Allocations**

Site Name	Ward	Total Site	Total	GF / PDL	0	Deliverability Ass			45/46	40/47	47/40	10/10	10/00	00/04	04/00	00/00	00/04	04/05	05/00	00/07	07/00	00/00
		Area (ha)	Dwellings		Suitable?	Available?	Achievable?	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	21/28	28/29
Land off Windridge Close (H8:21)	Binley and Willenhall	0.56	40	Greenfield	Site is considered suitable through its allocation in the CDP.	Site is currently vacant and available now for development.	Main issue with the development of this site is the compensatory measures associated with the public open space and the public rights of way that cross the site. These issues may raise concerns in terms of delivering an achievable site.											40				
Bagington Fields (H8:20)	Cheylsemore	1.47	40	Greenfield	Site is considered suitable through its allocation in the CDP.	Site is currently vacant and available now for development.	Long standing allocation, which has some concerns over nature conservation and biodiversity value. Likely to require compensatory land provision. There is potential for a land swap with an adjoining site subject to site availability.												40			
Cromwell Street (H8:31)	Foleshill	0.57	25	PDL	Site is considered suitable through its allocation in the CDP.	Development of the site requires some clearance and remediation, as well as relocation of existing premises. This may well delay the delivery of the site to the medium term.	Costs of development and site preparation will require a higher market position as there is likely to be costs associated with remediation. Site is considered achievable however once the market picks up.								25							
Land at Elms Farm (H8:35)	Henley	1.59	70	Greenfield	Site is considered suitable through its allocation in the CDP.	Site is currently an active farming site, but is being promoted and is considered available within the plan period.	The only constraint to the site appears to be the access, however there is scope to expand the site in size to overcome this issue. Site is expected to offer a viable development opportunity within this part of the city. CDP Allocation linked to 5 year supply.				70											
Walsgrave Hill Farm (H8:34)	Henley	20.79	500	Greenfield	Site is considered suitable through its allocation in the CDP.	Site is currently farmland, although it is understood that developers have options on the site to develop it. The only constraint to the sites availability is associated with flooding and appropriate access arrangements. Proposals must demonstrate that these constraints are overcome.	Despite being a Greenfield site, the nature of the flooding constraint means a stronger market is required to ensure a viable scheme. Consultants working on behalf of the developer however have suggested delivery inside the first 5 years. CDP Allocation linked to 5 year supply.			200	200	100										
Alderman's Green Primary School (H8:24)	Longford	0.28	5	Greenfield	Site is considered suitable through its allocation in the CDP.	Remaining area of land available after majority of allocation was previously developed and additional plot granted permission for 4 units ((FUL/2012/0146). The remainder of the site is currently vacant and available now for development.	Previous development proposals have been refused on design grounds. Considered achievable however provided design respects the adopted SPG. Following the granting of permission for 4 more dwellings there is capacity for approximately 5 more dwellings left to deliver. Delivery of site may however be constrained by land ownership issues.											5				
Land at the Junction of Corporation Street and Hill Street (CC5:3)	St Michaels	0.12	15	Greenfield	Site is considered suitable through its allocation in the CDP.	A previously developed site that has been used as a pocket park for some time now. Council owned and available for a mixed use scheme.	Deliverable scheme on the edge of the main shopping area. Mixed use scheme could provide retail at ground floor with apartments above. The viability of such a proposal may well require a stronger economic climate. The site may also link in with longer term regeneration plans for the city centre.									15						
Total		25.38	695	-	-	-	Totals	0	0	200	270	100	0	0	25	15	0	45	40	0	0	0
of which I			25				of which PDL	0	0	0	0	0	0	0	25	0	0	0	0	0	0	0
of which	GF		670				of which GF	0	0	200	270	100	0	0	0	15	0	45	40	0	0	0

Appendix 5 - Housing Trajectory - Objectively Assessed Need (OAN) from the Coventry and Warwickshire Joint SHMA (2013)

