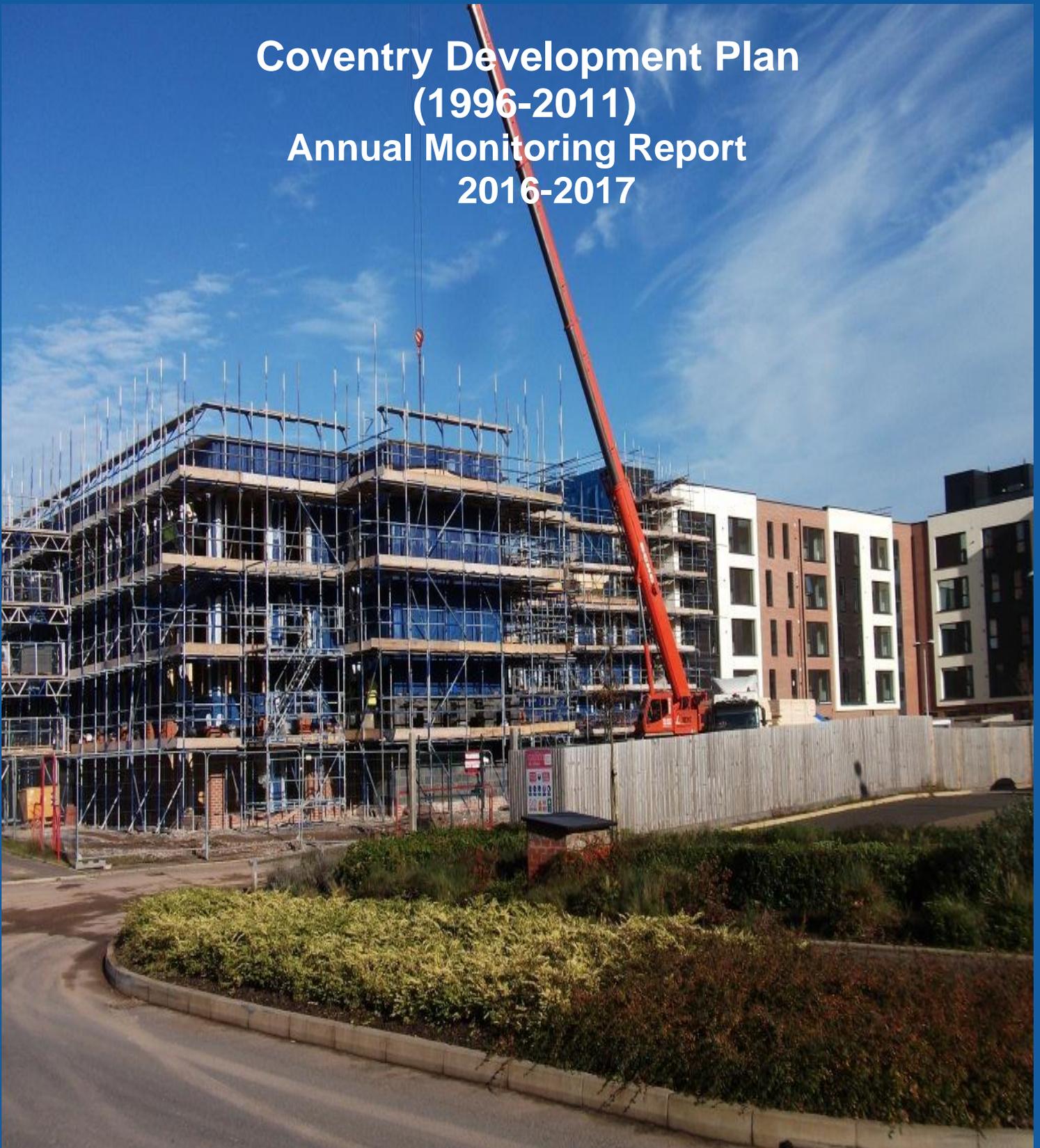


# Coventry Development Plan (1996-2011) Annual Monitoring Report 2016-2017



March 2017



# 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 2016 to 31 March 2017. 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.

# Environmental Management

## Policy Aim

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

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

### Policy Review

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

1. To reduce Coventry's carbon dioxide emissions by 27.5 %, compared to a 2005 baseline;
2. To increase the city's GDP by £1.9bn compared to a 2010 baseline, creating 26,000 low-carbon jobs;
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;
6. To define the necessary requirements to achieve a 50 per cent waste recycling rate for the city;
7. To develop a procurement code for the city;
8. To increase green space, protect habitats and encourage locally-grown food; and,
9. To improve the city's resilience and raise awareness of climate change risks, and encourage infrastructure improvements.



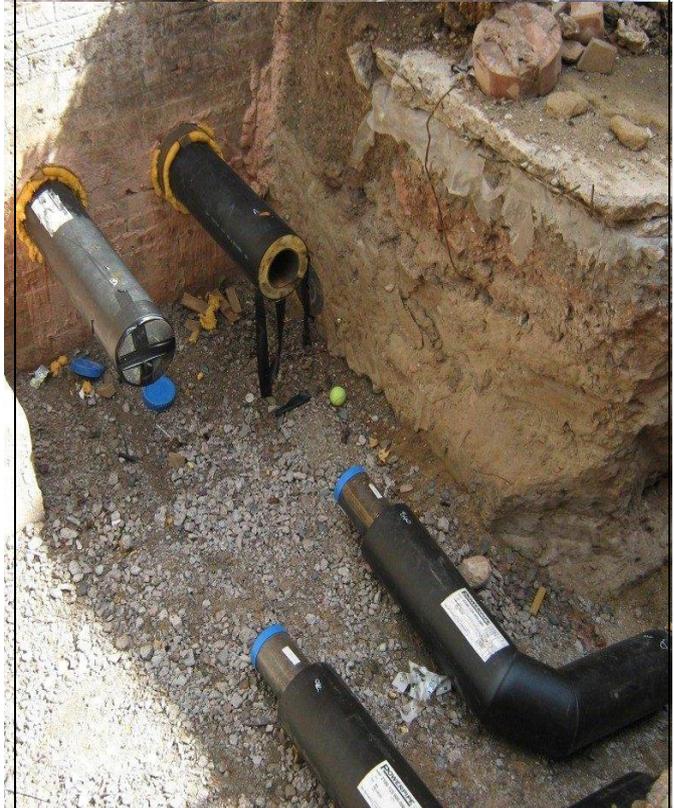
Coventry continues to cut its carbon emissions at pace – as of 2016, Coventry is the sixth best performing city in reducing CO2 emissions. Figures from the Department for Business Energy and Industrial Strategy show that emissions per head of population in Coventry dropped from 7.0 tonnes in 2005 to 4.0 tonnes in 2015, the latest year for which data is available. This 43% reduction is well ahead of the average for the UK of 33%.

The City Council has agreed a Carbon Management Plan which covers its own buildings, street lighting and fleet, aiming to reduce emissions by 35% by 2020 based on a 2008/09 baseline. In 2016/17 estimated emissions were 20,612 tonnes, a drop of 42% from the 35,292 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**

2016/17, saw the continuation in 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.



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 proposals, Policy EM2 has provided a basis for assessment and for negotiating monitoring measures aimed at avoiding increased concentrations. Developers may be asked to demonstrate that their plans will not adversely affect local air quality and through appropriate mitigation where necessary and should refer 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 emissions 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 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 close to junctions where there is a large volume of stop/start traffic; i.e. the junction of Holyhead Road and the Ring Road, Fairfax Street, Foleshill Road and Stoney Stanton Road. The thinking behind the city wide declaration was that the worst affected stretches of road were not tackled in isolation to avoid just moving the problem 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 an AirSensa in 2015/16 which has produced mixed results.

In addition DEFRA are operating their Automatic Urban and Rural Network (AURN) units in Allesley and Binley. Data can be



found at <https://uk-air.defra.gov.uk/interactive-map>.

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 and the future generation of emissions.

In the meantime, DEFRA have mandated the production of a Local Plan to reduce NOx emissions on the Ring Road. Work on this document has taken priority over the action plan; however both documents in combination will contribute to and complement each other. Funding may be required through planning agreements to fund air quality assessment or improvements.

The team is also reviewing the impact and future control of biomass boilers on the City's air quality which are being promoted nationally as sustainable alternatives to fossil fuelled appliances particularly in school premises. A draft is hopefully going to be started towards the second half of 2017.



**Policy EM6: Contaminated Land**

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 the end users.

The Council, through its planning and waste strategies is keen to promote the use of local facilities for the treatment of waste materials; for example the use of compost generated from the local household waste stream on the farm where it is treated (reducing the need for additional transport).

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



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

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

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

The 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, and has consistently seen reduction in material going to landfill. Although across 2016/17 disposable tonnage to landfill decreased from 7% in 2015/16 to 5%. New material streams for recycling have been added including kerbside collections for food waste.



| <b>Recycling/<br/>composting<br/>targets</b> | 2009/10 | 2014/<br>15 | 2019/2<br>0 |
|--|---------|-------------|-------------|
| Coventry City Council                        | 32%     | 40%         | 50%         |

**Policy EM11: Materials Recycling Facilities**

There are no government targets for materials recycling facilities, although central government plans on tackling plastic waste. 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.



### 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 undergone examination by the Planning Inspector and has now been adopted, but is included here as a reference point for monitoring in future years as this chapter is still concerned with the Coventry Development Plan 2001. 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 |          |
|---------------------------------------|-----------------|----------|-----------------------|----------|
|                                       | 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       |
| <b>Total</b>                          | <b>20,610</b>   | <b>-</b> | <b>1,480</b>          | <b>-</b> |

**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        |
| <b>Total</b>  | <b>29,150</b> | <b>-</b>     |

**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  |
| <b>Total</b>                                | <b>24,600</b> |        |



*New apartments at Banner Brook*

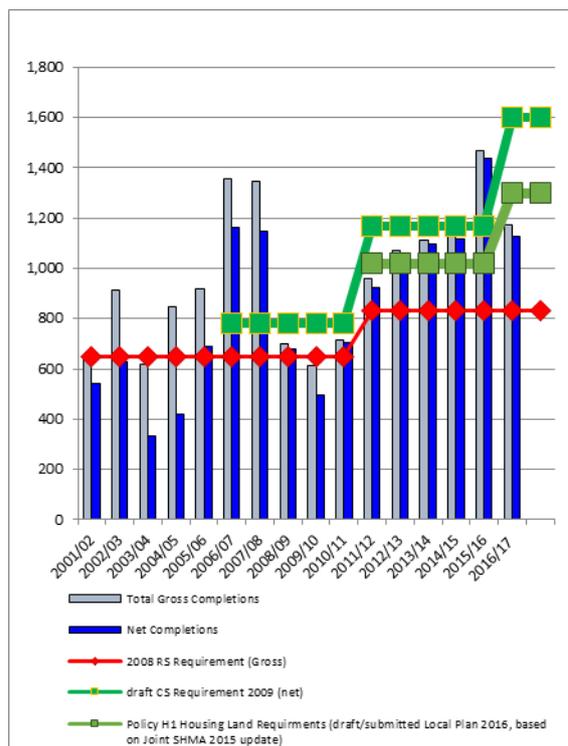
**Housing Completions**

Gross housing completions in 2016/2017 marginally increased compared with the previous year, with total gross completions at 1192. This continues recent pattern which have shown an increasing number of completions (a trend which began in 2009/10). Although net conversions have decreased significantly which has conse

However, due to the high levels of completion in the last 5 years, the net completions for the period 2011-17 continue to exceed the total required in Policy H1 of the draft Local Plan (based on the SHMA 2015) with 6,742 net completions over this period; an over-supply of 342 dwellings.

Appendix 1 provides more detailed information.

**Figure 1**



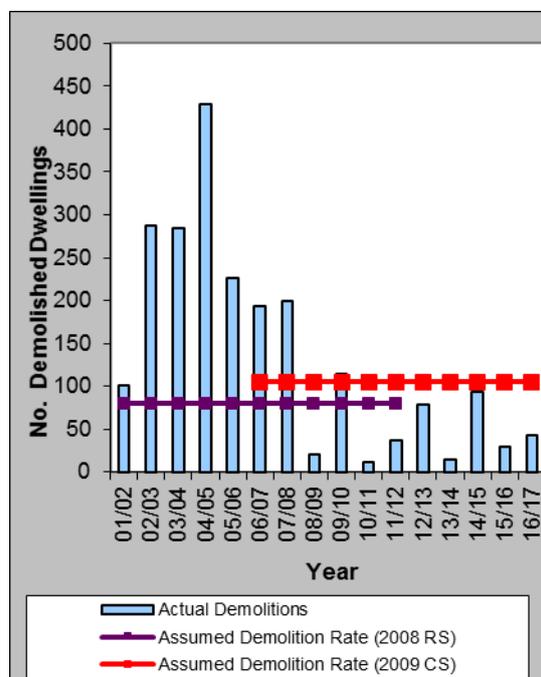
**Demolitions**

2016/17 saw a slight increase in demolitions from 30 in 2005/16 to 43 reported. As a result of the slowdown in demolition rates in recent years, Coventry remains below the assumed demolition rate of the 2009 Core Strategy (with an actual number of 837 demolitions compared to the assumed cumulative figure of 1155 demolitions over this period).

However, Coventry stays above the cumulative assumption from the 2008 RS as a result of the high number between 2002/03 and 2007/08 (with an actual number of 2164 demolitions compared to the assumed cumulative figure of 1280 demolitions over this period).

As found previously, the change in demolition rate is primarily linked to the slow clearance in the regeneration areas of Wood End, Henley Green and Manor Farm.

**Figure 2**



Appendix 1 provides more detailed information.

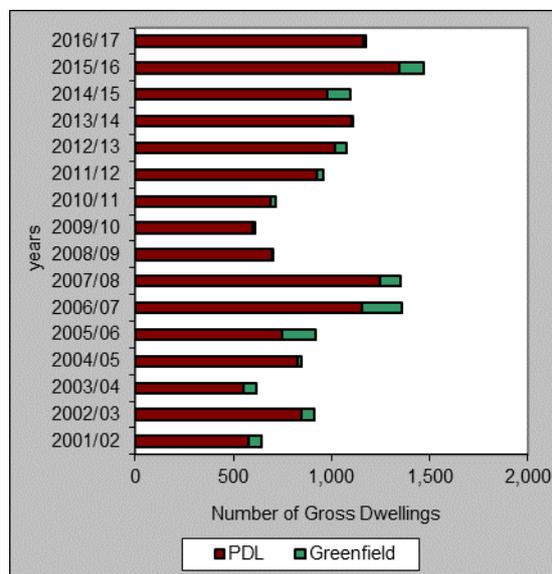
**Completions on Previously Developed Land (PDL).**

The figures from 2016/17 continue to highlight the effectiveness of policies such as GE8 in protecting green spaces, with approximately 98% of new completions being on Previously Developed Sites during this year.

The total for the period 2001-2017 was 90% which is slightly below the 2008 RS target (Policy CF4). The total for the period for 2001-2017 was 90%.

Appendix 1 contains the data to support Figure 3.

**Figure 3**



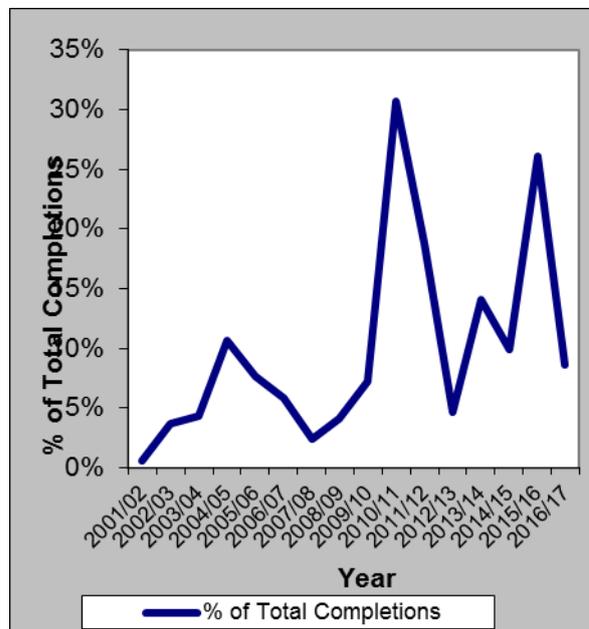
**Conversions and Change of Use**

2016/17 has seen a large decline in the number of completions from conversions/change of uses. This follows the increase seen in the previous year, showing a fall from 26% (2015/16) to 9% (2016/17).

