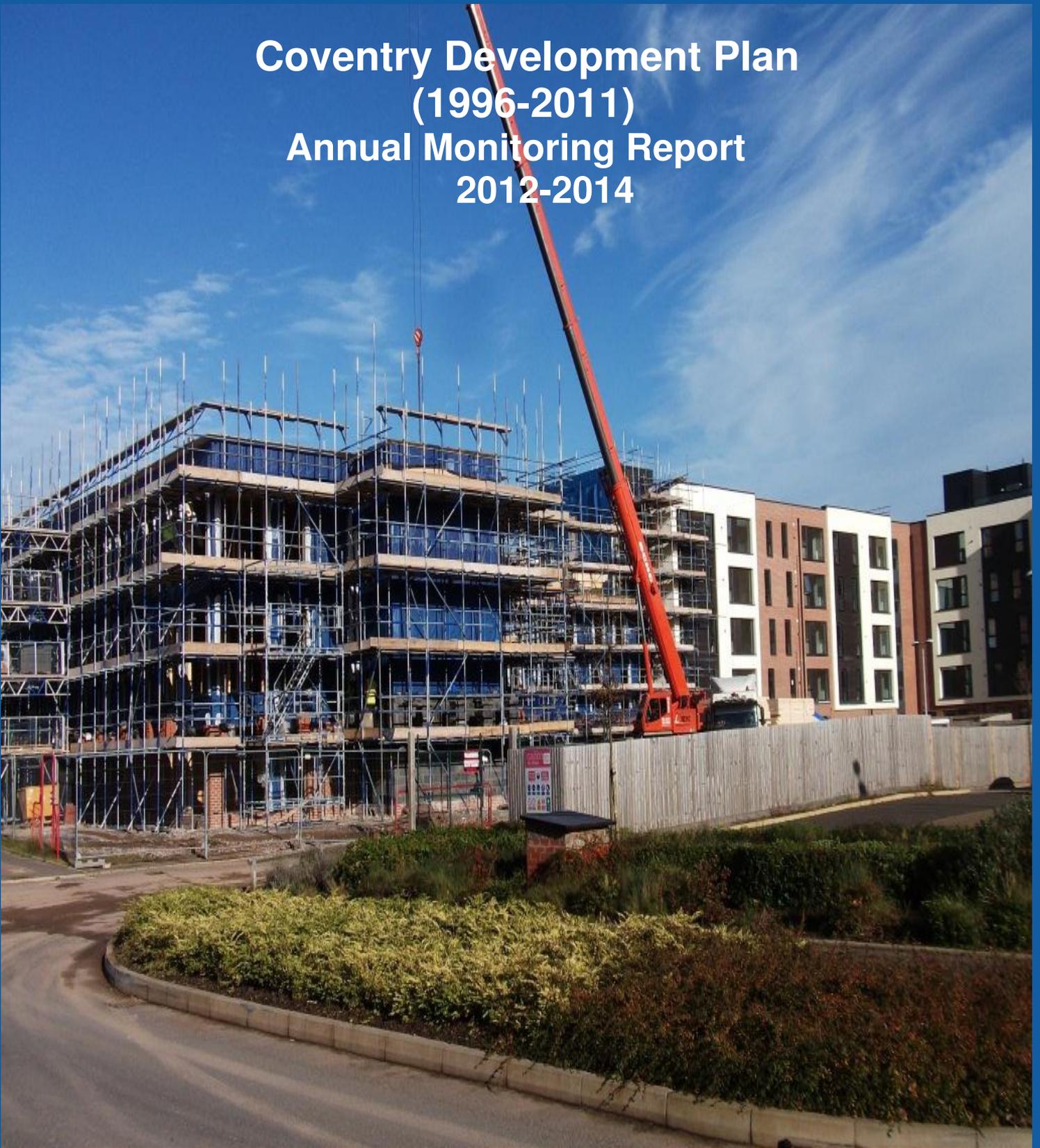


Coventry Development Plan (1996-2011) Annual Monitoring Report 2012-2014



March 2014



The Coventry Development Plan 1996-2011

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1 INTRODUCTION

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

The purpose of this monitoring report is to describe progress on the implementation of the Coventry Development Plan and covers a two year period of 1 April 2012 to 31 March 2014. The CDP recognises the importance of monitoring explicitly in paragraph 2.34.

Whilst the CDP 2001 is some years old, it continues to form the basis for planning decisions in Coventry.

