



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 (CDP) and covers the period 1 April 2015 to 31 March 2016. The CDP recognises the importance of monitoring explicitly in paragraph 2.34.

Whilst the CDP 2001 is some years old, and the authority is progressing towards the adoption of a new Local Plan, it continues to form the basis for planning decisions in Coventry.

2. 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:

- 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;
- 3. 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;
- 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.



Coventry continues to cut its carbon emissions at pace – Since 2014, of the 20 largest cities in England, Coventry has made the sixth largest percentage reduction. Down from making the largest reduction in 2013. Figures from the Department of Energy and Climate Change show that emissions per head of population in Coventry dropped from 7.0 tonnes in 2005 to 4.4 tonnes in 2014, the latest year for which data is available. This 37% reduction is well ahead of the average for the UK of 20%.

The City Council has agreed a Carbon Management Plan which covers its own buildings, street lighting and vehicle fleet, aiming to reduce emissions by 35% before 2020 based on a 2008/09 baseline. In 2014/15 estimated emissions were 14,999 tonnes, a drop of 42% from the 26,000 tonnes emitted in 2008/09. Practical measures such as more energy efficient lighting systems, using fuel efficient fleet vehicles and changing behaviours around energy use have all contributed to the reduction. In addition, the Heatline district energy system contributed hundreds of tonnes of carbon savings.

Tackling fuel poverty continues to be one of the priorities for the Climate Change Strategy, and using the latest figures released in 2014, there are currently 13% of households defined as being in fuel poverty. In actual fact, this shows a small reduction of nearly 2% over preceding years. The number of houses in fuel poverty is anticipated to decrease further still with the improvements to energy efficiency in current housing stock, and better quality in new housing developments. The Council is also providing support to householders through advice and information on energy saving, fuel tariffs and financial assistance.

Renewable Energy

Last year, 2014/15, saw the first full year of operation of the Heatline district energy network, where heat from the Waste to Energy plant is shipped into the city centre via approximately 4 miles of underground pipes to heat seven major Council-owned and public buildings. The scheme saves over 1,300 tonnes of carbon dioxide emissions



each year by removing the need for gas boilers. This continues to be the case for 2015/16.

An Energy Services Company called Coventry District Energy Company manages the system which supplies Civic Centres 1 to 4, Herbert Art Gallery & Museum, the Coventry Sports Centre and the Council House. The heat supplied is very low carbon and has several backup systems to ensure its resilience. A 650 cubic metre thermal store constructed at Grove Street to ensure that heat generated from overnight incineration of waste is not lost – this is the largest outside of London and will further help the expansion of the network.

Throughout the city, demand for solar photovoltaic panels, producing electricity from sunlight, remains high. Since the Feed In Tariff scheme launched in 2010, over 7 megawatts of capacity has been installed in the city across 1,750 separate domestic and commercial properties. The 1.17 megawatt array at Jaguar Land Rover's Engineering Centre remains the city's largest single installation.



Policy EM2: Air Quality

In considering planning proposals, Policy EM2 has provided a basis for assessment and for negotiating monitoring measures aimed at avoiding increased concentrations of pollutants. Developers may be asked to demonstrate that their plans will not adversely affect local air quality, and adopt appropriate mitigation where necessary, by referring to the West Midlands Low Emissions Towns and Cities Programme guidance document (May 2014) which Coventry has adopted. The document encourages the uptake of low emission vehicles and associated infrastructure on new developments, as well as more sustainable methods of transport such as car share schemes and provision of cycle routes.

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 established. 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 arterial roads with major junctions, i.e. Foleshill Road, Stoney Stanton Road and Holyhead Road. This continues to be the case, although the thinking behind the city wide declaration was that the worst affected stretches of road were not tackled in isolation, thus avoiding the situation where the problem is simply shifted from one place to another.

The Council continues to review its strategy for tackling poor air quality in the city. As part of this work, it has taken the decision to close its three remaining automatic monitoring units which had become old and unreliable. Resources can instead be focused on priority areas using diffusion tubes, and Coventry has begun trialling a new type of monitor called AirSensa in 2015/16. This is expected to enable improved air quality monitoring to take place and therefore promote better interventions that will improve public health. In addition Defra are operating their new Automatic Urban and Rural Network (AURN)



unit in Allesley.

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. Producing an Action Plan is a significant piece of work that involves other stakeholders such as Public Health and transport planners. The Action Plan will set out how the Council intends to reduce emissions from road traffic, and will also focus on development control in priority areas to reduce exposure to poor air quality. Funding may be required through planning agreements to establish air quality assessments and/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. A draft is hopefully going to be started towards the second half of 2017.



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 are currently updating The Contaminated Land Strategy following the period 2012 – 2016, which sets out how the Council is investigating potentially contaminated sites in accordance with the revised Part 2A Statutory Guidance. Although it is expected to remain largely the same as previous versions. 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.

Over the last few years the Council have successfully bid for nearly £300,000 of funding to proactively investigate 8 potentially contaminated sites in the city. However Defra no longer make such funds available to local authorities and therefore the Council is reliant on the planning process for proposed (re)development sites to be investigated and remediated to a 'fit for purpose' standard.

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 still 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%
- √ 2013/2014 35.8%

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 continually 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 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 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.

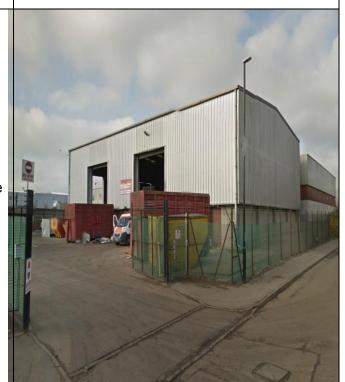
Policy EM10: Re-use and Recycling

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.

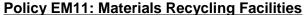
The Council provides a waste service collection at all flats and apartments where recycling facilities are present. A programme of works is in place with a number of Whitefriars Housing Association properties where they are keen to improve accessibility and service for their tenants.

Since receiving financial support through Government funded schemes, the Council launched 'The Coventry Recycling Club' in May 2015. In the early summer of 2015, the council initiated a trial doorstep collection service of textiles and small electrical items, so that they could be recycled. However, the trial was not a success and the service is no longer being pursued.



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. Although across 2015/16 no improvement was made, and in actual fact, disposable tonnage to landfill increased from 5% in 2014/15 to 7% in 2015/16. 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	composting 2009/10		2019/20	
Coventry City Council	32%	40%	50%	



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

There have been a range of 'targets' for housing development throughout the lifetime of the CDP.

The previous Annual Monitoring Report considered housing completions against the 2008 Adopted Regional Strategy (2008 RS) (Adopted Development Plan) and the RS Phase 2 Review (included in the 2009 Core Strategy, which was formally withdrawn in October 2012). The RS Phase 2 Review requirement will continue to be considered within the context of this document to 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.

These assessments of housing need are now out of date - 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.

A new draft Local Plan 2016 has been developed, and was submitted to the Secretary of State on 1st April 2016. The development of the Plan included an update of the evidence base relating to housing need, with a Joint Coventry and Warwickshire Strategic Housing Market Assessment (SHMA) completed in 2013, and further updated in 2015. The 2015 SHMA identified an Objectively Assessed Need (OAN) for 42,400 homes to accommodate Coventry's growth between 2011 and 2031. The draft Local Plan 2016 includes provision for 24,600 homes within the city, with the remainder to be provided in neighbouring Warwickshire Local Authorities, as set out in the Housing Memorandum of Understanding.

Policy H1: 'Housing Land Requirements' phases the delivery of those 24,600 homes, with 1,020 homes per annum for the first five years (2011-16) and 1,300 homes per annum for the remainder of the period (2017-31).

The draft Local Plan is undergoing examination by the Planning Inspector and has not been adopted, but this has been included here as a reference point for monitoring in future years. The SHMA Objectively Assessed Need does provide a basis for consideration within the context of the NPPF.

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

Plan Periods	Gross Provision		Demolition Assumption		
Fidii Ferious	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: Draft Local Plan 2016 – Objectively Assessed Need to be met within Coventry boundary (based on SHMA 2015 OAN)

OAN Joint SHMA (2015) to be met in Coventry	Total	Annual
2011-16	5,100	1,020
2017-31	19,500	1,300
Total	24,600	

New apartments at Banner Brook



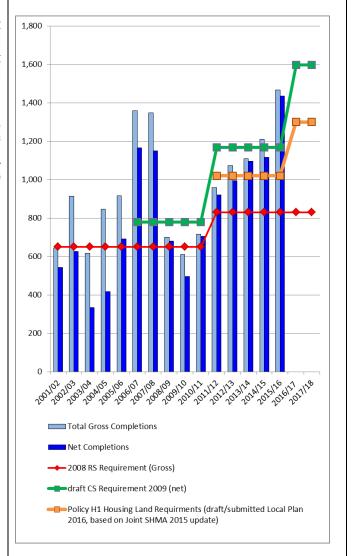
Housing Completions.

2015/16 saw the highest number of net housing completions within the period covered by the CDP, at 1436 net completions. This continues the upward trend of the last few years.

Net completions for the period 2011-16 have exceeded the total required in Policy H1 of the draft Local Plan (based on the SHMA 2015), with 5,563 net completions over the period compared to a target of 5,100.

Appendix 1 provides more detailed information.



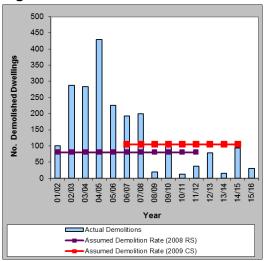


Demolitions

Demolitions in 2015/16 were low, with only 30 demolitions reported. 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.

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 means demolition rates remain below the cumulative rate assumed by the 2009 Core Strategy. The 2015 Joint SHMA made no specific assumptions about demolitions, instead focusing on net housing need.





Detailed data in Appendix 1.

<u>Completions on Previously Developed</u> Land (PDL).

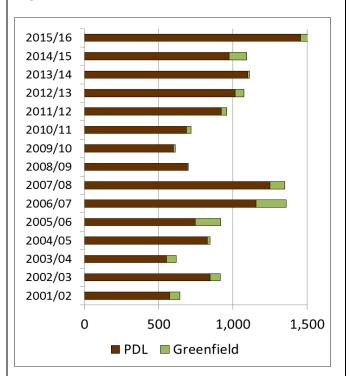
The proportion of new residential development on PDL remains high within Coventry. These high levels of completion on PDL show that policies protecting green space (such as GE8) are proving effective.

The percentage of new housing development on PDL in 2015/16 was 92%.

The total for the period 2001-2016 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.

2015-16 saw an increase in completions from conversions/change of use, with the proportion of conversions well above historic trends (but not reaching the peak of 2010/11). However, the actual number of dwellings from conversions/change of use – 374 – is the highest number, per annum, within the plan period.

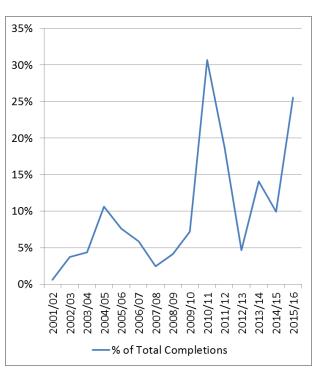
These included the sub-division of single houses to flats and conversions of offices to new homes.

Appendix 1 provides detailed data to support Figure 4.



New housing scheme at Chace Avenue

Figure 4



Type and Size of New Build Dwellings Figure 5 Completed

A key recommendation in the SHMA is the need for Coventry to provide an increasing number of 3 and 4 bed houses to meet the need for family homes and to diversify the city's housing stock.

4 bedroomed properties account for 20% of completions, and increase from 16% in the last monitoring year. Over half were three or four bedroom family homes.

However, there is still a need for a supply of smaller properties to meet the needs of smaller and single-person households. Household formulation statistics published by the ONS continue to suggest an increase in single person households across Coventry.

Figure 6 shows a continuation of the recent trend for a high proportion of completions being houses, at almost 2/3 of the total. This demonstrates the trend for family accommodation being the preferred dwelling type for new build development in recent years.

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.

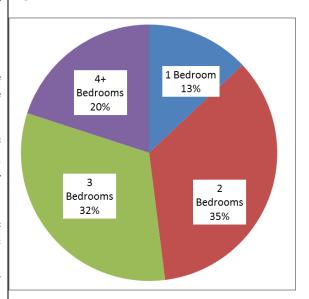
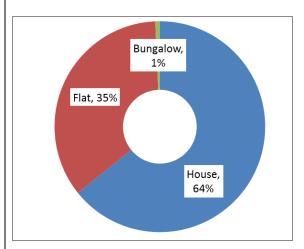


Figure 6





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

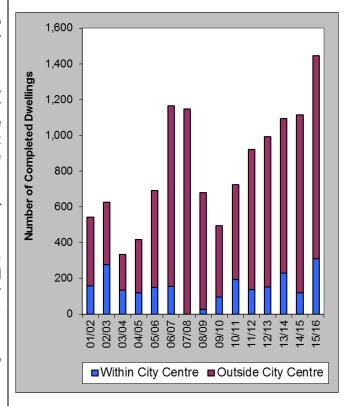
CDP policies CC3-CC5 continue to promote new housing within the city centre area.

Since 2001 nearly 1/5th of all completions within Coventry have been within the city centre (totalling 2,263 dwellings). The 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 or cluster flats for students.

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.

Appendix 1 provides detailed data to support Figure 7.

Figure 7



<u>Housing Completions for Registered</u> <u>Providers (RP's)</u>

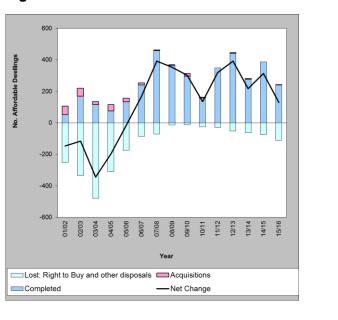
RP's manage approximately 18% of Coventry's housing stock, including properties for social rent and 'affordable rent'.

Figure 8 shows that delivery of gross housing by RP's in 2015/16 was below recent trends.

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.

Appendix 1 provides detailed data to support Figure 8.

Figure 8



Vacant Dwellings

Figure 9 shows the total number of vacant dwellings in Coventry decreased slightly in 2015/16. This reverts to the recent established downward trend following an increase in 12/13.

The number of properties that are empty for longer than 6 months has also shown a significant downward trend (figure 10), and in 2015/16, account for only 0.8% of total dwelling stock in the city (from a peak of 2.3% in 2003/04).

Appendix 1 provides detailed data to support Figures 9 and 10.

Figure 9

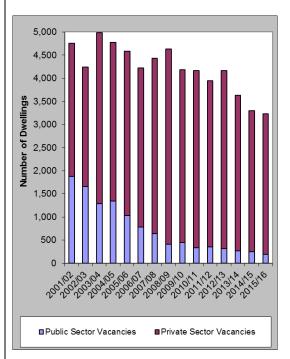
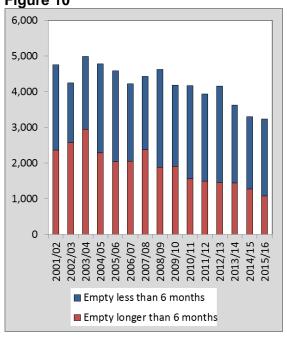


Figure 10



Density of Annual Completions

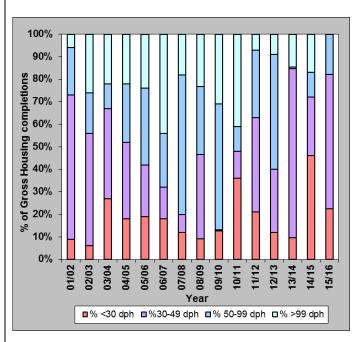
Figure 11 shows that completions at different densities continue to fluctuate year on year.

2015/16 shows an increase in the proportion of sites with mid- and high-densities (30-49dph and 50-99dph), and very few sites at very high density (over 99 dph) and a reduction in the proportion of sites at low density (under 30dph).

Trends show that completions around the mid-range densities are becoming increasingly common. 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 11.

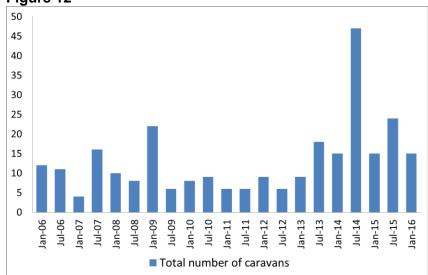
Figure 11



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. July 2014 saw a large increase in the number of caravans recorded, due to an unauthorised encampment. Apart from this, the number of caravans recorded remains steady at 15-24 on authorised sites. Trends will continue to be monitored on a 6 monthly basis in line with DCLG data. Appendix 1 provides detailed data to support Figure 12.

Figure 12



Source: The DCLG 6 monthly count of caravan sites.

The NPPF requires consideration to be given to maintaining a 5 year supply of adequate pitches for Gypsies and Travellers. The Council's Gypsy and Traveller Needs Assessment identified the

refurbishment of the site at Siskin Drive as being 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.



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

Housing Land Supply

The analysis below of the future Housing Land Supply focuses on performance against the stepped trajectory which is proposed as part of the submitted draft Local Plan (based on the subregional SHMA 2015), updating performance to April 2016. The chart below shows the continued upward trajectory of annual completions across the city. This shows that 5,550 new homes have been developed between 2011 and 2016, compared to a requirement within the stepped trajectory of 5,100 dwellings. The requirement has therefore been exceeded by 450 homes

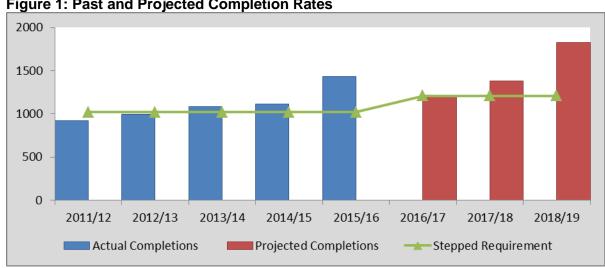


Figure 1: Past and Projected Completion Rates

To provide further context to the chart, the expected completion rates for the next 3 years are included, which show the expected continuation of the upward trend in house building across Coventry.

The Council continues to demonstrate a positive performance against the requirements of the stepped trajectory.

Housing Land Supply (2011-2031)

The updated monitoring position highlights a total housing land supply for the period 2011-2031 of 25,372. This has added an extra 349 homes to the supply compared to the previous monitoring year which largely reflects uplift in approved planning consents. The Land supply comprises the following components:

Figure 2: Housing Land Supply Components (2011-2031)

Supply Components	All Supply	PDL	Greenfield	% PDL
Completions (2001-2016)	5,550	5,146	404	93%
Outstanding Permissions	5,900	4,793	1,107	81%
Sites Under Construction	945	771	174	82%
Draft Local Plan Allocations	8,920	1,075	7,845	12%
Draft CC AAP Allocations	649	649	0	100%
SHLAA Sites	3,058	2,739	319	90%
Windfall	350	350	0	100%
Total	25,372	15,523	9,849	61%
Excluding completions	19,822	10,377	9,445	52%

The 5 Year Supply (At April 1st 2016)

Of the total supply, 6,669 (34% of total supply excluding completions) have been assessed as deliverable within the next 5 years (2016-2021). Approximately 76% of these potential dwellings are on brownfield land, and 75% already benefit from planning permission or are under construction.

Figure 3: 5 year supply Housing Land Supply Components

Supply Components	All Supply	PDL	Greenfield	% PDL
Outstanding Permissions	4,031	3,261	770	81%
Sites Under Construction	945	771	174	82%
Local Plan Allocations	970	600	370	62%
CC AAP Allocations	0	0	0	•
SHLAA Sites	723	433	290	60%
Windfall	0	0	0	-
Total	6,669	5,065	1,604	76%

Points of Note:

- No allowance is made for windfall developments in the first 5 year period.
- At this stage, no allowance is made for land currently within the Green Belt as until such time as the emerging plan is adopted, the deliverability of the sites remains constrained by Green Belt policy.
- All sites have been assessed against the requirements set out in NPPF Para 47 and were appropriate, in accordance with the Coventry and Warwickshire SHLAA methodology (LP52), which includes a high level consideration of development viability.

Comparison with the Housing Requirement:

Figure 4 summarises the 5 year supply against the draft Local Plan housing requirement. This applies a 5% buffer in relation to both the Liverpool and Sedgefield approaches.

Figure 4: 5 year Supply Testing

Draft Local Plan requirement (stepped)	Liverpool	Sedgefield
Total 5 Year Supply	6,669	6,669
Total 5 Year Requirement	6,350	6,050
Requirement Annualised	1,270	1,210
Number of Years Supply	5.25	5.51
Supply as a % of requirement	105%	110%

All assessments are presented as a % and as a number. To be acceptable in NPPF terms it should equal or surpass 105% and 5.2 years (for a 5% buffer) or 120% and 6 years (for a 20% buffer).

It is common to see the Liverpool approach showing a stronger position than the Sedgefield approach as need is spread over a longer period of time making the annualised requirement lower. Due to over performance in the first 5 years of the plan period however, the use of the Sedgefield principle means the benefits of that oversupply are realised over a shorter period of time than would otherwise be the case – hence it shows a stronger outcome in this instance. Nevertheless, both approaches show a 5% buffer relative to the draft Local Plan requirement.

Sensitivity Testing

This is a sensitivity test of the 5 year supply if the existing Green Belt constraint were to be removed. This would technically assume an adoption of the draft Plan is in place and considers whether any of the identified Green Belt sites could begin delivering homes sooner than currently projected. All other aspects of the supply pipeline are unchanged.

This projects an additional 865 new homes being completed up to 2021 on proposed Local Plan allocations (namely the Keresley SUE, Eastern Green SUE, land at Cromwell Lane and the nursery site at Browns Lane). Within this scenario these homes are in effect being brought forward from the middle part of the housing trajectory.

This alters the land supply position as follows:

Figure 6: Alternative 5 year Supply Testing

Alternative Projection to Draft Local Plan requirement (stepped)	Liverpool	Sedgefield
Total 5 Year Supply	7,534	7,534
Total 5 Year Requirement	6,350	6,050
Requirement Annualised	1,270	1,210
Number of Years Supply	5.93	6.23
Supply as a % of requirement	119%	125%

Conclusions

The table shown overleaf highlights the conclusions of the above commentary. This clearly shows that the identified supply meets the 5 year supply requirement as presented in the Local Plan.

It also shows that this position is strengthened under the alternative projection scenario which highlights the importance of delivering a sound Local Plan that supports and facilitates the city's step change in housing delivery.

In conclusion Coventry City Council is able to demonstrate a NPPF compliant 5 year supply of housing at this current time.

4. Economy & Employment

Policy Aim

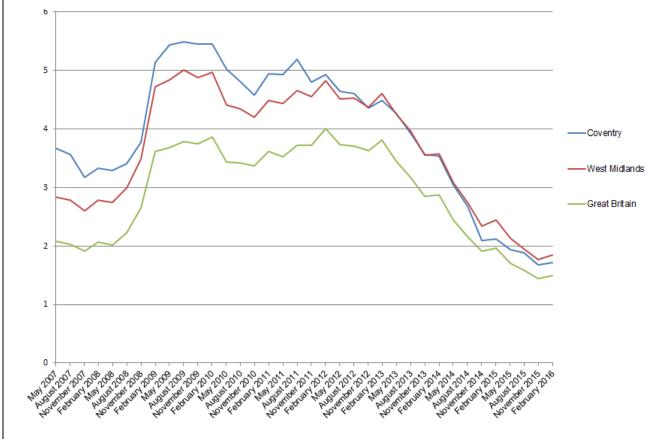
The policy aim for the Economy & Employment chapter of the Coventry Development Plan 2001 is:

"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

Unlike in recent years, the unemployment level in Coventry has decreased below the rate of the regional level in the West Midlands, although it still remains higher than the national rate seen in Great Britain. This recent downward trend has signalled the beginnings of an economic recovery, and brought the unemployment rate closer to the national level. Overall, the downward trend in Coventry over the last 2 or 3 years appears to mirror both regional and national trends.

Percentage of Working-Age Population Claiming Job Seekers Allowance (JSA) over the Past Decade

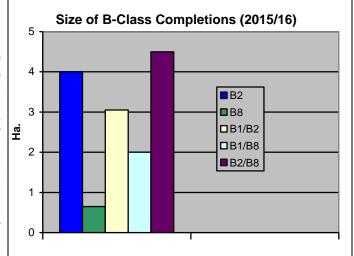


(JSA data obtained from the Office for National Statistics).

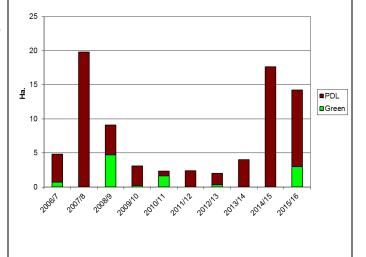
B-Class (employment) Completions

There were completions on 6 sites during the year to 31st March 2016. In Coventry, the largest of these completions was at Plots 4 and 5 Lyons Park, Coundon Wedge Drive. The other 5 completions were at; Cashs UK Itd., Torrington Avenue, former Bell Green Goods yard and Edgewick Park Industrial Estate, Lythalls Lane Industrial Estate, and Tom White Waste, Stonebrook Way. The sixth site was outside of Coventry City Councils administrative MTC Academy area: Building/Zone 3, Ansty Park. This is located within the administrative boundary of Rugby Borough Council although forms part of Coventry's employment land as part of the former RSS and now the Duty to Cooperate process.