These included the subdivision of single houses to flats and also the conversion of offices to new homes.

Appendix 1 provides detailed data to support Figure 4.

**Figure 4**



**Type and size of New Build Dwellings Completed**

Due to changing demographic and social trends, the supply of smaller properties is currently required to meet the needs of smaller/single-person households, as figures on the ONS suggest this is a need across Coventry.

Although a slight decline, the high percentage of 3 bed dwellings continues to follow one of the key recommendations in the SHMA stating the need to diversify the city's housing stock.

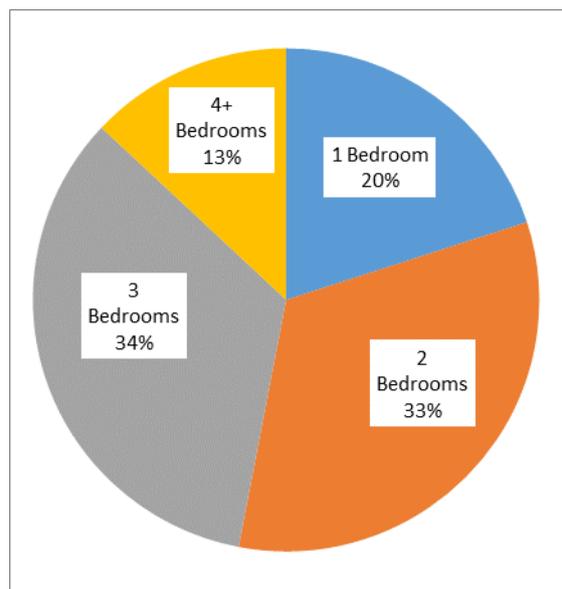
There has been a considerable decline in the number of 4 bed dwellings, falling from 20% to 13% since the last period.

Figure 6 shows the continuation of the high proportion of completions being houses, still at almost 2/3 of the total. Again reflecting the trend for family accommodation being the highest demanded dwelling type for new build development in recent years.

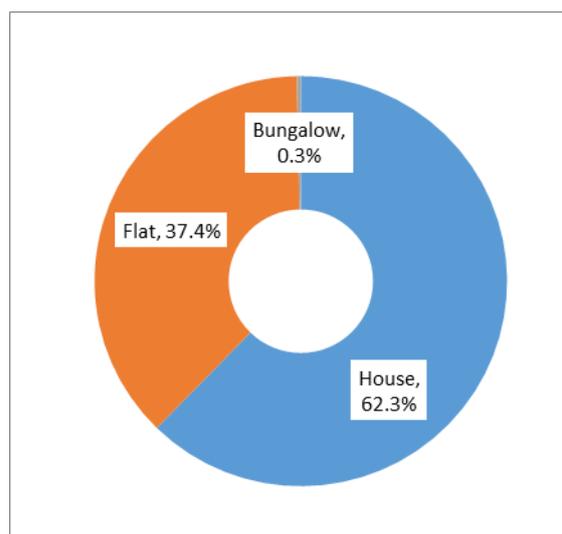
As also true of last year, Figure 6 again shows the significant decline in construction of bungalows, now making up just 0.3% of housing types.

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

**Figure 5**



**Figure 6**



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

**City Centre Housing**

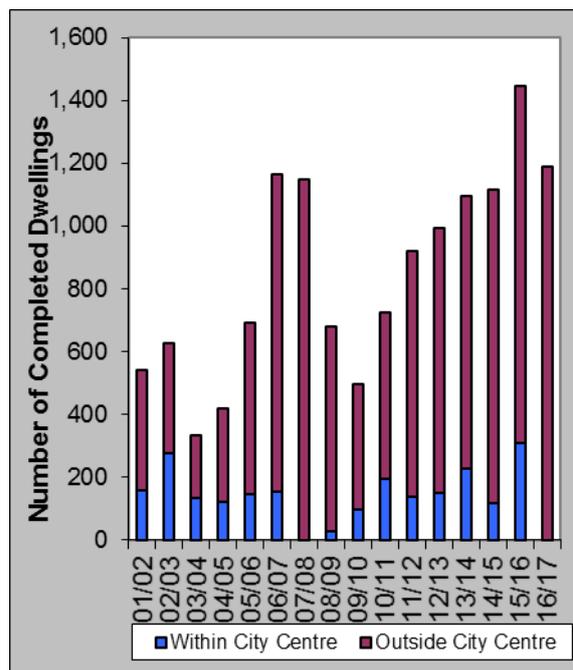
CDP policies CC3-CC5 continue to promote new housing within the city centre area.

Since 2001, 20% of all completions within Coventry have been within the city centre (totalling 2,515 dwellings from 2001-2017). In recent years there has been greater focus on conversion of commercial property to studio apartments or cluster flats for students.

The current regeneration at Friargate and the Precinct Area will result in and provide future opportunities to deliver substantial residential provision within the city centre.

Appendix 1 provides detailed data to support Figure 7.

**Figure 7**



**Housing Completions for Registered Providers (RP's)**

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

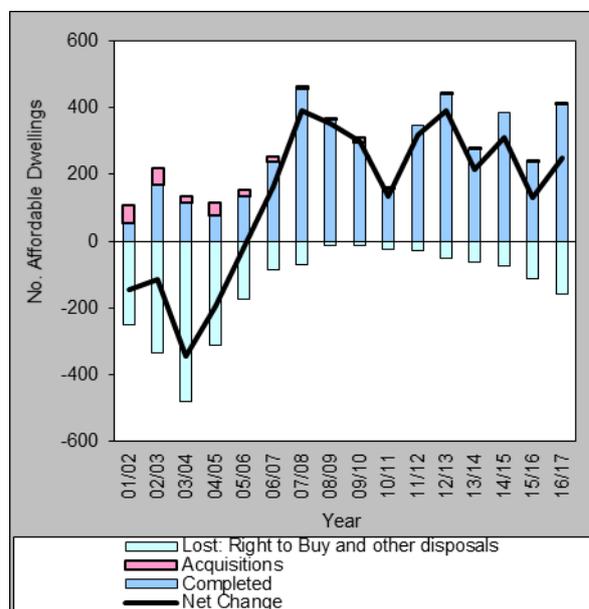
Figure 8 shows that delivery of gross housing by RP's in 2016/17 has increased significantly, showing the data from recent years to fluctuate considerable, increasing from 240 in the last period to 410 dwellings in this one.

The number of properties lost to 'the right to buy' scheme and other disposals has continued with recent trends, showing further decline.

There is a clear increase in the number of completions in this period, from the 2015/16 figure of 240 dwellings to 410 in 2016/17.

Appendix 1 provides detailed data to support Figure 8.

**Figure 8**



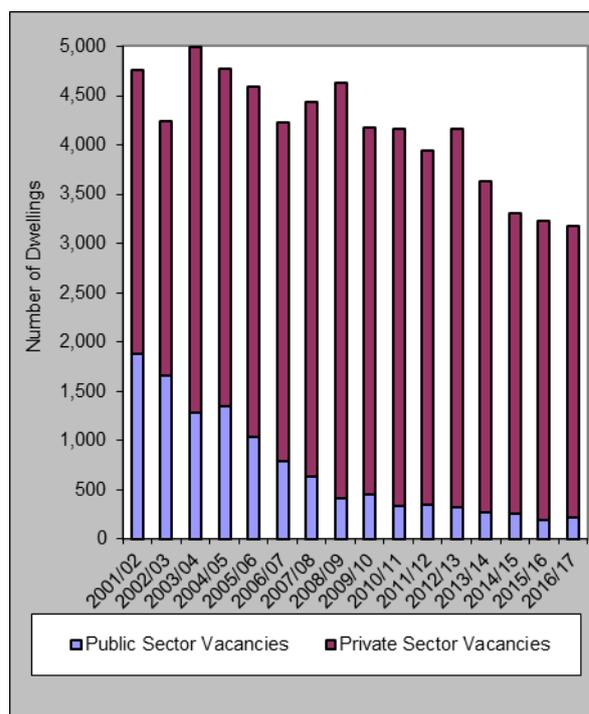
**Vacant Dwellings**

Figure 9 shows the number of vacant dwellings has continued to decline since the increase in 2012/2013. However, although it is only a slight change, public sector vacancies have increased upon 2015/16 by 20 dwellings.

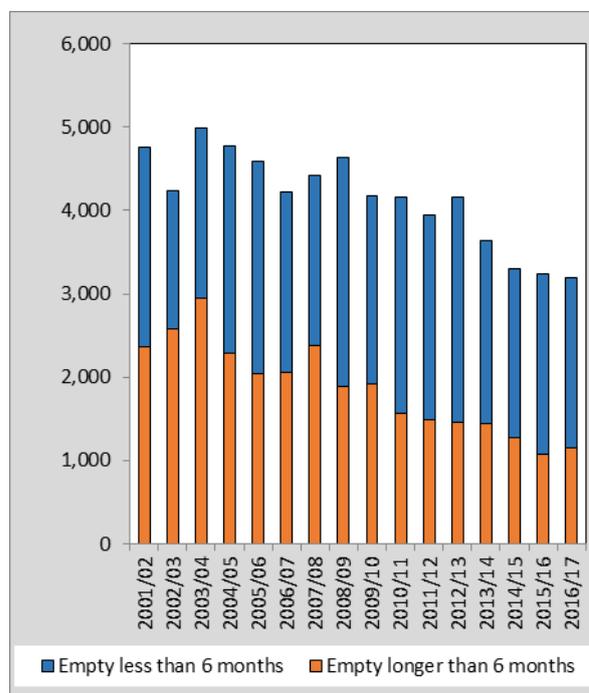
The number of properties that are empty for longer than 6 months has also shown a continuation in a downward trend, displayed in Figure 10. Dwellings vacant for over 6 months account for only 0.8% of the total dwelling stock in the city, its peak still stands at 2.3% in 2003/04.

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

**Figure 9**



**Figure 10**



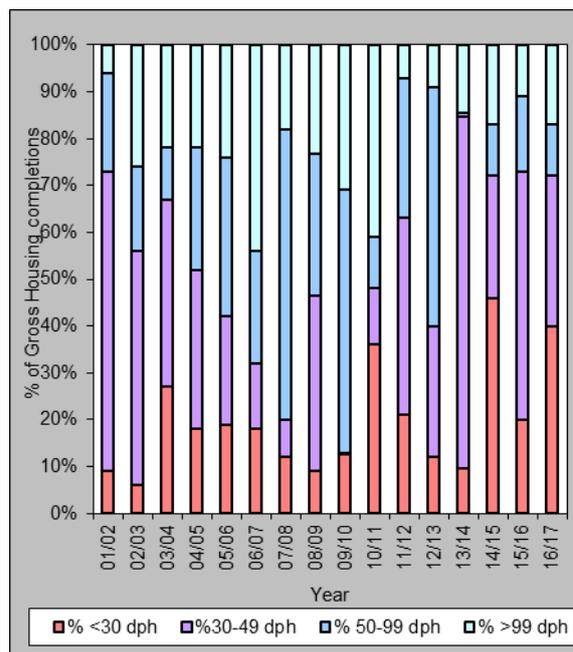
**Density of Annual Completions**

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

In the 2016/17 monitoring year, there was considerable increase in the percentage of sites with lower densities (>30 dph). This period also experienced an increase in the proportion of sites high density sites (>99 dph), although this increase is slight.

Trends over the period 2001-16 would suggest 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. However, this is not true of 2016/17, where this period actually saw a fall in the mid-range densities.

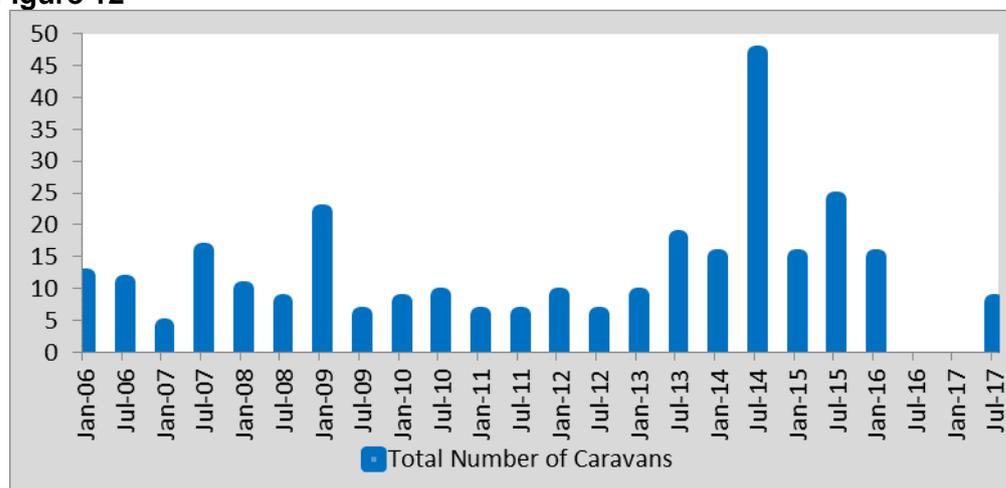
**Figure 11**



**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.

**Figure 12**



The NPPF requires consideration to be given to maintaining a 5 year supply of adequate pitches for Gypsies and Travellers. The National Planning Policy Framework and its accompanying ‘Planning policy for traveller sites’ states that Local authorities should ‘identify and update annually, a supply of specific deliverable sites sufficient to provide to provide five years’ worth of sites against their locally set targets’.

As of July 2014, there were two authorised Gypsy and Traveller sites, the Gypsy and Traveller site listed under local authority site was Siskin Drive (with a total of 16 pitches),

under private there was the Bubage’s Lane site (with 14 pitches). However, it is thought that refurbishment is needed at the siskin drive site as currently only 4 of the possible 16 (potentially 19 pitches) are occupied.

Appendix 1 provides detailed data to support Figure 11.

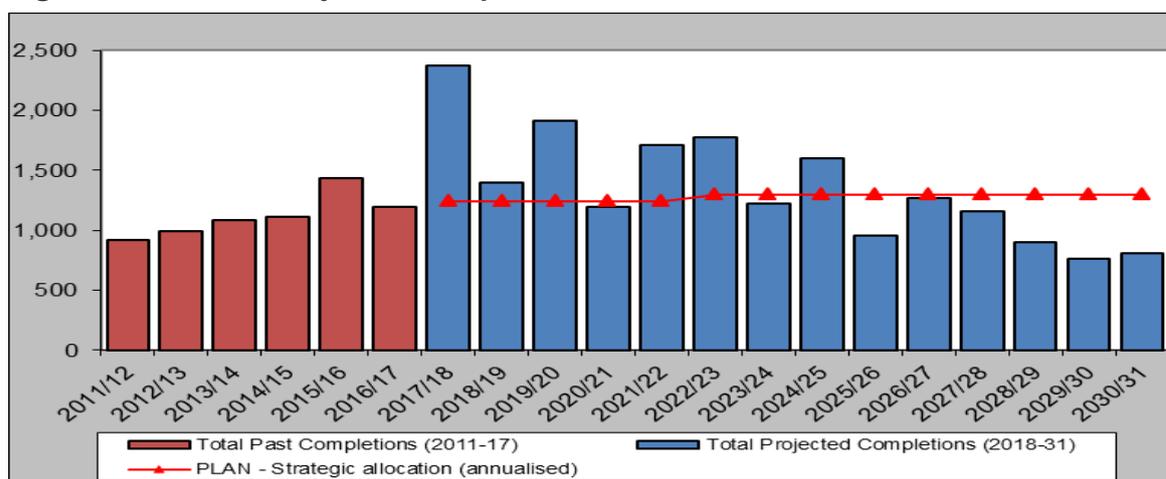


L-R: New housing development at New Century Park and new homes at Wood End (the NDC regeneration area).