Environmental Management

Policy Aim

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

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

Policy Review

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

1. To reduce Coventry's carbon dioxide emissions by 27.5 %, compared to a 2005 baseline;
2. To increase the city's GDP by £1.9bn compared to a 2010 baseline, creating 26,000 low-carbon jobs;
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.



Local authority-level data published by the Department of Energy and Climate Change show that Coventry's carbon dioxide emissions have reduced by an average of 4% year-on-year since 2005, down 24% from 2101 ktCO₂ in 2005 to 1596 ktCO₂ in 2011 (latest figures). Measured on a per capita basis, emissions reduced by 28% over the same period, from 6.8 tCO₂ to 4.9 tCO₂. Of the 20 largest cities in the UK, only Cardiff has shown a more rapid reduction.

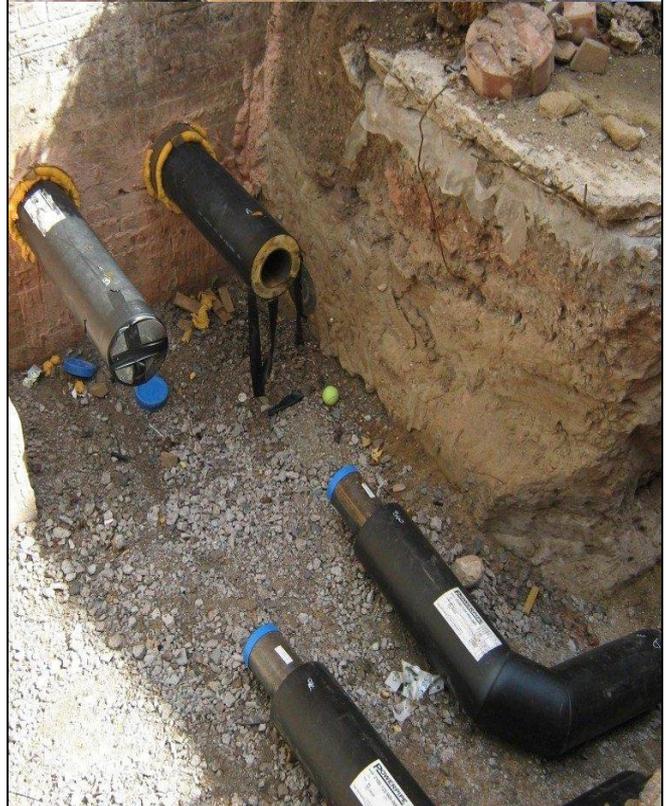
One of the key areas of work identified in the strategy relates to reducing fuel poverty in the city. Over 3,000 properties received energy efficiency measures under the utility funded Community Energy Saving Scheme (CESP), which ran from 2010 to the end of 2012. In addition, the Council secured direct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

The Council also has in place a Carbon Management Plan aimed at reducing its own carbon emissions, focussing on both practical measures such as upgrading of lighting systems and making fleet vehicles more fuel-efficient, and a behavioural change programme known as Green Champions. Emissions for 2012/13 were 56,451 tCO₂, a reduction of 8.8% compared to the baseline year of 2008/9.

Renewable energy

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

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



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

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



Policy EM2: Air Quality

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

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

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



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

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



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



based approach.

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

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



Policy EM9: Waste Strategy

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

- ✓ 2010/2011 – 35%
- ✓ 2011/2012 – 37%
- ✓ 2012/2013 – 36%

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

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



from the local household waste stream on the farm where it is treated (reducing the need for additional transport).
 Given this close working on waste management and the current waste management practices of the sub-region the Council see a clear necessity for the "sharing of waste facilities across boundaries" to include both existing sites and the requirement for new sites.

Policy EM10: Re-use and Recycling

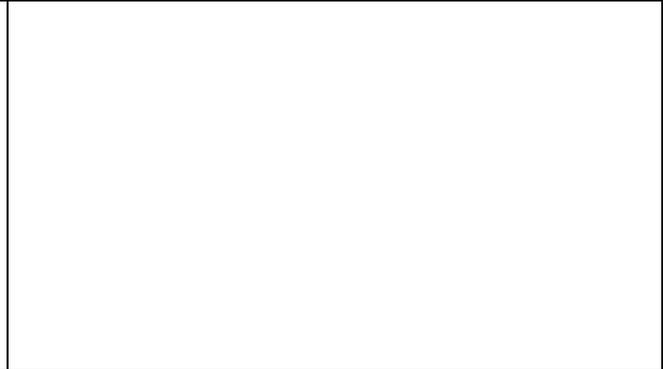
There are three main targets in the Government's Waste Strategy:

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

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

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

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



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

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

Policy EM11: Materials Recycling Facilities

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



3 HOUSING

Policy Aim

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

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

Housing Targets

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

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

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

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

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

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

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

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

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

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

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

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



New apartments at Banner Brook

Housing Completions.

