

SHLAA Addendum 2016

The following note is to be considered as an addendum to the 2016 SHLAA that was published in January 2016 to support the consultation on the Local Plan and City Centre Area Action Plan.

This considers the site specific proposals put forward as part of the consultation activity, covering sites that are either new or which have been previously been discounted through the initial SHLAA. The table below provides a high level overview of each site. Where sites are new they have been subject to a detailed assessment in accordance with the joint SHLAA methodology. Sites that are already recorded in the database have previously been subject to this assessment process.

Site Details								Decision	Comment
SHLAA Site Ref Number	Site Address	Ward	Gross Site Area (Ha)	GF / PDL	Suitability	Availability	Achievability		
Bab49	Land West of Cameron Close and The Windmill Hill	Bablake	2.75	GF/GB	Site is situated in a prominent location and may offer unacceptable impact on the wider GB in terms of visual intrusion and openness. Site is not considered suitable at this time.	Availability of the site is unknown at this time	Site is likely to represent a viable development option.	Discount	Site re-submitted but previously assessed
Bab58	Land at Church Farm rear of Manderley Close	Bablake	1.25	GF/GB	Site comprises an area of land with potential for LWS designation, suggesting development would risk the removal of a sensitive and high quality environment. Development of the site would also protrude outwards of the western most urban form of Coventry causing intrusion into the wider Meriden Gap	Site is confirmed as readily available	Site is likely to offer a viable development option.	Discount	Site re-submitted but previously assessed
Bab59	Playing Fields, Waste Lane	Bablake	9.34	GF/GB	Area of well-maintained playing fields within a suburban setting. The provisions relate well to the existing urban area and the adjacent school. Residential development is likely to result in an unacceptable loss of established playing fields and recreation land. Site is therefore considered unsuitable at this time.	Site appears to be in active recreation use at this current time.	Site is likely to represent a viable development option.	Discount	Site re-submitted but previously assessed

Bab61	Merton College Land, South of Brownhill Green Road	Bablake	50.66	GF/GB	Well maintained agricultural land situated within the Coundon Wedge separating the main urban area of Coventry from Allesley Village. Residential development in this location is considered unsuitable due to potential unrelated development and urban sprawl relative to the existing urban area. Development would make significant strides to the full coalescence of Allesley with the wider urban area of Coventry	Representations suggest the site is readily available, although it appears to be in existing agricultural use.	Site is likely to represent a viable development option.	Discount	Site re-submitted but previously assessed
Bab78	Land south west of 26 Maderlay Close	Bablake	2.34	GF/GB	Site comprises an area of land with potential for LWS designation, suggesting development would remove a sensitive high quality environment. Development of the site would also protrude outwards of the western most urban form of Coventry causing intrusion into the wider Meriden Gap	Site readily available now for development	Site is likely to provide a viable development option	Discount	Site re-submitted but previously assessed
Bab79	Land east of Pickford Green Lane	Bablake	3.05	GF/GB	Site comprises a small land holding with strong hedgerows reflective of historic field patterns. There is a clear change in setting when moving between this site and the one which adjoins it to the east. Site may also offer a suitable green buffer to the grouping of dwellings around Pickford Green. At this time the site is not considered suitable for development	Site readily available now for development	Site is likely to provide a viable development option	Discount	Site re-submitted but previously assessed
Bab92	Land at Northbrook Sports Ground	Bablake	2.17	GF/GB	area of public green space situated within the Coundon Wedge separating the main urban area of Coventry from Allesley Village. Site is also identified as a potential local wildlife site. Residential development in this location is considered inappropriate in the Green Belt and unsuitable at this time.	Site identified as readily available. Sites use as sports ground and club house has ceased.	Site is likely to provide a viable development option	Discount	New Site

Bab93	Land west of Pickford Green Lane	Bablake	3.24	GF/GB	Area of well-maintained agricultural land within a rural setting. Site extends beyond the existing built line of the city's urban area and relates poorly to the existing urban area. This suggests development of this site could cause substantial harm and encroachment to the Green Belt and the established Meriden Gap. Residential development is therefore likely to be unacceptable in this Green Belt location.	Site is actively farmed at this current time.	Site is likely to represent a viable development option.	Discount	NewSite
US20	Land at Austin Drive	Upper Stoke	0.67	PDL	Area of derelict hard standing situated adjacent to a supermarket and bulky goods warehouse. Site is situated in a sustainable location but may suffer from a suitable access point. Development of the site for residential would be more suited to a comprehensive proposal with adjoining plots. Site suggestions have highlighted this is not possible.	Site identified as available for retail provisions. Site is not promoted for other uses and is actively discounted for housing at this time.	Site is out of centre for retail provision and is not supported. Site is likely to offer a viable development option but would benefit from a more comprehensive development proposal.	Discount	New site - not available for residential
We10	Land west of Station Avenue	Westwood	1.84	GF/GB	Site represents an area of agricultural land in sustainable location adjacent to Tile Hill train station. Proximity to the station would require mitigation to the southern boundary. At the same time however the northern half of the site is situated within the flood plain and subject to significant flood risk. A suitable and deliverable area to provide a residential scheme that related well to the existing built environment is therefore unlikely to be achieved. Given the constraints affecting this site it is not considered suitable for development at this time.	site is considered available for development	Site is likely to represent a viable development option.	Discount	Site re-submitted but previously assessed
We13	Land at Duggins Lane and Station avenue	Westwood	0.65	GF/GB	Although the site is situated in a sustainable location and could offer a suitable opportunity for small ribbon style infill along Duggins Lane, the site comprises and extensively vegetated area of land that also suffers significant flood risk. As such it is not considered suitable for any development.	site is considered available for development	Site is likely to represent a viable development option.	Discount	Site re-submitted but previously assessed

We29	Land North of Duggins Lane	Westwood	3.17	GF/GB	Although development of this site would not expand upon the western extremities of the urban area, the site is considered to represent an important buffer between the existing urban area of Coventry and the ribbon development situated along Duggins Lane in Solihull Borough. Should this site be developed it would erode that function and give a perception of urban sprawl within a sensitive part of the Arden countryside. As such the site is not considered suitable at this time.	site is considered available for development	Site is likely to represent a viable development option.	Discount	Site re-submitted but previously assessed
We36	Land opposite 33 Duggins Lane	Westwood	0.10	GF/GB	Although development of this site would not expand upon the western extremities of the urban area, the site is considered to represent part of an important buffer between the existing urban area of Coventry and the ribbon development situated along Duggins Lane in Solihull Borough. Should this site be developed it would contribute towards the erosion of that function and give a perception of urban sprawl within a sensitive part of the Arden countryside. As such the site is not considered suitable at this time.	site is considered available for development	Site is likely to represent a viable development option.	Discount	corrected site boundary
Wy23	Land and Garage Area at Braemar Close	Wyken	0.12	PDL/GF	Site is narrow in nature and closely located to existing residential properties. The creation of a small development may be possible and suitable in principle but would require careful planning in terms of separation distances and impact on existing properties. Any acceptable development is unlikely to exceed 5 dwellings for this reason. The back land nature of some of the site may also constrain development of the whole area, further decreasing the possible capacity.	Site readily available now for development	representations have suggested available development opportunity	Discount - unlikely to accommodate 5 dwellings.	New Site