**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 sub-regional SHMA 2015), updating performance to 2016/17. The chart below shows the fluctuating 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. Although in reality this is only 342 when the 2017 undersupply of 108 is factored in.

**Figure 1: Past and Projected Completion Rates**



Allowing for further context to the chart, the expected completion rates for the period including the 2011 Local Plan. It can be seen from the chart that the Council continues to demonstrate a positive performance against the requirements of the stepped projector when it is considered the anticipated over-supply prior to the under-supply. In reality this is likely to be more evenly balanced and spread over the period shown.

### Housing Land Supply (2011-2031)

The updated monitoring position highlights a total housing land Supply for the period 2011-2031 of 27,025. This has added an extra 1,653 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)      | 6,742         | 6,346         | 396          | 94%        |
| Outstanding Permissions      | 5,510         | 4,330         | 1,180        | 79%        |
| Sites Under Construction     | 1,584         | 1,495         | 89           | 94%        |
| 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                     | 562           | -             | -            | -          |
| <b>Total</b>                 | <b>27,025</b> | <b>16,634</b> | <b>9,829</b> | <b>62%</b> |
| <b>Excluding completions</b> | <b>20,283</b> | <b>10,288</b> | <b>9,433</b> | <b>51%</b> |

### The 5 Year Supply (At April 1<sup>st</sup> 2017)

Of the total supply, 8,458 have been assessed as deliverable within the next 5 years (2017-2022). Approximately 79% of these potential dwellings are on brownfield land, and 65% already benefit from planning permission or are under construction.

**Figure 3: 5 year supply Housing Land Components**

| Supply Components        | All Supply   | PDL          | Greenfield   | % PDL      |
|--------------------------|--------------|--------------|--------------|------------|
| Outstanding Permissions  | 3,696        | 2,444        | 1,157        | 66%        |
| Sites Under Construction | 1,584        | 1,495        | 89           | 94%        |
| Local Plan Allocations   | 2,070        | 795          | 1,275        | 38%        |
| CC AAP Allocations       | 145          | 145          | 0            | 100%       |
| SHLAA Sites              | 963          | 673          | 290          | 70%        |
| Windfall                 | -            | -            | -            | -          |
| <b>Total</b>             | <b>8,458</b> | <b>5,552</b> | <b>2,811</b> | <b>66%</b> |

#### Points of Note:

- No allowance is made for windfall developments in the first 5 year period.
- An allowance is made for land recently removed from the Green Belt as the new Coventry Local Plan 2011 is now adopted, the deliverability of the sites is now unconstrained.
- 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:

The table below summarises the 5 year supply against the Local Plan 2011 housing requirement. This applies a 5% buffer in relation to both the Liverpool and Sedgfield approaches.

**Figure 4: 5 year Supply Testing**

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

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 shows 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 in this instance, 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**

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

### **Conclusions**

The following table 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.

| Requirement   | Baseline Requirement  | With 5% Buffer   | With 20% Buffer   |
|---|---|--|---|
| Draft Local Plan Requirement (stepped) (Liverpool Approach)                           |  |  |  |
| Draft Local Plan Requirement (stepped) (Sedgefield Approach)                          |  |  |  |
| Alternative Projection - Draft Local Plan Requirement (stepped) (Liverpool Approach)  |  |  |  |
| Alternative Projection - Draft Local Plan Requirement (stepped) (Sedgefield Approach) |  |  |  |



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

## 4 Economy & Employment

### Policy Aim

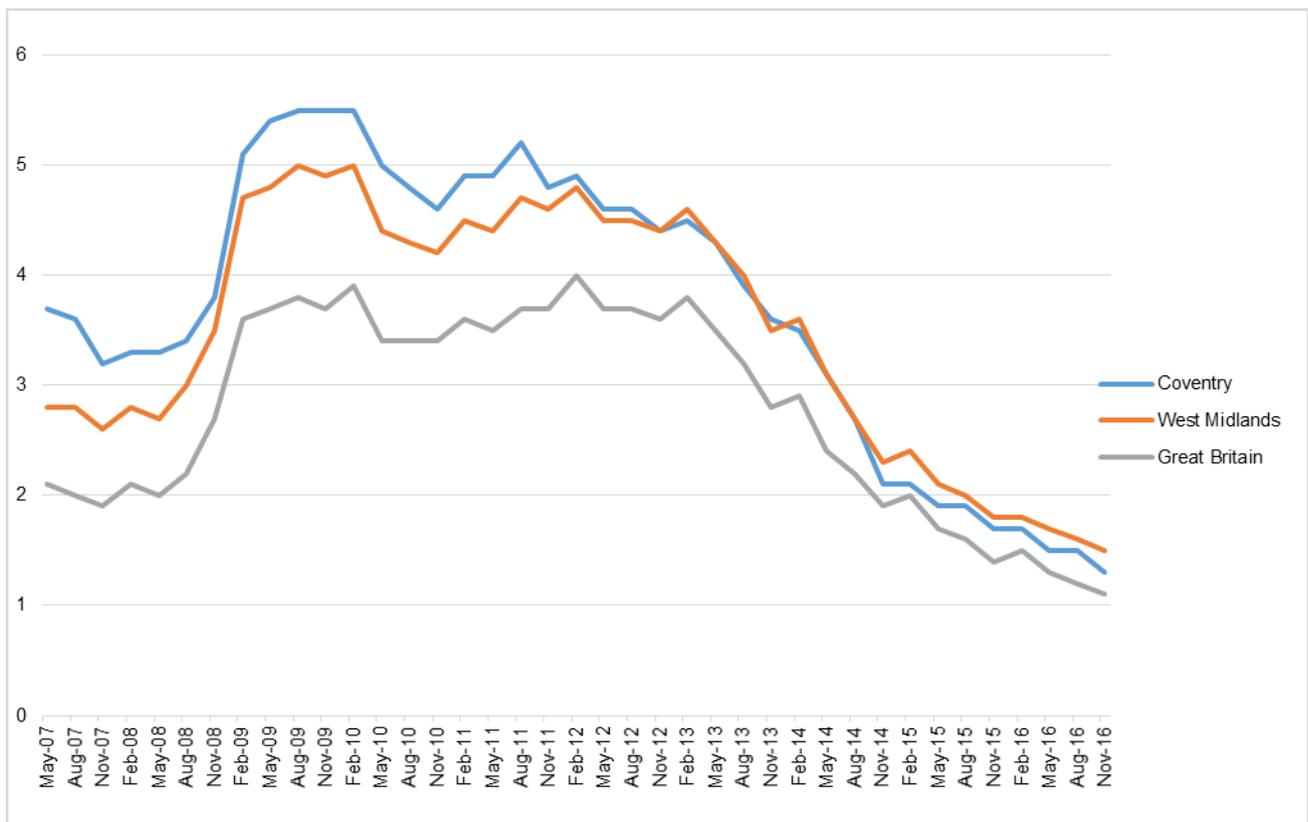
The policy aim for the Economy & Employment chapter of the Coventry Development Plan 2001 is:

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

#### Overall Economic Situation of Coventry

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 beginning 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



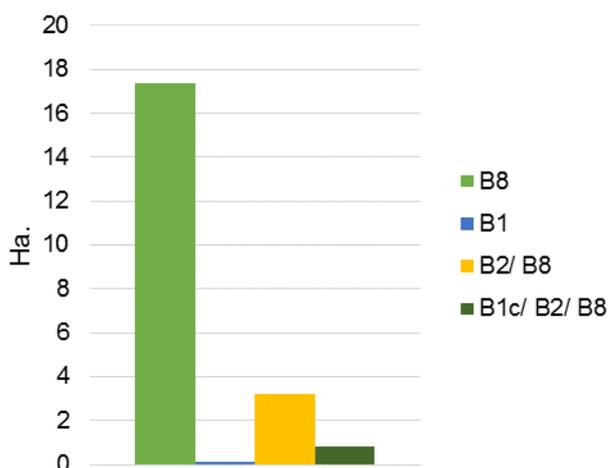
(JSA data obtained from the Office for National Statistics).

**B-Class (employment) Completions**

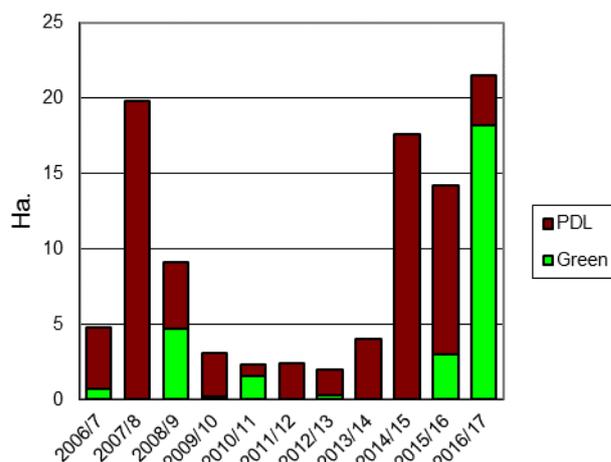
There were completions on 4 sites during the year to 31<sup>st</sup> March 2017. The largest of these completions was at the land forming south west of the Whitley Business Park. The other 3 completions were at; 146 Lower Ford Street & 26-27 & r/o 28-34 Far Gosford Street, Plot 6 Lyons Park Coundon Wedge Drive and finally Pilot Business Park Pilot Close. All of the sites are within the Coventry Boundary.

| Financial Year 2016/17                     | Complete d Site Area (Ha) | Complete Floor Space (SqM) |
|--|---------------------------|----------------------------|
| <b>B8</b>                                  | 17.4                      | 19,888                     |
| <b>B1</b>                                  | 0.0948                    | 948                        |
| <b>B2/ B8</b>                              | 3.2                       | 12,546                     |
| <b>B1c/ B2/ B8</b>                         | 0.8                       | 2,880                      |
| <b>Total</b>                               | 21.5                      | 36,262                     |
| <i>of which within Coventry's Boundary</i> | 21.5                      | 36,262                     |

**Size of B-Class Completions (2016/17)**



**Employment Land Completions 2006/17**



**B-Class (employment) Completions 2016-2017**

The table (right) shows the percentage of employment development (by use class) that was completed on previously-developed land in Coventry over the 2016/17 financial year.

In this period, 55% of employment completions were on previously-developed land, this is a considerable difference to the previous period (2016/17), in which 84% of employment completions were on previously developed land. Although these figures indicate 45% of development on Green Field land. With this percentage, it is key to

**Percentage of Employment Development by Use Class in Coventry over the 2016/17 Financial Year**

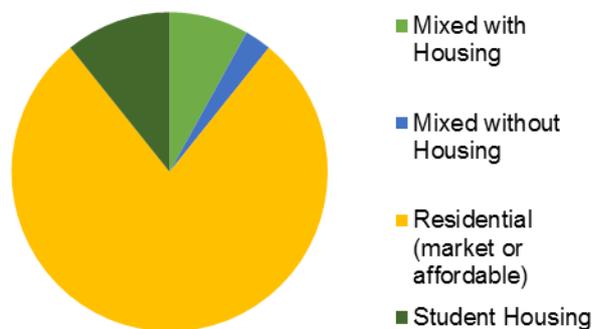


|  |  |
|--|--|
| <p>consider the total number of total employment land completions during 2016/17 (4).</p>  |  |
| <p><b><u>Office (B1) Completions</u></b></p> <p>Likewise to 2015/16 and 2014/15, there were no exclusively office schemes completed during the year to 31<sup>st</sup> March 2017. This reflects the recent trend and highlights that the office market continues to show limited activity although the development at Friargate continues.</p>  |  |
| <p><b><u>Employment Land Under Construction</u></b></p> <p>There were 4 employment sites under construction as of 31<sup>st</sup> March 2017. The largest of these being Plots 1, 2, 3 and part of Lyons park at 13.5 hectares in size. In total, Coventry has 23.83 hectares of employment land under construction.</p>   |  |
| <p><b><u>Total (employment) Land Supply</u></b></p> <p>As at 31<sup>st</sup> March 2017, several of sites with extant permission had not commenced, these include some larger sites such as the remaining areas of; Autobahn Porsche, Fats Lane Buildings, Dunchurch Highway- 0.5 hectors and Simmons Mouldings Station Street West- 0.1 hectors.</p> <p>In 2015/16 the total employment land supply stood at 89ha. In 2016/17, the total supply decreased to 54.13ha (of which in Coventry- 51. 28ha, Rugby Borough Council sites- 2.85ha). The employment appendix sets this out in more detail.</p> |  |
| <p><b><u>Churn of (employment) Land</u></b></p> <p>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 a few sites (former Ultraseal, Godiva Place, Lower Ford Street and former Brandish Vauxhall Dealership) now no longer occupied by B class use.</p>  |  |

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 (11%). This illustrates the prominent nature of student accommodation in redevelopment projects in and around Coventry. The conversion to residential was considerable in 2016/17, making up 78% of conversions, reflecting the current housing demand.

Ha of Employment Land to Alternative Uses 2006/07-2016/17



**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 the last three periods, showing a trend of decline in the claimant count.

The total supply of employment land with planning permission stands at 54.13Ha. 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 requires a sequential test to planning applications for main town centre uses not in a defined centre. The NPPF also establishes the hierarchy of centres principle and also requires an impact assessment for proposals outside defined centres, where the proposal is over 2500sqm.

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 2016/17 is 3,425 sq.m.



#### Policy Performance

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

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

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

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 514 units across all Local Centres, 61% % where in A1 use, 5% were in A2 use, 11% were in A3 use, 2% were in A4 use, 10% were in A5 use and the remaining 12% 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 7: Primary Retail Frontages**

Policy S7 works to promote the use of less non-retail frontages, aiming to result in a variety of land use. These frontages designations have continued to work well, proving an important tool to ensure that retail uses are maintained and allow maximum opportunity for future development in designated zones of the city.

**Policy S 8: Upper Floor Units in Defined Centres**

This policy continues to promote the mix of uses within centres, while maintaining their compatibility with both nearby uses and with other Plan policies.

**Policy S 9: Local Shops**

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. In other words, ensured the viability and vitality of the defined centres as set out in 2001 Local Development Plan.

**Policy S 10: Catering Outlets**

Within outlets, Policy S10 continues to promote the locating of catering outlets to be within defined centres and employment areas and continues to discourage their location outside of those locations.

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

**Policy S 11: 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 Strategic Transport Plan ‘Movement for Growth’ and TfWM’s 10 Year Delivery Plan to 2026.

The Strategy will aim to support Coventry deliver around £630M of investment over the next 10 years, which will include investment from WMCA Devolutuion Deal to improve connectivity between Coventry and UK Central and HS2.

**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, to unlock the Friargate development adjacent to the railway station, the Council levered over £20m Regional Growth Fund and European Regional Development Fund grant to deliver a new bridge deck over the ring road, which has significantly improved pedestrian and cycle links between the city centre and station area.

The West Midlands Strategic Transport Plan, 'Movement for Growth' sets out regional improvements for the transport system to support economic growth and regeneration, underpin new development and housing, and to improve air quality, the environment



Junction 6 Before (above) and After (below)



and social inclusion. It is based on long term improvements to an integrated transport system and is made up of four tiers:

- National and Regional,
- Metropolitan (Metropolitan Rail and Rapid Transit Network, Key Route Network, Strategic Cycle Network),
- Local,
- Smart Mobility.

Coventry's Strategic Transport Investment Programme 'Connecting Coventry' aligns with the 10 Year Delivery Plan and outlines plans to deliver a £630m programme over the next decade. This will include major improvements to Coventry Railway Station to increase capacity and increased car park capacity at Tile Hill Station, the introduction of a Very Light Rail system, major road improvement schemes including the upgrade of the A46 Stoneleigh Junction and A46 link road, as well as improvements to the north of Coventry including the Kerseley link road and upgrade of M6 Junction 3. Additionally Coventry and Warwickshire Local Enterprise Partnership Local Growth Deal funding has been secured to deliver further public realm enhancements to the city.