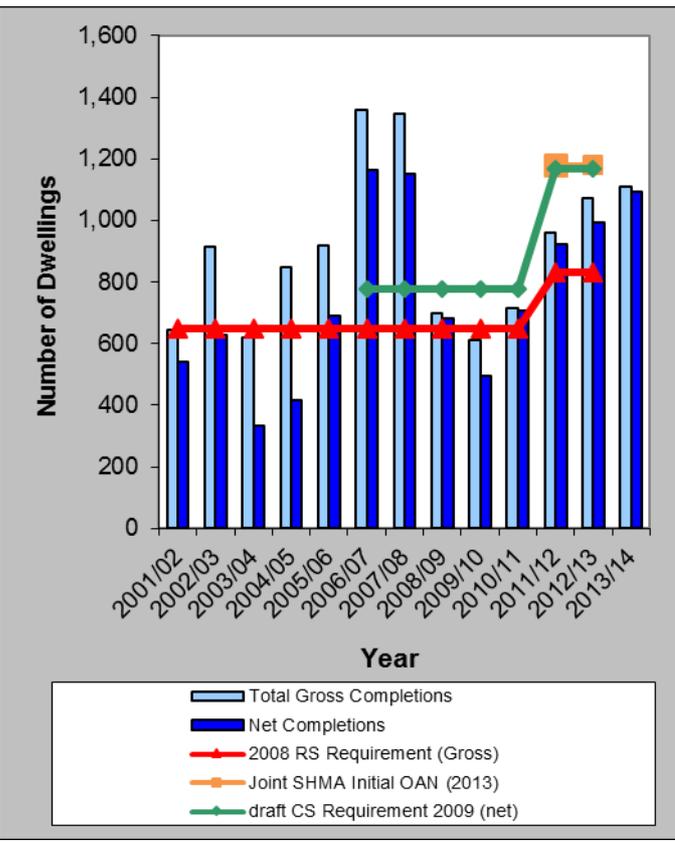
The level of housing completions has increased this year for the 4th successive year (almost doubling from 496 in 2010 to 1099 net completions in 2014).. It is also the 3rd highest level of completions in the last 20 years.

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

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

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

Figure 1



Appendix 1 provides more detailed information

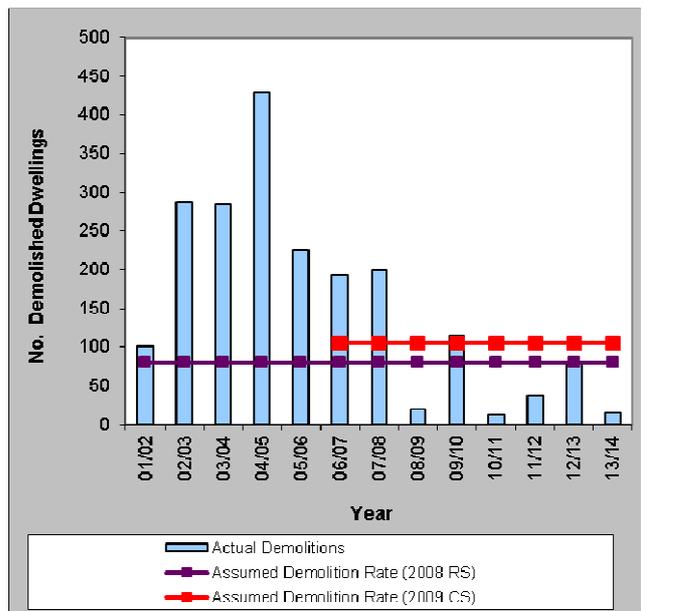
Demolitions

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

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

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

Figure 2



Appendix 1 provides detailed data to support Figure 2.

Completions on Previously Developed Land (PDL).