Financial Year 2015/16	Completed Site Area (Ha)	Completed Floor Space (sq.m)
B2	4	58,707
B8	0.65	2,980
B1/B2	3.05	14,584
B1/B8	2	5,060
B2/B8	4.5	19,930
Total	14.2	101,261
of which in Coventry	11.2	45,548



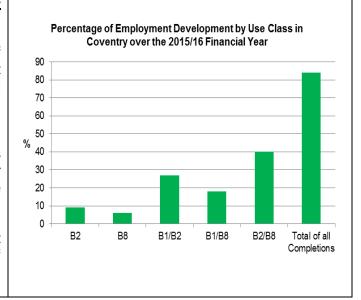
Employment Land Completions 2006-2016



B-Class (employment) Completions 2006- 2016

The table (right) shows the percentage of employment development (by use class) that was completed on previously-developed land in Coventry over the 2015/16 financial year.

84% of employment completions were on previously-developed land in 2015/16. This is below the level of development on PDL over the past couple of years. Although these figures indicate 16% of development on Green Belt land, this percentage is only 1 actual completion in raw numbers. The development being at Ansty Park under the jurisdiction of Rugby Borough Council.



Office (B1) Completions

Likewise to 2014/15, there were no exclusive office schemes completed during the year to 31st March 2016. This reflects the recent trend and highlights that the office market continues to show limited activity. Despite this, it is worth noting that there have been B1 constructions on a small, ancillary scale to both B2 and B8 developments.

Employment Land Under Construction

There were 9 employment sites under construction at 31st March 2016. The largest of these being the site just south of Whitley Business Park at 12 hectares in size. In total, Coventry has 38.7 hectares of employment land under construction.

Total (employment) Land Supply

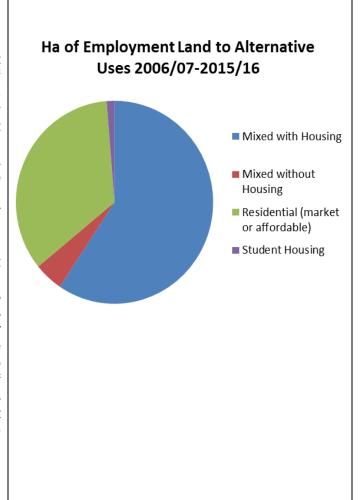
As at March 2016 several of sites with extant permission had not commenced, these include some larger sites such as the remaining areas of; Lyons Park (Browns Lane) – 14.4 hectares, Ansty Park – 15.1 hectares, and Plot DC8 on Pro-Logis Park, Ryton – 16.7 hectares, which despite being in Rugby Borough forms part of Coventry's employment land supply in accordance with on-going agreements between the two councils. The majority of the other sites are below 4 hectares in size and can be seen in the appendix to this chapter.

In 2014/15 there was 85ha of employment land supply. In 2015/16 the total supply increased to 89ha. The employment appendices sets this out in more detail.

Churn of (employment) Land

The 'churn' of employment sites to alternative uses continues to be experienced throughout Coventry. Contrary to recent years, the loss of employment sites to alternative uses appears to have slowed, with only two sites (former Ultraseal, Godiva Place, Lower Ford Street and former Brandish Vauxhall Dealership) now no longer occupied by B class use. A potential explanation for this being that the majority of unused B class sites have at this point already been re-developed into other use types.

The chart (right) shows the mix of uses that have been brought forward on 'churn' sites, over the previous ten years (at varying stages of development). A common theme that has emerged, subsequently established itself over recent years, and continues today, is the continuing conversion of city centre offices to student accommodation. In actual fact, 27% of the total area described as 'churn' sites (96Ha), has been redeveloped for student housing in the last 5 years, illustrating the prominent nature of student accommodation in redevelopment projects in and around Coventry.



Overall Position

The market for B-class (employment land) development continues to be weak, but there are positive signs in the local economy, such as the fall in Job Seekers' Allowance claimant count (as a proxy for unemployment rate). What is especially encouraging is that the level of unemployment in Coventry has decreased below the regional level, and maintained this lower rate across 2014/15 and 2015/16.

The total supply of employment land with planning permission stands at 89Ha, an increase of 4Ha on the previous year. The challenge to the market continues to be: how is best to 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 a lingering lack of confidence in the economy, which has been exacerbated by wider national and international political events over the year, and 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 established a requirement for a sequential test for planning applications in main town centre uses not in a defined centre. The NPPF also sets out a 'hierarchy of centres' principle and also requires an impact assessment for proposals outside defined centres, where the proposal is over 2500sqm.

New shopping developments proposed in this Plan continue to focus on the central Shopping Area/City Centre, Major District Centres, District Centres and Local Centres.

The total retail floor space completed in 2015/16 is 1,555 sq.m.



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, and to respond to out-of-centre proposals as described below.

Policy S 2: Major District Centres

This policy has continued to facilitate a mixture of A1 convenience and A1 comparison at all centres.

Policy S 3: Foleshill Gasworks Major District Centre

Any proposal for further shopping development beyond 20,430 sq.m. will be



considered against Policy S 11.

Policy S 4: District Centres

This policy has continued to facilitate a mixture of A1 convenience and A1 comparison at all centres.

Furthermore, this policy has enabled both residential (C class) and community/leisure facilities (D(2) class) to be developed at a number of District Centres, namely; Ball Hill, Bell Green, Brade Drive, Daventry Road, Earlsdon, Foleshill Road, Jardine Crescent and Jubilee Crescent.

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. This is exemplified in the fact that at November 2016, out of 511 units across all Local Centres, 62% where in A1 use, 6% were in A2 use, 9% were in A3 use, 3% were in A4 use, 10% were in A5 use and the remaining 10% were in B, C and D class use.

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 S9 has only enabled proposals that will not adversely affect defined centres, or couldn't reasonably be provided for in a defined centre, to be permitted. In other words, ensured the viability and vitality of the defined centres as set out in 2001 Local Development Plan.

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: Catering Outlets

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: Edge-of-Centre and Out-of-Centre Retailing

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 require with a choice generated 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, to as many areas of the city as possible.

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 is witnessing the construction of a major new office development near Coventry Station in a highly accessible location, on which work has alreadty begun. This project has helped to lever in £12.8m of Regional Growth Funding to construct a new bridge deck over the ring road. Thus significantly improving pedestrian and 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 2015/16, the Settlement for Coventry was £4.3 million for LTP Maintenance (roads and associated structures), although this is a decrease in funding





over the last couple of years.

LTP Integrated Transport across 2015/16 was £1.5 million. 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, and where LTP Integrated Transport Funding will continue to be directed towards.

The City Council has continued to seek additional funding resources to boost transportation investment. Through a combination of; European funding, Regional Growth funding, Local Sustainable Transport funding and Department for Transport funding, Coventry City Council has secured £2.7 million for highways maintenance and £1.5 million for Integrated Transport Programmes across 2015/16. Site specific schemes for the year include; £1.8 million on A4600 Congestion Relief Scheme and £479,000 on Whitley Junction. The total capital scheme approvals across Coventry for 2015/16 was £42.8 million.

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.

Work is continuing to deliver improved rail services on the Coventry North/South Corridor as part of the







NUCKLE scheme. Package 1 has been completed, with new stations now located at the Ricoh Arena and Bermuda Park, and platform extensions at Bedworth Station. Package 2 will see delivery of a new bay platform at Coventry Station (work to commence in 2018).

In addition to the platform extension, proposals are being developed as part of the Coventry Station Masterplan, including; new pedestrian access between future bus interchange and second station building, a new footbridge and new lifts all prior to 2018. Planned to be completed before 2021 are; a new 650 space multi storey car park and second new station entrance with retail building, new drop off point, aforementioned bus interchange, and highway/pedestrian improvements to improve connectivity between Friargate and the city centre.

Policy AM3: Bus Provision in Major New Developments

The 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 transport services across the city for both students and staff as part of their Travel Plan and section 106 agreement. As part of this, the 'South West Coventry Junction Programme', a new dedicated Bus Interchange to increase capacity and provide space for five buses at any one-time has been completed.





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. The council continues to monitor the effectiveness of new bus lanes and contraflow bus lanes that are introduced across the city.

Policy AM5: Bus Park and Ride

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

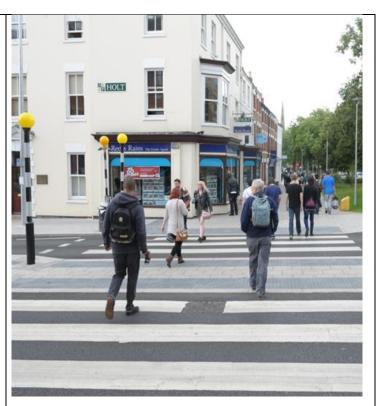
There have been no significant changes to the Park and Ride service operated by a partnership of Coventry City Council and Stagecoach. The Park and Ride in Memorial Park is continued to be served by Stagecoach services which provide passengers with a regular Sunday service, and early morning/late evening buses.

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 already discussed, part of the NUCKLE project involved 2 new stations at Bermuda Park and the Ricoh Arena to be constructed along the Coventry-Nuneaton rail line. Implementation of the Coventry Station Masterplan will help further enhance facilities at Coventry station and support the final phases of the NUCKLE scheme.

Policy AM8: Improving Pedestrian Routes

The objective of this policy is to encourage safer pedestrian routes across the city. This has been done through comprehensive public realm improvements, focussed on better integration between pedestrians and the urban environment. Completed schemes include Belgrade Plaza, Whittle Arch and Lidice Place, with Greyfriars Lane under development. Whilst planned development that builds on these, and other successful award winning public realm enhancements include, Pepper Lane and Cuckoo Lane.

As part of the South West Coventry Junction Improvement Programme a number of public realm improvements have been completed - Gibbet Hill Road – central campus, outside Warwick Arts Centre, Gibbet Hill Road/University Road/Scarman Road roundabout and Gibbet Hill Road/Leighfield Road.

<u>Ci</u>	City Centre Cycle Cordon Survey 07:00-12:30 –						
<u>(E</u>	Weekday (Estimated Number of Pedestrians - Inbound)						
2007	2009	2012	2013	2014	2015	2016	
12,609	13,548	13,375	11,712	11,261	12,917	11,668	
		cle Cordo Number					
2007	2009	2012	2013	2014	2015	2016	
5,689	6,881	5,975	5,115	5,478	2,790	4,922	
City Ce	City Centre Cycle Cordon Survey 07:00-12:30 - Weekday (Estimated Number of Cyclists - Inbound)						
2007	2007 2009 2013 2014 2015 2016						
425	069	774	722	678	707	562	
_	City Centre Cycle Cordon Survey 07:00-12:30 - Weekday (Estimated Number of Cyclists - Outbound)						
2007 2009 2012 2014 2015 2016							

258

379

444

443

431

402

309

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 continued to secure funding for cycling improvements from the Local Sustainable Transport Fund. The scheme which benfites from this investment, 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.

Policy AM14 and 15: Roads and Highway Authority Road Schemes

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

Both the Whitley Junction and Banner Lane/Broad Lane improvement schemes have been completed, in addition to other, less significant, highways investment programmes.

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 were completed in conjunction with the University Of Warwick: A45/Kenilworth Road, Charter Avenue/Mitchell Avenue roundabout, Gibbet Hill Road/University Road, Gibbet Hill 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 has been completed and deliverd. This junction improvement scheme has been managed 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'.

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 (SPG) 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 previously identified corridors 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.

Ongoing bus improvements are sought through the Bus Showcase scheme. Although there are discussions regarding the removal of bus lanes altogether in order to free up road space in and around the city centre.



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 emerging Core Strategy. This was later confirmed as a Local Wildlife site in 2015.

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 have contributed to the improvement of Sky Blue Way entrance to the City.

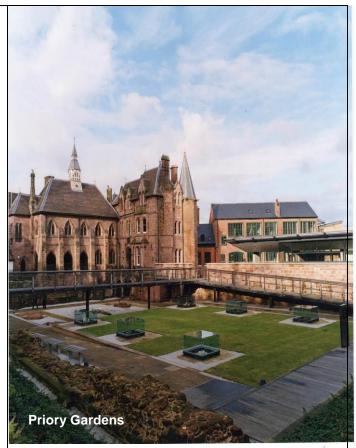
The Historic Environment (BE 8 – BE 15)

There are over 300 statutorily listed buildings; over 280 locally listed buildings; 16 Conservation Areas; 10 Scheduled Monuments (including 11 parts of the city walls) and 4 Registered Parks and 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, 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 (including the Coventry Historic Landscape Characterisation) is used to inform strategic and local policies for conserving the historic environment, as well as providing the information base for recommendations made in response to planning applications and other proposals





Conservation Areas (BE 8 - BE 10)

A Conservation Area appraisal and management plan is currently being prepared for a proposed new Conservation Area in Earlsdon. Policy BE9 has continued to form the basis of consideration of proposals.

Listed Buildings (BE 11-13)

Eight new Listed Buildings have been designated, all at Grade II. These are: the 1920's neo-Tudor style Biggin Hall Hotel public house; five parts of the 1838 London to Birmingham main railway line (the Sherbourne and Sowe Viaducts, Mile Lane Bridge and the portals of Humber Road Tunnel); a 1960's welded steel sculpture at the University of Warwick (titled "3B Series No.1");- and the early 19th century Weighbridge and Weighbridge Office at Coventry Canal Basin.

Locally Listed Buildings (BE 14)

One new building has been added to the Coventry Local List; the former Brownshill Green United Reformed Church, a Victorian chapel building which was opened as Brownshill Green Congregational Chapel in 1887. Policy BE 14 has continued to form the basis for the consideration of proposals.

Archaeological Sites (BE 15)

Archaeological desk-based assessments, evaluations and watching briefs were carried out at various sites in Coventry during 2015-2016, but without any very significant new discoveries. In addition historic building survey and recording was carried out at a number of buildings subject to demolition or extensive renovation.



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.

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 2015 - 2016 secured contributions amounting to £12,000 for investment in play provision and public open space.

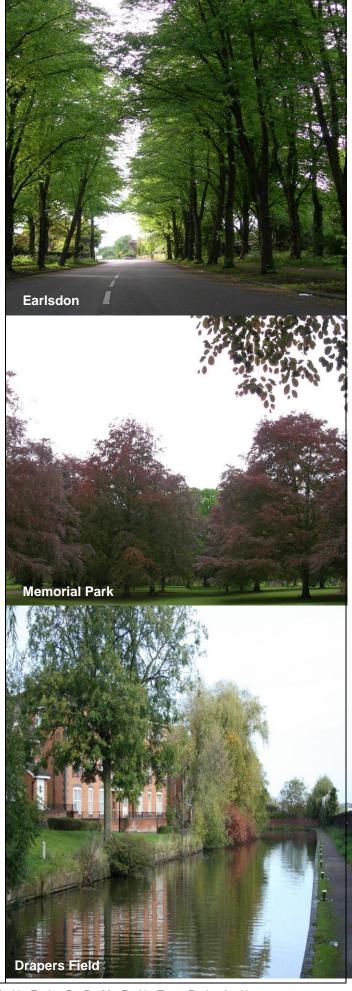
Policies GE 2; GE 3; GE 9: Green Space Provision and Enhancement

The above policies are particularly concerned with the provision and enhancement of Green Space. Strategic areas of Green Space that have been enhanced since 2013 include:

- Ancient Arden Landscape, including extensive public footpath network
- Cannon Park Green Wedge, including Canley Regeneration Area
- Canley Brook Corridor
- 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 2015/2016.

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 new development being granted planning permission between 2015 and 2016. 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 £12,000 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.



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. Habitat re-surveys during 2015/16 have confirmed that the following Local Wildlife Sites remain defined at the following locations; Pig Wood, Park Wood, Plants Hill Wood, Limbrick Wood and Ten Shilling Wood.

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.

2015/16 Parks, Open Spaces and Woodlands (excluding Coombe County Park):

Highways Felling – 113 Planting – 40

Parks & Woodlands Felling – 74 Planting – 29

Coombe Country Park Woodland: Number of trees planted - 5 Number of trees felled - 5

Parkland:

Number of trees planted - 24 Number of trees felled - 5

Tree Preservation Orders
10 new Tree Preservation Orders totalling 17
trees were served in 2015/16.



9. Social, Community and Leisure

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 6,128 square metres

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.



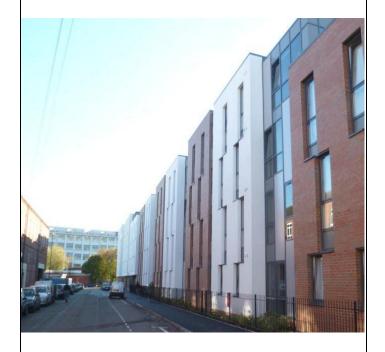
Policy SCL 2: Large Social, Community, Leisure and Indoor Sports Facilities

There were several developments completed during this monitoring period:

- Forrest Medical Centre, Prior Deram Walk, Canley.
- Old Grammar School, Hales Street and Silver Street.
- Edgewick Community Primary School, Cross Road, and;
- Wyken Croft Primary School, Wyken Croft.

There are a number of schemes that are currently under construction which overall forms up to 39,568 square meters of proposed development. These are:

- Land between Bush Close and Braod Lane - care home with 105 bedspaces.
- Land at University Road and Health Centre Road (University of Warwick – lecture theatres, seminar/teaching rooms.
- President Kennedy School, Rookery Lane – 3 storey main school building and new sports hall.



- Land between Sir John Laing Building and Much Park Street (Coventry University) – new science and health building.
- London Road Social Club, Paradise Street – revised scheme excluding retail and increasing bed spaces.
- Site of former Coventry and Warwickshire Hospital, Stoney Stanton Road – girls Islamic School for 700 pupils.
- Land north of Primrose Hill Street Primary for 420 pupils.
- Land bounded by Sky Blue Way, Gosford Street and Far Gosford Street – A1 retail and 245 bedspaces across 27 flats.
- Former St. Mary's School site, Landsdowne Street – independent hospital with supported living (56 bedspaces).



There have been no completions in relation to small-scale SCL developments including several changes of use schemes. However, all completions 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 100 local authority schools across the City. There are 68 Primary Schools, 23 Secondary Schools and 9 Special Schools. The reason for the decrease in this number is that some schools are now run as 'Academies' and thus are independent of local authority control.

Because of the expansion of Edgewick Community Primary School from a 1 form entry to 2 form entry, and the redevelopment of Wyken Croft Primary School, there has been 5,266 sq.m of new floorspace created in 2015/16.

There is one school and 3 sites that enjoy





planning permission and which are under construction for development, these include:

- President Kennedy School demolition of exisint school building and construction of 3 storey main school building and auxiliary facilities eg. Sports hall (673 sq.m.).
- Fomer Coventry and Warwickshire Hospital, Stoney Stanton Road – Islamic School for 700 girls (6,410 sq.m.).
- Land north of Primrose Hill Street new primary school with a capacity of 420 pupils (2,056 sq.m.).

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. Although as of 31/03/2016, there is extant planning permission for 11,212 sq.m. of floorspace to be developed as a new science and health building, between Much Park Street and the Sir John Laing building.

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 is under construction as of 31/03/2016; that being a single building on the main campus which includes lecture theatres, seminar rooms and smaller teaching rooms.



Policy SCL 10: Health and Social Care

Forrest Medical Centre in Canley has been completed in 2015/16, whilst 3 further sites are under construction:

- Land between Bush Close and Broad Lane – 105 bedpsaces.
- London Road Social Club, Paradise Street – revised scheme to exclude retail and include more bedspaces.
- Land bounded by Sky Blue Way, Gosford Street and far Gosford Street – 245 bedspaces over 27 cluster flats, equating to 68 dwellings.



Policy SCL 12: Local Health and Social Care Facilities

In Canley, Forrest Medical Centre on Prior Deram Walk has been completed with 750 sq.m. of floorspace.

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.

<u>Core Strategy Sustainable Communities</u> <u>Indicators</u>

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 – in 2015/16, the Forrest Medical Centre is situated only a 15 minute walk away from Cannon Park Major District Centre. Whilst Prior Deram Walk is serviced by National Express Coventry Bus Routes numbers 18 and 18a.

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.

Policy CC 2: A Vibrant and Entertaining Market Place

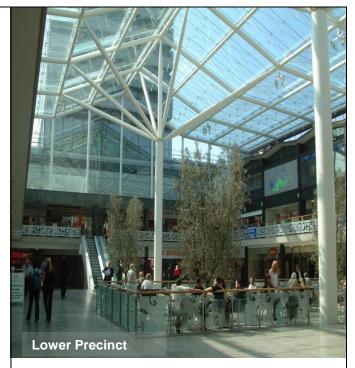
The failure of several national chains has resulted in a number of vacancies in the central shopping area. However, redevelopment of part of Cathedral Lanes centre to provide three new restaurants has improved the vibrancy of the area with active frontages.

Policy CC 3: A Living Heart

In addition to previously completed housing windfall sites in the city centre (detailed in appendix), a number of student accommodation schemes have been granted planning permission and/or have started to be developed. Purpose built student accommodation in the city centre has a number of advantages; it helps to support regeneration in the city centre – bringing vitality during the day and at night, and it means fewer houses in multiple-occupation are needed in local communities.

Policy CC 4: New Housing Sites

There have been no further developments on the identified housing sites – the



majority of these have been completed in previous years (see appendix).

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

Several mixed use developments including student accommodation have been granted planning permission in the specified areas, including land at Hales Street (within the Phoenix 1 area), land at Bishop Street (within the Phoenix 2 area) and at Belgrade Plaza (within the Upper Well St/Bond St area). See appendix for detail

Site 2, East side of Grosvenor Road, has been incorporated into the Friargate masterplan area, with outline permission for a mixed use development of high quality office space, retail, leisure and residential. Detailed plans for this specific site within the wider development have not yet come forward.

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.

Policy CC7: Major Environmental Improvement Schemes

Works to Lidice Place and Little Park St/High St/Earl St have been completed. Works to Station Square have been progressed through the Friargate development, which has included the opening of the 'bridge deck' providing an improved, open green space link between the station and the rest of the city centre

Policy CC 8: Accessible to All

As detailed above, public realms works associated with the Friargate development have included the bridge



deck, improving connectivity between the railway station and the rest of the city centre. This now provides a level route into the city centre without subways.

Policy CC 11: Sparkling through Good Quality Design and Management

Urban Design principles have been closely incorporated into the design and development of the public realm improvements. Urban Design has also been an essential feature of the large scale mixed use developments with student accommodation, especially where these include tall buildings.

Policy CC 13: (Central Shopping Area)

This policy has continued to be used generally to respond to proposals and suggestions both inside and outside the CSA. There has been an increase in the number of vacant retail units within the central area, which is a reflection of general market conditions, the economic situation, and the failure of national retailers such as BHS and the Heart of England Co-op. However, redevelopment of part of Cathedral Lanes centre to provide three new restaurants has improved the vibrancy of the area with active frontages.

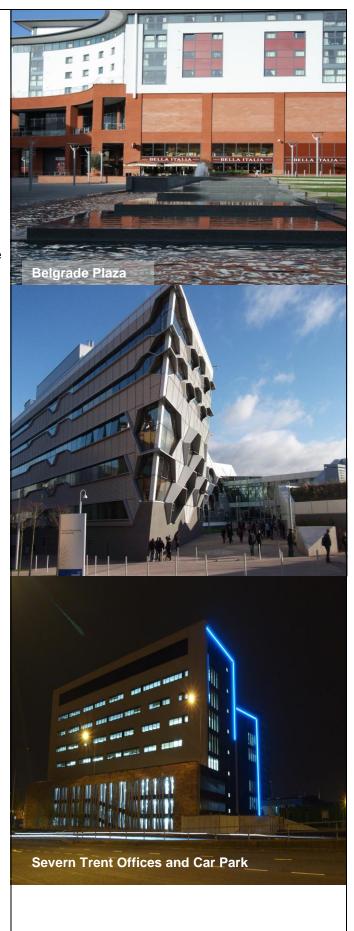
Retail and commercial space has been incorporated into the plans for several mixed-use developments as detailed above.

Policies CC18 – CC45 (area specific policies)

These policies have been little used except where development has taken place.

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

The "Friargate" development has commenced, with the demolition of several obsolete buildings and the start on site of the new Council office development. The bridge deck over the



ring road and improvements to Greyfriars Green have been completed.

CC34 38 39 Phoenix area:

Permission granted for student scheme at Hales Street – 391 rooms with A1 and A3 ground floor uses. Bishop Street student accommodation granted permission – 264 cluster flats/studios providing 1116 bedspaces, with commercial units at ground floor (A1/3/4/5).

Policy CC 18: (West End Area)

Belgrade Phase 3 with planning permission – student accommodation providing 590 bedspaces (mix of studios and cluster flats), 49 units of residential, and A3/A4 at ground level.

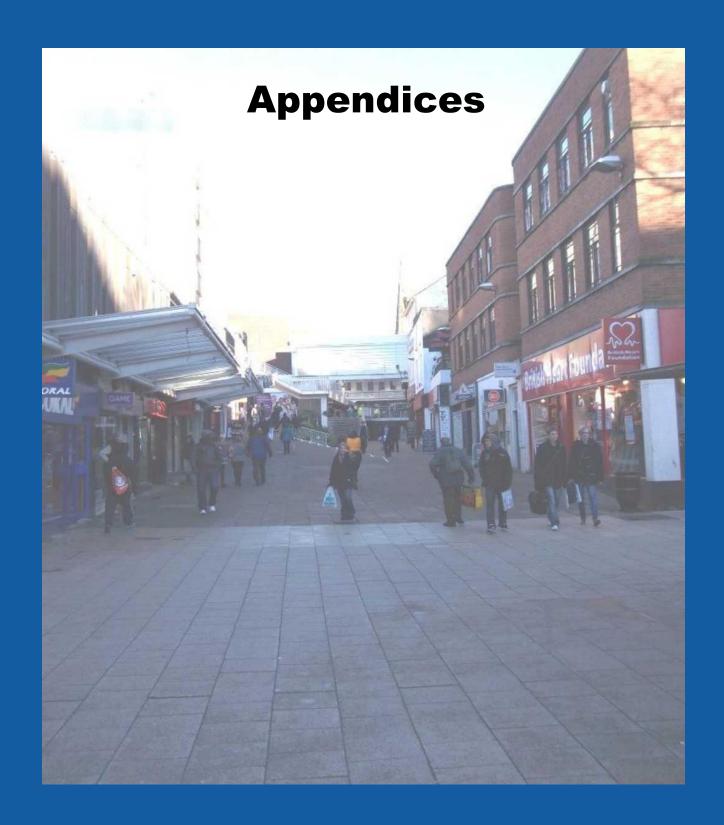
Policy CC 30: (Coventry University Area)

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

Policies CC 44 to CC 45: (Swanswell)

Redevelopment of the former Coventry and Warwickshire Hospital site continues.