Coventry City Council has delivered a number of innovative intelligent mobility projects using a variety of funding sources including Coventry and Warwickshire Local Enterprise Partnership Local Growth Fund, Innovate UK and DfT. Key projects include an Intelligent Variable Messaging System (dynamic routing), the creation of a test bed for driverless vehicles in the city centre



and trialling a new app which involves real-time bay sensors. All of these projects are designed to incorporate emerging technology and create smarter, better connected cities.

In 2016/17, the contribution to Coventry was £2.53 million for Maintenance (roads and associated structures) although this is a decrease in funding over the last couple of years.

Regional Transport Investment across 2016/17 was £1.58 million from the Integrated Transport Block. The 2016/17 Transportation Capital Programme Cabinet Report March 2016 set out a detailed programme of local transport schemes which will assist in meeting the objectives and targets of the West Midlands Movement for Growth Strategy.

The City Council has continued to seek additional funding resources to boost transportation investment. Coventry City Council has secured £8.9 million for highways maintenance and £1.58 million for the Integrated Transport block for 2016/17. Site specific schemes for the year include; £1.8 million CWLEP Growth Deal funding was spent delivering Coventry Station Access tunnel, £0.9 million CWLEP Growth Deal on delivering the public realm programme, £0.6 million on Broad Lane/Banner Lane and £1 million on Swanswell Viaduct. The total capital scheme outturn across Coventry for 2016/17 was £13.2 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 Transport for West Midlands 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. The patronage at the new stations (Ricoh Arena, and Bermuda Park) continues to grow.

Package 2 will see delivery of a new bay platform at Coventry Station due for completion in 2019 which will enable more frequent rail services between Coventry and Nuneaton. This work will be delivered as part of the £82m Coventry Station Masterplan programme. Coventry Railway Station has experienced one of the fastest growth in passenger numbers outside of London, and will soon be at capacity. The Station Masterplan will create additional capacity through the delivery of a second station building, a new Multi Storey Car Park with an increase in capacity of over 300 spaces, an additional footbridge connecting all four platforms and a new bus interchange, which will be connected via a platform grade pedestrian subway underneath Warwick Road. These works will commence mid-2018 and are projected to be completed by the end of 2020.



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

The policy aims to ensure that bus services are integrated into all new large developments.

A new bus interchange is to be delivered at Coventry Railway Station as part of the Station Masterplan.

**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 bus lanes and contraflow bus lanes across the city. Some bus lanes that have been identified as inefficient have been removed as part of a city wide bus lane review, the results of which are being monitored.

**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.

**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.

There has been over £53m investment in Public Realm improvements in Coventry city centre to date. Recently completed schemes include Fairfax Street and Greyfriars Lane. Additional funding has been secured to deliver a further ambitious programme of city centre public realm enhancements.



**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.

Key corridors for cycle route improvements have been identified as part of the Metropolitan Strategic Cycle Network linked to the regional Cycle Charter. This also recognises the importance of developing the local cycle network.

**Policy AM14 and 15: Roads and Highway Authority Road Schemes**

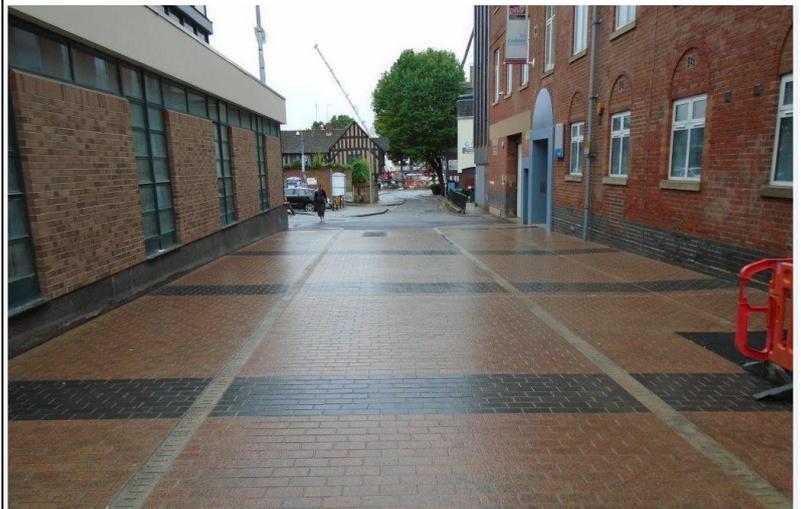
The policy objective is to promote and encourage new roads to complete the strategic road network across the city.

Swanswell Viaduct refurbishment works are ongoing. Improvements to Broad Lane/Banner Lane junction, in addition to other, less significant, highways investment programmes.

**Policy AM 16: Other Road Schemes**

Tollbar (A45/A46) junction and Warwick Road Station access tunnel are now complete. Banner Lane/Broad Lane Junction, A45/Leamington Rd Junction and Swanswell Viaduct schemes are ongoing.

Planning permission has been



granted for major highway infrastructure works including a new bridge over A45 at Whitley South and new highway and associated junctions linking the existing JLR site to new development to the south of A45.

**Policy AM20: Road Freight**

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

City Centre Cycle Cordon Survey 07:00-12:30 – 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 |

City Centre Cycle Cordon Survey 07:00-12:30 - Weekday  
(Estimated Number of **Pedestrians - Outbound**)

| 2007  | 2009  | 2012  | 2013  | 2014  | 2015  | 2016  |
|-------|-------|-------|-------|-------|-------|-------|
| 5,689 | 6,881 | 5,975 | 5,115 | 5,478 | 5,790 | 4,922 |

City Centre Cycle Cordon Survey 07:00-12:30 - Weekday  
(Estimated Number of **Cyclists - Inbound**)

| 2009 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 |
|------|------|------|------|------|------|------|
| 690  | 774  | 722  | 678  | 707  | 562  | 521  |

City Centre Cycle Cordon Survey 07:00-12:30 - Weekday  
(Estimated Number of **Cyclists - Outbound**)

| 2009 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 |
|------|------|------|------|------|------|------|
| 379  | 444  | 443  | 431  | 402  | 309  | 177  |

## 7 BUILT ENVIRONMENT

### Policy Aim

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

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

#### Policy Review

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

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



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

##### **Road Corridors**

The 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.

There are continual discussions regarding the location of bus lanes in order to develop a better connected city, freeing up road space in and around the city centre.



**The Canal Corridor**

The canal corridor was confirmed as a Local Wildlife site in 2015. The Council will continue to preserve and enhance the character of the canal corridors. Coventry Canal is listed as a Conservation Area (under Section 69 of the Planning Act 1990), stated in the Local Plan.

**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.



Canal Basin



Far Gosford Street



Kenilworth Road

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

There are 308 statutorily listed buildings; 286 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



Priory Gardens



Far Gosford Street

**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.



Earlsdon

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

Four new Listed Buildings have been designated, all at Grade II. These are all war memorials, designated by Historic England as part of The War Memorials Listing Project to recognise the centenary of World War 1: Alderman’s Green War Memorial, Keresley War Memorial, Radford St Nicolas War Memorial and St Pauls Foleshill War Memorial.



**Locally Listed Buildings (BE 14)**

Two new buildings have been added to the Coventry Local List; 6 The Firs, an remarkably well-preserved red brick ‘Arts and Crafts’ style house near Earlsdon, and the Co-operative Society store on Corporation Street, built in 1954-1956 as part of the post-war reconstruction of Coventry. Policy BE 14 has continued to form the basis for the consideration of proposals.



War Memorials

**Archaeological Sites (BE 15)**

Archaeological desk-based assessments, evaluations and watching briefs were carried out at various sites in Coventry during 2016-2017, 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.



6 The Firs

## **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 2016 - 2017 secured contributions amounting to £6,500 for investment in play provision and public open space and £50,000 for works to the River Sherbourne in Allesley.

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

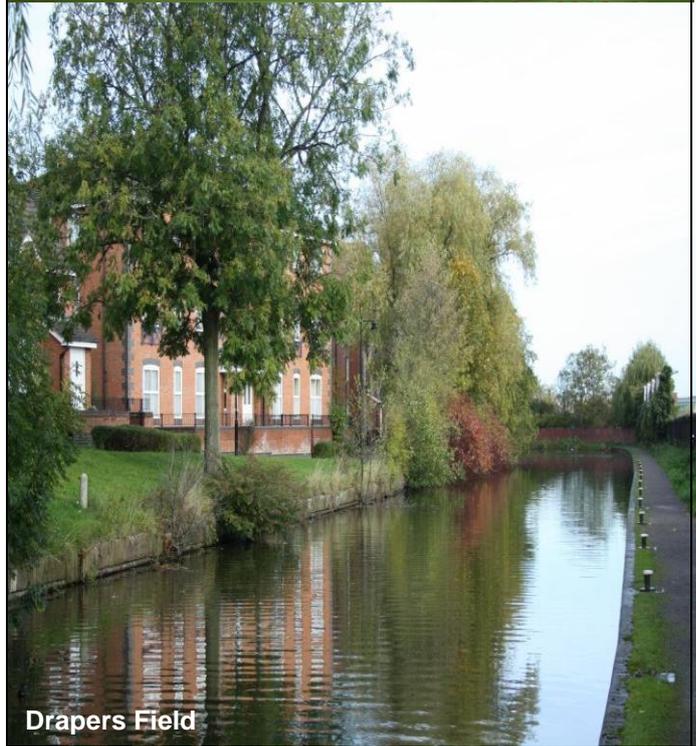
By deterring proposals for inappropriate development, these policies have continued to effectively protect both the quantity and quality of outdoor sports facilities, with no sites lost to inappropriate development



Earlsdon



Memorial Park



Drapers Field

**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. One allotment site in Coundon was lost to development in 2016/2017.

**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 2016 and 2017. 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**

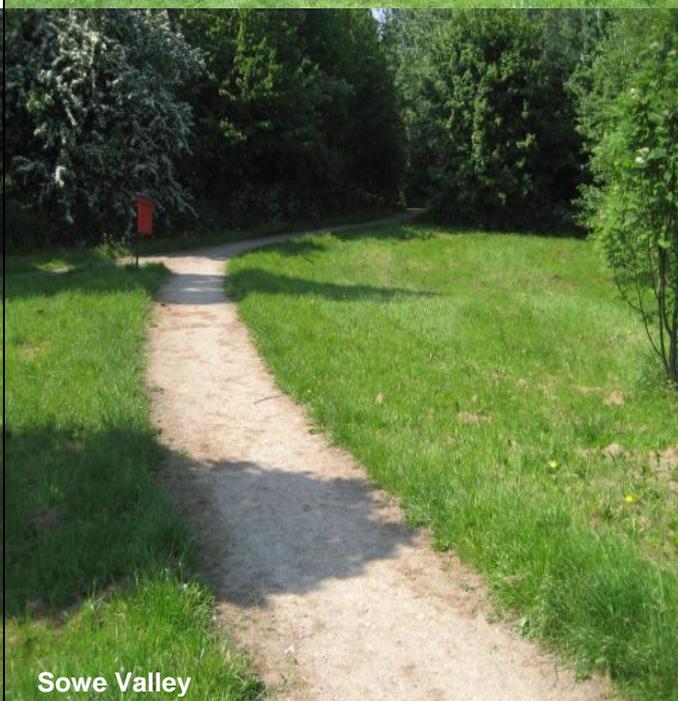
This suite of policies seeks to protect and enhance sites and features of differing nature conservation and landscape importance.



**Coundon Wedge**



**Whitefriars Park**



**Sowe Valley**

**Protection of designated sites**

The CDP has a strong policy to protect designated Sites of Special Scientific Interest (SSSI), Local Nature Reserves (LNR), and Coventry Nature Conservation Sites (CNCS), as shown on the Proposals Map. The strength of this Policy has resulted in no permissions being granted since the adoption of the CDP in 2001 that would have an adverse impact on these sites. The ongoing Phase 1 and Phase 2 re-surveying, together with the surveying of provisional sites, is also helping to inform recommendations for future designations and conservation management. Habitat re-surveys during 2016/17 have confirmed that the following Local Wildlife Sites remain defined at the following locations:

- Pig Wood,
- Park Wood,
- Plants Hill Wood,
- Limbrick Wood,
- Ten Shilling Wood, and
- Coundon Wedge Meadows.

With reference to the national Single Data List 160 reporting for improved Local Biodiversity, the independent review produced by Warwickshire Museum Field Services for the City Council, concludes that 59% of Local Wildlife and Geological Sites in the local authority area are undergoing positive conservation management.

**Tree Preservation Orders**

4 new Tree Preservation Orders totalling 12 trees were served in 2016/17.



**Memorial Park**



**Brownhill Green Allotments**

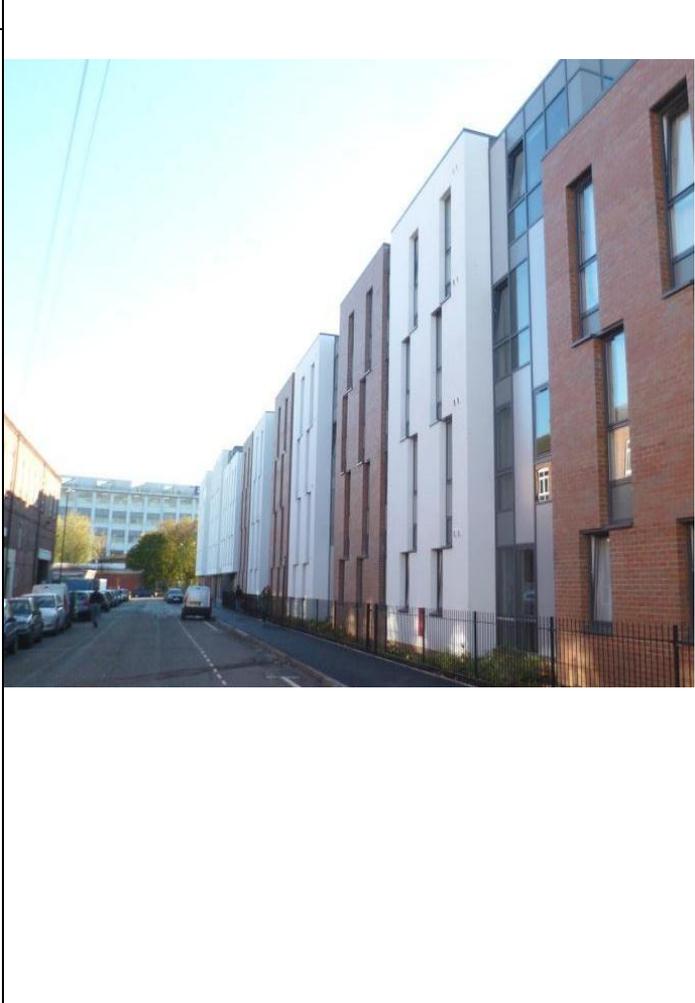


**Coundon Wedge**

## 9 Policy Aim

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

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

|  |  |
|--|--|
| <p><b>Policy Review</b></p> <p><b>Gross Social, Community and Leisure completions by area in 2016/17 = 4,981 square metres</b></p>   |   |
| <p><b>Policy SCL 1: Social, Community, Leisure and Indoor Sports Facilities</b></p> <p>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.</p>   |  |
| <p><b><u>Policy SCL 2: Large Social, Community, Leisure and Indoor Sports Facilities</u></b></p> <p>There were several developments completed during this monitoring period:</p> <ul style="list-style-type: none"> <li>• 105 bed care home at Broad Lane.</li> <li>• Sports hall at Finham Park School.</li> <li>• Islamic school at Stoney Stanton Road.</li> </ul> <p>And;</p> <ul style="list-style-type: none"> <li>• Primary School at Primrose Hill Street.</li> </ul> <p>There are a number of schemes that are currently under construction which overall forms up to 183,895 square meters of proposed development. These are:</p> <ul style="list-style-type: none"> <li>• Land at University Road and Health Centre Road (University of Warwick – lecture theatres, seminar/teaching rooms.</li> <li>• President Kennedy School, Rookery Lane – 3 storey main school building and new sports hall.</li> <li>• Land between Sir John Laing Building and Much Park Street (Coventry University) – new science and health building.</li> <li>• London Road Social Club, Paradise</li> </ul> |  |

Street – revised scheme excluding retail and increasing bed spaces.