Joint SHMA - OAN for Coventry	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	Total
Past Completions (Gross New Build)	778	1,023	954	-	-	-	-	-	-	-	-	1	-	-	-	-	-				2,755
Past Completions (Net Conversions)	180	50	159	-	-	-	-	-	-	-	-	-	-	-	-	-	-				389
							Projec	tions for Are	eas of Identi	fied Supply											
Sites With Planning Permission	-	-	-	501	1,447	1,037	582	264	452	331	163	0	5	177	100	100	100	0	0	0	5,259
Sites Under Construction	-	-	-	857	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	857
SHLAA Sites	-	-	-	67	230	755	778	676	963	450	496	316	249	343	285	292	210	150	0	0	6,260
Indicative Green Belt SHLAA Options	-	i	-	-	-	-	-	-	572	572	572	572	572	572	572	572	572	572	572	572	6,864
Outstanding CDP Allocations	-	-	-	0	0	200	270	100	0	0	25	15	0	45	40	0	0	0	0	0	695
Small Site Windfall Allowance	-	-	-	0	0	0	0	0	33	33	33	33	33	33	33	33	33	33	33	33	396
									nolitions												
Past Demolitions 2011-2014	37	79	15					All pr	ojected figur	es are net so	no specific	demolitions	figures are in	ncorporated t	for future del	ivery.					131
								Totals an	d Assessme	ent											
Total Past Completions (2011-14)	921	994	1,098																		3,013
Total Projected Completions (2014-31)				1,425	1,677	1,992	1,630	1,040	2,020	1,386	1,289	936	859	1,170	1,030	997	915	755	605	605	20,331
Total Cumulative Completions (2014-31)				1,425	3,102	5,094	6,724	7,764	9,784	11,170	12,459	13,395	14,254	15,424	16,454	17,451	18,366	19,121	19,726	20,331	23,344
PLAN - Strategic allocation (annualised)				1,216	1,216	1,216	1,216	1,217	1,216	1,216	1,216	1,216	1,217	1,216	1,216	1,216	1,216	1,216	1,180	1,180	20,602
PLAN - Strategic allocation (cumulative)				1,216	2,432	3,648	4,864	6,081	7,297	8,513	9,729	10,945	12,162	13,378	14,594	15,810	17,026	18,242	19,422	20,602	20,602
MONITOR - Number of dwellings above or below cumulative allocation				209	670	1,446	1,860	1,683	2,487	2,657	2,730	2,450	2,092	2,046	1,860	1,641	1,340	879	304	-271	-271
MANAGE - Annual requirement taking account of past and projected completions				1,370	1,346	1,292	1,262	1,284	1,202	1,179	1,163	1,201	1,270	1,295	1,383	1,576	2,236	1,481	876	271	-

Joint SHMA - Baseline Scenario	Total	Annual
2011-2031	23,600	1,180
Total	23,600	-

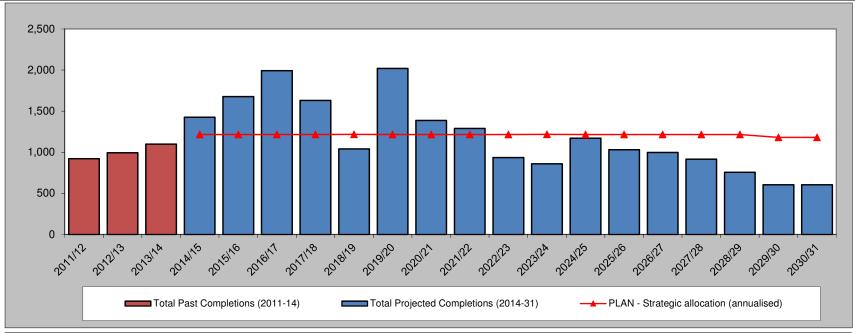
Total Target (2011-2031)	23,600	
Total Completions 2011-2014	3,013	
Total remaining requirement (2014-2031)	20,587	
Outstanding Shortfall from past completions (2011-2014)	527	
Amount of past shortfall included within 1st 3x5 year timeframe (542/3)	176	36/year
Ammended 5 year Total Requirement (2014-2019) Liverpool	6,076	1,215
Ammended 5 year Total Requirement (2019-2024) Liverpool	6,076	1,215
Ammended 5 year Total Requirement (2024-2029) Liverpool	6,076	1,215

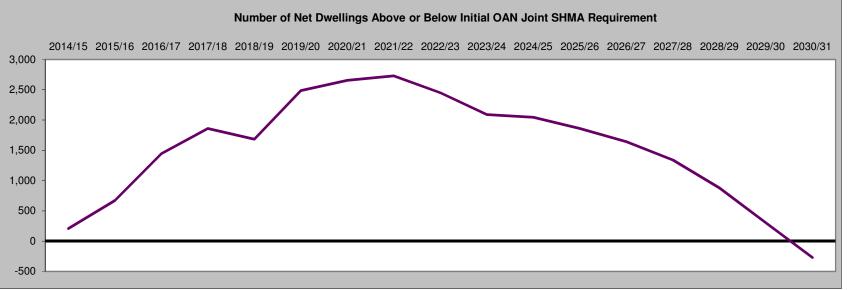
Ammended 5 year Total Requirement (2014-2019) Sedgefield	6,427	1,285
Ammended 5 year Total Requirement (2019-2024) Sedgefield	5,900	1,180
Ammended 5 year Total Requirement (2024-2029) Sedgefield	5,900	1,180

Total 5 Year Supply	7,764
Total 5 Year Requirement	6,076
Requirement Annualised	1,215
Number of Years Supply	6.39
Supply as a % of requirement	127.79%

Joint SHMA Mid Point 2013-2018	Liverpool	Sedgefield
Total 5 Year Supply	7,764	7,764
Total 5 Year Requirement	6,076	6,427
Requirement Annualised	1,215	1,285
Number of Years Supply	6.39	6.04
Supply as a % of requirement	128%	121%

Liverpool - over/under supply from previous years spread across remaining plan period equally year on year Sedgefield - over/under supply from previous years grouped within the first 5 years as a whole Some numbers may not toal due to rounding





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