<u>Table E1. Working Age Population Claiming Job Seekers Allowance (JSA) from 2007/08</u> <u>Financial Year to 2015/16 Financial Year</u>

	Coventry		West	West Midlands		Great Britain	
	Number of People	Percentage of Population	Number of People	Percentage of Population	Number of People	Percentage of Population	
May 2007	7,230	3.7	99,170	2.8	807,100	2.1	
August 2007	7,020	3.6	97,420	2.8	788,340	2.0	
November 2007	6,240	3.2	90,910	2.6	741,040	1.9	
February 2008	6,650	3.3	97,700	2.8	806,620	2.1	
May 2008	6,570	3.3	96,390	2.7	787,770	2.0	
August 2008	6,800	3.4	105,100	3.0	868,620	2.2	
November 2008	7,520	3.8	122,720	3.5	1,036,310	2.7	
February 2009	10,290	5.1	166,530	4.7	1,421,390	3.6	
May 2009	10,900	5.4	170,520	4.8	1,442,790	3.7	
August 2009	11,010	5.5	176,710	5.0	1,485,110	3.8	
November 2009	10,930	5.5	172,090	4.9	1,469,690	3.7	
February 2010	11,100	5.5	176,050	5.0	1,525,780	3.9	
May 2010	10,230	5.0	156,100	4.4	1,354,400	3.4	
August 2010	9,800	4.8	153,800	4.3	1,349,480	3.4	
November 2010	9,310	4.6	148,950	4.2	1,328,680	3.4	
February 2011	10,260	4.9	160,050	4.5	1,438,460	3.6	
May 2011	10,240	4.9	158,010	4.4	1,403,910	3.5	
August 2011	10,770	5.2	165,700	4.7	1,482,600	3.7	
November 2011	9,950	4.8	162,170	4.6	1,478,170	3.7	
February 2012	10,430	4.9	171,720	4.8	1,589,350	4.0	
May 2012	9,830	4.6	160,630	4.5	1,483,810	3.7	
August 2012	9,750	4.6	161,000	4.5	1,470,790	3.7	
November 2012	9,240	4.4	155,530	4.4	1,443,280	3.6	
February 2013	9,700	4.5	163,820	4.6	1,514,100	3.8	
May 2013	9,240	4.3	151,670	4.3	1,371,380	3.5	
August 2013	8,500	3.9	141,210	4.0	1,262,290	3.2	
November 2013	7,710	3.6	126,270	3.5	1,132,550	2.8	
February 2014	7,860	3.5	127,500	3.6	1,145,410	2.9	
May 2014	6,770	3.1	110,280	3.1	973,470	2.4	
August 2014	5,940	2.7	98,030	2.7	858,790	2.2	
November 2014	4,640	2.1	83,640	2.3	761,630	1.9	
February 2015	4,840	2.1	87,470	2.4	785,480	2.0	
May 2015	4,430	1.9	76,460	2.1	683,100	1.7	
August 2015	4,300	1.9	70,110	2.0	634,500	1.6	
November 2015	3,830	1.7	63,290	1.8	580,410	1.4	
February 2016	3,920	1.7	66,110	1.8	601,730	1.5	

http://www.nomisweb.co.uk/reports/lmp/la/1946157187/subreports/dwp_time_series/report.aspx?

Table E2. Employment Land Completions During 2015/16 (as of 31st March 2016)

Address	Site (Ha)	Complete Floor space (SqM)	Use	PDL/G
		Completed		
Cashs UK Ltd., Torrington Avenue	1.3	5,960	B1/B2/B8	PDL
Plots 4 in part and 5 Lyons Park, Coundon Wedge Drive	4.5	19,930	B2/B8	PDL
Former Bell Green Goods Yard & Edgewick Park Industrial Estate	2	5,060	B1c/B8	PDL
Lythalls Lane Industrial Estate	2.4	11,604	B1b, B1c, B2	PDL
Tom White Waste, Stonebrook Way	1	2,994	B2	PDL
Ansty Park Zone 3 - MTC Academy Building	3	55,713	B2	GF
Total	14.2	101,261		
of which in Coventry	11.2	45,548		
Draft Local Plan allocation sites			-	
Rugby Borough Council sites				

Table E3. Employment Land Under Construction During 2015/16 (as of 31st March 2016)

Address	Site (Ha)	Complete Floor space (SqM)	Floor space Under Construction (SqM)	Remaining Floor space to be developed (SqM) (where known)
	Und	er Construction		
Land south west of Whitley Business Park	12	0	19,888	0
41 Station Street West	0.03	0	240	0
Pilot Business Park, Pilot Close	8.0	0	2,880	0
University of Warwick land off University Road	2.3	0	33,047	0
Part of Friargate at Eaton Road, Station Square, Manor Road and Junction 6	2	0	17,081	0
Ansty Park Zone 1 - Sainsbury's - Office Buildings and Energy Centre	2.75	0	16,568	0
Ansty Park Zone 6 - London Taxi Company	8.7	0	24,342	0
Pro-Logis Ryton Plot DC1	3.4	0	13,120	0
Pro-Logis Ryton Plot DC7	6.7	0	30,447	0
Total	38.68	0	157,613	0
of which in Coventry	17.13	0	73,136	0
of which in Coventry (excluding allocations)	3.13			

Table E4. Employment Land With Extant Permission During 2015/16 (as of 31st March 2016)

Address	Site (Ha)	Complete Floor space (SqM)	Floor space Under Construction (SqM)	Remaining Floor space to be developed (SqM) (where known)
	Exta	nt Permission		
Land at Whitley Business Park adjacent to Travis Perkins unit	5.4	0	0	0
Land at South East of Whitley Business Park	8.9	0	0	0
Land to north of Whitley Business Park (south east of offices)	3.8	0	0	0
Plot 6, Lyons Park, Browns Lane	3.2	0	0	10,088
Remainder of Lyons Park, Browns Lane (Plots 1,2,3 and 7)	14.43	0	0	65,763
Meggitt Aerospace Ltd., Swallow Road	1.5	0	0	7,970
Former electric power station land, off Alderman's Green Road	1.5	0	0	3,813
Remainder of Friargate (not started)	5	0	0	0
Ironbridge Works, Ibstock Road	2.5	1,795	0	22,416
Land at Edgwick Park Industrial Estate	1.8	0	0	11,805
Autobahn Porsche, Fast Lane Buildings, Dunchurch Highway	0.5	0	0	234
Kautex Unipart Ltd., Renown Avenue	3.1	0	0	2,300
Unite Union Offices, Transport House, Short Street Parkside	1.2	0	0	651
Land between Swift Road and Mile Lane	0.37	0	0	1,780
Plot 1 at Challenge Close	0.12	0	0	1,288
Plot 2 at Challenge Close	0.09	0	0	967
Foleshill Enterprise Park	1.7	0	0	7,850
Bancrofts Ltd., 414 Stoney Stanton Road	0.2	0	0	180
146 Lower Ford Street & 26- 27/RO 28-34 Far Gosford Street	0.12	0	0	948
Paragon Park	0.45	0	0	3,500
Blackburn Road Industrial Estate, Stonebrook Way	0.3	0	0	3,043

Sanburn Autos, Judds Lane, Longford	0.3	0	0	2,668
Rowleys Autos, Rowleys Green Lane	0.5	0	0	828
Land adjacent Airport Retail Park, Pilot Close	0.4	0	0	1,390
Alderman's Green Industrial Estate, Dutton Road	0.14	0	0	480
Land adjacent units 1-4 Hotchkiss Way, Binley Industrial Estate	0.2	0	0	2,054
Pro-Logis Ryton Plot DC8	16.7	0	0	47,768
Ansty Park - remaining land	15.15	0	0	0
Total	89.57	0	0	199,784
of which in Coventry	57.72	1,795	0	152,016
of which in Coventry (excluding allocations)	13.99			
Draft Local Plan allocation sites		-		
Rugby Borough Council sites				

Table E5. Employment Land Lost to Other Uses ('Churn') Between 2006/07 and 2015/16.

	Mixed with Housing	Mixed without Housing	Residential (market or affordable)	Student Housing
Number of sites	4	1	19	4
На	56.94	4.53	33.24	1.22

Major District Centres (Policy S 2)

- Ball Hill has continued at its lower level with the Tesco Express store still the main anchor within the centre. The proposal for a mixed residential and shops scheme at the top of Brays Lane has proceeded in a limited capacity with residential units and a hair and beauty studio occupying numbers 2 and 4 respectively. It is worth noting that in the proposed Coventry Local Plan (2016-2031) currently under examination, Ball Hill has been re-categorised as a District Centre.
- At Arena Park there have been no completions over the financial year 2015/16, and there are currently no units under construction or not started commitments. The centre seems to be trading well with only 1 vacant unit.
- Major District Centres on the whole are trading reasonably well with 10% of 104 units being vacant as of November 2016.

District Centres (Policy S 4)

- At Brandon Road the focus of investment continues to be on the units which occupy the site behind Morrison's, although there is 189 sq.m. of proposed development land (A1/A3) which is yet to be started, despite being subject to extant planning permission. It is also worth noting that in the proposed Coventry Local Plan (2016-2031) currently under examination, Brandon Road has been re-categorised as a Major District Centre.
- At Foleshill the 180 sq. m. development of number 4 The Stampings for A3 use has extant planning permission although has yet to be started.
- At Jubilee Crescent, there have been no unit changes since the publication of the 2014/15 AMR, however trading at this centre seems to have improved further as none of the units are vacant at November 2016.
- At Jardine Crescent the former Tile Hill Social Club has yet to be started but has committed planning permission for 143 sq.m. of A1 use.
- District Centres on the whole are trading quite strongly with 7% of all 453 units being vacant as of November 2016.

Local Centres (Policy S 5)

- 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. Namely at FARGO Industrial Estate where the site has been rejuvenated as a small stylish, modern shopping outlet titled FarGo Village.
- At Barker's Butts Lane Local Centre, there has been an A1 completion of 125 sq.m. on Westhill Road.
- Local Centres on the whole are trading quite strongly with only 7% of all 511 units being vacant as of November 2016.

Out-of-Centre Shops (Policy S 11)

- Unlike during the 2014/15 financial year, 2015/16 has seen Orchard Retail Park complete 1430 sq.m. of A1 floorspace.
- Both Coventry Business Park and Airport Retail Park have extant planning permission on their sites Coventry Business Park for 310 sq.m. of A3 floorspace and Airport Retail Park for 1700 sq.m. of A1 floorspace.
- Out-of-Centre Retail Parks on the whole are trading quite strongly with 8% of units being vacant as of November 2016.

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 63%, 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 79% and 61% A1 respectively. The figure for Local Centres averages 63% A1.
- There continue to be centres without any significant or, in some cases, none of the service or wider community uses that are important. Arena Park, Acorn Street, Brade Drive, and a number of the Local Centres, continue to be a concern with their limited range of activities.

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

<u>Centre</u>	<u>Year</u>	<u>A1</u>	<u>A2</u>	<u>A3/A4/A5</u>	<u>Other</u>
	2015	57	14	15	14
Ball Hill	2016	58	13	16	13
	Difference	+1%	-1%	+1%	-1%
Cannon Park	2015	80	2	9	9
	2016	84	2	7	7
	Difference	+4%	+/-0%	+2%	-2%
Foleshill Arena	2015	62	11	23	4
Park	2016	65	6	26	3
	Difference	+3%	-3%	+3%	-1%
	2015	70	5	10	15
Bell Green	2016	74	2	9	15
	Difference	+4%	-3%	-1%	+/-0%

	2015	86	0	0	14
Brade Drive	2016	86	0	0	14
	Difference	+/-0%	+/-0%	+/-0%	+/-0%
	2015	89.5	0	7	3.5
Brandon Road	2016	86	0	4	10
	Difference	-3.5%	+/-0%	-3%	+6.5%
Downst	2015	67	13	10	10
Daventry Road	2016	65	12	10	13
	Difference	-2%	-1%	+/-0%	+3%
	2015	60	11	16	13
Earlsdon	2016	49	9	23	19
	Difference	-11%	-2%	+7%	+6%
	2015	62	16	14	8
Foleshill	2016	62	15	16	7
	Difference	+/-0%	-1%	+2%	-1%
1"	2015	65.5	4.5	12.5	17.5
Jardine Crescent	2016	61	0	17	22
	Difference	-4.5%	-4.5%	+4.5%	+4.5%

	2015	59	16	14	11
Jubilee					
Crescent	2016	59	9	18	14
	Difference	+/-0%	-7%	+4%	+3%
	2015	50	0	25	25
Acorn Street	2016	75	0	12.5	12.5
	Difference	+25%	+/-0%	-12.5%	-12.5%
	2015	64	7	14	15
Ansty Road	2016	64	0	15	21
	Difference	+/-0%	-7%	+1%	+6%
	2015	75	0	12.5	12.5
Baginton Road	2016	86	0	14	0
	Difference	+11%	+/-0%	+1.5%	-12.5%
	2015	63	14	18	5
Barker's Butts Lane	2016	59	16	16	9
	Difference	-4%	+2%	-2%	+4%
	2015	72	11	17	0
Binley Road	2016	67	6	22	5
	Difference	-5%	-5%	+5%	+5%

	2015	100	0	0	0
Birmingham Road	2016	100	0	0	0
	Difference	+/-0%	+/-0%	+/-0%	+/-0%
David Davi	2015	85	0	15	0
Broad Park Road	2016	100	0	0	0
	Difference	+15%	+/-0%	-15%	+/-0%
Charter	2015	57	0	28	14
Charter Avenue	2016	57	0	28	14
	Difference	+/-0%	+/-0%	+/-0%	+/-0%
Far Conford	2015	56	10	23	11
Far Gosford Street	2016	62	7	23	8
	Difference	+6%	-3%	+/-0%	-3%
	2015	83	0	17	0
Green Lane	2016	67	0	16.5	16.5
	Difference	-15%	+/-0%	-1.5%	+16.5%
	2015	65	0	21	14
Hillfields	2016	59	3	23	15
	Difference	-6%	+3%	+2%	-1%

	2015	65	4	22	9
Holbrook Lane	2016	70	4	22	4
	Difference	+5%	+/-0%	+/-0%	-5%
Habbaad	2015	58	16	21	5
Holyhead Road	2016	58	10.5	21	10.5
	Difference	+/-0%	-5.5%	+/-0%	+5.5%
	2015	50	10	20	20
Keresley Road	2016	50	10	20	20
	Difference	+/-0%	+/-0%	+/-0%	+/-0%
	2015	50	0	30	20
Longford	2016	59	0	30	11
	Difference	+9%	+/-0%	+/-0%	-9%
	2015	50	12.5	37.5	0
Quorn Way	2016	50	0	37.5	12.5
	Difference	+/-0%	-12.5%	+/-0%	+12.5%
	2015	68	8	17	7
Radford Road	2016	65	3	19	13
	Difference	-3%	-5%	+2%	+6%

	2015	53	6	23	18
Station Avenue	2016	59	0	23	18
	Difference	+6%	-6%	+/-0%	+/-0%
	2015	67	0	11	22
Sutton Avenue	2016	67	0	11	22
	Difference	+/-0%	+/-0%	+/-0%	+/-0%
Meleco	2015	54	14	10	22
Walsgrave Road	2016	56	13	10	21
	Difference	+2%	-1%	+/-0%	-1%
	2015	58	8	17	17
Willenhall	2016	67	0	16.5	16.5
	Difference	+9%	-8%	-0.5%	-0.5%
	2015	72	9.5	18.5	0
Winsford Avenue	2016	68	4.5	23	4.5
	Difference	-4%	-5%	+4.5%	-4.5%
	2015	68	7	17	11
Average	2016	69	5	17	12
	Difference	+1%	-2%	+/-0%	+1%

- With the exception of the land adjacent to Unit 1, Orchard Retail Park, there have been no significant retail or leisure developments in out-of-Centre locations although there remains an interest in these locations, which is predicted to increase across the next Local Plan Period (2016-2031).
- Apart from national failures, retailer representation is fairly static. The current economic climate will be delaying or preventing investment. The proportions of vacant property continue to be subject to large swings when individual units come in or out of use. Plus it must also be remembered that some centres only have a small number of shops (in some cases as few as 5), therefore vacancy percentages may seem quite high when in actual fact it represents only 1 vacant unit. There has been no significant change in vacant units from between 2014/15 and 2015/16. Although the overall rate of vacancies appears to have not changed, varying levels and changes of vacancy rates differ from centre to centre. This is particularly noticeable in Brandon Road, Jubilee Crescent and Green Lane, where vacant units have been taken up. However in some locations vacancy rates have increased, most noticeably in Jardine Crescent and Broad Park Road.
- Many of the vacant units are small, and have been previously occupied by small independent retailers (the average unit size for all centres being 209 sq.m). As an average, the overall vacancy rate across the City remains relatively stable.

Table S.2: Percentage of Vacant Units in Defined Centres Across 2014 and 2015.

<u>Centre</u>	<u>Year</u>	<u>% Vacant</u>
	2015	8
Ball Hill	2016	5
	Difference	-3%
Cannon Park	2015	4.5
	2016	7
	Difference	+2.5%
	2015	3
Foleshill Arena Park	2016	3
	Difference	+/-0%

	2015	26
Bell Green	2016	20
	Difference	C0/
	Difference	-6%
	2015	0
Brade Drive	2016	0
	Difference	+/-0%
	2045	
	2015	57
Brandon Road*	2016	25
	Difference	-32%
	2015	6
Doventry Dood	2046	40
Daventry Road	2016	10
	Difference	+4%
	2015	1.5
Earlsdon	2016	1
	Difference	-0.5%
	Dinordioc	0.070
	2015	6
Foleshill	2016	7
	Difference	+1%

	2015	17
Jardine Crescent	2016	22
	Difference	+5%
	Dillerence	+5%
	2015	11
Jubilee Crescent	2016	0
	Difference	-11%
	0045	50
	2015	50
Acorn Street	2016	25
	Difference	-25%
	2015	0
Acad Board	0040	
Ansty Road	2016	0
	Difference	+/-0%
	2015	0
Baginton Road	2016	0
	Difference -	. / 00/
	Difference	+/-0%
	2015	5
Barker's Butts Lane	2016	0
	Difference	-5%

	2015	0
Binley Road	2016	0
	Difference	+/-0%
	2015	0
	2015	U
Birmingham Road	2016	0
		·
	Difference	+/-0%
	2015	0
Broad Park Road	2016	37.5
	Difference	+37.5%
	2015	0
	2013	0
Charter Avenue	2016	0
	Difference	+/-0%
	2015	15
Far Gosford Street	2016	11
	Difference	40/
	Difference	-4%
	2015	17
Green Lane	2016	0
	Difference	-17%

	2015	12
Hillfields	2016	12
	Difference	+/-0%
	2015	4
	2015	4
Holbrook Lane	2016	0
	Difference	-4%
	2015	0
Holyhead Road	2016	5
	Difference	.50/
	Difference	+5%
	2015	0
		·
Keresley Road	2016	0
	Difference	+/-0%
	2015	10
161	2042	-
Longford	2016	7
	Difference	-3%
	25.51100	370
	2015	12
Quorn Way	2016	12.5
	Difference	+0.5%

	2015	8
Radford Road	2016	8
	Difference	+/-0%
	2015	12
Station Avenue	2016	12
	Difference	+/-0%
	2015	0
	20/0	
Sutton Avenue	2016	0
	D.W	/ 00/
	Difference	+/-0%
	0045	40
	2015	18
Walsgrave Road	2016	15
waisgrave road	2010	15
	Difference	-3%
	Bindronico	070
	2015	8
Willenhall	2016	8
	Difference	+/-0%
	2015	0
Winsford Avenue	2016	0
	Difference	+/-0%
L	I	1

	2015	9 (8)*
Average	2016	8
	Difference	-1% (+/-0%)*

^{*}Brandon Road (Warwickshire Shopping Park) recently completed and not fully occupied (2014/15), hence the total figure is skewed. The average figure excluding Brandon Road is shown in brackets. It has not been excluded from 2015/16 calculations.

Table S.3: Summary of Retail Supply Across 2015/16.

	Gross Retail floor space (sq.m)								
Retail Floor Space Supply Components	Convenience	Comparison A1	Other Retail based - A2-A5						
Completion since Study (2015-2016)*	125	1,430	0						
Sites With Planning Permission	1,813	1,491	490						
Sites Under Construction	818	0	0						
Occupation of vacant premises (outside of city centre)	0	10	0,600						
Proposed Site Allocations (city centre)	10,000	60	0,100						
Proposed Site Allocations (wider city)	10,200	10	0,000						
Total	22,956	84	4,111						

Table S.4: Breakdown of Retail Supply Across 2015/16.

Address	Area (Ha)	Floor space (SqM)	No. Units	Use Class								
COMPLETIONS 2015/16												
17 Westhill Road	0.01	125	2	A1 conv								
Land adjacent Unit 1, Orchard Retail Park	0.37	1,430	1	A1								
	0.38	1,555										
	UNDER	CONSTRUCTIO	N									
146 Lower Ford Street & 26-27/RO 28-34 Far Gosford Street	0.12	89	1	A1 conv								
Land bounded by Sky Blue Way, Gosford Street and Far Gosford Street	0.28	729	1	A1 conv								

Part of Friargate at Eaton Road, Station Square, Manor Road and Junction 6	1.98	174	1	А3
	2.37	992		
	NOT START	ED - COMMITM	IENTS	
Sutton Park, Shultern Lane	0.85	1,700	1	A1 conv
Adj. Carphone Warehouse, Coventry Business Park, Vanguard Avenue, Canley	0.39	310	1	A3
Hussains Pharmacy, 1a Harnall Lane East	0.02	113	1	A1 conv
Land bounded by Bond Street, Hill Street and Ryley Street	0.65	1,184	2	A1
Land off Tower Street	0.97	641	2	A1 & A3
83a, 83b, 83c Gulson Road	0.01	14	1	A1
37 Far Gosford Street	0.01	37	1	A1
RO 67-75 Cross Road	0.07	257	2	A1
4 The Stampings, east of Foleshill Road, adjacent Sorting Office	0.12	180	1	А3
Airport Retail Park, London Road	0.83	1,700	1	A1 conv
Former electric power station, land off Aldermans Green Road	0.50	456	2	A1 A3/A4/A5,
Land at Allesley Old Road	0.30	288	1	A1
Former theatre 1 - Cox Street	0.30	250	1	A1/A2/B1
Land at Brandon Road	0.31	189	1	A1/A3
Former Evening Telegraph Offices	0.70	1,500	3	A1-A4
Former Tile Hill Social Club, Jardine Crescent	0.60	143	1	A1
	6.62	8,962		
City Centre Total	8.99	9,954		

allocated site City Centre

Figure 1, 2 and 3 - Housing Completions, Demolitions and Conversions: 2001-2016

	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	2014/15	2015/16	Totals	Average 01-16
Gross New Build Completions	639	879	591	757	847	1,278	1,315	671	567	497	778	1,023	957	1,092	1,092	12,983	866
Net Conversions	4	34	27	90	70	80	33	29	44	220	180	50	156	118	374	1,509	101
Total Completions	643	913	618	847	917	1,358	1,348	700	611	717	958	1,073	1,113	1,210	1,466	14,492	966
Demolitions	101	287	284	429	226	193	199	20	115	12	37	79	15	94	30	2,121	141
Net Completions	542	626	334	418	691	1,165	1,149	680	496	705	921	994	1,098	1,116	1,436	12,371	825

Figure 3: Completions on Brownfield Land (PDL)

Year	Total Gross Completions	Of which (PDL)	Of which Greenfield	% on PDL
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	1,098	1,099	11	100
2014/15	1,210	1,030	180	85
2015/16	1,436	1,316	120	92
Total	14,447	13,310	1,149	92

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

· ·ga·········	. , , , , , , , , , , , , , , , , , , ,
Number of Bedrooms	% of Annual Supply
1 Bedroom	13%
2 Bedrooms	35%
3 Bedrooms	32%
4+ Bedrooms	20%

(
Dwelling Type	% of Annual Supply
House	64%
Flat	35%
Bungalow	1%

Figure 7 - City Centre Housing

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	2014/15	2015/16	Total
Total Completions (net)	542	626	334	418	691	1,165	1,149	680	496	705	921	994	1,095	1,116	1,436	12,368
Within City Centre	159	278	135	120	148	156	0	28	97	195	137	152	229	119	310	2,263
Outside City Centre	383	348	199	298	543	1,009	1,149	652	399	529	784	842	866	997	1,126	10,124
% within City Centre	29%	44%	40%	29%	21%	13%	0%	4%	20%	28%	15%	15%	21%	11%	22%	18%

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

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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	2014/15	2015/16	Total
Completed	53	170	116	76	133	240	458	364	295	157	348	442	276	387	240	3,755
Rehabilitated	53	49	19	39	22	14	5	4	17	4	0	3	4	0	1	234
Lost Through Right to Buy																
and other disposals	-252	-335	-479	-311	-174	-87	-72	-14	-11	-26	-30	-53	-63	-75	-111	-2,093
Net Change	-146	-116	-344	-196	-19	167	391	354	301	135	318	392	217	312	129	1,895
% of total net completions	-	-	-	-	-	14	34	52	61	19	35	39	20	28	9	230

Figure 9 - Vacant Dwellings

	Total Housing Stock (approximate)	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	270	3,362	3,632	1,445	-531	2.69%	1.07%
2014/15	135,875	253	3,047	3,300	1,273	-332	2.43%	0.94%
2015/16	136,980	194	3,039	3,233	1,080	-67	2.36%	0.79%

Appendix 1 - Housing Chapter Data Tables

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

Year	% >99 dph	% 50-99 dph	%30-49 dph	% <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
2014/15	17	11	26	46	54
2015/16	11	16	53	20	80

NB: Figures based on gross completions on completed sites

Figure 11 - Gypsy and Traveller Pitches

	Authorised splanning pe	•	Unautho	orised sites (wit	thout planning	permission)	
Count	Number of	Caravans		ravans on Sites ed by Gypsies		avans on Sites on ned by Gypsies	Total All Caravans
	Socially Rented	Private	"Tolerated"	"Not tolerated"	"Tolerated"	"Not tolerated"	
Jan-16	0	15	0	0	0	0	15
Jul-15	0	24	0	0	0	0	24
Jan-15	0	15	0	0	0	0	15
Jul-14	0	16	0	0	0	31	47
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 2016.