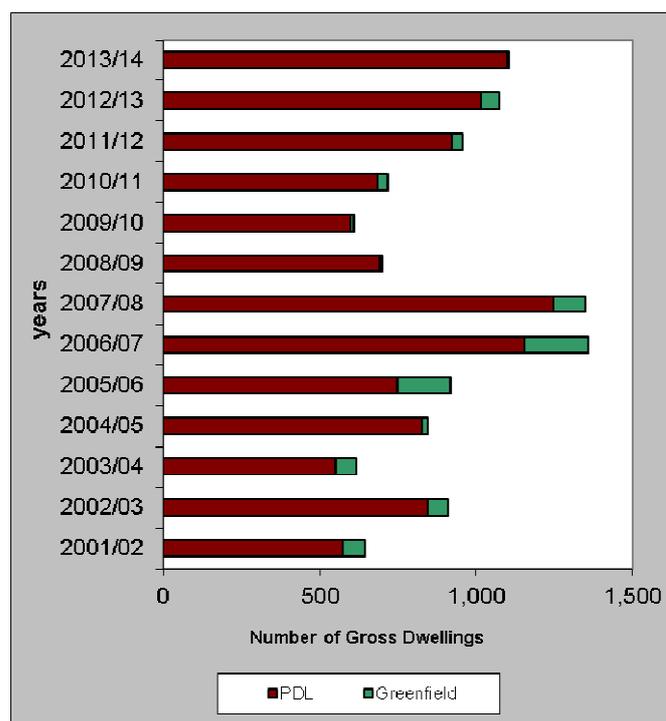
The proportion of new residential development on PDL remains high within Coventry. These high levels of completion on PDL show that policies protecting green space (such as GE8) are proving effective.

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

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

Appendix 1 contains the data to support Figure 3.

Figure 3



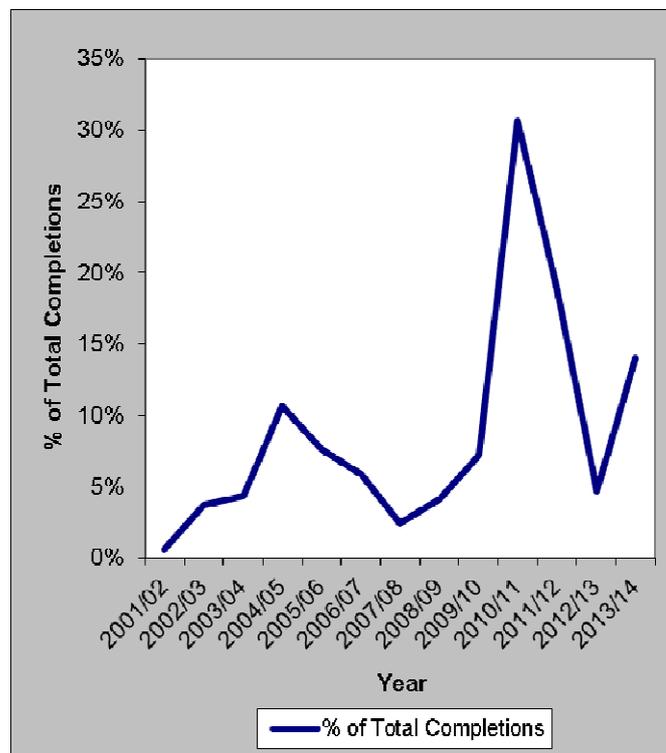
Conversions and Change of Use.

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

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

Appendix 1 provides detailed data to support Figure 4.