- 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).

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

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 61 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.

There is are a number of sites that enjoy planning permission and which are under construction for development, these include:

- President Kennedy School – demolition of existing school building and construction of 3 storey main school building and auxiliary facilities eg. Sports hall (673 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 31/03/2017, there is 1,393 sq.m. of floorspace under construction 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).

Two teaching and research facilities are under construction as of 31/03/2017 totalling 171,705 sq.m.

**Policy SCL 10: Health and Social Care**

The site between Bush Close and Broad Lane has been completed in 2016/17, whilst 3 further sites are under construction:

- London Road Social Club, Paradise Street – revised scheme to exclude retail and include more bedspaces.
- Former Tile Hill Social Club – 32 1 bedroom flats for supporting people with Autism.
- Former St. Mary's School – 56 bedroom independent supported living accommodation.



**Policy SCL 12: Local Health and Social Care Facilities**

There have been no health or car facilities completed this year.

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

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

**Core Strategy Sustainable Communities Indicators**

**SC 3 Local Community Facilities**

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

**Target:** 100% of facilities to be located in centres or within close proximity of public transport – in 2016/17, the four completed sites all achieved this target.

**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.

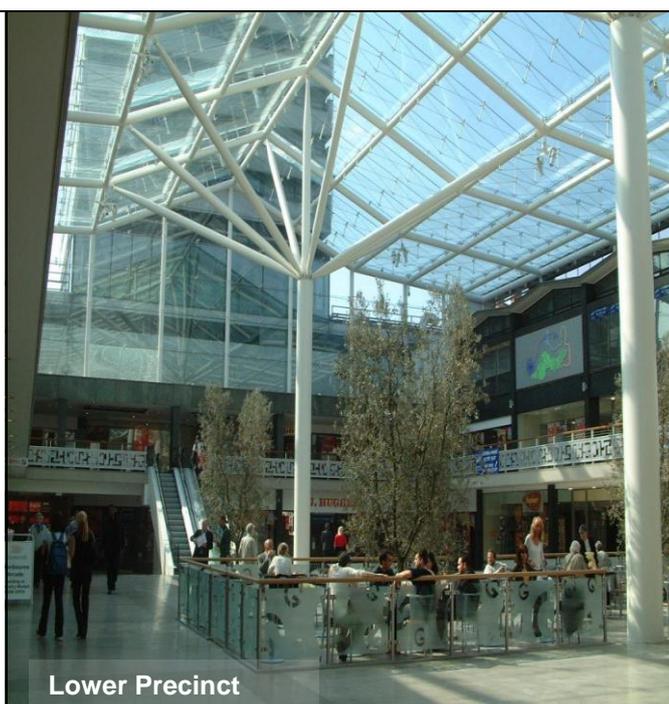
##### **Policy CC 3: A Living Heart**

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 on-going with regard to future development of Coventry University.

### Policy CC7: Major Environmental Improvement Schemes

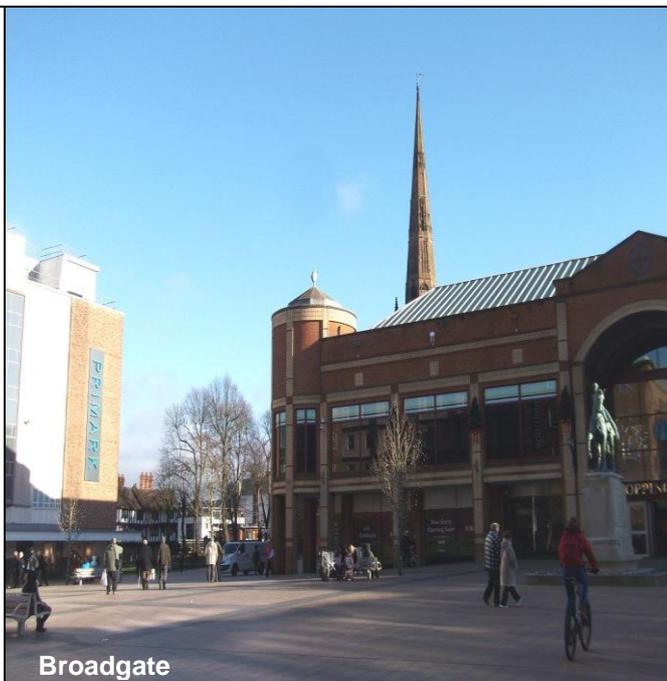
Works to Lidice Place and Little Park St/High St/Earl St have been completed. Works to Station Square have been progressed through the Friargate development, which has included the opening of the 'bridge deck' providing an improved, open green space link between the station and the rest of the city centre

### Policy CC 8: Accessible to All

As detailed above, public realm 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



Broadgate



Herbert Art Gallery and Museum

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)**

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 is underway with the completion of the new Council office development. The bridge deck over the ring road and improvements to Greyfriars Green have also been completed.

**CC34 38 39 Phoenix area:**

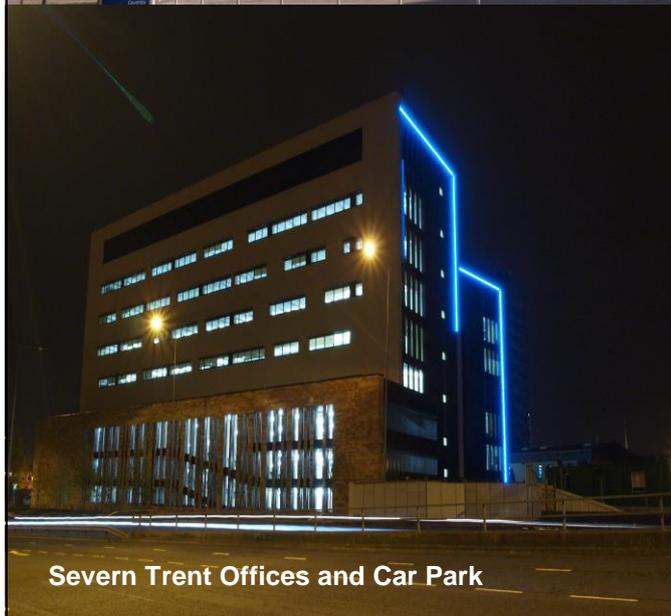
Permission granted for student scheme at Hales Street – 391 rooms with A1 and A3 ground floor uses. Bishop Street student accommodation granted permission – 264 cluster flats/studios providing 1116 bedspaces, with commercial units at ground floor (A1/3/4/5)

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

Belgrade Phase 3 with planning permission – student accommodation



Belgrade Plaza



Severn Trent Offices and Car Park

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)**

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.





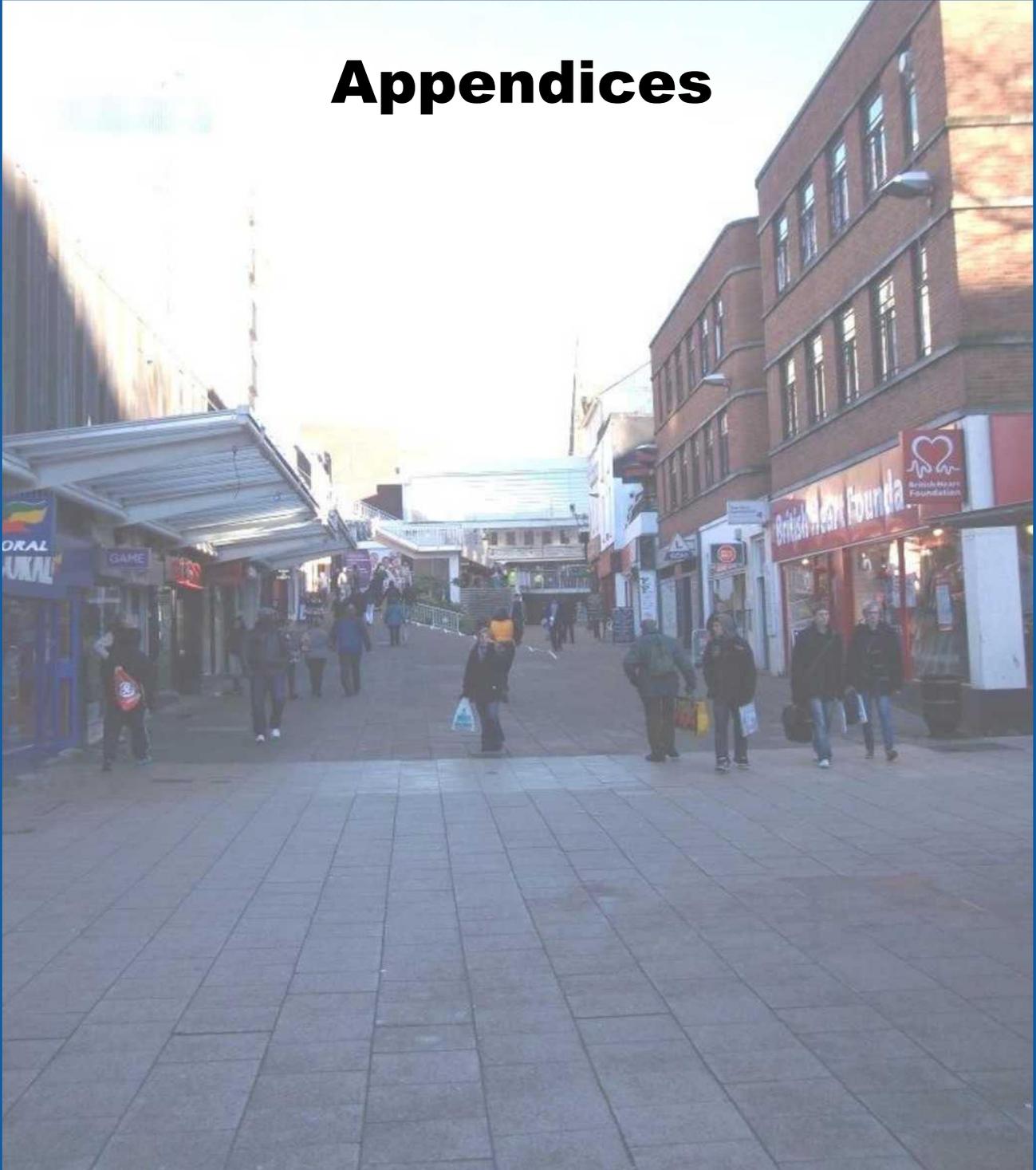
If you need this information in another format or language please contact us:

**Telephone: (024) 7683 2245**

**E-mail: [localdevelopmentframework@coventry.gov.uk](mailto:localdevelopmentframework@coventry.gov.uk)**



# Appendices



## Appendix 1 - Housing Chapter Data Tables

Figure 1, 2 and 3 - Housing Completions, Demolitions and Conversions: 2001-2017

|                             | 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 | 2016/17 | Totals |
|-----------------------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|--------|
| Gross New Build Completions | 639     | 879     | 591     | 757     | 847     | 1,278   | 1,315   | 671     | 567     | 497     | 778     | 1,023   | 957     | 1,092   | 1,092   | 1,124   | 14,107 |
| Net Conversions             | 4       | 34      | 27      | 90      | 70      | 80      | 33      | 29      | 44      | 220     | 180     | 50      | 156     | 118     | 374     | 106     | 1,615  |
| Total Completions           | 643     | 913     | 618     | 847     | 917     | 1,358   | 1,348   | 700     | 611     | 717     | 958     | 1,073   | 1,113   | 1,210   | 1,466   | 1,235   | 15,727 |
| Demolitions                 | 101     | 287     | 284     | 429     | 226     | 193     | 199     | 20      | 115     | 12      | 37      | 79      | 15      | 94      | 30      | 43      | 2,164  |
| Net Completions             | 542     | 626     | 334     | 418     | 691     | 1,165   | 1,149   | 680     | 496     | 705     | 921     | 994     | 1,098   | 1,116   | 1,436   | 1,192   | 33,613 |

Figure 4: 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         |
| 2016/17      | 1,235                   | 1,200          | 35                  | 97         |
| <b>Total</b> | <b>15,682</b>           | <b>14,510</b>  | <b>1,184</b>        | <b>93%</b> |

| Average 11-17 | Average 01-17 |
|---------------|---------------|
| 1,011         | 882           |
| 164           | 101           |
| 1,176         | 983           |
| 50            | 135           |
| 1,126         | 848           |

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

| Number of Bedrooms | % of Annual Supply |
|--------------------|--------------------|
| 1 Bedroom          | 20%                |
| 2 Bedrooms         | 33%                |
| 3 Bedrooms         | 34%                |
| 4+ Bedrooms        | 13%                |

| Dwelling Type | % of Annual Supply |
|---------------|--------------------|
| House         | 62%                |
| Flat          | 37%                |
| 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 | 2016/17 | Total  |
|-------------------------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|--------|
| Total Completions (net) | 542     | 626     | 334     | 418     | 691     | 1,165   | 1,149   | 680     | 496     | 705     | 921     | 994     | 1,095   | 1,116   | 1,436   | 1,187   | 13,555 |
| Within City Centre      | 159     | 278     | 135     | 120     | 148     | 156     | 0       | 28      | 97      | 195     | 137     | 152     | 229     | 119     | 310     | 0       | 2,263  |
| Outside City Centre     | 383     | 348     | 199     | 298     | 543     | 1,009   | 1,149   | 652     | 399     | 529     | 784     | 842     | 866     | 997     | 1,126   | 1,187   | 11,311 |
| % within City Centre    | 29%     | 44%     | 40%     | 29%     | 21%     | 13%     | 0%      | 4%      | 20%     | 28%     | 15%     | 15%     | 21%     | 11%     | 22%     | 0%      | 17%    |

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

| 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 | 2016/17 | Total  |
|---|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|---------|--------|
| Completed                                     | 53      | 170     | 116     | 76      | 133     | 240     | 458     | 364     | 295     | 157     | 348     | 442     | 276     | 387     | 240     | 410     | 4,165  |
| Rehabilitated                                 | 53      | 49      | 19      | 39      | 22      | 14      | 5       | 4       | 17      | 4       | 0       | 3       | 4       | 0       | 1       | 1       | 235    |
| Lost Through Right to Buy and other disposals | -252    | -335    | -479    | -311    | -174    | -87     | -72     | -14     | -11     | -26     | -30     | -53     | -63     | -75     | -111    | -160    | -2,253 |
| Net Change                                    | -146    | -116    | -344    | -196    | -19     | 167     | 391     | 354     | 301     | 135     | 318     | 392     | 217     | 312     | 129     | 251     | 2,146  |
| % of total net completions                    | -       | -       | -       | -       | -       | 14      | 34      | 52      | 61      | 19      | 35      | 39      | 20      | 28      | 9       | 21      | 30     |

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%                             |
| 2016/17 | 138,390                           | 214                     | 2,967                    | 3,189           | 1,150                         | -44                                    | 2.30%                   | 0.83%                             |

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        |
| 2016/17 | 17        | 11          | 32         | 40        | 60        |

NB: Figures based on gross completions on completed sites

Figure 11 - Gypsy and Traveller Pitches

| Count  | planning permission) |         | Unauthorised sites (without planning permission) |                 |                           |                 | Total All Caravans |
|--------|----------------------|---------|--|-----------------|---------------------------|-----------------|--------------------|
|        | Number of Caravans   |         | Sites on land owned by                           |                 | land not owned by Gypsies |                 |                    |
|        | 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 2017.