	Site	CDP Indicative Capacity	Progress
H8 1	Jaguar Radford	600	Site completed.
H8 2	Westwood Heath	335	Site completed.
H8 3	Foxford School	319	Site completed.
H8 4	Oak Farm	243	Site completed.
H8 5	Lyng Hall School	185	Planning permission granted for 178 dwellings
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	Final 5 units now under construction.
H8 11	Narbeth Way (south)	90	Site completed.
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	Site completed.
H8 20	Bagington Fields	40	Site not developed - proposed to be replaced by a larger employment allocation in new Local Plan.
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 not developed. Has been retained for education.
H8 26	Banner Lane	33	Site completed.
H8 27	Widdrington Road	27	Site completed.
	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	Lockhurst Lane	25	Site completed.
H8 33	Websters / EMR – Mixed Use	105	Site not developed.
H8 34	Walsgrave Hill Farm	500	Site not developed.
H8 35	Elms Farm	70	Site not developed. Planning permission granted for 150 homes in 16/17 monitoring year.

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 2015/16

	Total Gross	
Sites	Completions	GF/PDL
R/O 75 Cromwell Lane	1	GF
RO 65 Cromwell Lane	1	GF
Land Adj 312 Westwood Heath Road	1	GF
Pinnock Place Bohun Street	4	GF
Land at Junction of James Green Road and Bohun Street	2	GF
Land at C/O Torrington Avenue and Alan Marcell Close	18	PDL
196 Sir Henry Parkes Road	1	PDL
11-29 Wendiburgh Street	10	PDL
Former Canley Clinic Kele Rd	5	PDL
45 Templar Avenue	14	PDL
Garages The Wardens Avenue	10	PDL
Land on Beverly Drv RO 10 Stoneleigh Rd	3	PDL
Cryfield Heights Rear of 7 Gibbet Hill Road	1	GF
Land between 220 and 222 Brookside Avenue	4	PDL
21 Rochester Road	1	PDL
15 Nightingale Lane	1	PDL
Former Texaco Garage Allesley Old Road	33	PDL
17 Westhill Road	2	PDL
Land adjacent 16 Fullers Close	2	PDL
Rothserne New Road Keresley	3	PDL
Land adj 27 Gretna Road	4	PDL
32 Warwick Avenue	1	PDL
Land North of Albany Road	262	PDL
Former Coventry Health Care Barkers Butts Lane	10	PDL
1 Crampers Field	2	PDL
58 Cornelius Street	1	PDL
97 Chorley Way	14	PDL
Land to South of Lythalls Lane	20	PDL
Former Factory site Coombe Street	4	PDL
3 Aldermans Green Road	1	PDL
Land to reaer of 2 Clark Street	1	PDL
5 Chepstow Close	2	PDL
Land Adj 2 Tarquin Close	6	GF
Land Adj The Chesnut Pub Brade Drive	14	PDL
Bannerbrook, Banner Lane	64	PDL
Land East of Brade Drive	9	GF
Former Acetate Old Church Road	74	PDL
WOOD END, MANOR FARM PHASES 1A2-1A4	36	PDL
New Century Park Allard Way	113	PDL
Land at Wilsons Lane	38	GF
Land at Lythalls Lane and Holbrook Way	49	PDL
Canley Regeneration Site Prior Deram Walk	57	GF
Land at Beake Avenue	63	PDL
Peugeot Phase 3 North and East	68	PDL
Central Depot, Foleshill Road	72	PDL
Barley Lea House The Barley Lea	8	PDL
Tidbury Castle Farm	1	PDL
Post Office 42 Broad Lane	1	PDL
72-74 Albany Rd	1	PDL

Appendix 3 - Residential Completions 2015/16

22 Coundon Ed	1	DDI
22 Coundon Rd 7 Hollis Rd	-1	PDL PDL
	-1	PDL
11 Foxglove Close	-1	PDL
2-12 Honiley Way	9	
2 Mickleton Rd	1	PDL PDL
2-4 Corporation Street Pikers Lane Farm Pikers Lane	4	PDL
	1	PDL
175 Corporation Street AXA Tower Well Street	96 (student)	PDL
	200 (student)	PDL
47 Headington Avenue	5 4	PDL
524 Stoney Santon Road		PDL
403 Walsgrave Road	1	
9-15 Station Street East	3	PDL PDL
Three Shuttles, Howard Street	6	PDL
6 Tile Hill Lane	-1	
30 Stoke Green	-1	PDL
92C Barkers Butts Lane	-1	PDL
550 London Road	-1	PDL
17 Broomfield Road	-1	PDL
1-3 Bedlam Lane	-1	PDL
17 Broomfield Road	-1	PDL
21 Charter Ave	-1	PDL
1-3 Bedlam Lane	-1	PDL
19-21 Clay Lane	4	PDL
89 Elmsdale Avenue	1	PDL
71 Chandos Street	1	PDL PDL
233 Swan Lane	2	
3 Radcliffe Rd	-2	PDL
32 Lower Ford Street	1	PDL
28 Old Mill Av	1	PDL
44 Humber Avenue	1	PDL
314a Willenhall Lane	1	PDL PDL
29 Bromleigh Drive	3	
6-24 Athol Rd	10	PDL PDL
Waters Court Salt Lane	8 (Student)	
26 Queens Rd	1	PDL PDL
23-24 Queens Rd	1	
19 Queens Rd	1	PDL
21 Queens Rd Totals	1 1,466	PDL
Demolitions	30	-
Net Total	1436	
ivet rotal	1430	•
of which PDL	1,316	
of which GF	1,316	-
of which Conversions	364	
of which City Centre	296	<u> </u>
of which city centre	250	-
Situated inside the City Centre boundary as defined by the 2001		
CDP		

Sites	Ward	Site	Permission	Total Net	Time	GF/	Permitted		liverability Assessn																
Pickford Grange Farm Pickford Grange Lane FUL/2014/3624	Bablake	1.17	22/12/2014	Dwellings 8	frame S	PDL GF	Conversion of disused barns and agricultural buildings into residential provision	Scheme deemed suitable through the granting of planning permission.	Available? Site is available now for development.	Site appears unconstrained and achievable inside the first 5 years.	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	29/30	30/31
Allesley Garage 244 Birmingham Road ful/2014/899	Bablake	0.06	12/05/2014	3	М	PDL	Demolition of existing commercial garage including outbuildings and erection of three detached dwellings	Scheme deemed suitable through the granting of planning permission.	Site remains in use as garage use but is expected to become available within the short term	Subject to existing property becoming available the site is unconstrained and achievable inside the first 5 years.						3									
234 Browns Lane FUL/2015/3020	Bablake		30/10/2015	3	М	PDL	Demolition of existing dwelling house and outbuildings on site, and erection of 3 new detached dwellings and access road	Scheme deemed suitable through the granting of planning permission.	Site currently occupied by existing property and therefore not considered readily available	Higher value part of the city suggesting viability will not be an issue however availability constrains short term deliverability.						3									
Maplewood Tamworth Road FUL/2014/3023	Bablake	0.70	28/10/2014	3	s	PDL	Conversion of existing care home into 2 dwellings, demolition of office accommodation block and erection of 1 dwelling and new vehicular access	Scheme deemed suitable through the granting of planning permission.	Although building remains occupied this is not expected to constrain availability due to nature of proposal and existing occupation.	Other than site occupation the site appears unconstrained and deliverable.				3											
land adjacent 34 Fivefield Road ful/2014/1042	Bablake	0.04	20/05/2014	2	S	GF	Erection of two detached dwelling houses on land adjacent to existing properties	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													
land adjacent 58 Fivefield Road FUL/2015/1517	Bablake		14/07/2015	2	S	PDL	Erection of 2 dwellings adjacent to existing property	Scheme deemed suitable through the granting of planning permission.	Site appears to be largely unconstrained and is identified as readily available.	Site appears unconstrained and achievable inside the first 5 years.					2										
301 Sadler Road FUL/2015/0751	Bablake		28/05/2015	1	S	PDL	Conversion of 1 property into 2 self- contained flats and erection of a single storey rear extension net gain of 1	Scheme deemed suitable through the granting of planning permission.	Although building remains occupied this is not expected to constrain availability due to nature of refurbishment and occupation.	Other than site occupation the site appears unconstrained and deliverable.					1										
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.	Existing use constrains availability meaning the site can not be confidently identified within the next 5 years in the context of this site.								1							

Leys Farm Harvest Hill Lane ful/2014/2050	Bablake	0.03	26/09/2014	1	S	GF	Demolition of farm house and erection of a replacement dwelling, conversion of existing outbuilding to a new separate dwelling reusing existing access - net gain of 1	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									
Barn Oak Lane FUL/2015/4027	Bablake		19/01/2016	1	S	PDL	Conversion of barn to new residential property	Scheme deemed suitable through the granting of planning permission.	Although building remains occupied this is not expected to constrain availability due to nature of refurbishment and occupation.	Other than site occupation the site appears unconstrained and deliverable.				1						
Land off Middle Ride out/2014/1740	Binley and Willenhall	10.2	28/08/2014	249	S-M	GF	Erection of up to 257 dwellings with the demolition of 8 dwellings to support access - net gain of 249	Scheme deemed suitable through the granting of planning permission.	Site is identified as vacant and readily available now for development.	Site appears unconstrained and achievable inside the first 5 years.			60	100	89					
Land east of 25 St James Lane and Adjacent To And Containing 483 London Road - OUT/2015/004	Binley and Willenhall	0.20	13/04/2015	12	S	GF	Erection of 12 dwellings comprising four 2 storey dwellings and eight 2.5 storey dwellings. Net gain is 12 dwellings as 483 is retained. Supersedes previous permission on St James Lane.	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.			12							
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 FUL/2013/1615	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 Ulverscroft Road out/2014/3368	Cheylesmore	0.01	28/11/2014	1	S	PDL	Erection of a new home	Scheme deemed suitable through the granting of planning permission.	Site is available now for development.	Site has been promoted as available and appears unconstrained and achievable inside the first 5 years.			1							
19-35 Warwick Street - FUL/2015/2571	Earlsdon		30/09/2015	15	S	PDL	Development of 15 apartments	Scheme deemed suitable through the granting of planning permission.	Proposals have suggested site availability in the short term.	Site appears unconstrained and achievable inside the first 5 years.				15						

JBC Computer Training 62-64 Moor Street PA/2014/3786	Earlsdon	0.04	07/01/2015	8	S	PDL	Prior approval for change of use from offices to 8 flats	Scheme deemed suitable through the granting of planning permission.	Site is vacant and readily available for conversion	Site appears unconstrained and achievable inside the first 5 years.			8							
3 Earlsdon Street FUL/2015/3187	Earlsdon	0.01	13/11/2015	8	S	PDL	New permission granted for the conversion of office building to 8 x1 bed flats	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.		8								
141 Albany Road FUL/2015/1038	Earlsdon		22/05/2015	8	S	PDL	Change of use from existing offices to 8 residential apartments	Scheme deemed suitable through the granting of planning permission.	Although building remains occupied this is not expected to constrain availability due to nature of refurbishment and occupation.	Other than site occupation the site appears unconstrained and deliverable.				8						
Rear of 37-43 Earlsdon Street FUL/2016/0291	Earlsdon		05/04/2016	2	М	PDL	Conversion and extension of outbuilding to two residential dwellings	Scheme deemed suitable through the granting of planning permission.	Although building remains occupied this is not expected to constrain availability due to nature of refurbishment and occupation.	Other than site occupation the site appears unconstrained and deliverable.				2						
6 & 7 Spencer Newman House Spencer Road FUL/2014/4051	Earlsdon	0.02	07/01/2015	1	S	PDL	Change of use from an non self contained care facility to a large HMO - no net change but addition of a self contained 4 bed property with a shared central facility area. In total a net gain of 1 unit	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									
1 Woodland Avenue Ful/2015/3103	Earlsdon		20/11/2015	1	S	PDL	Erection of a dwelling house	Scheme deemed suitable through the granting of planning permission.	Site is currently occupied, however site visit showed site being prepared for development	Site appears unconstrained and achievable inside the first 5 years.		1								
13 Kenpas Highway FUL/2015/2601	Earlsdon		29/09/2015	1	S	PDL	Change of use from one dwelling, to two residential flats	Scheme deemed suitable through the granting of planning permission.	Site vacant and available	Site appears unconstrained and achievable inside the first 5 years.		1								
19 Earlsdon Avenue South FUL/2014/1749	Earlsdon		31/07/2014	1	S	PDL	Change of use to a single dwelling	Scheme deemed suitable through the granting of planning permission.	Site vacant and available	Site appears unconstrained and achievable inside the first 5 years.		1								

Paragon Park Foleshill Road out/2014/2538	Foleshill	19.6	02/03/2015	683	S-M	PDL	Hybrid application for a total of 700 homes with 113 comprising the first phase (reserved matters). The residential element provides the primary focus of a wider mixed use regeneration proposal. Conditions discharging and 17 homes now under construction	Scheme deemed suitable through the granting of planning permission.	Site has been largely cleared and is readily available for development	Initial site works appear to be underway. The site is expected to offer a wider development timescale with completions expected within both the short term and medium term.	13	83	85	85	85	85	85	85	77			
Acordis Acetate Chemicals Foleshill Road OUT/2013/004	Foleshill	16	11/04/2013	232	S		Erection of 344 new build dwellings on former industrial site. Site has commenced development with 74 now completed, 38 now under construction. Leaves 232 left to start	Scheme deemed suitable through the granting of planning permission.	Site clear and readily available	Site appears unconstrained and achievable inside the first 5 years.	32	70	70	60								
36-54 Station Street West OUT/2015/215 4	Foleshill	0.14	04/01/2016	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									28			
110 Vauxhall WMC Eld Road FUL/2015/2330	Foleshill		14/12/2015	12	М	PDL	Change of use from social club into 12 flats	Scheme deemed suitable through the granting of planning permission.	Building vacant and therefore available	Although site appears unconstrained and deliverable, it is situated in a slightly lower value area and a flat lead development may therefore have issues with viability that prevent a short term delivery.						12						
land adjacent 91 Guild Road FUL/2015/3428	Foleshill		03/02/2016	1	S	PDL	Erection of a dwelling	Scheme deemed suitable through the granting of planning permission.	Some site use but not considered sufficient to constrain site availability	Site appears unconstrained and achievable inside the first 5 years.					1							

land rear of 1113-1127 Foleshill Road FUL/2015/3681	Foleshill		23/12/2015	4	S	PDL	Erection of 4 dwellings	Scheme deemed suitable through the granting of planning permission.	Site is cleared and vacant. Considered to be available	Site appears unconstrained and achievable inside the first 5 years.			4						
land rear of 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 likely to be achievable subject to occupational changes. Current position and future uncertainty however mean it can not be relied upon in the next 5 years.				З					
Land rear of 3- 11 Newdigate Road FUL/2015/3730	Foleshill	0.04	22/12/2015	3	S	GF	Erection of 3 x 1 bed apartments - conditions 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.		3							
4 The Stampings FUL/2013/2703	Foleshill	0.037	03/03/2014	2	М	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 likely to be achievable subject to occupational changes. Current position and future uncertainty however mean it can not be relied upon in the next 5 years.					2				
Garages Congleton Close ful/2015/111	Foleshill	0.04	18/03/2015	2	S	PDL	Demolition of garages and erection of 2 flats and off- street parking.	Scheme deemed suitable through the granting of planning permission.	Site is available now for development.	Garages are of poor quality and scheduled for replacement. Site appears unconstrained and achievable inside the first 5 years.		2							
434a Foleshill Rd FUL/2014/0254	Foleshill	0.01	15/05/2014	2	S	PDL	First and second floor extensions to front and rear of existing non residential building to create 2 flats	Scheme deemed suitable through the granting of planning permission.	Site remains in use as travel agent but is expected to become available within the short term			2							
74 Kingfield Road - FUL/2015/3703	Foleshill		23/12/2015	2	S	BDI	Erection of two storey side extension to provide two additional flats	Scheme deemed suitable through the granting of planning permission.	Although building remains occupied this is not expected to constrain availability due to nature of refurbishment and occupation.	Other than site occupation the site appears unconstrained and deliverable.	2								
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/2013/058	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/2013/135 9	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					
12 Eld Road ful/2014/3057	Foleshill	0.02	17/11/2014	1	S	PDL	Demolition of existing garages/store and erection of single dwelling	Scheme deemed suitable through the granting of planning permission.	Site is available now for development.	Site has been promoted as available and appears unconstrained and achievable inside the first 5 years.			1						
Central Depot, Bishopgate Wharf, Foleshill Road FUL/2014/0782	Foleshill	0.01	10/12/2014	1	S	PDL	Change of use of temporary sales centre to single dwelling.	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							
3 Broad Street PA/2015/0295	Foleshill	0.01	26/03/2015	1	S	PDL	Change of use from offices to residential	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								
577 Foleshill Rd FUL/2014/3955	Foleshill	0.01	20/01/2015	-1	S	PDL	Change of use of first floor flat to provide further restaurant use	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								
663 Stoney Stanton Rd FUL/2015/3218	Foleshill		11/11/2015	-1	S	PDL	Change of use of first floor from residential use to provide restaurant facility in connection with the ground floor hot food takeaway	Scheme deemed suitable through the granting of planning permission.	Although building remains occupied this is not expected to constrain availability due to nature of refurbishment and occupation.	Other than site occupation the site appears unconstrained and deliverable.		-1							

Wood End, Henley Green and Manor Farm Regeneration Area R/2008/1801	Henley	174	22/10/2009	631	S		Major regeneration scheme within the north east of Coventry. The first phase is now complete with phase 2 well under way. So far 442 new homes have been completed with significant clearance. A further 33 are under construction and 907 planned for development over the coming years. These are to be offset by the demolition of a further 276 existing homes meaning a net gain of 631 is expected over the plan period.	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, which reflects the updated Masterplan for the area.	40	50	60	60	70	70	70	70	70	71			
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									
Eburne Primary School Deedmore Road OUT/2015/418	Henley		14/03/2016	52	S	PDL	Outline application for residential development of up to 52 dwellings	Scheme deemed suitable through the granting of planning permission.	Site vacant and available	Site appears unconstrained and achievable inside the first 5 years.				52									
Jack Ball House 468 Woodway Lane FUL/2014/4143	Henley	0.5	12/03/2015	28	S	PDL	Refurbishment and conversion of care provision (non-self-contained) to 20 self contained units with 8 new build bungalows net gain of 28 units	suitable through the granting of	Site is available now for development.	Site appears unconstrained and achievable inside the first 5 years.	28												
Land east of the Chestnut Pub Lismore Croft FUL/2014/4079	Henley	0.40	18/03/2015	19	S	PDL	Erection of 17 No. flats of 1 bedroom and 2 No. flats of 2 bedrooms	Scheme deemed suitable through the granting of planning permission.	Site has been identified by owners as readily available for conversion, refurbishment and expansion	Site appears unconstrained and achievable inside the first 5 years. Likely to be associated with adjoining schemes which will support wider site viability.		19											
38 Pandora Road - REN/2013/023 6	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										

Rear of 2 and 3 mount pleasant cottages Manfield Avenue FUL/2013/1836	Henley	0.07	04/11/2013	2	S	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					
Mount Pleasant Cottages Hinckley Road - FUL/2015/4012	Henley		20/11/2015	2	S	PDL	Development of 2 flats and refurbishment of cottage - net gain of 2	Scheme deemed suitable through the granting of planning permission.	Although building remains occupied this is not expected to constrain availability due to nature of refurbishment and occupation.	Other than site occupation the site appears unconstrained and deliverable.				2						
Adj 110 Woodway Lane ful/2014/1302	Henley	0.02	01/07/2014	1	s	GF	Proposed two storey detached dwelling house	Scheme deemed suitable through the granting of planning permission.	Site is available now for development.	Site has been promoted as available and appears unconstrained and achievable inside the first 5 years.			1							
Craven Arms 89 Woodway Lane FUL/2015/3082	Henley		27/11/2015	24	S	PDL	Conversion and extension of former pub into 24 apartments - conditions discharged	Scheme deemed suitable through the granting of planning permission.	Site is cleared and appears to be preparing for works	Site appears unconstrained and achievable inside the first 5 years.		24								
Former Buildbase Unit Lythalls Lane FUL/2015/2868	Holbrook	1.1	05/02/2016	41	S	PDL	Demolition of the existing warehouse / builders merchants and erection of up to 41 dwellings - conditions discharged	Scheme deemed suitable through the granting of planning permission.	Site is identified as vacant and readily available now for development.	Site appears unconstrained and achievable inside the first 5 years.		10	31							
Land at Lythalls Lane and Holbrook Way OUT/2013/194	Holbrook	2.7	20/12/2013	37	S	PDL	49 homes now completed, 37 units unstarted, 14 under construction	Scheme deemed suitable through the granting of planning permission.	Site is clear and unconstrained. It is available for development now.		37									
Land Adj Orpington Drive Hen Lane ful/2014/1180	Holbrook	0.35	03/06/2014	8	S	GF	Erection of 8 houses with parking	Scheme deemed suitable through the granting of planning permission.	Site would require some clearance but is considered available.	Site appears unconstrained and achievable inside the first 5 years.			8							
Former Dunlop Warehouse, Beake Avenue - RM/2013/2369	Holbrook	4.70	12/02/2014	5	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. 75 completed, 55 UC, 5 not started	Scheme deemed suitable through the granting of planning permission.	Site is clear and unconstrained. It is available for development now.	Site appears unconstrained and is progressing well	5									

215-217 Longford Rd FUL/2012/0506	Lonfgord		18/04/2013	1	S	PDL	Change of use from 2x existing retail units and 1x residential flat above, to 2x retail units and 2x residential flats above - net gain of 1	Scheme deemed suitable through the granting of planning permission.	Although building remains occupied this is not expected to constrain availability due to nature of refurbishment and occupation.	Other than site occupation the site appears unconstrained and deliverable.			1						
Former Electric Power Station Land off Aldermans Green Road ful/2013/727	Longford	11.46	18/08/2014	24	М	GF/ GB	Erection of 24 homes as part of a wider regenerations scheme of former power station site. Wider schemes includes new employment and retail space, marina and country park	Scheme deemed suitable through the granting of planning permission.	Representations have confirmed the availability of this site. It is also clear and appears readily available for development subject to any necessary remediation.	Initial site proposals suggest a mix of employment and residential opportunities (including homes and residential moorings as part of a marina). Proposals should also include new areas of open space. Although initial discussions have identified this as a viable development option, it is likely that adjoining proposals through the Local Plan could support a more comprehensive development which will support more of a medium term delivery.				24					
Ritz Cinema Windmill Road OUT/2013/056 9	Longford	0.15	09/09/2013	9	М	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	Although site appears unconstrained and achievable inside the first 5 years there are some concerns around site viability due to long running site history.				9					

Г				1								1	I						I	1	
1a Sydnall Road ful/2014/4231	Longford	0.08	09/03/2015	9	М	PDL	Demolition of existing commercial launderette and erection of 9 flats	Scheme deemed suitable through the granting of planning permission.	Vacant building to be demolished and cleared to make way for new development. Site is considered readily available for development	Site has been subject to a number of detailed proposals linked to site capacity with initial proposals for 10 units previously rejected. In a slightly lower value area and given possible land contamination issues it is unclear if the site will be achievable within the first 5 year period.						9					
Land rear of 30 Rock Close FUL/2015/3248	Longford		20/01/2016	4	S	PDL	Erection of 3 new dwellings	Scheme deemed suitable through the granting of planning permission.	Site is cleared and vacant. Considered to be available	Site appears unconstrained and achievable inside the first 5 years.			4								
43 Wilsons Lane FUL/2015/2242	Longford		27/08/2015	4	S	PDL	Extension and alteration to existing detached house to create 4 apartments	Scheme deemed suitable through the granting of planning permission.	Although building remains occupied this is not expected to constrain availability due to nature of refurbishment and occupation.	appears unconstrained and	4										
Farmcote Lodge Loach Drive FUL/2016/0014	Longford		21/03/2016	2	S	PDL	Refurbishment and extension of existing sheltered housing accommodation to provide two additional units of accommodation	Scheme deemed suitable through the granting of planning permission.	Although building remains occupied this is not expected to constrain availability due to nature of refurbishment and occupation.	appears unconstrained and	2										
Pennygate Lentons Lane ful/2014/976	Longford	0.02	20/05/2014	1	S	GF	Build of new "eco" residential dwelling. Loss of existing home to alternative storage use already counted in previous monitoring year	Scheme deemed suitable through the granting of planning permission.	Site is available now for development.	Site has been promoted as available and appears unconstrained and achievable inside the first 5 years.				1							
306 Bell Green Rd FUL/2015/1281	Longford		23/12/2015	1	М	GF	Erection of new dwelling	Scheme deemed suitable through the granting of planning permission.	Site is occupied and therefore not considered to be readily available.	Other than site occupation the site appears unconstrained and deliverable.					1						
6 Longford Rd FUL/20156/370 4	Longford		22/12/2015	-1	S	PDL	Change of use of first floor flat to community radio station, removal of chimneys	Scheme deemed suitable through the granting of planning permission.	Site occupied. Therefore not considered available	Other than site occupation the site appears unconstrained and deliverable.		-1									