Figure 4



New housing scheme at Chace Avenue

Type and Size of Dwellings Completed

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

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

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

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

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

Figure 5

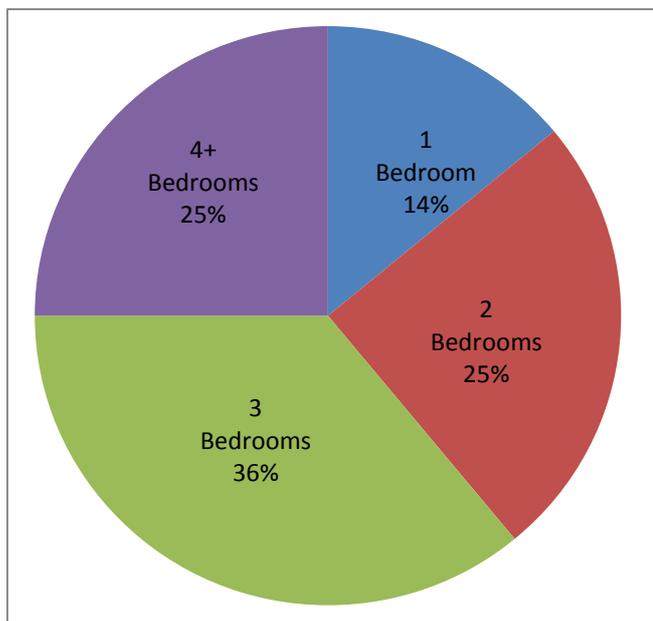
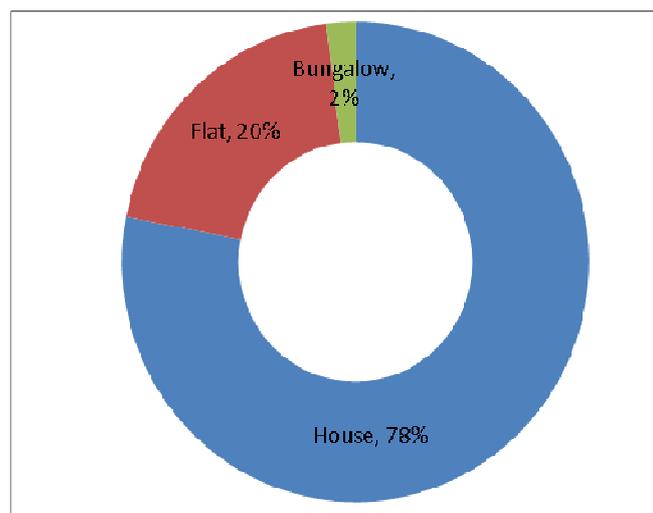


Figure 6





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

City Centre Housing

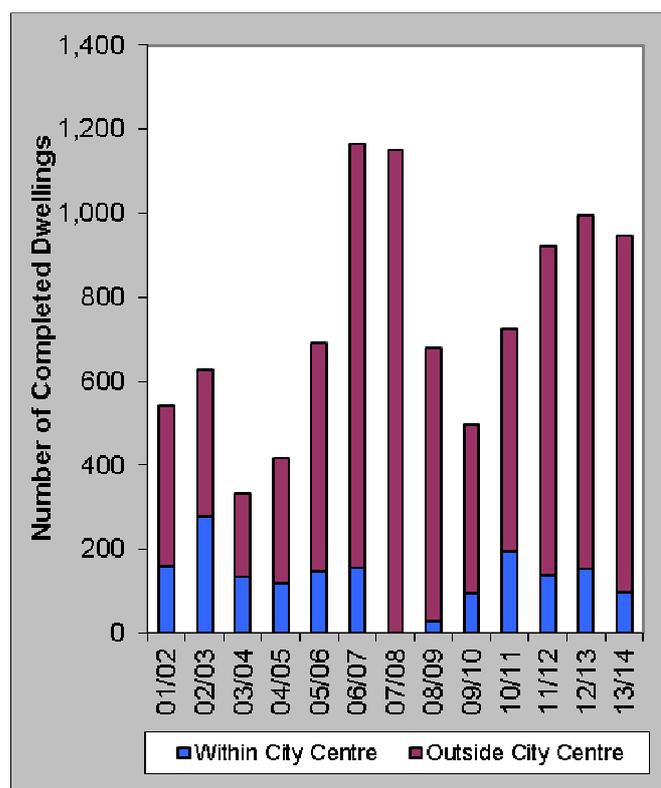
CDP policies CC3-CC5 continue to promote new housing within the city centre area.

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

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

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

Figure 7



Appendix 1 provides detailed data to support Figure 7.

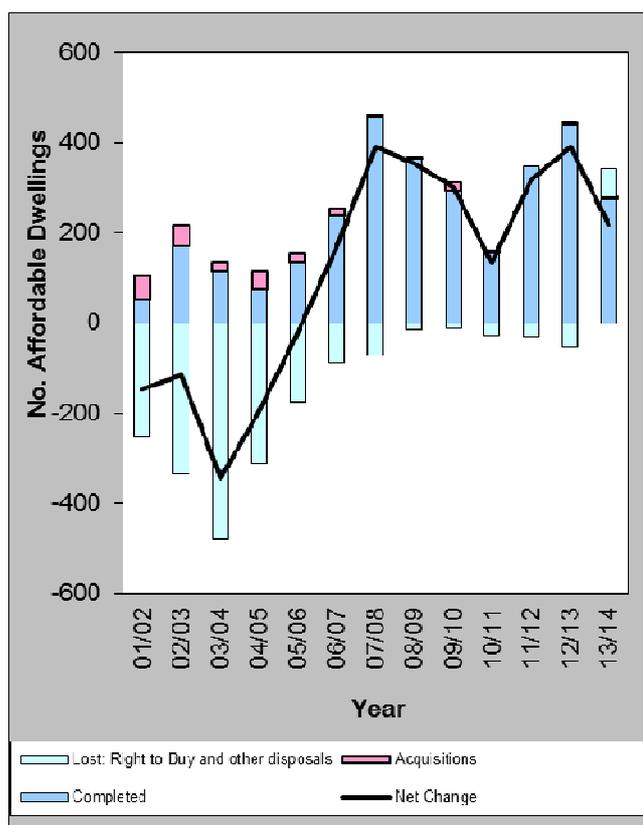
Housing Completions for Registered Providers (RP's)