| 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. 2016/17: 1 completed, 45 under construction, and 132 outstanding permission. |
| 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.   |
| H8 28 | Watery Lane Depot             | 27                      | Site completed.   |
| H8 29 | Windmill Road Depot           | 70                      | Site completed.   |
| H8 30 | Carneys Longford Road         | 25                      | Site completed.   |
| H8 31 | Cromwell Street               | 25                      | Site not developed.   |
| H8 32 | 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                      | Planning permission granted for 150 homes.  |

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 2016/17

| Sites                                 | Total Gross Completions | GF/PDL |
|---------------------------------------|-------------------------|--------|
| 1 Earlsdon Avenue South               | -1                      | PDL    |
| 1, 3, 4 Grosvenor House, Grosvenor Rd | 3                       | PDL    |
| 107 Strathmore Ave                    | -1                      | PDL    |
| 109 Holyhead Road                     | 10                      | PDL    |
| 11 Foxglove Close                     | -1                      | PDL    |
| 11 Nightingale Lane                   | 1                       | PDL    |
| 111 Berkeley Road South               | -1                      | PDL    |
| 117 Radford Rd                        | 4                       | PDL    |
| 117 Sovereign Road                    | 1                       | PDL    |
| 12 Binley Road                        | 1                       | PDL    |
| 12 Gloucester Street                  | 1                       | PDL    |
| 124 Kingsland Avenue                  | -7                      | PDL    |
| 125 Bolingbroke Road                  | 1                       | PDL    |
| 1-3 Bedlam Lane                       | -1                      | PDL    |
| 14 High Street                        | 3                       | PDL    |
| 141 Albany Rd                         | 8                       | PDL    |
| 147-149 Albany Road                   | 1                       | PDL    |
| 15 Lesingham Drive                    | -1                      | PDL    |
| 162 Kenilworth Rd                     | 1                       | PDL    |
| 165 Browns Lane                       | 2                       | PDL    |
| 17 Broomfield Road                    | 1                       | PDL    |
| 17 Harefield Road                     | 1                       | PDL    |
| 17 Queens Rd                          | 1                       | PDL    |
| 178 Lythalls Lane                     | 0                       | PDL    |
| 179 Old Church Rd                     | -1                      | PDL    |
| 18 Binley Rd                          | 1                       | PDL    |
| 19 Charter Ave                        | -1                      | PDL    |
| 19 Earlsdon Avenue South              | -10                     | PDL    |
| 19 Queens Road                        | 1                       | PDL    |
| 192 Hearsall Lane                     | 1                       | PDL    |
| 2 Herrick Road                        | 1                       | PDL    |
| 2 Mickleton Rd                        | 1                       | PDL    |
| 2 St Anns Road                        | 1                       | PDL    |
| 20 Queens Road                        | 1                       | PDL    |
| 205 Charter Avenue                    | 1                       | PDL    |
| 21 Charter Ave                        | -1                      | PDL    |
| 21 Queens Rd                          | 1                       | PDL    |
| 2-12 Honiley Way                      | 9                       | PDL    |
| 22 Queens Rd                          | 1                       | PDL    |
| 23 Stoke Green                        | 2                       | PDL    |
| 23-24 Queens Rd                       | 1                       | PDL    |
| 233 Swan Lane                         | 3                       | PDL    |
| 26 Queens Rd                          | 1                       | PDL    |
| 28 Westminster Road                   | -1                      | PDL    |
| 285 Walsgrave Rd                      | 1                       | PDL    |
| 3 Dronefield Road                     | 2                       | PDL    |
| 3 Radcliffe Rd                        | -3                      | PDL    |
| 3 Sheriff Avenue                      | -1                      | PDL    |
| 3 Waterloo Street                     | 6                       | PDL    |
| 30 Stoke Green                        | -1                      | PDL    |
| 301 Sadler Rd                         | 1                       | PDL    |
| 32 Lower Ford Street                  | 2                       | PDL    |
| 33 Wren Street                        | 0                       | PDL    |
| 36 Park Road                          | 1                       | PDL    |
| 37 Far Gosford Street                 | 2                       | PDL    |
| 37-43 Earlsdon Street                 | 2                       | PDL    |

### Appendix 3 - Residential Completions 2016/17

|   |    |     |
|---|----|-----|
| 38 Ashbridge Road   | 1  | PDL |
| 38 Moor Street  | 4  | PDL |
| 40 Ashbridge Road   | 1  | PDL |
| 43 Lower Ford Street  | 1  | PDL |
| 43 Wilsons Lane   | 4  | PDL |
| 44 Humber Avenue  | -1 | PDL |
| 44 Park Street  | 7  | PDL |
| 49 Cromwell Lane  | 7  | PDL |
| 5 Broad Street  | 1  | PDL |
| 5 Kingsland Avenue  | 1  | PDL |
| 50 The Moorfield  | 1  | PDL |
| 52 Dawlish Drive  | 1  | PDL |
| 55 Terry Road   | 15 | PDL |
| 550 London Road   | -1 | PDL |
| 577 Foleshill Rd  | -1 | PDL |
| 58 Freehold Street FUL/2014/3379                            | 1  | PDL |
| 6 & 7 Spencer Newman House Spencer Road                     | 1  | PDL |
| 61-63 Dean Street   | 5  | PDL |
| 6-24 Athol Rd   | 11 | PDL |
| 63-65 Moseley Avenue  | 11 | PDL |
| 7 Hollis Rd   | -1 | PDL |
| 7 Maudslay Rd   | 1  | PDL |
| 7 Warwick Street  | 1  | PDL |
| 71 Chandos Street   | 2  | PDL |
| 72 Charter Avenue   | 1  | PDL |
| 86 Richmond Street  | 1  | PDL |
| 89 Elmsdale Avenue  | 2  | PDL |
| 9 Grantham Street   | 1  | PDL |
| 92C Barkers Butts Lane                                      | -1 | PDL |
| 99 Charter Ave  | -1 | PDL |
| Barley Lea House The Barley Lea                             | 8  | PDL |
| Barn at Conway Farm Banner Lane                             | 1  | PDL |
| Barn Oak Lane   | 1  | PDL |
| Brownhill Green United Reform Church Hawkes Mill Lane       | 2  | PDL |
| Canley Regeneration Site Prior Deram Walk                   | 86 | PDL |
| Central Depot, Bishopgate Wharf, Foleshill Rd               | 1  | PDL |
| Central Depot, Foleshill Road                               | 65 | PDL |
| Conway Farm Banner Lane                                     | 2  | PDL |
| Craven Arms 89 Woodway Lane                                 | 10 | PDL |
| Farmcote Lodge Loach Drive                                  | 3  | PDL |
| Fir Tree House New Rd                                       | -1 | PDL |
| FMR Builders merchants Lythalls Lane                        | 15 | PDL |
| Former Dolphin Pub Sheriff Avenue                           | 15 | PDL |
| Former Lyng Hall School Playing Field Blackberry Lane       | 1  | GF  |
| Hawkes End Farm Hawkes Mill Lane Allesley                   | 1  | PDL |
| Highfield, Staircase Lane Allesley                          | 1  | PDL |
| Hill Top Farm Hawkes Mill Lane                              | 1  | PDL |
| Jack Ball House 468 Woodway Lane                            | 21 | PDL |
| JBC Computer Training 62-64 Moor Street                     | 8  | PDL |
| LA 52 Spring Road   | 4  | PDL |
| LA 9 John Grace Street                                      | 1  | PDL |
| LA Torrington Ave and Hedgefield Way                        | 33 | PDL |
| Land adj 36 Sydnall Road                                    | 2  | PDL |
| Land at Beake Avenue  | 60 | PDL |
| Land at Howcotte Green                                      | 33 | PDL |
| Land at Lythalls Lane and Holbrook Way                      | 47 | PDL |
| Land at Wilsons Lane  | 10 | GF  |
| Land bounded by Sky Blue Way, Gosford St and Far Gosford St | 41 | PDL |
| Land Rear of The Boat Inn Shilton Lane                      | 21 | GF  |
| Land RO 22 Fairlands Park                                   | 3  | PDL |

### Appendix 3 - Residential Completions 2016/17

|  |              |     |
|--|--------------|-----|
| Land RO Benson Rd and Sadler Rd                                  | 3            | GF  |
| New Century Park Allard Way                                      | 1            | PDL |
| Paragon Park Foleshill Road (Phase 1)                            | 46           | PDL |
| Peugeot Phase 3 North and East                                   | 116          | PDL |
| Phase 2 New Century Park E of Brindle Ave                        | 59           | PDL |
| Phase 2 Former Acetate Old Church Road                           | 10           | PDL |
| Phase 2 Paragon Park   | 9            | PDL |
| Phase 3 Former Acetate Old Church Road                           | 41           | PDL |
| Phase 7 Banner Lane  | 18           | PDL |
| Phase 8 Banner Lane  | 15           | PDL |
| Phase 9 Banner Park NW Bestway S of Social Club                  | 1            | PDL |
| Pickford Grange Farm Pickford Grange Lane                        | 8            | PDL |
| Pikers Farm Pikers Lane  | 1            | PDL |
| Post Office 42 Broad Lane  | 1            | PDL |
| RO 1113-1127 Foleshill Rd  | 4            | PDL |
| Scanweave and Mickledore, 21 Allesley Old Road                   | 1            | PDL |
| Sherbourne House Vincent Street                                  | 113          | PDL |
| Singer Halls of Residence Caterbury Street                       | 6            | PDL |
| Stoke Aldermoor District Centre Whitworth Avenue                 | 13           | PDL |
| The Convoy Public House Penny Park Lane                          | 8            | PDL |
| Three Shuttles, Howard Street                                    | 1            | PDL |
| Tidbury Castle Farm  | 1            | PDL |
| Vantage Park Land at Junction of Pheonix Way Stoney Stanton Road | 2            | PDL |
| Whitworth Avenue   | 32           | PDL |
| WOOD END, MANOR FARM PHASES 1A2-1A4                              | 102          | PDL |
| <b>Totals</b>  | <b>1,235</b> |     |
| <b>Demolitions</b>   | <b>43</b>    |     |
| <b>Net Total</b>   | <b>1192</b>  |     |
|  |              |     |
| <b>of which PDL</b>  | <b>1200</b>  |     |
| <b>of which GF</b>   | <b>35</b>    |     |
| <b>of which NB</b>   | <b>1,124</b> |     |
| <b>of which City Centre</b>                                      | <b>0</b>     |     |

**Table E1. Working Age Population Claiming Job Seekers Allowance (JSA) from 2007/08 Financial Year to 2016/17 Financial Year**

|               | Coventry         |                          | 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                      |
| May 2016      | 3,600            | 1.5                      | 62,320           | 1.7                      | 536,200          | 1.3                      |
| August 2016   | 3,460            | 1.5                      | 59,400           | 1.6                      | 497,150          | 1.2                      |
| November 2016 | 3,000            | 1.3                      | 55,250           | 1.5                      | 460,480          | 1.1                      |

[http://www.nomisweb.co.uk/reports/lmp/la/1946157187/subreports/dwp\\_time\\_series/report.aspx?](http://www.nomisweb.co.uk/reports/lmp/la/1946157187/subreports/dwp_time_series/report.aspx?)

<https://www.nomisweb.co.uk/reports/lmp/la/1946157187/printable.aspx>

**Table E2. Employment Land Completions During 2016/17 (as of 31<sup>st</sup> March 2017)**

| Address  | Site (Ha)   | Complete Floor space (SqM) | Use                     | PDL/G |
|--|-------------|----------------------------|-------------------------|-------|
| <b>Completed</b>   |             |                            |                         |       |
| Land forming south west part of Whitley Business Park Scimitar Way | 17.4        | 19888                      | B8                      | GF    |
| 146 Lower Ford Street & 26-27 & r/o 28-34 Far Gosford Street       | 0.1         | 948                        | A1 ( 89sqm)/B1 (948sqm) | PDL   |
| Plot 6 Lyons park Coundon Wedge Drive                              | 3.2         | 12546                      | B2/B8                   | PDL   |
| Pilot Business Park Pilot Close                                    | 0.8         | 2880                       | B1c, B2 and B8          | GF    |
| Ryton Prologis (DC1)   | 3.4         | 13120                      | B2/B8                   | PDL   |
| Ryton Prologis (DC7)   | 6.7         | 30447                      | B2/B8                   | PDL   |
| Ansty Park London Taxi Company Zone 6                              | 8.7         | 24343                      | B2                      | PDL   |
| <b>Total</b>   | <b>40.3</b> | <b>104172</b>              |                         |       |
| <b>of which in Coventry</b>  | <b>21.5</b> | <b>36262</b>               |                         |       |
| Draft Local Plan allocation sites                                  |             |                            |                         |       |
| Rugby Borough Council sites  |             |                            |                         |       |

**Table E3. Employment Land Under Construction During 2016/17 (as of 31<sup>st</sup> March 2017)**

| Address  | Site (Ha)    | Complete Floor space (SqM) | Floor space Under Construction (SqM) | Remaining Floor space to be developed (SqM) (where known) |
|--|--------------|----------------------------|--------------------------------------|---|
| <b>Under Construction</b>                                    |              |                            |                                      |   |
| Plots 1, 2, 3 and part of Lyons park                         | 13.5         | 58707                      | 0                                    | 0   |
| Part of Friargate at Eaton Rd, Station Sq, Manor Rd & Junc 6 | 2            | 0                          | 17081                                | 0   |
| Land at Edgwick park Industrial Estate                       | 5.8          | 1530                       | 0                                    | 11805   |
| 41 Station Street West                                       | 0.03         | 0                          | 240                                  | 0   |
| Ironbridge Works Ibstock Road                                | 2.5          | 1795                       | 0                                    | 22416   |
| Land at Zone 2 Ansty Park                                    | 2.85         | 0                          | 12000                                | 0   |
| <b>Total</b>   | <b>26.68</b> | <b>62032</b>               | <b>29321</b>                         | <b>34221</b>  |
| <b>of which in Coventry</b>                                  | <b>23.83</b> | <b>62032</b>               | <b>17321</b>                         | <b>34221</b>  |
| <b>of which in Coventry (excluding allocations)</b>          | <b>8.33</b>  |                            |                                      |   |

Draft Local Plan allocation sites

Rugby Borough Council sites

**Table E4. Employment Land With Extant Permission During 2016/17 (as of 31<sup>st</sup> March 2017)**

| Address   | Site (Ha)    | Complete Floor space (SqM) | Floor space Under Construction (SqM) | Remaining Floor space to be developed (SqM) (where known) |
|---|--------------|----------------------------|--------------------------------------|---|
| <b>Extant Permission</b>                                    |              |                            |                                      |   |
| Autobahn Porsche, Fast Lane Buildings Dunchurch Highway     | 0.5          | 0                          | 0                                    | 234   |
| Kautex Unipart Ltd Renown Avenue                            | 3.1          | 0                          | 0                                    | 2300  |
| Land between Swift Rd and Mile Lane                         | 0.4          | 0                          | 0                                    | 1780  |
| Land East of Cheetah Road                                   | 0.9          | 0                          | 0                                    | 3790  |
| Challenge Close   | 0.1          | 0                          | 0                                    | 1288  |
| Challenge Close   | 0.1          | 0                          | 0                                    | 967   |
| Corner of Cox Street and Ford Street                        | 0.05         | 0                          | 0                                    | 277   |
| Foleshill Enterprise Park                                   | 1.7          | 0                          | 0                                    | 7850  |
| Meggitt Aerospace Ltd Swallow Road                          | 1.5          | 0                          | 0                                    | 7970  |
| Paragon Park Foleshill Road                                 | 0.45         | 0                          | 0                                    | 3500  |
| 1 John Wigley Way   | 1.8          | 0                          | 0                                    | 3997  |
| Simmons Mouldings Station Street West                       | 0.15         | 0                          | 0                                    | 405   |
| Blackburn Road Industrial Estate Stonebrook Way             | 0.3          | 0                          | 0                                    | 3043  |
| Rowleys Autos Rowleys Green Lane                            | 0.5          | 0                          | 0                                    | 828   |
| Mike de Courcey Travel Rowley Drive                         | 1            | 0                          | 0                                    | 1386  |
| 4B Pilot Close RO Airport Retail Park                       | 3            | 0                          | 0                                    | 7002  |
| Adj Airport Retail Park, Pilot Close                        | 0.4          | 0                          | 0                                    | 1390  |
| Alpha Business Park Deedmore Road                           | 0.4          | 0                          | 0                                    | 929   |
| Aldermans Green Industrial Estate Dutton Road               | 0.1          | 0                          | 0                                    | 480   |
| Former Electric Power Station Land off Aldermans Green Road | 11           | 0                          | 0                                    | 3813.12   |
| <b>Total</b>  | <b>27.45</b> | <b>0</b>                   | <b>0</b>                             | <b>53229.12</b>   |
| <b>of which in Coventry</b>                                 | <b>27.45</b> | <b>0</b>                   | <b>0</b>                             | <b>53229.12</b>   |
| <b>of which in Coventry (excluding allocations)</b>         | <b>27.45</b> |                            |                                      |   |
| Draft Local Plan allocation sites                           |              |                            |                                      |   |
| Rugby Borough Council sites                                 |              |                            |                                      |   |