New Century Park Allard Way - RM/2011/2152 and OUT/2012/088 8	Lower Stoke	21	25/08/2010 and 9/08/2012	238	S	PDL	Redevelopment proposal for former manufacturing site. Scheme now includes land for a new school and 674 residential units. The first 414 dwellings are now completed with 22 uc with the remaining 238 unstarted 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.		68	90	80							
Former Peugeot Site between Humber Road and Aldermoor Lane Stoke - 52546	Lower Stoke	33	30/09/2005	141	S	PDL	Mixed use development proposal for former manufacturing site. Includes residential and employment. A total of 1022 dwellings have now been completed with a further 5 UC 141 dwellings remain unstarted at this time.	The scheme is a former employment site which is now clear. It is located within a predominantly residential area, whilst the housing aspect has supported a new head office development for Peugeot.	of the former Peugeot site are	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.	71	70								
23 Stoke Green FUL/2013/2354	Lower Stoke	0.021	31/12/2013	9	S	PDL	Hotel to Resi	Scheme deemed suitable through the granting of planning permission.	Site in process of redevelopment and internal refurbishment and is considered readily available.	Site appears unconstrained and achievable inside the first 5 years.	9									
24-26 Carter Road OUT/2015/338 5	Lower Stoke		08/12/2015	3	М	PDL	Outline application for the creation of student accommodation (use class C1) comprising 24 bedrooms, and associated car parking (discharging access, appearance, layout and scale)	Scheme deemed suitable through the granting of planning permission.	Site appears vacant and therefore available	Site appears unconstrained and achievable inside the first 5 years.				3						
25 Coombe Street	Lower Stoke		14/07/2015	2	S	PDL	Erection of two apartments	Scheme deemed suitable through the granting of planning permission.	Site is fenced and ready for development. Therefore available	Site appears unconstrained and achievable inside the first 5 years.				2						
3 Dronefield Road FUL/2015/3132	Lower Stoke		09/12/2015	2	S	PDL	Conversion of existing dwelling to 2 flats	Scheme deemed suitable through the granting of planning permission.	Site appears occupied and therefore not available.	Other than site occupation the site appears unconstrained and deliverable.					2					

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 FUL/2012/2000	Lower Stoke		10/08/2015	1	S		Demolition of existing building (domestic wooden garages) and construction of detached house with integral garage	Scheme deemed suitable through the granting of planning permission.	Site is vacant and derelict. Therefore considered available	Site appears unconstrained and achievable inside the first 5 years.				1					
Central Depot, Foleshill Road OUT/2012/183 4	Radford	3.02	31/12/2012	14	Ø	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. 57 now commenced with 72 now completed with 14 left to start	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.	14								
117 Radford Rd FUL/2015/1341	Radford		24/08/2015	3	S	PDL	Single storey rear extension to provide 1 bedsit, and conversion of upper floors to two additional bedsits	Scheme deemed suitable through the granting of planning permission.	Although building remains occupied this is not expected to constrain availability due to nature of refurbishment and occupation.	Site appears unconstrained and achievable inside the first 5 years.		3							
1 Hewitt Avenue - FUL/2014/2226	Radford	0.03	18/09/2014	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							
216 Treherne Road ful/2014/3720	Radford	0.01	07/01/2015	1	S	PDL	Erection of a new dwelling adjoining No. 216 Treherne Road	Scheme deemed suitable through the granting of planning permission.	Site is available now for development.	Site has been promoted as available and appears unconstrained and achievable inside the first 5 years.			1						

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								
10 Lammas Road ful/2014/3837	Sherbourne	0.01	09/01/2015	1	S	PDL	Erection of a two storey side extension to form a two bedroom dwelling.	Scheme deemed suitable through the granting of planning permission.	Site is available now for development.	Site has been promoted as available and appears unconstrained and achievable inside the first 5 years.			1								
Friargate Regeneration Scheme - OUT/2011/003 6	St Michaels	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 Masterplan.	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 bounded by Bond Street, Hill Street and Ryley Street OUT/2015/225 3	St Michaels		05/10/2015	302	S	PDL	Mixed use development with associated landscaping and engineering works including; eastern part of the site for student accommodation (590 bedrooms) within a 20 storey high block and two lower blocks, and A3/A4 floor space at ground level. Western part of the site for residential development (C3) up to 49 units and/or residential institutions (C2) - Total of 302 separate units.	Scheme deemed suitable through the granting planning permission.		Expected to be delivered in the short term as work is now well progressed on site	253	49									
Land off Tower Street - FUL/2016/0074	St Michaels		02/03/2016	264	S	PDL	1116 bed purpose built student accommodation comprising a mixture of 148 studios and larger clutter flats	Scheme deemed suitable through the granting of planning permission.	Site cleared and appears ready for development	Expected to be delivered in the short term		264									

Evening Telegraph Site - Land East of Upper Well Street and south of Lamb Street - OUT/2011/025 4 + OUT/2011/025 3	St Michaels	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.	an excellent				145	85				
Ultraseal Godiva Place Lower Ford Street FUL/2015/3345	St Michaels		18/01/2016	175	S	PDL	Purpose built student accommodation comprising 769 bed spaces across 99 studios and 76 cluster flats - conditions being discharged and site work starting	Scheme deemed suitable through the granting of planning permission.	Site cleared and appears ready for development	Expected to be delivered in the short term	175								
28, 54-56 & 58- 74 London Rd Ful/2015/3153	St Michaels		15/01/2016	217	S	PDL	Demolition of the existing buildings and erection of student accommodation comprising; 3 towers of studios and cluster flats and 21x 3 storey town houses with communal facilities. Total of 586 bed spaces across 217 separate units.	Scheme deemed suitable through the granting of planning permission.	Site cleared and appears ready for development	Site appears largely unconstrained and achievable inside the next 5 years.		217							
1 Raglan Street FUL/2015/2829	St Michaels		13/11/2015	147	S	PDL	Purpose built student accommodation comprising 347 bed spaces across 107 studios and 40 cluster flats - conditions being discharged and site work starting	Scheme deemed suitable through the granting of planning permission.	Site cleared and appears ready for development	Expected to be delivered in the short term as work has already commenced on site	147								

Land at Junction of Manor Road and Park Road S73/2013/1991		0.23	09/01/2014	89	S	PDL	Site has benefited from a range of consents and internal configurations. The most recent scheme however is proposing a range of apartments and studios of differing sizes and markets to provide 89 units.	Scheme deemed suitable through the granting of planning permission.	Site is clear and readily available. Works have recently commenced on site	Situated in a strong student rental area. The site is expected to offer a viable development opportunity.	89								
West Orchard House 28 Corporation Street FUL/2015/2187	St Michaels		07/09/2015	64	S	PDL	Change of use and sub-division of premises from a retail unit (A1) on the ground floor with offices (B1) on the upper floors to a mixed use. Comprising four units A1, A2, A3, and offices (B1) on the ground floor, and student accommodation on the upper floors. Including 64 self-contained flats/cluster flats providing 96 bedrooms	Scheme deemed suitable through the granting planning permission.	Site vacant and available with work already commenced onsite	Expected to be delivered in the short term as work has already commenced on site		64							
5 to 7 Lower Holyhead Road - REN/2013/080 4	St Michaels	0.07	27/06/2013	47	М	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.	student purpose built				47					

City Centre South - OUT/2012/057 5	St Michaels	8.00	31/05/2012	40	M	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				
Theatre One Ford Street FUL/2015/3022	St Michaels	0.06	08/04/2016	33	М	PDL	Demolition of Existing Building and Erection of Mixed Use Development comprising 33 residential Units and Two Ground Floor commercial units.	Scheme deemed suitable through the granting of planning permission.	The site has been cleared and a number of conditions have been discharged. The site is readily available for development.	Site is cleared and progressing through planning suggesting a deliverable scheme is forthcoming. Scheme may be targeted at student or post graduate market which could support viability.				33					
368 Swan Lane FUL/2015/3318	St Michaels		06/01/2016	24	S	PDL	Development of 24 houses	Scheme deemed suitable through the granting of planning permission.	It is understood that the site remains under lease till 2018 then site to be delivered	lease scheme is			24						
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, which constrains its availability.	viability due to high					15				
57-59 Lower Ford Street FUL/2015/3913	St Michaels		21/03/2016	12	S	PDL	Demolition of existing shop and rear outbuilding and redevelopment for 12 residential units within a 3 or 4 store building fronting Lower Ford St. and two detached 2 storey buildings to the rear of the site	Scheme deemed suitable through	Site appears vacant and therefore available	Site appears largely unconstrained and achievable inside the next 5 years.			12						
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								

Charterhouse Hotel Terry Rd FUL/2015/3042	St Michaels		02/10/2015	7	М	PDL	Conversion of ground floor, rear extension to first floor and erection of new detached building to provide 3 flats and 25 bedsits	Scheme deemed suitable through the granting of planning permission.	Site is currently occupied and therefore not considered available	Site remains occupied but otherwise appears unconstrained and deliverable.					7					
Office units 8- 12 Grosvenor House Grosvenor Road PA/2013/1218	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									
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						
59-69 Berry Street - FUL/2015/0756	St Michaels		13/05/2015	3	S	PDL	Development 3 terraced properties to be constructed as purpose built himo's totalling 14 bedrooms	Scheme deemed suitable through the granting of planning permission.	Site is vacant and cleared. Therefore considered available	Site appears unconstrained and achievable inside the first 5 years.				3						
14 High Street FUL/2015/3077	St Michaels		18/01/2016	3	S	PDL	Change of use to A3 (restaurant/café) on ground floor and to 3x two bedroom flats on upper floors, including alterations to front and rear extraction flue and smoke vent	Scheme deemed suitable through the granting of planning permission.	Site vacant and available	Site appears unconstrained and achievable inside the first 5 years.			3							
83a b and c Gulson Road FUL/2013/0682	St Michaels	0.1	17/07/2013	2	М	PDL	Demolition of existing retail units and erection of a 3 storey building with ground floor retail and 2X3 bed flats on upper floors	Scheme deemed suitable through the granting of planning permission.	Site remains occupied and is therefore not available.	Site remains occupied but otherwise appears unconstrained and deliverable.					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								
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							
58 Freehold Street FUL/2014/3379	St Michaels	0.01	03/12/2014	1	S	PDL	Conversion of house to 2 HMO properties (1x5 bed and 1x6 bed) so net gain of 1	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							
17 Queens Road FUL/2014/4075	St Michaels	0.01	09/02/2015	1	S	PDL	Change of use from offices to 13 bedroom house in multiple occupation (HMO) - gain of 1 property.	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									

49 Bramble Street FUL/2014/1319	St Michaels	0.01	21/07/2014	1	S	PDL	Demolition of existing garage/store and toilet and erection of extension to form self- contained one bedroom dwelling	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								
155 St Georges Road FUL/2015/1693	St Michaels	0.02	06/02/2015	1	s	PDL	Demolition of existing redundant shop with flat over to replace with two terraced houses and first floor extension to No.155 - net gain of 1	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						
Coach House at 16a Queens Road PA/2013/2034	St Michaels	0.02	07/11/2013	1	S	PDL	Conversion under PD of office unit to 1 house	Scheme deemed suitable through the granting of planning permission.	Site is identified as vacant and readily available now for development.	Site appears unconstrained and achievable inside the first 5 years.			1							
74 Far Gosford Street - FUL/2015/1012	St Michaels	0.01	25/03/2015	1	S	PDL	Construction of one additional studio flat	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									
Adj 83 Lower Ford Street FUL/2015/3345	St Michaels		18/01/2016	175	S		Demolition of existing buildings and erection of buildings of 4 to 9 storeys for student residential accommodation. Comprising 769 beds (of which - 76 clusters (from 4 to 12 bedrooms) and 99 studio apartments (43 of which are twin studios).	Scheme deemed suitable through the granting of planning permission.	Site clearing. Therefore available	Expected to be delivered in the short term.			175							
18 Binley Rd FUL/2015/3886	St Michaels		14/03/2016	1	М	PDL	Change of use from dental surgery (D1) to residential dwelling (C3) and enlargement of boundary treatments to Gulson Rd frontage	suitable through	Site occupied. Therefore not considered available	Other than site occupation the site appears unconstrained and deliverable.					1					
25 Warwick Row FUL/2015/2064	St Michaels		10/08/2015	1	М	PDL	Change of use from offices to residential units with internal alterations and alterations to existing external staircase	Scheme deemed suitable through the granting of planning permission.	Site appears occupied and therefore not available.	Other than site occupation the site appears unconstrained and deliverable.						1				
107 Strathmore Ave FUL/2015/4128	St Michaels		01/02/2016	-1	М	PDL	Change of use from caretakers residence to educational use in conjunction with the school	Scheme deemed suitable through the granting of planning permission.	Site occupied. Therefore not considered available	Other than site occupation the site appears unconstrained and deliverable.					-1					

Former Lyng Hall School Playing Field Blackberry Lane (H8:5) OUT/2013/233	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.		100	78						
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					
168-172 Shakespeare Street ful/2014/3503	Upper Stoke	0.04	10/12/2014	5	S	PDL	Demolition of 170- 172 Shakespeare Street; erection of extensions to existing flats at 168 Shakespeare Street creating one additional flat and two enlarged flats; erection of four retirement bungalows - net gain of 5 new homes	Scheme deemed suitable through the granting of planning permission.	Part built vacant buildings to be demolished and cleared to make way for new development. Site is considered readily available for development	The site is unconstrained and achievable inside the first 5 years.			5						
Poynton Birches Cryfield Grange Road - FUL/2013/2387	Wainbody	0.62	10/01/2014	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 between 14-22 Fairlands Park out/2015/2076	Wainbody	0.2	03/09/2015	3	S	GF	Erection of 3 new dwellings - some conditions discharged advertised by developer as coming soon.	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.	3								
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								

Canley Regeneration Scheme - R/2009/0010 and FM/2012/2343	Westwood	117	31/03/2010	463	S-M	GF	Large scale regeneration programme for a total of 731 dwellings (gross) and 30 demolitions. First 3 phases for 327 dwellings now with reserved matters with 124 completed and 114 under construction.	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.	council. Sites within the scheme are being promoted by the Council to		60	60	60	60	60	60	60	43			
Former Canley sports and social club OUT/2015/066 4	Westwood	1.70	13/03/2015	44	S	PDL	Demolition of former sports and social club and erection of 44 new homes	Scheme deemed suitable through the granting of planning permission.	Site has recently been cleared and is considered readily available for development	Site appears unconstrained and achievable inside the first 5 years.				44								
Land West of 194 Torrington Avenue ful/2015/64	Westwood	0.7	31/03/2015	36	S	PDL	Erection of 18 houses and 18 flats.	Scheme deemed suitable through the granting of planning permission.	Site is identified as vacant and readily available now for development.	Site appears unconstrained and achievable inside the first 5 years.					36							
125 Station Avenue FUL/2015/0218	Westwood	0.90	05/02/2016	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.	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									
Bruker UK Ltd Banner Lane out/2014/2840	Westwood	1	28/11/2014	17	S	PDL	Residential Development of 17no. storey dwellings	Scheme deemed suitable through 2-the granting of planning permission.	Site is available now for development.	Site appears unconstrained and achievable inside the first 5 years.			17									
George Rowley House Thimbler Road ful/2014/4157	Westwood	0.6	12/03/2015	9	S	PDL	Partial demolition, refurbishment and extension of George Rowley House to provide 20 self contained care flats. Construction of 9 bungalows, for over 55s net gain of 9 new homes	Scheme deemed suitable through the granting of planning permission.	Site has been identified by owners as readily available for conversion, refurbishment and expansion			9										
18-22 Prior Deram Walk FUL/2015/2921	Westwood		06/11/2015	9	М	PDL	Change of use on upper floors from ancillary retail space to 9 self-contained student bedsits and retrospective application for insertion of rear dormer windows.	Scheme deemed suitable through the granting of planning permission.	Site vacant and available	Expected to be delivered in the short term having regard to strong student market and retrospective aspect of application.	9											
159 Elm Tree Avenue FUL/2015/2362	Westwood		03/09/2015	1	М	PDL	New dwelling to land adjacent to 159 Elm Tree Avenue.	Scheme deemed suitable through the granting of planning permission.	Site is vacant and appears unused. Therefore it is considered available.	Site appears unconstrained and achievable inside the first 5 years.			1									

48 Sheriff Avenue FUL/2015/2244	Westwood		27/08/2015	1	S	PDL	Erection of a new dwelling	Scheme deemed suitable through the granting of planning permission.	Site is occupied and therefore not considered to be readily available.	Site situated in area of strong activity. Expected to offer a viable development option.						1									
90 Craven Street ful/2014/3965	Whoberley	0.02	16/01/2015	3	S	PDL	Demolition of the existing building and erection of a replacement building consisting of 3 apartments.	Scheme deemed suitable through the granting of planning permission.	Vacant building to be demolished and cleared to make way for new development. Site is considered readily available for development	Subject to existing long term vacant property being cleared the site is unconstrained and achievable inside the first 5 years.			3												
192 Hearsall Lane FUL/2015/2695	Whoberley		23/09/2015	1	S	PDL	Change of use from dental surgery to residential dwelling	Scheme deemed suitable through the granting of planning permission.	Site appears occupied and therefore not available.	Other than current occupation site appears unconstrained and achievable inside the first 5 years.						1									
Tile Hill Social Club, Jardine Crescent FUL/2015/0206	Woodlands	0.58	16/06/2015	27	S	PDL	Scheme includes the demolition of a dilapidated community building and the erection of 400sq.m of retail space with 10 flats above and 17 houses built to the rear.	Scheme deemed suitable through the granting of planning permission and subsequent reserved matters	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.			27												
Land west of Banner Lane and south of Broad Lane - R/2010/0746	Woodlands	26.50	01/09/2010	24	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 998) with 15 under construction and 24 un-started.	Scheme deemed suitable through the granting of planning	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 year.	24														
Tota		249.78	-	5,900	-	-	-	-	-	Total	345	1,233		598	435	449	373	358	218	71	100	100	100	100	0
	of which			4,793						of which PDL	344	1,141	1,164	340	272	275	313	298	175	71	100	100	100	100	0
	of which	GF		1,107						of which GF	1	92	256	258	163	174	60	60	43	0	0	0	0	0	0

		Year Scheme	Site Area	Total	Time	GF /	Permitted		Deliverability /	Assessment															
Site	Ward	commenced	(Ha)	Dwellings	frame	PDL	Development	Suitable?	Available?	Achievable?	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	29/30	30/31
Land between 85-87 Three Spires Avenue - FUL/2013/0507	Bablake	2015/16	0.18	7	S	GF	Scheme is for 7 x 3 bed houses on vacant open land.	_	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														
Land rear of Benson Road and Sadler Road RM/2015/3285	Bablake	2015/16	0.03	3	s	PDL	Demolition of former building which has previously been counted in demolition figures. New replacement home now under construction	Scheme deemed suitable through the granting of planning permission.		Unconstrained site, under construction	3														
Brownshill Green United Reform Church Hawkes Mill Lane - FUL/2014/3615	Bablake	2015/16		2	s	PDL	Conversion of church building to 2 new homes	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														
Hawkes End Farm Hawkes Mill Lane Allesley - FUL/2014/3054	Bablake	2014/15	0.1	1	S	PDL	Demolition of former agricultural building and erection of 1 new home			Site appears unconstrained and achievable inside the first 5 years with discharge of conditions commenced.	1														
Hill Top Farm Hawkes Mill Lane Allesley FUL/2014/1354	Bablake	2015/16	0.6	1	S	PDL	Demolition of former building which has previously been counted in demolition figures. New replacement home now under construction	Scheme deemed suitable through the granting of planning permission.		Site appears unconstrained and achievable inside the first 5 years with discharge of conditions commenced.	1														
Highfield, Staircase Lane Allesley REN/2013/0755	Bablake	2014/15	0.4	1	S	PDL	Demolition of former building which has previously been counted in demolition figures. New replacement home now under construction	Scheme deemed suitable through the granting of planning permission.	Site is available for development	Unconstrained site, under construction	1														
112 Hawkes Mill Lane FUL/2013/2076	Bablake	2014/15	0.2	1	S	PDL	Demolition of former building which has previously been counted in demolition figures. New replacement home now under construction	Scheme deemed suitable through the granting of planning permission.	Site is available for development	Unconstrained site, under construction	1														
165 browns lane FUL/2015/0253	Bablake	2015/16	0.2	2	S	PDL	Erection of two dwellings on land to rear of 165 Browns Lane, including vehicular access and alterations and extensions to the existing house	Scheme deemed suitable through the granting of planning permission.		Site appears unconstrained and achievable inside the first 5 years.	2														

Land adjacent 9 John Grace Street FUL/2015/1412	Cheylesmore	2015/16	0.02	1	S	PDL	Erection of a new dwelling	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							
29 Woodland Avenue out/2014/707	Earlsdon	2015/16	0.02	1	S	PDL	Erection of a new detached dwelling	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							
Phases 2 and 3 Former Acetate Old Church Road OUT/2013/0041	Foleshill	2014/15	3.9	38	S	PDL	Erection of 344 new build dwellings on former industrial site. Site has commenced development with 74 now complete, 38 now under construction. Leaves 232 left to start	Scheme deemed suitable through the granting of planning permission.	Site clear and readily available	Site appears unconstrained and achievable inside the first 5 years.	38							
Paragon Park Foleshill Road out/2014/2538	Foleshill	2015/16	19.6	17	S	PDL	Hybrid application for a total of 700 homes with 113 comprising the first phase (reserved matters). The residential element provides the primary focus of a wider mixed use regeneration proposal. Conditions discharging and 17 homes now under construction	Scheme deemed suitable through the granting of planning permission.	Site has been largely cleared and is readily available for development	Initial site works appear to be underway. The site is expected to offer a wider development timescale with completions expected within both the short term and medium term.	17							
Vantage Park Land at Junction of Phoenix Way Stoney Stanton Road FUL/2013/0099	Foleshill	2014/15	0.5	2	S	GF	Erection of a new public house with ancillary residential provision for 2 flats	Scheme deemed suitable through the granting of planning permission.	Site is available for development	Site appears unconstrained and achievable inside the first 5 years with discharge of conditions commenced.	2							

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	33	S	PDL	Major regeneration scheme within the north east of Coventry. The first phase is now complete with phase 2 well under way. So far 442 new homes have been completed with significant clearance. A further 33 are under construction and 907 planned for development over the coming years. These are to be offset by the demolition of a further 276 existing homes meaning a net gain of 631 is expected over the plan period.	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.	redevelopment. Some Greenfield sites are also to be developed, which	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.	33							
Land at Mount Pleasant, Brade Drive - 39979/D	Henley	2013/14	2.60	5	S	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 94 dwellings now complete with the remaining 5 under construction.	Scheme deemed suitable through the granting 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 next year								
Land at Beake Avenue RM/2013/2369	Holbrook	2014/15	4.70	55	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. 75 completed, 55 UC, 5 no started	Scheme deemed suitable through the granting of planning permission. t	Site is clear and	Site remains unconstrained and is now actively being developed	55							
Land at Lythalls Lane and Holbrook Way OUT/2013/1945	Holbrook	2014/15	2.7	14	S	PDL	49 homes now completed, 37 units unstarted, 14 under construction	Scheme deemed suitable through the granting of planning permission.	Site is clear and unconstrained. It is available for development now.	Site remains unconstrained and is now actively being developed	14							
The Convoy Public House Penny Park Lane FUL/2015/3931	Holbrook	2015/16		8	S	PDL	Demolition of vacant public house and erection of 8 dwellings	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.	8							

Land at Wilsons Lane RM/2014/0894	Longford	2014/15	1.4	10	S	GF	Site granted on appeal for development of new houses built on existing farm fields. 38 now completed with 10 uc.	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						
land adjacent 52 Spring Road FUL/2015/0377	Longford	2015/16		4	S	PDL	Erection of 4x two storey dwellings with landscaping and parking provision	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						
Land adjacent 36 Sydnall Road ful/2014/290	Longford	2015/16	0.05	2	8	GF	Erection of 2 semi- detached dwellings on vacant land between existing homes	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						
179 Old Church Road - FUL/2015/1761	Longford	2015/16		-1		PDL	Conversion of existing home to a community provision.	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						
Whitworth Avenue ful/2014/2485	Lower Stoke	2015/16	1	32	S	GF	Erection of 32 new affordable dwellings	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.	32						
55 Terry Road ful/2014/2855	Lower Stoke	2015/16	0.05	23	S	PDL	Demolition of existing house and outhouse and erection of a student accommodation building consisting of 18 cluster flats (split into groups of 3 and 4 flats) and 6 studio flats - net gain of 23 units	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.	23						
New Century Park Allard Way - RM/2011/2152 and OUT/2012/0888	Lower Stoke	2011/12	21	22	S	PDL	Redevelopment proposa for former manufacturing site. Scheme now includes land for a new school and 674 residential units. The first 414 dwellings are now completed with 22 uc with the remaining 238 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.	22						
Stoke Aldermoor District Centre Whitworth Avenue ful/2014/3549	Lower Stoke	2015/16	0.4	13	S	PDL	Provision of 13 new affordable dwellings	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.	13						