**Table E5. Employment Land Lost to Other Uses ('Churn') Between 2006/07 and 2016/17.**

| Planning Reference                       | Date of Permission | Site   | Size (Ha) | Proposed Use  |
|--|--------------------|--|-----------|---|
| <b>Sites with Permission not started</b> |                    |  |           |   |
| 52867/A                                  | 01/05/2009         | Land behind 55-77 Stoke Row  | 0.39      | Residential   |
| 54696                                    | 08/04/2009         | Garages & 40b&40c Humber Avenue  | 0.18      | Residential   |
| 52866/B                                  | 15/05/2009         | 56-66 Cambridge Street   | 0.09      | Residential   |
| 39033/A                                  | 20/04/2009         | 175-177 Jardine Crescent   | 0.01      | Residential   |
| 54293/A                                  | 31/03/2010         | 45 Templar Avenue  | 0.23      | Residential   |
| OUT/2012/2123                            | 23/06/2009         | 2 Coombe Street  | 0.01      | Residential   |
| 16072/H                                  | 24/09/2009         | 8 Davenport Road   | 0.25      | Residential   |
| 49026/B                                  | 09/02/2010         | Ironbridge Works, Ibstock Road   | 2.53      | Hotel, B1b/c, B2  |
| RM/2013/2369                             | 24/12/2010         | Former Dunlop Warehouse, Beake Avenue  | 4.80      | Residential, B1/B2 and B8                               |
| FUL/2011/0240                            | 03/01/2012         | 17-28 Queens Road (including part of Winfray Annexe)                             | 0.47      | Student housing   |
| FUL/2011/0986                            | 04/10/2011         | Alma Street / Hood Street / Lower Ford Street                                    | 0.55      | Student housing   |
| OUT/2011/0254                            | 25/08/2011         | Evening Telegraph Site - Land East of Upper Well Street and south of Lamb Street | 1.02      | Residential, Student housing, B1 uses, Hotel and Retail |
| OUT/2012/0888                            | 09/08/2012         | New Century Park Phase 2 (East)  | 11        | Residential   |
| FUL/2012/2313                            | 18/03/2013         | Land off Burnaby Road  | 2         | Residential (Part of site formerly B2 use)              |
| 17057/C                                  | 09/01/2013         | Former Factory site Coombe Street  | 0.06      | Residential   |
| REN/2012/0668                            | 10/07/2012         | Land behind 55-77 Stoke Row  | 0.4       | Residential   |

|                                     |            |  |              |                               |
|-------------------------------------|------------|--|--------------|-------------------------------|
| FUL/2014/784                        | 10/06/2014 | Former Buildbase Unit Lythalls Lane                            | 1.8393       | Residential                   |
| FUL/2015/2571                       | 03/09/2015 | 19-35 Warwick Street   | 0.1275       | Residential                   |
| FUL/2015/3345                       | 18/01/2016 | Ultraseal Godiva Place Lower Ford Street                       | 1.2193       | Residential                   |
| FUL/2016/875                        | 13/05/2016 | Aintree House Aintree Close                                    | 0.796        | Residential                   |
| RMM/2016/2632                       | 25/02/2017 | Former Courtaulds Building Paragon Park                        | 0.1312       | Residential                   |
| <b>Sub-Total not started</b>        |            |  | <b>27.86</b> |                               |
| <b>Sites Under Construction</b>     |            |  |              |                               |
| 52000                               | 01/09/2010 | AGCO - North   | 12           | Residential                   |
| 55011                               | 23/12/2009 | Former Jaguar Site, Browns Lane                                | 48.59        | Mixed B1, B2, and residential |
| RMM/2014/3289                       | 18/12/2014 | Phases 5 and 7 of Acetate Old Church Rd                        | 1.1393       | Residential                   |
| RMM/2014/1561                       | 05/09/2014 | Phase 3 Former Acetate Old Church Road                         | 3.5613       | Residential                   |
| RM/2013/2631                        | 08/04/2014 | Phase 2 New Century Park E of Brindle Ave                      | 9.1330       | Residential                   |
| <b>Sub-Total Under Construction</b> |            |  | <b>74.42</b> |                               |
| <b>Sites Completed</b>              |            |  |              |                               |
| FUL/2012/1587                       | 31/03/2014 | Trafalgar Foundry Broad Street                                 | 0.5          | Residential                   |
| R/2010/1935                         | 16/08/2007 | Banner Lane (Wickmans)   | 1.35         | Residential                   |
| 52274/A                             | 22/02/2010 | Land bounded by railway line, Dunster Place, and Lythalls Lane | 3.29         | Residential                   |
| 11241/D                             | 12/07/2007 | Former Jewsons, Fisher Road                                    | 0.3          | Residential                   |
| R/2010/0786                         | 31/08/2010 | Land at Whitley Village  | 0.57         | Residential                   |
| FUL/2011/1228                       | 06/10/2011 | Charterhouse Works, Northfield Road                            | 0.34         | Residential                   |
| 46810/K                             | 09/01/2007 | Land between Capmartin Rd & Daimler Rd                         | 1.68         | Residential                   |
| 36934/D                             | 17/04/2007 | Gulson Plating, David Road                                     | 0.09         | Residential                   |
| FUL/2011/0584                       | 25/05/2011 | 165-173 St Georges House,                                      | 0.1          | Student                       |

|              |                            |  |               |                 |
|--------------|----------------------------|--|---------------|-----------------|
|              |                            | Corporation Street                     |               | housing         |
| 54988        | 16/06/2009                 | Donnington House, Trinity Street       | 0.1           | Student housing |
| RMM/2014/951 | 11/07/2014                 | Phase 2 Former Acetate Old Church Road | 2.1573        | Residential     |
|              | <b>Sub-Total Completed</b> |  | <b>10.48</b>  |                 |
|              | <b>Total</b>               |  | <b>112.76</b> |                 |

|                        | <b>Mixed with Housing</b> | <b>Mixed without Housing</b> | <b>Residential (market or affordable)</b> | <b>Student Housing</b> |
|------------------------|---------------------------|------------------------------|---|------------------------|
| <b>Number of sites</b> | 4                         | 1                            | 19  | 4                      |
| <b>Ha</b>              | 56.94                     | 4.53                         | 33.24                                     | 1.22                   |

## APPENDIX: SHOPPING



### **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 2016/17, 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 just under 8% of 102 units being vacant as of November 2017.

### **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 2017.
- 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 8% of all 454 units being vacant as of November 2017.

### **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.
- Local Centres on the whole are trading quite strongly with only 7% of all 514 units being vacant as of November 2017.

### **Out-of-Centre Shops (Policy S 11)**

- Airport retail Park has seen the completion of a 1700sqm Aldi unit
- 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
- Out-of-Centre Retail Parks on the whole are trading quite strongly with 3% of units being vacant as of November 2017.

### **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 61% and 63% A1 respectively. The figure for Local Centres averages 64% 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> |
|--|-------------------|-----------|-----------|-----------------|--------------|
| Arena park<br>(Major District Centre)  | 2017              | 60        | 7         | 30              | 3            |
|  | 2016              | 65        | 6         | 26              | 3            |
|  | <i>Difference</i> | -5%       | +1%       | +4%             | +/-0%        |
| Ball Hill<br>(District Centre)         | 2017              | 58        | 13        | 16              | 13           |
|  | 2016              | 58        | 13        | 16              | 13           |
|  | <i>Difference</i> | +/-0%     | +/-0%     | +/-0%           | +0%          |
| Cannon Park<br>(Major District Centre) | 2017              | 82        | 3         | 8               | 7            |
|  | 2016              | 84        | 2         | 7               | 7            |
|  | <i>Difference</i> | -2%       | +1%       | +1%             | +0%          |
| Bell Green<br>(District Centre)        | 2017              | 76        | 2         | 9               | 13           |
|  | 2016              | 74        | 2         | 9               | 15           |
|  | <i>Difference</i> | +2%       | +/-0%     | +/-0%           | -2%          |
| Brade Drive                            | 2017              | 86        | 0         | 0               | 14           |

|   |                   |       |       |       |       |
|---|-------------------|-------|-------|-------|-------|
| (District Centre)                           | 2016              | 86    | 0     | 0     | 14    |
|   | <i>Difference</i> | +/-0% | +/-0% | +/-0% | +/-0% |
| Brandon Road<br><br>(Major District Centre) | 2017              | 82    | 0     | 4     | 14    |
|   | 2016              | 86    | 0     | 4     | 10    |
|   | <i>Difference</i> | -4%   | +/-0% | +/-0% | +4%   |
| Daventry Road<br><br>(District Centre)      | 2017              | 65    | 12    | 10    | 13    |
|   | 2016              | 65    | 12    | 10    | 13    |
|   | <i>Difference</i> | +/-0% | +/-0% | +/-0% | +/-0% |
| Earlsdon<br><br>(District Centre)           | 2017              | 49    | 9     | 22    | 20    |
|   | 2016              | 49    | 9     | 23    | 19    |
|   | <i>Difference</i> | +/-0% | +/-0% | -1%   | +1%   |
| Foleshill<br><br>(District Centre)          | 2017              | 58    | 16    | 16    | 10    |
|   | 2016              | 62    | 15    | 16    | 7     |
|   | <i>Difference</i> | -4%   | +1%   | +/-0% | +3%   |
| Jardine Crescent<br><br>(District Centre)   | 2017              | 61    | 0     | 17    | 22    |
|   | 2016              | 61    | 0     | 17    | 22    |
|   | <i>Difference</i> | +/-0% | +/-0% | +/-0% | +/-0% |
| Jubilee                                     | 2017              | 59    | 9     | 18    | 14    |

|   |                   |       |       |       |       |
|---|-------------------|-------|-------|-------|-------|
| Crescent<br><br>(District Centre)         | 2016              | 59    | 9     | 18    | 14    |
|   | <i>Difference</i> | +/-0% | +/0%  | +/-0% | +/-0% |
| Acorn Street<br><br>(Local Centre)        | 2017              | 75    | 0     | 12.5  | 12.5  |
|   | 2016              | 75    | 0     | 12.5  | 12.5  |
|   | <i>Difference</i> | +/-0% | +/-0% | +/-0% | +/-0% |
| Ansty Road<br><br>(Local Centre)          | 2017              | 64    | 0     | 15    | 21    |
|   | 2016              | 64    | 0     | 15    | 21    |
|   | <i>Difference</i> | +/-0% | +/-0% | +/-0% | +/-0% |
| Baginton Road<br><br>(Local Centre)       | 2017              | 86    | 0     | 14    | 0     |
|   | 2016              | 86    | 0     | 14    | 0     |
|   | <i>Difference</i> | +/-0% | +/-0% | +/-0% | +/-0% |
| Barker's Butts Lane<br><br>(Local Centre) | 2017              | 60    | 12    | 19    | 9     |
|   | 2016              | 59    | 16    | 16    | 9     |
|   | <i>Difference</i> | +1%   | -4%   | +3%   | +/-0% |
| Binley Road<br><br>(Local Centre)         | 2017              | 67    | 6     | 21    | 6     |
|   | 2016              | 67    | 6     | 22    | 5     |
|   | <i>Difference</i> | +/-0% | +/-0% | +1%   | -1%   |

|  |                   |       |       |       |       |
|--|-------------------|-------|-------|-------|-------|
| Birmingham Road<br><br>(Local Centre)    | 2017              | 100   | 0     | 0     | 0     |
|  | 2016              | 100   | 0     | 0     | 0     |
|  | <i>Difference</i> | +/-0% | +/-0% | +/-0% | +/-0% |
| Broad Park Road<br><br>(Local Centre)    | 2017              | 100   | 0     | 0     | 0     |
|  | 2016              | 100   | 0     | 0     | 0     |
|  | <i>Difference</i> | +/-0% | +/-0% | +/-0% | +/-0% |
| Charter Avenue<br><br>(Local Centre)     | 2017              | 57    | 0     | 28    | 14    |
|  | 2016              | 57    | 0     | 28    | 14    |
|  | <i>Difference</i> | +/-0% | +/-0% | +/-0% | +/-0% |
| Far Gosford Street<br><br>(Local Centre) | 2017              | 57    | 7     | 27    | 9     |
|  | 2016              | 62    | 7     | 23    | 8     |
|  | <i>Difference</i> | -5%   | +/-0% | +4%   | +1%   |
| Green Lane<br><br>(Local Centre)         | 2017              | 67    | 0     | 16    | 17    |
|  | 2016              | 67    | 0     | 16.5  | 16.5  |
|  | <i>Difference</i> | +/-0% | +/-0% | -0.5% | +1.5% |
| Hillfields<br><br>(Local Centre)         | 2017              | 53    | 3     | 29    | 15    |
|  | 2016              | 59    | 3     | 23    | 15    |
|  | <i>Difference</i> | -6%   | +/-0% | +6%   | +/-0% |

|                                 |                   |       |       |       |       |
|---------------------------------|-------------------|-------|-------|-------|-------|
| Holbrook Lane<br>(Local Centre) | 2017              | 70    | 4     | 22    | 4     |
|                                 | 2016              | 70    | 4     | 22    | 4     |
|                                 | <i>Difference</i> | +/-0% | +/-0% | +/-0% | +/-0% |
| Holyhead Road<br>(Local Centre) | 2017              | 58    | 11    | 20    | 11    |
|                                 | 2016              | 58    | 10.5  | 21    | 10.5  |
|                                 | <i>Difference</i> | +/-0% | +0.5% | -1%   | +0.5% |
| Keresley Road<br>(Local Centre) | 2017              | 50    | 10    | 20    | 20    |
|                                 | 2016              | 50    | 10    | 20    | 20    |
|                                 | <i>Difference</i> | +/-0% | +/-0% | +/-0% | +/-0% |
| Longford<br>(Local Centre)      | 2017              | 56    | 0     | 29    | 15    |
|                                 | 2016              | 59    | 0     | 30    | 11    |
|                                 | <i>Difference</i> | -3%   | +/-0% | -1%   | +4%   |
| Quorn Way<br>(Local Centre)     | 2017              | 50    | 0     | 37.5  | 12.5  |
|                                 | 2016              | 50    | 0     | 37.5  | 12.5  |
|                                 | <i>Difference</i> | +/-0% | +/-0% | +/-0% | +/-0% |
| Radford Road<br>(Local Centre)  | 2017              | 65    | 3     | 18.5  | 13.5  |
|                                 | 2016              | 65    | 3     | 19    | 13    |
|                                 | <i>Difference</i> | +/-0% | +/-0% | -0.5% | +0.5% |

|                                       |                          |            |            |              |            |
|---------------------------------------|--------------------------|------------|------------|--------------|------------|
| Station Avenue<br><br>(Local Centre)  | 2017                     | 59         | 0          | 23           | 18         |
|                                       | 2016                     | 59         | 0          | 23           | 18         |
|                                       | <i>Difference</i>        | +/-0%      | +/-0%      | +/-0%        | +/-0%      |
| Sutton Avenue<br><br>(Local Centre)   | 2017                     | 67         | 0          | 11           | 22         |
|                                       | 2016                     | 67         | 0          | 11           | 22         |
|                                       | <i>Difference</i>        | +/-0%      | +/-0%      | +/-0%        | +/-0%      |
| Walsgrave Road<br><br>(Local Centre)  | 2017                     | 54         | 13         | 12           | 21         |
|                                       | 2016                     | 56         | 13         | 10           | 21         |
|                                       | <i>Difference</i>        | -2%        | +/-0%      | +2%          | +/-0%      |
| Willenhall<br><br>(Local Centre)      | 2017                     | 58         | 0          | 17           | 25         |
|                                       | 2016                     | 67         | 0          | 16.5         | 16.5       |
|                                       | <i>Difference</i>        | -9%        | +/-0%      | -0.5%        | +8.5%      |
| Winsford Avenue<br><br>(Local Centre) | 2017                     | 70         | 4          | 22           | 4          |
|                                       | 2016                     | 68         | 4.5        | 23           | 4.5        |
|                                       | <i>Difference</i>        | +2%        | -0.5%      | -1%          | -0.5%      |
| <b>Average</b>                        | <b>2017</b>              | <b>66</b>  | <b>4</b>   | <b>17</b>    | <b>13</b>  |
|                                       | <b>2016</b>              | <b>69</b>  | <b>5</b>   | <b>17</b>    | <b>12</b>  |
|                                       | <b><i>Difference</i></b> | <b>-3%</b> | <b>-1%</b> | <b>+/-0%</b> | <b>+1%</b> |

- 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. 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, Jardine Crescent and Daventry Road, where vacant units have been taken up. However in some locations vacancy rates have increased, most noticeably in Holbrook Lane and Bell Green.
- 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 2016 and 2017.**

| <u>Centre</u>                              | <u>Year</u>       | <u>% Vacant</u> |
|--|-------------------|-----------------|
| Arena Park<br><br>(Major District Centre)  | 2017              | 3               |
|  | 2016              | 3               |
|  | <i>Difference</i> | +/-0%           |
| Ball Hill<br><br>(District Centre)         | 2017              | 4               |
|  | 2016              | 5               |
|  | <i>Difference</i> | -1%             |
| Cannon Park<br><br>(Major District Centre) | 2017              | 5               |
|  | 2016              | 7               |
|  | <i>Difference</i> | -2%             |
| Bell Green                                 | 2017              | 30              |

|   |                   |       |
|---|-------------------|-------|
| (District Centre)                       | 2016              | 20    |
|   | <i>Difference</i> | +10%  |
| Brade Drive<br>(District Centre)        | 2017              | 0     |
|   | 2016              | 0     |
|   | <i>Difference</i> | +/-0% |
| Brandon Road<br>(Major District Centre) | 2017              | 18    |
|   | 2016              | 25    |
|   | <i>Difference</i> | -7%   |
| Daventry Road<br>(District Centre)      | 2017              | 6     |
|   | 2016              | 10    |
|   | <i>Difference</i> | -4%   |
| Earlsdon<br>(District Centre)           | 2017              | 4     |
|   | 2016              | 1     |
|   | <i>Difference</i> | +3%   |
| Foleshill<br>(District Centre)          | 2017              | 9     |
|   | 2016              | 7     |
|   | <i>Difference</i> | +2%   |
| Jardine Crescent                        | 2017              | 4     |

|                                       |                   |       |
|---------------------------------------|-------------------|-------|
| (District Centre)                     | 2016              | 22    |
|                                       | <i>Difference</i> | -18%  |
| Jubilee Crescent<br>(District Centre) | 2017              | 0     |
|                                       | 2016              | 0     |
|                                       | <i>Difference</i> | +/-0% |
| Acorn Street<br>(Local Centre)        | 2017              | 50    |
|                                       | 2016              | 25    |
|                                       | <i>Difference</i> | +25%  |
| Ansty Road<br>(Local Centre)          | 2017              | 0     |
|                                       | 2016              | 0     |
|                                       | <i>Difference</i> | +/-0% |
| Baginton Road<br>(Local Centre)       | 2017              | 0     |
|                                       | 2016              | 0     |
|                                       | <i>Difference</i> | +/-0% |
| Barker's Butts Lane<br>(Local Centre) | 2017              | 5     |
|                                       | 2016              | 0     |
|                                       | <i>Difference</i> | +5%   |
| Binley Road                           | 2017              | 0     |

|                                      |                   |       |
|--------------------------------------|-------------------|-------|
| (Local Centre)                       | 2016              | 0     |
|                                      | <i>Difference</i> | +/-0% |
| Birmingham Road<br>(Local Centre)    | 2017              | 0     |
|                                      | 2016              | 0     |
|                                      | <i>Difference</i> | +/-0% |
| Broad Park Road<br>(Local Centre)    | 2017              | 37.5  |
|                                      | 2016              | 37.5  |
|                                      | <i>Difference</i> | +/-0% |
| Charter Avenue<br>(Local Centre)     | 2017              | 0     |
|                                      | 2016              | 0     |
|                                      | <i>Difference</i> | +/-0% |
| Far Gosford Street<br>(Local Centre) | 2017              | 9     |
|                                      | 2016              | 11    |
|                                      | <i>Difference</i> | +2%   |
| Green Lane<br>(Local Centre)         | 2017              | 0     |
|                                      | 2016              | 0     |
|                                      | <i>Difference</i> | +/-0% |
| Hillfields                           | 2017              | 15    |

|                                 |                   |       |
|---------------------------------|-------------------|-------|
| (Local Centre)                  | 2016              | 12    |
|                                 | <i>Difference</i> | +3%   |
| Holbrook Lane<br>(Local Centre) | 2017              | 9     |
|                                 | 2016              | 0     |
|                                 | <i>Difference</i> | +9%   |
| Holyhead Road<br>(Local Centre) | 2017              | 0     |
|                                 | 2016              | 5     |
|                                 | <i>Difference</i> | -5%   |
| Keresley Road<br>(Local Centre) | 2017              | 0     |
|                                 | 2016              | 0     |
|                                 | <i>Difference</i> | +/-0% |
| Longford<br>(Local Centre)      | 2017              | 7     |
|                                 | 2016              | 7     |
|                                 | <i>Difference</i> | +/-0% |
| Quorn Way<br>(Local Centre)     | 2017              | 12.5  |
|                                 | 2016              | 12.5  |
|                                 | <i>Difference</i> | +/-0% |
| Radford Road                    | 2017              | 0     |

|                                       |                   |          |
|---------------------------------------|-------------------|----------|
| (Local Centre)                        | 2016              | 8        |
|                                       | <i>Difference</i> | -8%      |
| Station Avenue<br><br>(Local Centre)  | 2017              | 12       |
|                                       | 2016              | 12       |
|                                       | <i>Difference</i> | +/-0%    |
| Sutton Avenue<br><br>(Local Centre)   | 2017              | 0        |
|                                       | 2016              | 0        |
|                                       | <i>Difference</i> | +/-0%    |
| Walsgrave Road<br><br>(Local Centre)  | 2017              | 10       |
|                                       | 2016              | 15       |
|                                       | <i>Difference</i> | -5%      |
| Willenhall<br><br>(Local Centre)      | 2017              | 0        |
|                                       | 2016              | 8        |
|                                       | <i>Difference</i> | -8%      |
| Winsford Avenue<br><br>(Local Centre) | 2017              | 4        |
|                                       | 2016              | 0        |
|                                       | <i>Difference</i> | +4%      |
| <b>Average</b>                        | <b>2017</b>       | <b>8</b> |

|  |                   |              |
|--|-------------------|--------------|
|  | <b>2016</b>       | <b>8</b>     |
|  | <i>Difference</i> | <i>+/-0%</i> |

**Table S.3: Summary of Retail Supply Across 2016/17.**

| Retail Floor Space Supply Components                   | Gross Retail floor space (sq.m) |               |                            |
|--|---------------------------------|---------------|----------------------------|
|  | Convenience                     | Comparison A1 | Other Retail based - A2-A5 |
| Completion since Study (2016-2017)                     | 3425                            | 0             | 0                          |
| Sites With Planning Permission                         | 2012.36                         | 0             | 1911.68                    |
| Sites Under Construction                               | 0                               | 1139          | 1586                       |
| Occupation of vacant premises (outside of city centre) | 0                               | 15,531        |                            |
| Proposed Site Allocations (city centre)                |                                 |               |                            |
| Proposed Site Allocations (wider city)                 |                                 |               |                            |
| <b>Total</b>   |                                 |               |                            |

**Table S.4: Breakdown of Retail Supply Across 2016/17.**

| Address  | Area (Ha)  | Floor space (SqM) | No. Units | Use Class                |
|--|------------|-------------------|-----------|--------------------------|
| <b>COMPLETIONS 2015/16</b>                                   |            |                   |           |                          |
| Sutton Park, Shultern Lane                                   | 0.85       | 1700              | 1         | A1 (1700sqm)             |
| Airport Retail Park London Rd                                | 0.85       | 1725              | 1         | A1 (1725sqm)             |
|  | <b>1.7</b> | <b>3425</b>       |           |                          |
| <b>UNDER CONSTRUCTION</b>                                    |            |                   |           |                          |
| Park of Friargate at Eaton Rd, Station Sq, Manor Rd & junc 6 | 2          | 174               | 1         | A3 (174sqm)              |
| Land bounded by Bond Street, Hill Street and Ryley Street    | 0.65       | 1184              | 2         | A3/A4 (1181sqm)          |
| Land off Tower Street  | 1          | 641               | 2         | A1 (410sqm), A3 (231sqm) |
| Land bounded by Sky Blue Way, Gosford St and Far Gosford St  | 0.3        | 729               | 1         | A1 (729sqm)              |

|   | 3.95    | 2728    |   |                         |
|---|---------|---------|---|-------------------------|
| NOT STARTED - COMMITMENTS   |         |         |   |                         |
| 2 Station Avenue  | 0.0719  | 167     | 2 | A1 (31sqm), A3 (136sqm) |
| Bannerbrook Local Centre Banner Lane                                  | 0.1063  | 0       | 1 | A1/A2/D1 (304sqm)       |
| Adj Carphone Warehouse, Coventry Business Park Vanguard Avenue Canley | 0.3932  | 310     | 1 | A3 (310sqm)             |
| Former Coventry and Warwickshire Hospital Stoney Stanton Rd           | 0.8376  | 374     | 1 | A1 conv                 |
| Land bounded by Trinity Street, Palmer Lane & Hales Street            | 0.2726  | 517     | 1 | A1/A3 (517sqm) conv     |
| Corner of Cox Street and Ford Street                                  | 0.0462  | 277     | 1 | A1 (277sqm), A2         |
| 146 Lower Ford Street & 26-27 & RO 28-34 Far Gosford Street           | 0.1196  | 89      | 1 | A1 (89sqm)              |
| 83a b and c Gulson Rd   | 0.0107  | 14      | 1 | A1 (13.6sqm)            |
| 37 Far Gosford Street   | 0.0071  | 0       | 0 | A1 (69sqm)              |
| 83a b and c Gulson Rd   | 0.0107  | 65      | 0 | A1 conv                 |
| 603-611 Stoney Stanton Road   | 0.1128  | 0       | 1 | A3 (243sqm)             |
| Unit 1 Cheadle Close  | 0.1202  | 369     | 1 | A1 (369sqm), A3 (50sqm) |
| Airport Retail Park London Road                                       | 0.1597  | 183     | 1 | A1/A3 (183sqm)          |
| Former Electrical Power Station Land off Aldermans Green Road         | 11.8253 | 835.84  | 0 | A1/A3/A4/A5             |
| Land at Brandon Road  | 0.3136  | 189     | 1 | A1/A3 (189sqm)          |
|   | 14.4075 | 3389.84 |   |                         |
| <b>City Centre Total</b>  |         |         |   |                         |

allocated site

City Centre

## APPENDIX: CITY CENTRE



## 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 1997-2017**

| Site                                      | Land Supply Position  |
|---|---|
| "Beachamp Place", Warwick Row             | 99 dwellings and space for the Warwick Road URC church's use completed.   |
| "Meridian Point", 1-17 Friars Road        | 30 dwellings completed.   |
| "Osbourne House", 1 Queen Victoria Road   | 47 dwellings and a small amount of office space completed.  |
| Upper York Street                         | 63 dwellings completed.   |
| 13-15 Bedford Street                      | 17 dwellings completed  |
| "Victoria Buildings", Queen Victoria Road | 139 dwellings and ground floor retail space Expired permission. Site now part of City Centre South master plan area.                                  |
| "Albert Buildings", Queen Victoria Road   | 118 dwellings Expired permission. Site now part of City 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 Patrick's Road             | 168 dwellings Expired Permission.   |
| York Street                               | 107 dwellings and 2,200 sq m leisure uses Expired permission  |
| Well Street/Bishop Street                 | 37 dwellings, 7,825 sq m gross office floorspace and 3 small retail units with expired permission.  |
| High Street/Hay Lane                      | 14 dwellings and restaurant use. Complete   |
| Alma Street/Hood Street                   | 99 dwellings creating 405 bedspaces complete  |
| <b>Totals</b>                             | <b>413 dwellings completed</b><br><b>217 dwellings with planning permission</b>   |

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

**Table CC.2: Progress on City Centre Allocated Housing Sites 1997-2017**

| Site                                   | Land Supply Position                             |
|--|--|
| 1. Drapers Field                       | 178 dwellings completed.                         |
| 2. Parkside                            | 286 dwellings completed.                         |
| 3. Lower Holyhead Road/Hill Street     | 92 dwellings completed.                          |
| 4. Queen Victoria Road (Vicroft Court) | 56 dwellings completed.                          |
| 5. Greyfriars Road car park            | 37 dwellings completed.                          |
| 6. Whitefriars Lane car parks          | No progress                                      |
| 7. 64-76 Whitefriars Street            | 12 dwellings completed.                          |
| 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). |
| <b>Totals</b> | <b>717 dwellings completed</b>   |

**Table CC.3: Progress on City Centre Mixed-use Sites 1997-2017**

| Site                                   | Land Supply Position   |
|--|--|
| 1. Manor House Drive                   | 112 dwellings completed with 9,499 sq m office floorspace in use.  |
| 2. East side of Grosvenor Road         | Area is now part of Friargate Master Plan – outline permission for mixed use, office-led development.  |
| 3. Hill Street/ Corporation Street     | No progress  |
| 4. Spon Street/Queen Victoria Street   | No progress  |
| 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/ Bond Street area | Phase 2a completed - 66 dwellings, 3 A3/A4 units, a budget 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. |
| <b>Totals</b>                          | <b>263 dwellings completed</b><br><b>49 dwellings and 2097 student bedspaces with planning permission.</b>   |

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

**Table CC.4: Progress on Major Environmental Improvement Schemes 1997-2017**

| Site                                 | Details               |
|--------------------------------------|-----------------------|
| 1. Broadgate & High Street           | Scheme completed      |
| 2. Upper Precinct                    | No progress.          |
| 3. Palmer Lane                       | Under way             |
| 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 1997-2017**

|   |  |
|---|--|
| 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.<br>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 | 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.   |
| Traffic and highways measures                                       | The introduction of metered on street parking on all roads inside the ring road has been introduced, combined with the removal of double yellow lines and the introduction of a 20mph speed limit.   |

### **Balance of retail uses in the Central Shopping Area (Policy**

**Table CC.6: Percentage of "Retail" Uses in the Central Shopping Area, 2016 and 2017**

| Use              | 2016      | 2017      |
|------------------|-----------|-----------|
| A1 Use           | 68        | 68        |
| A2 Use           | 11        | 10        |
| A3/4/5 Use       | 15        | 15        |
| Other Uses       | 6         | 7         |
|                  |           |           |
| <i>Vacancies</i> | <i>17</i> | <i>17</i> |