Former Peugeot Site between Humber Road and Aldermoor Lane Stoke - 52546	Lower Stoke	2008/09	33	5	S	PDL	Mixed use development proposal for former manufacturing site. Includes residential and employment. A total of 1022 dwellings have now been completed with a further 5 under construction. 141 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.	5	
36 Morris Avenue FUL/2013/0826	Lower Stoke	2015/16		2		PDL	Conversion of former doctors surgery into 2 flats	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	
50 The Moorfield FUL/2013/1818	Lower Stoke	2015/16	0.02	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	
Central Depot, Foleshill Road OUT/2012/1834	Radford	2014/15	3.02	57	Ø	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. 57 now commenced with 72 now completed with 14 left to start	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.	57	
Sherbourne House Vincent Street FUL/2015/1700	Sherbourne	2015/16		113			New five storey building comprising 113 self contained student flats with additional communal facilities and associated car parking, landscaping and minor alterations to the existing student accommodation building	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.	113	3

37 Far Gosford Street FUL/2014/1234	St Mcihaels	2014/15	0.01	2	S	PDL	Erection of three storey building comprising,1 bedroomed residential flat and retail unit to ground floor; and 5x1 bedroomed residential Flat split over first and second floors.	Scheme deemed suitable through the granting of planning permission.		Site appears unconstrained and achievable inside the first 5 years with discharge of conditions commenced.	2							
London Road Social Club 25 Paradise Street FUL/2014/3361	St Michaels	2015/16		79	S	PDL	Demolition of existing buildings and erection of 6 or 7 storey studen residential development with ground floor student reception, social areas and associated servicing within the site. 146 bed spaces equates to 79 dwellings	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.	79							
Land at the Junction of Hale Street and Trinity Street	St Michaels	2015/17		79	S	PDL	cCearance of existing site and development of high rise student accommodation comprising commercial facilities at ground floor and 391 bed spaces across 79 cluster flats and studios	Scheme deemed suitable through the granting of planning permission	Site is available now for development.	Site has now moved to construction phase and is expected to be completed in the next year.		79						
Land bounded by sky blue way, Gosford street and far Gosford street - FUL/2015/0240	St Michaels	2015/16	0.80	68	S	PDL	Scheme includes the demolition of existing buildings on site and the erection of a part 4, 5, 6 and 7 storey student accommodation building comprising 827m2 of commercial space (A1 and A3) at ground floor and 286 student rooms distributed across 41 studio apartments and 27 cluster flats of varying sizes.	Scheme deemed suitable through the granting of planning permission.	Site has now been cleared and work has commenced on site in summer 2015	Commencement of development in summer 2015 has confirmed viability with end user identified to occupy the site	68							
Former St Marys RC School, Lansdowne Street FUL/2013/0849	St Michaels	2015/16	0.89	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							

Waters Court, Salt Lane - FUL/2014/0558	St Michaels	2014/15	0.07	8	S	PDL	Change of use from offices to student cluster flats. Reflects a net gain of 8 separate units	Scheme deemed suitable through the granting of planning permission.		Site appears unconstrained and is expected to be completed within the next year.	8							
5 Queen Victoria Road - FUL/2015/0691	St Michaels	2015/16	0.02	5	S	PDL	Conversion of commercial unit to 5 new homes	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.	5							
8 Queen Victoria Road FUL/2011/2324	St Michaels	2015/16	0.02	5	S	PDL	Conversion of partially vacant office building to 5 flats.	Scheme deemed suitable through the granting of planning permission. Conditions being discharged	Existing building is partially vacant and is considered readily available for	Scheme appears to require minimal alterations and is considered viable and achievable in the short term.	5							
49 Northfield Road FUL/2013/0954	St Michaels	2015/16	0.16	3	М	PDL	Conversions of Wholesale Meat Store to 3 flats	Scheme deemed suitable through the granting of planning permission.	vacant and is	Scheme appears to require minimal alterations and is considered viable and achievable in the short term.	3							
50-60 Queens Road - FUL/2014/3924	St Michaels	2015/16		2		PDL	Creation of 2 new residential units within former office building	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							
21 Queens Road FUL/2014/3735	St Michaels	2014/15	0.01	1	S	PDL	Conversion of a commercial property to 1 house	Scheme deemed suitable through the granting of planning permission.		Site appears unconstrained and achievable inside the first 5 years with discharge of conditions commenced.	1							
26 Queens Road FUL/2014/2787	St Michaels	2014/15	0.02	1	S	PDL	Conversion of an office premises to a house	Scheme deemed suitable through the granting of planning permission.		Site appears unconstrained and achievable inside the first 5 years with discharge of conditions commenced.	1							
61-63 Dean Street FUL/2013/0495	Upper Stoke	2014/15	0.01	5	S	PDL	Conversion of retail premises to 5 units - superseded previous permission for 2 units	Scheme deemed suitable through the granting of planning permission.	has been vacant	Scheme appears to require minimal alterations and is considered viable and achievable in the short term.	5							
403 Walsgrave Road FUL/2012/1198	Upper Stoke	2015/16		1		PDL	Conversion of former office to flat	Scheme deemed suitable through the granting of planning permission		Site appears unconstrained and achievable inside the first 5 years.	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							

162 Kenilworth Road - FUL/2014/0100	Wainbody	2014/15	0.1	1	S	PDL	Demolition of existing incomplete dwelling and erection of new dwelling and detached triple garage with storage at first floor	Scheme deemed suitable through the granting of planning permission.		Site appears unconstrained and achievable inside the first 5 years with discharge of conditions commenced.	1							
Canley Regeneration Site Prior Deram Walk FUL/2012/2343	Westwood	2013/14	5.7	114	S	GF	Large scale regeneration programme for a total of 731 dwellings (gross) and 30 demolitions. First 3 phases for 327 dwellings now with reserved matters with 124 completed and 114 under construction.	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.	114							
Land adjacent to Torrington Avenue and Hedgefield Way FUL/2015/0517	Westwood	2015/16		33		PDL	Proposed construction of dementia care scheme consisting of 33x one bedroom flats and associated facilities over three floors	Scheme deemed suitable through the granting of planning permission.		Site appears unconstrained and achievable inside the first 5 years.	33							
Former City College, Torrington Avenue - Phase 1 (53422(RM2)) Phase 2 (53422(RM1))	Westwood	2009/10	7.86	17	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. 286 dwellings now complete with 17 uc	the granting of	Commencement of development confirms scheme availability.	Site has commenced development and is continuing to progress suggesting a viable scheme free from constraints.	17							
Former Dolphin Pub Sheriff Avenue FUL/2013/2101	Westwood	2015/16	0.3	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 appears unconstrained suggesting a reasonable prospect of delivery within the first 5 years.	15							
Barn at Conway Farm Banner Lane LB/2013/1610	Westwood	2015/16	0.14	1	S	GF	Conversion of barn to dwelling	Scheme deemed suitable through the granting of planning permission.		Site appears unconstrained suggesting a reasonable prospect of delivery within the first 5 years.	1							

Appendix 4b - Sites Under Construction

50 Latham Road FUL/2013/1456	Whoberley	2014/15	0.02	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														
Scanweave and Mickledore, 21 Allesley Old Road FUL/2014/3630	Whoberley	2014/15	0.02	1	S	PDL	Conversion of an office premises to a house	Scheme deemed suitable through the granting of planning permission.		Site appears unconstrained and achievable inside the first 5 years with discharge of conditions commenced.	1														
124 Kingsland Avenue - FUL/2015/0481	Whoberley	2015/16		1	S	PDL	Conversion of 7 bedsits with shared facilities - so not self contained to 2 self contained units - net gain of 1 unit allowed for	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 west of Banner Lane and south of Broad Lane - southern half: 52000 northern half: R/2010/0746	Totals Some deemed suitable through the granting of planning permission. Some deemed suitable through the granting of planning permission. Some deemed suitable through the granting of planning permission. Some deemed suitable through the granting of planning permission. Some deemed suitable through the granting of planning permission. Some deemed suitable through the granting of planning permission. Some deemed suitable through the granting of planning permission. Some deemed suitable through the granting of planning permission. Some deemed suitable through the granting of planning permission. Some deemed suitable through the granting of planning permission. Some deemed suitable through the granting of planning permission. Some deemed suitable through the granting of planning permission. Some deemed suitable through the granting of planning permission. Some deemed suitable through the granting of planning permission. Some deemed suitable through the granting of planning permission. Some deemed suitable through the granting of planning permission. Some deemed suitable through the granting of planning permission. Some deemed suitable through the granting of planning permission. Some deemed suitable through the granting of planning permission. Some deemed suitable through the granting of planning permission. Some deemed suitable through the granting of planning permission. Some deemed suitable through the granting of planning permission. Some deemed suitable through the granting of planning permission. Some deemed suitable through the granting of planning permission. Some deemed suitable through the granting of planning permission. Some deemed suitable through the granting of planning permission. Some deemed suitable through the granting of planning permission. Some deemed suitable through the granting of planning permission. Some deemed suitable through the granting of planning permission. Some deemed suitable through the granting of planning permission.		suggests strong viability and	15																					
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SHLAA Site Ref	Site Address	Ward	Gross Site Area	GF / PDL /	Delivera	ability Assessment Summa	ry	Total								Year							
Number			(Ha)	GB	Suitability	Availability	Achievability	Supply	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	29/30	30/31
Bab1	Land to rear of 50/52 Brackenhurst Road	Bablake	0.28	PDL	Development of the site has been deemed suitable through previous appeal decision and granting of planning permission.	The 2 existing dwellings have not yet been cleared so access to the developable area is not readily available.	considered achievable and	8							8								
Bab3	Garages off Bowness Close	Bablake	0.12	PDL	Site is situated within a predominantly residential area and development is expected to be capable of creating a suitable residential environment.	Garage provision on site appears derelict and unused and the site is available now for redevelopment.	Site appears reasonably unconstrained subject to sufficient drainage consideration relating to surface water risk and design consideration to brook.	10			10												
BW1	Parking area, Santos Close	Binley and Willenhall	0.07	PDL	Site is situated within a predominantly residential area and development is capable of creating a suitable residential environment.	Site is readily available for development with no identified constraints.		5					5										
BW3	Dunsmore Avenue Garages (rear of 412 and 440)	Binley and Willenhall	0.10	PDL	Site is situated within a predominantly residential area and development is capable of creating a suitable residential environment.	Vacant area of hard standing site, which appears under-used and the site is available now for redevelopment.		6				6											
BW6	193 Princethorpe Way	Binley and Willenhall	0.31	PDL	Scheme has previously been 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.	Viable development site appears achievable within 5 years.	13					13										

BW22	Former Stretton Avenue Offices and vacant land to the south	Binley and Willenhall	0.72	PDL	Site is situated within a predominantly residential area and development is capable of creating a suitable residential environment	Recently cleared former Council office site and vacant piece of land to the south, readily available for development. May be some small amendments linked to public footpath crossing the open space.	The key issue with the site is the public footpath that dissects the southern half of the site. Previous planning applications however have agreed to the amendment of this footpath meaning there are no insurmountable constraints that would prevent the site being achievable inside the next 5 years.	34	34							
BW35	Land in Willenhall	Binley & Willenhall	1.46	PDL	Site situated in established residential area and is considered suitable in principle.	Site remains occupied at the current time and is not readily available. There is no confirmed timetable for availability of the site	Site is expected to offer a viable development option once it becomes available, however the timetable for this is expected to be longer term and dependant upon relocation options.	53						53		
BW36	Former Social Club, Grange Avenue	Binley and Willenhall	0.51	BF	Site comprises an area of vacant hard standing and a small vacant community building, situated on the edge of the existing urban area and adjacent to existing residential provision. The site is considered suitable in principle for residential development.	The site has been identified as readily available through representations.	Site is expected to offer a viable development option.	20			20					
E1	Former Wisteria Lodge, Earlsdon Avenue South	Earlsdon	0.49	GF/PDL	Site is situated within the Kenilworth Road conservation area. The site used to house a children's home but is now clear and vacant. The site is considered suitable for housing in principle.	Site is clear and readily available, however delivery is dependant upon legal covenants being satisfied.	Site is expected to offer a viable development option	12		12						

E2a+b	Land at Sir Henry Parks Road (COVRAD and CoovPress)	Earlsdon	6.10	PDL	Regeneration opportunity situated in close proximity to existing residential provision. Its proximity to the local train station and other services makes it highly sustainable and suitable for residential development.	use and is not readily available. Representations however suggest longer	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 through representations.	110						55	55		
E3	Former Spencer Sports and Social club	Earlsdon	0.26	PDL	Site is situated within a predominantly residential area and development is capable of creating a suitable residential environment.	Site appears in good condition and well used.	Site is likely to represent a viable development option.	12	12								
E4	Bob Mansfield Heating and Plumbing, Warwick Street	Earlsdon	0.17	PDL	Site is located within an area of transition, becoming increasingly residential in nature. Development is capable of creating a suitable residential environment.	Site would require some clearance, but is situated within an area of transition and has potential to link in with recent developments on Clarendon Road. Representations have clarified site availability within the next 5 years.	higher value area close to key services and facilities.	9		9							

E7	Land rear of Spencer Club, Albany Road	Earlsdon	0.81	GF	Area of urban green space, appears to have previously been set out as private sports fields, which appeared to be linked to the social club. The sports club has now closed and the green space behind has become significantly overgrown and unattended. Residential development linked to the former club house at the front could help provide improved, publicly accessible green space. Such an approach would also help overcome the access constraints to the site.	Site appears available for development.	Site is likely to represent a viable development option so long as suitable access arrangements could be made.	21	21							
F2	Training Centre between George Eliot Road (rear of 29-77) and canal	Foleshill	0.43	PDL	Site is suitable for development subject to design	Site not currently available	Development is possible, but timescales unknown due to current occupation.	20			20					
F3	Copper Beech Road, Rear of 37- 49 Lythalls Lane	Foleshill	0.16	PDL	Site has been granted PP previously for several residential schemes. Considered suitable subject to design.	The site appears occupied and is therefore not considered available at this time.	Site is considered achievable subject to overcoming any ownership and design constraints	12				12				
F4	Burbidge and Son, Awson Street / Stoney Stanton Road	Foleshill	0.89	PDL	Site considered suitable for development subject to design	Site currently occupied but actively promoted by owner		42					42			
F5	Cromwell Street, Bright Street	Foleshill	0.57	PDL	Site is situated adjacent to a residential area and development is capable of creating a suitable residential environment.	use and is not readily available. Representations however suggest longer	Parts of the site appear 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 through representations.	27					27			

F6	Warehouse, adjacent Royal Oak pub, Stoney Stanton Road	Foleshill	0.33	PDL	Site adjoins existing residential provision and a new development would not only create a suitable residential environment on this site but enhance that of neighbouring properties.		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 through representations.	15						15			
F7	Cromwell Street (H8:31)	Foleshill	0.57	PDL	Situated within a predominantly residential area, the site is likely to be suitable for residential redevelopment	The site appears occupied and is therefore not considered available at this time.	Parts of the site appear 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.	27					27				
F8	The Lockhurst Tavern (formerly the Rose Public House) Lockhurst Lane - REN/2011/0150	Foleshill	0.13	PDL	Scheme has been deemed suitable through the granting of planning permission. Despite permission expiring there does not appear to be any reasons or issues to suggest the scheme is no longer suitable	Site has now been cleared and although there remains some temporary structures the site appears broadly available for development.	The continuation of the existing use and the lower values likely to be generated from a flatted scheme in this specific location, suggests a longer term market delivery.	12			12						
F9	Crow in the Oak PH, Lockhurst Lane - REN/2011/0815	Foleshill	0.12	PDL	Scheme has been deemed suitable through the granting of planning permission. Despite permission expiring there does not appear to be any reasons or issues to suggest the scheme is no longer suitable	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 a longer term market delivery.	12				12					

	Land rear of 51 Elmsdale Avenue and public house fronting Foleshill Road	Foleshill	0.35	PDL	Site is situated adjacent to a residential area and development is capable of creating a suitable residential environment. Vacant land to the south has previously benefited from planning permission.	Site is readily available for development with no identified constraints.	Site appears unconstrained and achievable inside the next 5 years.	16		16						
F15	Land rear of The Three Horseshoes Pub, Foleshill Road	Foleshill	1.40	PDL	Site is situated adjacent to a residential area and development is capable of creating a suitable residential environment subject to creating sufficient access and mitigating relationship to adjoining uses. The granting of the recent industrial redevelopment suggests the site lends itself to more of a mixed use provision with high quality design being required to ensure a suitable relationship between new homes and new employment space.	Parts of the site remain in active use, however other parts of the site are readily available for development.	appears identified for employment use. As	23						23		
F16	1159-1167 Foleshill Road	Foleshill	0.04	PDL	Scheme has previously been 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						11		
F18	Land at the junction of Pridmore Road and Lockhurst Lane REN/2012/1919	Foleshill	0.05	GF	Scheme has previously been deemed suitable through the granting of planning permission.	development.	Site appears unconstrained, however the apartment market at present is uncertain and viability could constrain delivery within the short term. E is unlikely to be deliverable for a house led scheme and would not be big enough for a SHLAA site under such conditions.	6				9				

F19	Builders Yard, Cash's Lane	Foleshill	0.11	PDL	Site is situated within a predominantly residential area and development is capable of creating a suitable residential environment, whilst also enhancing the setting of the canal.	Site is readily available for development with no identified constraints.	Site appears largely unconstrained and achievable inside the next 5 years.	5			5						
F20	Rose & Woodbine Public House, Stoney Stanton Road	Foleshill	0.04	BF	Site comprises a locally listed building within a predominantly residential environment. A conversion to residential use is considered suitable in principle.	Site has previously been granted permission for a doctors surgery, however 4 years have now lapsed and the NHS provision has recently been completed in close proximity. The site remains derelict and boarded up. The site is again considered available.	A conversion opportunity for a locally listed building is likely to prove costly, whilst apartment values remain low in this location at this time. Viability is likely to demand a medium term delivery.	5				5					
F21	Land at Foleshill Road opposite Cash's lane and Brooklyn Road	Foleshill	0.69	PDL	Site is situated adjacent to a residential area and well shielded from the highway. Development is capable of creating a suitable residential environment.	Site comprises a vacant area of hard standing and is considered readily available for development.	Site appears largely unconstrained and achievable inside the next 5 years.	32		32							
F22	Land rear of 1113- 1127 Foleshill Road	Foleshill	0.15	PDL	Site is situated within a predominantly residential area and development is capable of creating a suitable residential environment. Previous planning permission confirms a sites suitability for residential development.	Site is readily available for development with no identified constraints.	Site appears largely unconstrained and achievable inside the next 5 years.	5	5								
F29	Land at 8a Lythalls Lane	Foleshill	0.47	BF	The site sits adjacent to an expanding industrial park. It contains a number of low quality buildings falling into disrepair. It is situated within a transitional area with a number of homes located in the immediate vicinity. Any proposal would need to be part of a comprehensive scheme including the corner plot. To be suitable there would also need to be an appropriate boundary treatment to the adjacent industrial estate.	the site remains in established employment use and is not readily available.	Site remains well occupied suggesting employment provisions remain the most viable option on this site at this time. Wider developments in the area suggest residential redevelopment is likely to be viable though.	22				22					

F30	Storage and Industrial units at Red Lane and Midland Street	Foleshill	3.56	PDL	The site comprises a number of poorly maintained and low density storage and industrial units adjacent existing residential provision. Redevelopment of the site would therefore offer an excellent opportunity to enhance the existing residential environment and the canal setting. It is therefore considered suitable for residential development.	Majority of site remains in active use and is not readily available. Representations however suggest longer	site is more likely to occur under better market conditions	128				28	50	50				
F31	Land at Paradise Day Nursery rear of 207 Broad Street	Foleshill	0.12	GF	Site is situated within a well established residential block and shows signs of anti-social behaviour. It is a prime example of scrub land and regeneration of the site for further residential development is likely to be suitable in principle.	Vacant and ready for development.	Site appears largely unconstrained and achievable inside the next 5 years.	10			10							
F33	Land at 157-171 Lythalls Lane	Foleshill	0.08	GF	Site is situated within a predominantly residential area and development is capable of creating a suitable residential environment.	Corner plot that is vacant and overgrown PDL. Site is readily available for development with no identified constraints.	Site appears unconstrained and achievable inside the next 5 years.	6		6								
F46	Foleshill Road/Eagle Street	Foleshill	1.40	PDL	Site is situated in a mixed use area comprising residential and small commercial activities. It has previously been identified in the draft CCAAP as a gateway residential site to a key regeneration area.	Site remains in a mixture of active use and vacant land. As such it is not considered readily available. Representations	available on site the	54								54		

	T	T		T		1	1	1	1			1	1		1	1		
F55	Prince William Henry Foleshill Road	Foleshill	0.28	PDL	Site considered suitable for development subject to design.	Site remains in active use and is not readily available. Representations 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 through representations.	14						14				
F56	1105 Foleshill Road and associated car parking provision	Foleshill	0.21	PDL	Site is situated adjacent to residential area and development is capable of creating a suitable residential environment.	Site appears in good condition and well used.	Site appears largely unconstrained and achievable inside the next 5 years.	10			10							
F57	Land to rear of 1037-1039 Foleshill Road	Foleshill	0.20	PDL	Site is situated adjacent to residential area and in close proximity to services and facilities. Development is capable of creating a suitable residential environment, which has been recognised through planning consent.	Land is clear and vacant and appears readily available for development.	Site appears largely unconstrained and achievable inside the next 5 years.	11				11						
F58	Land between 604 and 622 Stoney Stanton Road	Foleshill	0.21	GF	Well maintained area of grass land that previously accommodated residential properties. Site is situated within a well developed area and is adjoined by both commercial and residential developments. Development on this site is considered suitable in principle.	Site is clear and readily available.	Site is expected to offer a viable development option.	10		10								
F59	Land between 16 and 28 Threadneedle Street	Foleshill	0.19	GF	The site is vacant having previously had 5 dwellings on it. These have since been demolished some time ago and the site has become re-naturalised. Site is situated in a well established residential area and adjoins the canal.		Site is expected to offer a viable development option.	6		6								

He1	Hinckley Road Service station	Henley	0.32	PDL	Site is situated adjacent to a residential area. Existing residential provision suggests a new development is capable of creating a suitable residential environment. It is also situated close to the Brade Drive District Centre.	Site remains in active use and is not readily available. Representations 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 through representations.	15							15			
He15	Watcombe Centre, 20 Watcombe Road	Henley	0.7	PDL	Site has no apparent constraints. Any redevelopment of the site should remain as close to existing built footprint as possible to reduce impact on the parkland. Alternatively the site would be suitable for a conversion opportunity.	Building is now vacant and readily available.	Recent market activity has suggested a conversion opportunity would be viable on this site. Density based on indicative consideration of existing building characteristics.	7		7								
Ho1	Land rear of Parkville Close	Holbrook	0.20	GF	Site is situated within a predominantly residential area and development is capable of creating a suitable residential environment.	Site comprises a vacant area of scrub land and is considered readily available for development.	Site appears largely unconstrained and achievable inside the next 5 years.	6			6							
Но3	Warehouse / Factory, Lythalls Lane	Holbrook	0.72	PDL	Former machine tools site currently vacant	Site is readily available for development.	Site is likely to represent a viable development option.	27					27					
Ho8	Garages adjacent 26 Nunts Lane	Holbrook	0.09	BF	Site appears underused and the garages in a poor state of repair. There would appear to be a clear opportunity o bring forward an infill development of up to 5 homes to reflect local density and development patterns	Poor quality garage block area which appears to be used for vehicle storage	Site is likely to represent a viable development option.	5				5						
Ho29	Garage site at 318 Holbrook Lane	Holbrook	0.45	PDL	Former car sales garage and forecourt which is now vacant. Site is situated in a highly sustainable location and is considered suitable in principle. Site may also offer an opportunity for a mixed use scheme with active frontage	Currently vacant so available immediately	Site is likely to represent a viable development option.	21			21							

Ho30	Land off Parkgate Road and Algate Close	Holbrook	0.34	GF	The site is hindered by poor access at this time, however previous permission allowed for access off the existing highway network, so this constraint can be overcome. Although the site could be considered back land in part, it would represent a continuation of a more modern scheme to the west. Subject to overcoming any environmental constraints now associated with the site and ensuring appropriate access the site is considered suitable	Usage of the site is unclear	Site is likely to represent a viable development option.	12		12						
	Land South of The Longford Engine PH (formerly Canal Boat PH) Bedworth Road	Longford	0.15	PDL	Site is situated within a predominantly residential area with some supporting commercial and community facilities. Site is situated in close proximity to a range of heritage assets including within the canal conservation area. Development of the site would offer an opportunity to enhance the conservation area setting and the sites relationship to the canal. Site is considered suitable in principle.	Site is not readily available due to existing use.	Site is expected to offer a viable development option	7		7						
L3	Land South West of Weavers Arms, Bell Green Road	Longford	0.35	PDL	Site is situated within a sustainable and predominantly residential area. Although part of the site would represent a back land opportunity, there is no obvious development pattern and a scheme could still support a continuation of existing road frontages and overcome concerns through good design. As such the site is considered suitable in principle.	The public house appears to remain in active use and is not readily available, however the remainder of the site appears vacant and readily available.	Site appears largely unconstrained, however its delivery may be delayed due to a mix of land ownerships.	16				16				

L6	Land between Lady Lane and Longford Road, Rear of 231 Longford Road	Longford	0.29	GF	Site is situated within a predominantly residential area and development is capable of creating a suitable residential environment that links in with the recent development to the north. The principle site issues will revolve around site access and this may require the clearance of existing property from Longford Road. Representations highlight the land all rests in the same ownership though. Site is considered suitable in principle.		7		7							
L8	Land at Aldermans Green Scout Hut	Longford	0.14	PDL	Site situated within a established residential area. A linear development of the site would be the most suitable option as it would represent a continuation of the existing building lines without having an undue effect on the green belt land to the rear. In principle the site could be suitable for residential development subject to appropriate design and re-provision of the community facility.	Site is expected to offer a viable	7					7				
L20	Land north of Anderton Road	Longford	1.57	GF	Site is adjacent to residential development to the south and would offer a natural extension of the urban form, subject to retaining a suitable buffer to the M6 and mitigating any concerns over noise, air pollution and the overhead power cables. Development of the site is promoted as introducing new publicly accessible green space. Site is considered suitable in principle subject to overcoming thee identified constraints	Site as been identified as offering a viable development option	64		64							

LS2	Employment land between Brays Lane, Walsgrave Road and Harefield Road	Lower Stoke	0.49	PDL	Site is situated within an existing residential area and enjoys excellent access to key services and facilities in the Ball Hill Major District Centre. Site is expected to create a suitable residential environment and offers opportunities to link into adjoining sites.	use and is not readily available.	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.	53					53			
LS3	Land rear of 191- 199 Barley Lea	Lower Stoke	0.43	GF	Area of urban green space, which although situated in a low provision area, appears under used and of poor quality. It is situated to the rear of existing properties, and although access would require improvement a lower density development could help provide a useable and accessible green space or help enhance surrounding assets. The site also adjoins the railway line and main highway suggesting noise and air quality would require further assessment and mitigation. Separation distances to existing properties would also require attention. Site is considered suitable subject to overcoming constraints.	Site is in 2 separate ownerships but this is not expected to constrain availability	Site is likely to represent a viable development option.	10			10					
LS7a	Land at the Sphinx, rear of Siddeley Avenue	Lower Stoke	1.5	GF	Site comprises an area of naturalised urban green space. The site is well located adjacent to existing residential provision although access would require improvement. Site has been promoted with a view to releasing currently unused urban green space to help enhance adjoining sports facilities. The site would also offer an opportunity to create access to the brook stream to the south and provide useable and accessible public green space. This would be an essential element of bringing this site forward and justifying its suitability for development.	The site is considered readily available	Site is likely to represent a viable development option, with clear opportunities to link into on-going developments on adjacent sites	36			36					

LS7b	Land at Sphinx, west of Riverslea Road	Lower Stoke	1.7	GF	Site comprises an area of naturalised urban green space. The site is well located adjacent to existing residential provision although access is likely to require a link to adjacent site to the south. Site has been promoted with a view to releasing currently unused urban green space to help enhance adjoining sports facilities. The site would also offer an opportunity to create access to the brook stream and provide useable and accessible public green space. This would be an essential element of bringing this site forward and justifying its suitability for development.	The site is considered readily available	Site is likely to represent a viable development option, with clear opportunities to link into on-going developments on adjacent sites	41		41						
LS15	St Catherine's Church, St Catherine's road	Lower Stoke	0.37	PDL	Site sits well in locality and lends itself to redevelopment for residential purposes.	Site is currently in use as place of worship and is therefore not considered available.	Given likely deliverability in locality and historic development trends, site considered achievable	17		17						
1017	Garages and 40b & 40c Humber Avenue - 54696	Lower Stoke	0.18	PDL	Site provides an ideal opportunity for redevelopment. Has been granted PP for residential development in past years.	Site appears to be currently occupied and is therefore not considered available, although the site has in previous years been granted PP.	Previous PP has not been granted. Therefore there may be reasons around achievability.	8			8					
LS19	7-9 Brays Lane	Lower Stoke	0.38	PDL	Site has a lapsed pp for comprehensive development. Site is suitable subject to access, parking and amenity.	Site currently occupied by multiple tenants. Not available.		45						45		
R1	Former Coal Yard, Radford Road	Radford	0.44	PDL	Former coal yard now storage yard. Sits well in local area access is good with potential for wider redevelopment.	Currently occupied and in use.	Is achievable subject to design and layout.	21			21					

R4	Garages adj. 58 Capmartin Road	Radford	0.08	PDL	Existing garage provision appears unused and in a poor state of repair. The site is expected to be suitable for a small infill development, subject to appropriate design and ensuring separation distances and relationships to the highway.	Therefore considered to	development which may prove viable	5				5					
R6	The O'Brian Building, Foleshill Road and adjoining curtilage	Radford	0.66	PDL	Existing distinctive locally listed building provides a relatively unique frontage to this part of Foleshill Road. The site is within a conservation area and is suitable for some development within the existing yard. The building is intact and appears in good condition. Suitable proposals for conversion of the building would be acceptable.	Currently appears occupied. Therefore not available.	Site could be achievable subject to sympathetic conversion.	31			31						
R7	Merrick Lodge Hotel, St Nicholas Street	Radford	0.26	PDL	Currently occupied hotel in use. Building is of some merit and opportunities should be taken to retain it and convert to residential use. Site is situated in a highly sustainable location and situated in a predominantly residential area. Site may also be able to link to adjacent redevelopment scheme.	Not currently available. Site in use as hotel.	Site is likely to represent a viable development option.	16					16				
R12	Land on the South East side of Swillington Road	Radford	1.26	PDL	Site is situated within a predominantly residential area and development is capable of creating a suitable residential environment.	use and is not readily available. Representations however suggest longer	occur under better market conditions	48							48		

R13	"Wickes Site" Radford Road	Radford	1.31	PDL	Site is suitable for redevelopment to residential use. The site currently occupied and in use by Wickes. Site has good access in a one way format and would lend itself to a development of mixed dwelling type.	Not currently available.	Offers an achievable solution	50								50	
R16	Yelverton Road Private Sports Field	Radford	2.35	GF	Site comprises a private sports field associated with adjoining industrial units. The site also adjoins residential provision to the north and south. The principle of residential development is likely to be acceptable so long as suitable boundary treatments are incorporated to the eastern boundary.	Representations suggest the site is readily available.	Site currently appears constrained by a lack of suitable access. This issue is likely to involve the removal of a number of dwellings along Yelverton Road. The impact on viability and the concerns about suitable buffering to the adjoining industrial estate mean achievability is uncertain at this time.	56			56						
R26	Kings automotive	Radford	2.55	PDL	Current industrial unit in use but has restricted access through residential area. Established use, but now sits adjacent to residential development. Suitable for redevelopment to residential subject to satisfactory decontamination and appropriate relocation of unit.	Not currently available, but expected to become available in medium term	Site is likely to represent a viable development option.	92				50	42				
R27	Coundon Library, Moseley Avenue	Radford	0.17	PDL	Currently a small and ageing library with limited expansion or refurbishment potential. Whilst a valuable community asset, the use and site lend themselves to other uses. Replacement provisions should be made within the local area.	Not at the present time	Site is likely to represent a viable development option.	8						8			
StM1	Land at Gulson Road	St Michael's	0.45	mix	Site is situated within a predominantly residential area and development is capable of creating a suitable residential environment.	Site remains in active use and is not readily available.	Site appears largely unconstrained and achievable inside the next 5 years.	21		21							

StM2	Coventry Wholesale Fruit & Vegetable Market, Swan Lane	St Michaels	0.22	PDL	Site is situated within a predominantly residential area and development is capable of creating a suitable residential environment.	Site remains in active use and is not readily available. Redevelopment of the site would require minimal clearance however and there are unlikely to be any significant constraints associated with the site.	expected in the short term. This has been	10							10		
StM3	Land East of 8 Raglan Street and former University Sports Centre	St Michaels	0.50	PDL	Site is situated adjacent to residential development and in close proximity to the city centre and Hillfields local centre. New development is capable of creating a suitable residential environment in close proximity to key services and facilities.	Site remains in active use and is not readily available.	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 through representations.	95					95				
StM4	Land at the junction of Charles Street and Canterbury Street	St Michaels	0.08	PDL	Site is situated adjacent to residential development and is capable of creating a suitable residential environment in close proximity to key services and facilities.	Site remains in active use and is not readily available.	Site appears largely unconstrained, however a lower value market area is likely to prevent delivery in the first 5 years.	5				5					
StM5	Land at the Junction of Corporation Street and Hill Street (CC5:3)	St Michaels	0.12	Greenfield	Well maintained area of public open space within conservation area with archaeology interest. Site has opportunity to link into wider public realm improvement programme. Principle of suitability for development was established in 2001 plan and is considered appropriate to continue	Site appears in good condition and well maintained	Site is expected to offer a viable development option.	23						23			

StM11	Vecqueray Street Builders Yard	St Michaels	0.44	PDL	Site is situated within a predominantly residential area and development is capable of creating a suitable residential environment.	Site remains in active use and is not readily available.	Site will require some clearance and assessment for contamination.	21							21		
	Builders Merchants, Swan Lane	St Michaels	0.39	PDL	Site is situated within a predominantly residential area and development is capable of creating a suitable residential environment.	Site remains in active use and is not readily available. Representations however have suggested 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 through representations.	18					18				
StM18	Alda Court, Manor House Drive	St Michaels	0.01	BF	Site has previously been considered suitable through the granting of planning permission. There has been no change in circumstances and the site remains suitable	immediate development it is likely to be delayed due to is reliance on a	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				5					
StM33	Land North and South of Tower Street	St Michael's	1.07	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.	Majority of site remains in active use and is not readily available. Representations however suggest longer	site is more likely to occur under better market conditions	102									102

StM34	Whitefriars Lane	St Michael's	1.37	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.	Majority of site remains in active use and is not readily available. Representations however suggest longer term availability.	site is more likely to occur under better market conditions	130						130				
StM35	Lower Ford Street - Former Planet Site	St Michael's	0.36	PDL	Site is situated adjacent to existing residential development in a sustainable location. Main concern is related to the Ring Road and the sites ability to mitigate noise and air quality concerns. Subject to these being overcome the site is considered to offer a suitable development opportunity.	Site currently laid out as a temporary car park. Site is considered available though and is expected to be brought forward in the plan period	Site is likely to represent a viable development option	68							68			
StM37	Land at York Street	St Michael's	0.25	BF	Site is situated within a mixed area including residential development. The site has previously had permission for high density residential provision, establishing the principle. Site is considered as suitable subject to design and separation distances to adjacent buildings.	site is used as a car park, and the proposed representations maintain that use, so it is not expected to	Site is likely to represent a viable opportunity for high density residential provision, but may require stronger market conditions.	157			57	50	50					
StM44	Cox Street Student Union	St Michaels	0.2	PDL	Site is situated within a highly sustainable location close to key services and facilities. New development would be well positioned to generate a suitable residential environment.	Site has been cleared and landscaped pending determination over development options.	Site has been cleared and landscaped pending determination of development options. This suggests 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 through representations.	38				38						

StM45	Student Union and Priory Halls, Priory Street	St Michaels	0.88	PDL	Site is situated within a highly sustainable location close to key services and facilities. New development would be well positioned to generate a suitable residential environment.	use and is not readily available. Representations however suggest longer	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 through representations.	84					84				
StM46	Fairfax Street and Cox Street Car Park	St Michaels	0.56	PDL	In principle residential development should be acceptable given the sustainable location. Any proposal would however need to ensure appropriate drainage to mitigate surface water flood risk and incorporate careful design to mitigate the proximity of the Ring Road and ensure appropriate air quality and noise. The loss of car parking would also need to be addressed and reprovided, potentially as part of a wider regeneration programme	Site appears in good condition and well used.	Subject to adapting to the existing ring road, this site should be viable as a part of wider scheme	106						56	50		
StM57a+I	Land West of Bishop Street	St Michael's	0.25	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. Previous planning consent also confirms sites suitability for residential development as part of a mixed use scheme.	Site is largely clear and vacant and readily available for development.	Long standing vacant site that is likely to be suffering from viability issues and deliverability concerns in relation to the type and scale of development suitable for the site.	37				37					

StM58	Land North of Lamb street and West of Bishop street	St Michael's	0.81	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.	Site remains in active use and is not readily available. Representations 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 through representations.	77							77		
StM60	Chestnut School, 8 Park Road	St Michael's	0.15	PDL	Site is currently in use as an educational facility, however this is scheduled to move to purpose built provision within a few years. The site has clearly been used for residential provision before and is subsequently considered suitable for this use in the future.	Representations have suggested the site will be vacant within a few years .	Site lends itself towards a conversion opportunity for either student or general market apartments. Representations have suggested that following vacation this site is achievable and deliverable within 12 months.	6		6							
StM62	land at St Mary's Landsdown Street	St Michael's	0.33	PDL	Former school playing field site situated within a established residential area. Site is considered suitable, but will need to have regard to the proposed development on adjoining land.	Site availability is likely to depend upon the delivery of the adjacent scheme. As such it is likely to be a medium term development option.	Site is expected to offer a viable development option.	15				15					
StM66	Land between Trinity Street and New Buildings	St Michaels	0.26	BF	Site situated in highly sustainable location close to city centre and is in close proximity to established residential provision. Site is considered suitable in principle.	Site currently contains a number of commercial uses however it is expected to become available later in the plan period in accordance with site representations.	Site is expected to offer a viable development option for higher density development, but only under stronger market conditions.	49								49	

StM67	Former Dairy Crest site, Harper Road	St Michaels	0.31	BF	Site bounded by river on one side and residential properties on another. Suitable for more comprehensive scheme subject to design, access and layout.		The site is expected to offer a viable development opportunity	7			7						
StM68	Car repair and works site Harper Road	St Michaels	0.52	BF	Site bounded by river on one side and residential properties on another. Suitable for more comprehensive scheme subject to design, access and layout.	Site appears to be in active use at this time and is not readily available	The site is expected to offer a viable development opportunity	12				12					
StM70	Land at Junction of Harper Road and Humber Avenue	St Michaels	0.20		Site bounded by river on one side and residential properties on another. Suitable for more comprehensive scheme subject to design, access and layout.	Site has been identified as vacant and readily available	Site is expected to offer a viable development opportunity	5					5				

S3	Land between Rugby Stadium and Railway Line	Sherbourne	1.72	PDL	Previous planning permission has supported the suitability of a mixed use development surrounding the rugby ground, with an element of residential supporting new leisure and community provisions.	Site is largely clear and vacant and readily available for development.	Long standing area of vacant land that is likely to be suffering from viability issues and deliverability concerns in relation to the type and scale of development suitable for the site.	85					85			
S11	658 Allesley Old Road	Sherbourne	0.05	PDL	Scheme has previously been deemed suitable through the granting of planning permission. The site appears largely unconstrained and suitable for the development proposed	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. Delivery can be expected during the plan period though and expected to offer a viable development option	5				5				
S12	1-10 Mill Street	Sherbourne	0.08	PDL	Site is situated within a predominantly residential area and development is capable of creating a suitable residential environment.	Site is largely clear and vacant and readily available for development.	Site appears largely unconstrained, however commitment to higher density development is likely to prevent delivery in the first 5 years.	9					9			
US3	27-31 Avon Street	Upper Stoke	0.14	PDL	Site is situated within a predominantly residential area and development is capable of creating a suitable residential environment.	Site remains in active use but redevelopment would require minimal clearance. Representations have indicated an intention to bring the site forward in the future		7		7						

US4	Land rear of 1 Wycliffe Road West	Upper Stoke	0.15	PDL	Site is situated within a predominantly residential area and development is capable of creating a suitable residential environment, subject to ensuring suitable separation distances and access	Site is clear and vacant hard standing with some overgrown vegetation. It is considered readily available for development.	Site appears unconstrained and achievable inside the next 5 years.	7		7						
US6	Existing Topps Tiles site, Junction of Bell green Road and Nuffield Road	Upper Stoke	0.15	BF	Site is situated in a predominantly residential area and offers an opportunity to complement existing provision and enhance the existing street scene and built environment. Site is largely unconstrained and is considered suitable in principle.	Site is currently occupied by commercial operator but expected to be vacated as part of relocation proposals. As such site is expected to available in the next year or so.	Site is likely to represent a viable development option.	7			7					
We9	Garages at Bramston Crescent	Westwood	0.16	PDL/GF	Site is situated within a predominantly residential area, whilst existing garage provision on site is derelict and unused. Subject to adequate design and management of parking provisions the site is considered suitable for residential development	The site is available now for	Site appears largely unconstrained and achievable inside the next 5 years.	7		7						
Who1	40-44 Shakleton Road	Whoberley	0.13	PDL	Site is situated within a predominantly residential area and is expected to offer a sustainable development opportunity, subject to appropriate design and relationship to adjacent properties and railway. Site is considered suitable in principle.	Site remains in active use and is not readily available. Representations however suggest longer term availability.	Existing use remains viable. A viable redevelopment opportunity remains expected during the plan period though.	6						6		
Who2	Vehicle Rentals, Hearsall Lane	Whoberley	0.11	PDL	Site is situated within a predominantly residential area and subject to good design should be capable of creating a suitable residential environment.	Site currently remains in use, but could reasonably become available during the plan period	Site is likely to offer a viable development option in a sustainable location.	8				8				

Who6	Pub car park and garden, Craven Street (adjacent to public house rear of 45 Craven Street)	Whoberley	0.06	BF	Site is situated within a predominantly residential area and subject to good design should be capable of creating a suitable residential environment.	Site appears vacant and unused	Site is likely to offer a viable development option in a sustainable location.	5			5						
Who13	Argyle House, Collingwood Road	Whoberley	0.2	PDL	Site is situated within a predominantly residential area and is expected to offer a sustainable development opportunity, subject to appropriate design and relationship to adjacent properties and railway. Site is considered suitable in principle.	Site remains in active use however representations have indicated an intention to bring the site forward for development in the short term.	Site representation made through the consultation process have suggested the site is achievable and deliverable within the next 5 year.	9		9							
Who19	Eric Williams House, Brookside Avenue	Whoberley	0.47	PDL	Sites suitability for residential development has been demonstrated in principle by its existing use as a residential care facility. Site appears largely unconstrained and situated within an established residential area. Site is considered suitable.	Site remains in active use and is not readily available. Representations however suggest longer term availability.	Site is likely to represent a viable development option.	22					22				

Wo26	Land Opposite Bantock Road, Empire Road	Woodlands	0.21	GF	Site has been recently used as site compound for storage and distribution of materials related to improvements of surrounding housing stock. As such it has become devalued and is now in the process of informally renaturalising. In principle the site would offer a suitable opportunity to continue existing street patterns along Aldrich Avenue and Empire Road, however there is a small grouping of properties that could then become isolated in a back land location or impacted by separation distances. Given site ownerships is consistent across the whole area though, there is a good prospect of this issue being overcome with suitable mitigation to the loss of urban green space. Site is considered suitable in principle.	The site would appear readily available	The site should offer a viable development option, depending on links with adjacent properties	5			5						
Wo27	Bestways, Banner Lane	Woodlands	3.99	PDL	This site is situated in a significant area of transition following the closure of previous industrial units. The site is now becoming surrounded on all sides by new residential development and there is a possibility that it will continue to come under redevelopment pressures in the future. As such the site is considered suitable for residential development in principle as it would be in keeping with adjacent uses.	The land owners have previously suggested that the site is not readily available for development, however it is reasonable to assume this position may change given development proposals adjacent to the site and relocation opportunities within the surrounding area.	Given its proximity to neighbouring development schemes, the site is likely to offer a viable and achievable development option that would have the potential to link in with the neighbouring site.	144								44	100

Wo29	Former garage site, 950 Broad Lane	Woodlands	0.18	PDL	Site is situated within a predominantly residential area as a previously developed site. Although the site appears to sit within an established flood plain this would appear to be effected by the culvert and will require further examination. Subject to mitigating this constraint (which appears manageable given the surrounding environment) and providing appropriate design and setting the site is considered suitable for development		Site is likely to represent a viable development option.	8					8										
Wy18	Dartmouth School, Tiverton Road	Wyken	1.02	PDL	Site is situated within a predominantly residential area and development is capable of integrating well into the existing area, especially through good design. Due to the existing facility becoming surplus to requirements and not having any negative impact on surrounding community provisions the site is considered suitable in principle.	Site is currently in use as a temporary education facility, but is due to relocate to a new building in the coming year. Site is expected to become available following the move and justifies a short term delivery at this time.	Site is likely to represent a viable development option.	39					39										
Wy20	Axholme House, Axholme Road	Wyken	0.2	PDL	Site is currently used as a quasi-residential facility however longer term intentions remain uncertain and flexible. Site is situated within a residential area and is considered suitable to be redeveloped for formal residential provision.	become available	Site is expected to offer a viable development option, which will be strengthened as the market improves. This will link in well with site availability.	9											9				
	Totals		62.35	-	-	-	-	3,058	0	72	219	157	275	240	336	153	582	106	268	228	127	93	202
							of which brownfield	2,739	0	51	114	100	168	240	330	153	582	83	268	228	127	93	202
							of which greenfield	319	0	21	105	57	107	0	6	0	0	23	0	0	0	0	0

Allocation			Site	Total	Time	GF/	Deliverability	y Assessment									Year							
Allocation Ref	Site	Ward	Area (Ha)	Dwellings	frame	PDL	Suitable?	Available?	Achievable?	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	29/30	30/31
H2:1	Keresley SUE	Bablake	146.5	3100	M-L	GF		Site is identified as readily available for development on a phased basis							310	310	310	310	310	310	310	310	310	310
H2:2	Eastern Green SUE	Bablake	180	2250	M-L	GF	Site has been identified as a potential area of urban extension to the west of the city. The site has been identified as one of the most suitable and sustainable opportunities to develop within the city's original Green Belt area subject to appropriate design and the provision of supporting infrastructure (including drainage and highways)	readily available for development on a	Site is expected to offer a viable development option on a phased basis						225	225	225	225	225	225	225	225	225	225
H2:3	Walsgrave Hill Farm	Henley and Wyken	56.1	900	S-M	GF	Site contains an area of land allocated in the 2001 plan and an area that represents a natural extension of the site allocated at Walsgrave Hill Farm. Site remains considered suitable in this context, subject to appropriate design and infrastructure (including access and mitigation of flood risk). The presence of the flood zone 2 and 3 is an issue that will constrain the developable area of the site. This will need to be managed through design and lay out. Subject to these issues being overcome the site is considered suitable.	pnased basis					25	75	100	150	150	150	125	100	25			
	Land at Whitmore Park, Holbrook Lane	Holbrook	30.1	500	S/M	PDL	The site is adjacent to existing residential provision and offers an opportunity to enhance the existing residential environment by improving the links between residential and commercial activity. Site is considered suitable as part of a mixed used comprehensive development that is brought forward with supporting infrastructure. Allowance made here for the remainder of the allocation that has not already been completed or commenced development.	has already occurred. Representations have indicated an	employment provision as part of a comprehensive regeneration proposal. Viability has been supported through representations.			100	150	150	100									
H2:5	Paragon Park		1			•	ı	Site wit	h planning permission	1	1	1	1			<u> </u>	<u> </u>	1	1		<u> </u>	1		

Hンh	Land at Browns Lane	Bablake	10.98	475	М	GF	This site was originally reserved from the Green Belt in 1975 for expansion of Jaguar car works, which has now closed. Despite this option having not been taken up by Jaguar cars the principle of this site being developed has long been recognised. As such this site is considered suitable for development in principle. The changing nature of the former Browns Lane factory site and the predominant focus of residential provision in the area suggests that a new residential proposal would be suitable on this site subject to appropriate design, landscape and infrastructure.	The site is readily available for development	The site is likely to offer a viable option.						100	100	100	100	75	
H2:7	Land at Sutton Stop	Longford	22.76	260	М	GF	Well maintained agricultural land situated adjacent to the M6. Site could offer an infill opportunity between the canal and motorway supporting local services in the surrounding area. Site is considered suitable subject to appropriate infrastructure and design proposals. The wider site also offers strong opportunities to link in with the recent regeneration proposals for the former power station site creating a high quality comprehensive development. Allowance made here for the remainder of the allocation that does not already have consent.	in existing	Site is likely to represent a viable development option.				55	75	75	55				
H2:8	Land West of Cromwell Lane	Westwood	12.35	240	М	GF	Any development of the wider site would need to be mindful of the setting of listed farm properties in the centre of the site as well as other adjoining listed buildings. It would also need to create suitable access. Notwithstanding there are clear opportunities to link in with recent developments at the former sports centre site (to the north east), offering a sustainable development location adjacent to Tile Hill station. Any development would need to be carefully designed to prevent any indication of urban sprawl with a clear definition of the western boundary. It would also need to be supported by appropriate infrastructure. Other smaller parts of the site fronting Cromwell Lane also offer opportunities for infill within the existing street scene.	The site is considered available for development	Site is likely to represent a viable development option.			100	100	40						
	London Road/Allard Way	Binley and Willenhall	8.2	200	М	GF	The site offers a prime opportunity to create a well connected development that reflects the surrounding residential area. The site also offers opportunities to reinstate the heritage assets at the former pumping station and formalise green infrastructure within the surrounding area. It is well connected and well served by public transport. Subject to appropriate design and access the site is considered suitable.	Site is clear and readily available.	Site is expected to offer a viable development option			100	100							
H2:10	Former Lyng Hall Playing Fields					•		Site with	n planning permission	<u> </u>		 								<u> </u>

H2:11	Elms Farm	Henley	4.16	150	S	Gf	Site has previously been deemed suitable for residential development through a public examination process, with the northern part of the site previously allocated in the 2001 Plan. The expanded site boundary would allow for access constraints to be overcome and to ensure the site has a better relationship to the existing urban area.	Site is clear and readily available.	Greenfield site situated in a suburban location. Site constraints are expected to be minimal and viability should be sufficient to achieve a deliverable scheme.		75	75						
H2:12	Site of LTI Factory, Holyhead Road	Sherbourne	2.96	110	S	PDL	The site is adjacent existing residential provision and offers an opportunity to enhance the existing residential environment by improving the links between residential and commercial activity. The site is expected to be vacated as part of existing occupiers expansion plans		Site appears to remain in viable operation, however it will become available following relocation of existing user and is expected to offer a viable regeneration opportunity		50	50	10					
H2:13	Grange Farm	Longford	3.95	105	S	GF	Site has previously been deemed suitable for residential development through a public examination process, which demonstrated that the issues that led to the 2007 refusal could be overcome. Representations continue to promote the site as suitable, however any proposals will need to continue showing that concerns over noise, air quality and access in particular can be overcome. Site is considered suitable in principle	Site is highlighted as being readily available	The site is likely to offer a viable development option		50	55						
H2:14	Former Transco site, Abbots Lane	Sherbourne	2.19	100	М	PDL	The site is adjacent existing residential provision and offers an opportunity to enhance the existing residential environment by improving the links between residential and commercial activity.	The site has now been cleared and is actively being marketed. It is readily available for development.	Site has been cleared, but given it proximity to the Ring Road the site is likely to require a higher mix of density proposals with higher density to the Ring Road and lower density towards Abbotts Lane. Representations have highlighted an achievable development within the plan period.				40	60				
H2:15	Land at Sandy Lane	Radford	2.48	90	М	PDL	The site is adjacent existing residential provision and offers an opportunity to enhance the existing residential environment by improving the links between residential and commercial activity. Redevelopment of the site also offers an excellent opportunity to enhance the setting of the canal in this location, providing links to recent developments opposite. Site is considered suitable in principle, but should seek to retain the locally listed structure at the front of the site and retain the protected trees	Site remains in active use and is not readily available. Representations however suggest longer term availability.	Site appears to remain in viable operation, however there is no reason to assume the site would not offer a viable redevelopment opportunity during the plan period.						90			

H2:16	Land at Carlton Road / Old Church Road	Foleshill	1.78	85	М	PDL	Site is situated within a predominantly residential area and development is capable of creating a suitable residential environment, subject to mitigating relationship to A444. Site could also deliver improvements to the built environment along the canal frontage.	Site is expected to become available within the plan period in order to regenerate an area that is becoming derelict and unused.	Conversion of the site is likely to create a viable opportunity.					85				
H2:17	Nursery Sites, Browns Lane	Bablake	2.9	80	М	GF/PDL	sac development as apposed to the more	Site remains in active nursery/horticultural use but has been identified by promoters as available for redevelopment during the plan period.	There is some archaeological interest to the northern half of the site, however the site is likely to represent a viable development option.						80			
H2:18	Mercia sports field	Foleshill	2.61	75	S	GF/PDL	Site is situated within a residential area. Having formerly served as a private sports ground the site has more recently been used for a number of temporary uses with some evidence of fly tipping. Site is considered suitable in principle, especially around the fringes of the former playing field, however it is on the basis that a well accessed and maintained area of green space is provided to support the delivery of green infrastructure within the local community.	Site is clear and vacant and has been highlighted as available through the call for sites process.	Predominantly greenfield site situated within a residential area. The site has limited constraints and is expected to offer a viable development option.		75							
H2:19	Land at Mitchell Avenue	Wainbody	2.04	50	М	GF	Site remains in active use for private sports, however it is situated adjacent to existing residential development and offers an opportunity to relate well to the existing urban environment as well as offering a sustainable development option in close proximity to key services and facilities. Site could be considered suitable for development subject to provision of new sports pitches within the local community.	Site availability linked to lease agreement with existing sports club.	Site is expected to offer a viable development option				50					
H2:20	Land at Durbar Avenue	Foleshill	2.42	45	М	PDL	sustainable location and development is	Site remains in active use and is not readily available, although a number of recent applications have identified vacancies and a desire to diversify the site.	facilitating				45					

	Woodfield school site, Stoneleigh Road	Wainbody	3	30	М	GF/PDL	Site is considered suitable subject to design considerations and appropriate access being created as well as noise mitigation measures. It is likely that only a third of the site will be deliverable subject to mitigation measures and buffering to the woodland. New residential is also expected to contribute towards the setting of new rail facilities.	The site is not considered available at this time, although is expected to become available within the near future.	Site is expected to offer a viable development opportunity.											30				
	Land at the Junction of Jardine Crescent and Jobs Lane	Woodlands	0.46	25	S	PDL	Site comprises a vacant and derelict area of land with potential for a feature building to act as a gateway to the centre. Density will however need to be mindful of surrounding lower density homes and the protected trees along the northern boundary. Site layout may also be dependant upon the relocation or alterations to the bus turning head. The site is however situated adjacent to district centre and its services and facilities meaning it is sustainable and considered suitable for residential development in principle.	Site is clear, vacant and readily available for development with no identified constraints.	Site appears unconstrained and achievable inside the next 5 years.				25											
H2:23	Land west of Cryfield Heights, Gibbet Hill	Wainbody	1.53	20	М	GF	Site is situated to the rear of existing residential properties on the north and east sides and partially to the south. As such, it would offer a natural infill opportunity within the local area, providing an expansion of the existing low density estate. Site could be considered suitable subject to overcoming Green Belt constraint and provision of adequate infrastructure as well as density and design proposals. Site will also need to ensure a suitable access point.	Site readily	Site is expected to offer a viable development option						20									
H2:24	Land West of Cheltenham Croft	Henley	0.63	15	S	GF	Small area of scrub land that sits adjacent to an existing residential area. Development of this plot will need to have regard to the floodplain and higher quality vegetation to the west of the site as well as creating a development that relates well to the street scene and built environment. This is expected to limit the extent of development in this location. The scheme should also create links to the wider Sowe Valley and a publicly accessible and useable green space to ensure it is suitable for development.	Site is clear and vacant and readily available for development.	Site is expected to deliver a viable development opportunity.			15												
	The Grange Children's Home, Waste Lane	Bablake	2.37	15	М	PDL/GF	Site contains a number of locally listed structures and is situated within the Green Belt. It is currently occupied as a children's care home. Given it's position within the GB and its heritage status a conversion opportunity is likely to be most suitable. There may be scope for small extensions and new build additions but these would need to be carefully designed and fully justified, being mindful of the strong tree lined boundaries which support the sites setting within the Green Belt.	The existing building on site remains occupied and operational at this time, but is expected to be vacated during the plan period.	Site is expected to offer a viable development option. A site specific density has been applied to reflect the conversion potential of the site. There are also a large number of mature trees situated around the site, which would require protection.								15							
	Totals of which PD	NI .	502.47	8920 1,075				Of wh	ich PDL	0	0		375 225	405 200	1100 195	1085 145	895 15	950 90	815 0	765 30	660	610 0	535 0	535 0

Appendix 4e - Proposed Allocations within the City Centre AAP 2016

Allocation Ref	Site Address	Ward	Gross Site Area	Total Dwellings	Time frame	GF/PDL	Delivera	ability Assessment Summa	iry	Year
			(Ha)	g			Suitability	Availability	Achievability	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 29/30 30/31
CC12	Friargate Regeneration Scheme							Site	with planning permission	
CC13	Land at Hales Street and Trinity Street							Site	with planning permission	
CC16	Coventry & Warwickshire Hospital site	Foleshill	0.78	95	М	PDL	The site is adjacent existing residential provision and offers an opportunity to enhance the existing residential environment by improving the links with the city centre a surrounding facilities. Site also offers a prime location for new social and community facilities, as recommended in the CDP and draft CCAAP. Allowance for only 60% of the site to be developed due to listed building protection and setting etc.		Landowner has indicated an intention to bring the site to market in the near future. A development briel has been prepared to help guide development activity and uses. The site is situated within a highly sustainable location suffering from minimal constraints. It is reasonable to assume development of the site over the next 5 year period.	
CC17c	Land at Bond Street, Hill Street, Ringway Hill Cross and Upper Well Street - Belgrade Plaza							Site	with planning permission	
CC17e	Land at Watch Close	St Michaels	0.29	40	L	PDL		Site currently contains a number of commercial uses however it is expected to become available later in the plan period as part of wider regeneration projects.	Site is expected to offer a viable development option for higher density development, but only under stronger market conditions.	
CC17f	Ring way House, Hill Street	St Michael's	0.15	30	L	PDL	established and no material	Site remains in active use, most notably at ground floor level and is not readily available. Representations 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 through representations.	
CC17g	Former Evening Telegraph Site - Land East of Upper Well Street and south of Lamb Street				• ———			Site	with planning permission	
CC19	City Centre South							Site	with planning permission	

Appendix 4e - Proposed Allocations within the City Centre AAP 2016

CC20	Central Shopping Area North	St Michaels	1.56	236	L	PDL	The city centre already comprises residential provision and by virtue of this further provision would be considered suitable in principle. Allowance made here for the remainder of the allocation that does not already have consent (site for 64 dwellings).	The existing land owners remain committed to progressing the scheme, making the sites available in the longer term.	Deliverability of the residential aspect of the site is linked to the overall viability of the scheme as a whole. Longer term delivery is projected to allow for the overall scheme to be developed through the planning process and managed within the economic market.											100	136			
CC23	Land at London Road Gateway	St Michaels	4.17	183	М	PDL	Site is situated in a highly sustainable location on the edge of the city centre adjacent to on-going regeneration proposals and a new residential area. Redevelopment of the site offers an opportunity to increase the vitality of the city centre and provide a suitable residential environment. Allowance made here for the remainder of the allocation that does not already have consent (site for 217 dwellings).	Site currently contains a number of commercial uses as well as vacant buildings and land. The first plot has recently been granted permission for a 217 unit student scheme. The rest of the area is expected to become available on a phased basis over the plan period in accordance with site representations.							50	50	50	33						
CC26	Land at St Patrick's Road and Friars Road	St Michael's	0.34	65	М	PDL	Site is situated within a predominantly residential area and development is capable of creating a suitable residential environment.	Site has long been cleared and is readily available for development with no identified constraints.	Although the site appears ready for immediate development it is likely to be delayed due to its reliance on a high density apartment based scheme.							65								
	Totals	•	7.29	649		-	-	-	-	0	0	0	0	0	145	115	50	33	0	100	136	30		40
	of which PDL		7.29	649						0	0	0	0	0	145	115	50	33	0	100	136	30		40
	of which GF		0.00	0						0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

SHLAA ref(s)	Allocation	Site	Ward	Site	Total	Time	GF/		lity Assessment									Year							
OTILIAR TOT(3)	Ref	One	ward	Area	Dwellings	frame	PDL	Suitable?	Available?	Achievable?	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	29/30	30/31
	H2:1	Keresley SUE	Bablake	146.5	3100	M-L	GF	Site has been identified as a potential area of urban extension to the north west corner of the city. The site has been identified as one of the most suitable and sustainable opportunities to develop within the city's original Green Belt area subject to appropriate design, the provision of supporting infrastructure (including drainage and highways) and protection of ancient woodlands etc.	Site is identified as readily available for development on a phased basis	Site is expected to offer a viable development option on a phased basis			50	150	200	250	300	300	300	300	300	300	250	200	200
	H2:2	Eastern Green SUE	Bablake	180	2250	M-L	GF	Site has been identified as a potential area of urban extension to the west of the city. The site has been identified as one of the most suitable and sustainable opportunities to develop within the city's original Green Belt area subject to appropriate design and the provision of supporting infrastructure (including drainage and highways)	Site is identified as readily available for development on a	Site is expected to offer a viable development option on a phased basis			25	50	150	150	150	200	200	250	250	250	225	200	150
He14a+b+c and Wy22	H2:3	Walsgrave Hill Farm	Henley and Wyken	56.1	900	S-M	GF	Site contains an area of land allocated in the 2001 plan and an area that represents a natural extension of the site allocated at Walsgrave Hill Farm. Site remains considered suitable in this context, subject to appropriate design and infrastructure (including access and mitigation of flood risk). The presence of the flood zone 2 and 3 is an issue that will constrain the developable area of the site. This will need to be managed through design and layout. Subject to these issues being overcome the site is considered suitable.	Site is identified as readily available for development on a phased basis					25	75	100	150	150	150	125	100	25			
Ho10	H2:4	Land at Whitmore Park, Holbrook Lane	Holbrook	30.1	500	S/M	PDL	The site is adjacent to existing residential provision and offers an opportunity to enhance the existing residential environment by improving the links between residential and commercial activity. Site is considered suitable as part of a mixed used comprehensive development that is brought forward with supporting infrastructure. Allowance made here for the remainder of the allocation that has not already been completed or commenced development.	site - some of which has already occurred. Representations have indicated an intention to bring	Delivery of new residential provision expected to help facilitate new employment provision as part of a comprehensive regeneration proposal. Viability has been supported through representations.			100	150	150	100									
n/a Already with permission	H2:5	Paragon Park		1			1		Site v	ı vith planning permission	1	1	1	<u> </u>	ı		1	1	1			<u> </u>	1	<u> </u>	

Bab2, 8 and 33	H2:6	Land at Browns Lane	Bablake	10.98	475	М	GF	This site was originally reserved from the Green Belt in 1975 for expansion of Jaguar car works, which has now closed. Despite this option having not been taken up by Jaguar cars the principle of this site being developed has long been recognised. As such this site is considered suitable for development in principle. The changing nature of the former Browns Lane factory site and the predominant focus of residential provision in the area suggests that a new residential proposal would be suitable on this site subject to appropriate design, landscape and infrastructure.	The site is readily available for development	The site is likely to offer a viable option.					100	100	100	100	75		
L30 and 33	H2:7	Land at Sutton Stop	Longford	22.76	260	М	GF	Well maintained agricultural land situated adjacent to the M6. Site could offer an infill opportunity between the canal and motorway supporting local services in the surrounding area. Site is considered suitable subject to appropriate infrastructure and design proposals. The wider site also offers strong opportunities to link in with the recent regeneration proposals for the former power station site creating a high quality comprehensive development. Allowance made here for the remainder of the allocation that does not already have consent.	Land appears to be in existing agricultural use.	Site is likely to represent a viable development option.						55	75	75	55		
We28 and 34	H2:8	Land West of Cromwell Lane	Westwood	12.35	240	М	GF	Any development of the wider site would need to be mindful of the setting of listed farm properties in the centre of the site as well as other adjoining listed buildings. It would also need to create suitable access. Notwithstanding there are clear opportunities to link in with recent developments at the former sports centre site (to the north east), offering a sustainable development location adjacent to Tile Hill station. Any development would need to be carefully designed to prevent any indication of urban sprawl with a clear definition of the western boundary. It would also need to be supported by appropriate infrastructure. Other smaller parts of the site fronting Cromwell Lane also offer opportunities for infill within the existing street scene.	The site is considered available for development	Site is likely to represent a viable development option.	16	48	48	48	48	32					

BW2, 37 and 38	H2:9	London Road/Allard Way	Binley and Willenhall	8.2	200	М	GF	The site offers a prime opportunity to create a well connected development hat reflects the surrounding residential area. The site also offers opportunities to reinstate the heritage assets at the former pumping station and formalise green infrastructure within the surrounding area. It is well connected and well served by public transport. Subject to appropriate design and access the site is considered suitable.				100	100			
Already with permission	H2:10	Former Lyng Hall Playing Fields							Site with planning permission							
He8a+b	H2:11	Elms Farm	Henley	4.16	150	S	Gf	Site has previously been deemed suitable for residential development through a public examination process, with the northern part of the site previously allocated in the 2001 Plan. The expanded site boundary would allow for access constraints to be overcome and to ensure the site has a petter relationship to the existing urban area.	EVAPORTED TO BE MINIMA	75	75					
S4	H2:12	Site of LTI Factory, Holyhead Road	Sherbourne	2.96	110	S	PDL	The site is adjacent existing residential provision and offers an opportunity to enhance the existing residential environment by improving the links between residential and commercial activity. The site is expected to be vacated as part of existing occupiers expansion plans Site remal active use not real availability to reduce the vacated and provided the remainder of the rema	e and is adily ble. however it will become available following relocation of existing user and is expected to following on of	50	50	10				
L16	H2:13	Grange Farm	Longford	3.95	105	S	GF	Site has previously been deemed suitable for residential development through a public examination process, which demonstrated that the issues that led to the 2007 refusal could be overcome. Representations continue to promote the site as suitable, however any proposals will need to continue showing that concerns over noise, air quality and access in particular can be overcome. Site is considered suitable in principle		50	55					
S 5	H2:14	Former Transco site, Abbots Lane	Sherbourne	2.19	100	М	PDL	The site is adjacent existing residential provision and offers an opportunity to enhance the existing residential environment by improving the links between residential and commercial activity. The site h been cleare actively marketed readily avairable develops	ed and is proposals with higher being density to the Ring Road and lower density ilable for towards Abbotts Lane.			40	60			

R15	H2:15	Land at Sandy Lane	Radford	2.48	90	М	PDL	The site is adjacent existing residential provision and offers an opportunity to enhance the existing residential environment by improving the links between residential and commercial activity. Redevelopment of the site also offers an excellent opportunity to enhance the setting of the canal in this location, providing links to recent developments opposite. Site is considered suitable in principle, but should seek to retain the locally listed structure at the front of the site and retain the protected trees	Site remains in active use and is not readily available. Representations however suggest longer term availability.	Site appears to remain in viable operation, however there is no reason to assume the site would not offer a viable redevelopment opportunity during the plan period.							90			
F45	H2:16	Land at Carlton Road / Old Church Road	Foleshill	1.78	85	М	PDL	Site is situated within a predominantly residential area and development is capable of creating a suitable residential environment, subject to mitigating relationship to A444. Site could also deliver improvements to the built environment along the canal frontage.	Site is expected to become available within the plan period in order to regenerate an area that is becoming derelict and unused.	Conversion of the site is likely to create a viable opportunity.					8:	5				
Bab62	H2:17	Nursery Sites, Browns Lane	Bablake	2.9	80	М	GF/PDL	a cul-de-sac development as apposed	active nursery/horticultural use but has been identified by promoters as available for redevelopment	There is some archaeological interest to the northern half of the site, however the site is likely to represent a viable development option.			80							
F51	H2:18	Mercia sports field	Foleshill	2.61	75	S	GF/PDL	Site is situated within a residential area. Having formerly served as a private sports ground the site has more recently been used for a number of temporary uses with some evidence of fly tipping. Site is considered suitable in principle, especially around the fringes of the former playing field, however it is on the basis that a well accessed and maintained area of green space is provided to support the delivery of green infrastructure within the local community.	vacant and has been highlighted as available through the call for sites process.	Predominantly greenfield site situated within a residential area. The site has limited constraints and is expected to offer a viable development option.	7	5								
Wa19	H2:19	Land at Mitchell Avenue	Wainbody	2.04	50	М	GF	Site remains in active use for private sports, however it is situated adjacent to existing residential development and offers an opportunity to relate well to the existing urban environment as well as offering a sustainable development option in close proximity to key services and facilities. Site could be considered suitable for development subject to provision of new sports pitches within the local community.	Site availability	Site is expected to offer a viable development option				Ę	50					

F44	H2:20	Land at Durbar Avenue	Foleshill	2.42	45	М	PDL	Site is situated within a predominantly residential area surrounded by existing homes although there is more of a commercial focus towards the railway line, and the site remains in a good location with strong links to the strategic highway network. The site is situated within a sustainable location and development is capable of creating a suitable environment for both residential and new employment facilities. Site is considered suitable for a mixed use scheme subject to providing suitable access and remediation.	Site remains in active use and is not readily available, although a number of recent applications have identified vacancies and a desire to	Site appears to remain in viable operation, however recent applications have indicated a desire to diversify the site in the longer term suggesting facilitating redevelopment may be a desirable option. The site is expected to offer a viable development option during the plan period.			45					
Wa11	H2:21	Woodfield school site, Stoneleigh Road	Wainbody	3	30	М	GF/PDL	Site is considered suitable subject to design considerations and appropriate access being created as well as noise mitigation measures. It is likely that only a third of the site will be deliverable subject to mitigation measures and buffering to the woodland. New residential is also expected to contribute towards the setting of new rail facilities.		Site is expected to offer a viable development opportunity.						30		
Wo28	H2:22	Land at the Junction of Jardine Crescent and Jobs Lane	Woodlands	0.46	25	S	PDL	Site comprises a vacant and derelict area of land with potential for a feature building to act as a gateway to the centre. Density will however need to be mindful of surrounding lower density homes and the protected trees along the northern boundary. Site layout may also be dependant upon the relocation or alterations to the bus turning head. The site is however situated adjacent to district centre and its services and facilities meaning it is sustainable and considered suitable for residential development in principle.	Site is clear, vacant and readily available for development with no identified constraints.	Site appears unconstrained and achievable inside the next 5 years.		25						
Wa6	H2:23	Land west of Cryfield Heights, Gibbet Hill	Wainbody	1.53	20	М		Site is situated to the rear of existing residential properties on the north and east sides and partially to the south. As such, it would offer a natural infill opportunity within the local area, providing an expansion of the existing low density estate. Site could be considered suitable subject to overcoming Green belt constraint and provision of adequate infrastructure as well as density and design proposals. Site will also need to ensure a suitable access point.	Site readily available now for development.	Site is expected to offer a viable development option			20					

He9	H2:24	Land West of Cheltenham Croft	Henley	0.63	15	S	GF	Small area of scrub land that sits adjacent to an existing residential area. Development of this plot will need to have regard to the floodplain and higher quality vegetation to the west of the site as well as creating a development that relates well to the street scene and built environment. This is expected to limit the extent of development in this location. The scheme should also create links to the wider Sowe Valley and a publicly accessible and useable green space to ensure it is suitable for development.	Site is clear and vacant and readily available for development.	Site is expected to deliver a viable development opportunity.			15												
Bab7	H2:25	The Grange Children's Home, Waste Lane	Bablake	2.37	15	М		Site contains a number of locally listed structures and is situated within the Green Belt. It is currently occupied as a children's care home. Given tis position within the GB and its heritage status a conversion opportunity is likely to be most suitable. There may be scope for small extensions and new build additions but these would need to be carefully deigned and fully justified, being mindful of the strong tree lined boundaries which support the sites setting within the Green Belt.	The existing building on site remains occupied and operational at this time, but is	Site is expected to offer a viable development option. A site specific density has been applied to reflect the conversion potential of the site. There are also a large number of mature trees situated around the site, which would require protection.								15							
	Tota			502.47	8920						0	16	313	703		1013		840	915	805	680		475		350
		which PDL			1,075					nich PDL	0	0	175	225	200	195	145	15	90	0	30	0	0	0	0
	of	f which GF			7,845				of w	hich GF	0	16	138	478	603	818	887	825	825	805	650	575	475	400	350

Original allocations projection

0 0 190 375 405 1100 1085 880 965 815 765 660 610 535 535

Vibrant and Entertaining Market Place (Policy CC 2):

National market failures have resulted in a number of vacancies. However, development of the Cathedral Lanes Centre has provided four new restaurants, providing a more vibrant and open frontage to Broadgate Square, with further plans for redevelopment of the rest of the centre.

A Living Heart (Policy CC 3):

Table CC.1: Progress on City Centre Windfall Housing Sites 1997-2016

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. Site now part of City Centre South master plan
	area.
"Albert Buildings",	118 dwellings Expired permission. Site now part of City
Queen Victoria Road	Centre South master plan area.
Plot 5, Mile Lane	44 completed
28 London Road	Permission for student accommodation – 586 bedspaces in
	217 dwellings (mixture of studios, cluster flats and
	townhouses) – permission for wider site.
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 expired 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
	217 dwellings with planning permission

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

Table CC.2: Progress on City Centre Allocated Housing Sites 1997-2016

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	56 dwellings completed.
Road (Vicroft Court)	
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 (dependent upon the acquisition of an adjacent site).
Totals	717 dwellings completed

Table CC.3: Progress on City Centre Mixed-use Sites 1997-2016

Site	Land Supply Position
1. Manor House Drive	112 dwellings completed with 9,499 sq m office floorspace
	in use.
2. East side of	Area is now part of Friargate Master Plan – outline
Grosvenor Road	permission for mixed use, office-led development.
3. Hill Street/	No progress
Corporation Street	
4. Spon Street/Queen	No progress
Victoria Street	
5. Phoenix 1	85 dwellings, 3 bars/restaurants and a studio and office
	complex for the BBC completed.
	Permission granted for student scheme at Hales Street –
	391 rooms with A1 and A3 ground floor uses. Under
	construction.
6. Phoenix 2	Bishop Street student accommodation granted permission –
	264 cluster flats/studios providing 1116 bedspaces, with
	commercial units at ground floor (A1/3/4/5)
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 – student accommodation
	providing 590 bedspaces (mix of studios and cluster flats),
	49 units of residential, and A3/A4 at ground level.
Totals	263 dwellings completed
	49 dwellings and 2097 student bedspaces with planning
	permission.

Major Environmental Improvement Schemes (Policy CC 7)

Table CC.4: Progress on Major Environmental Improvement Schemes 1997-2016

Site	Details
Broadgate & High Street	Scheme competed
2. Upper Precinct	No progress.
3. Palmer Lane	No progress.
4. Belgrade Square	Scheme completed
5. Lidice Place	Scheme completed
6. Spon Street	Scheme completed.
7. Greyfriars Green	Scheme completed.
8. Bull Yard	No progress.
9. Little Park St/ High St/ Earl St	Scheme completed
10. New Union Street/ Little Park St	Scheme completed
11. Jordan Well/ Gosford St/ Cox St	Scheme completed
12. Priory Street	Scheme completed.
13. Ring Road	No progress.
14. Station Square	Major works completed

Accessible to All (Policy CC 8)

Table CC.5 Progress on City Centre Accessibility 1997-2016

High Quality Bus Access	Construction work in Trinity Street Ironmonger Row/Cross 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 completed on the new Friargate bridge deck, making it easier to navigate from the station to the city centre.
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 Traffic and highways	New fingerpost signage has been installed on many routes along with some improved signage in subways. Work has completed on the new Friargate bridge deck, making it easier to navigate from the station to the city centre. The introduction of metered on street parking on all roads
measures	inside the ring road has been introduced, combined with the removal of double yellow lines and the introduction of a 20mph speed limit.

Balance of retail uses in the Central Shopping Area (Policy

Table CC.6: Balance of "Retail" Uses in the Central Shopping Area, 2015 and 2016

Use	2015	2016
A1 Use	55	68
A2 Use	16	11
A3/4/5 Use	19	15
Other Uses	10	6
Vacancies	13	17

Section 106 contributions signed April 2015-March 2016

Type of Contribution	Number of Sites	Total Contribution
Play Provision	1	£12'000
Highways	1	£56'000
Education Provision	1	£37'000
Affordable Housing	1	£500'000
Total	4	£605'000



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