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

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

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

Figure 8



Appendix 1 provides detailed data to support Figure 8.

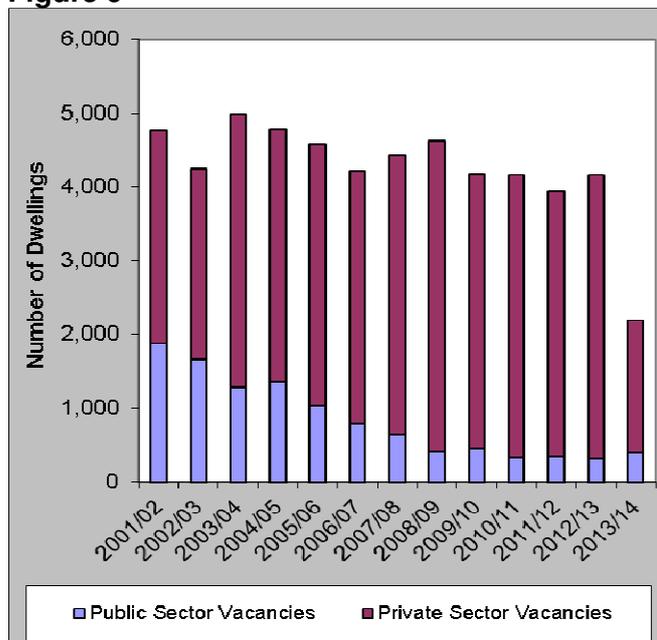
Vacant Dwellings

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

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

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

Figure 9



Appendix 1 provides detailed data to support Figure 9.

Density of Annual Completions

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

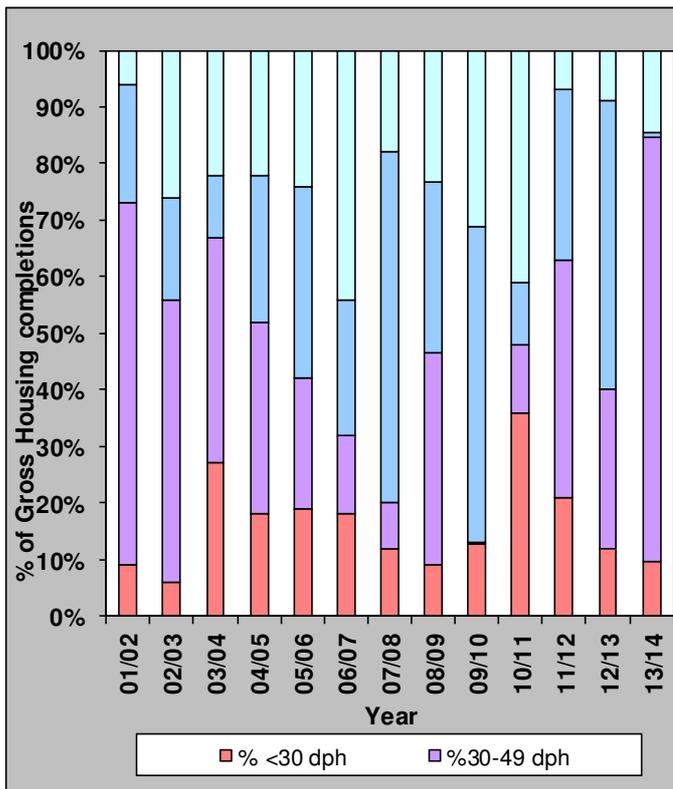
In the 2012/13 monitoring year completions at the lowest two densities (<30 and 30-49dph) decreased for the second consecutive year. Completions at the highest density stayed stable whilst completions at the mid-range, 50-100dph bracket, increased.

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

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

Appendix 1 provides detailed data to support Figure 10.

Figure 10



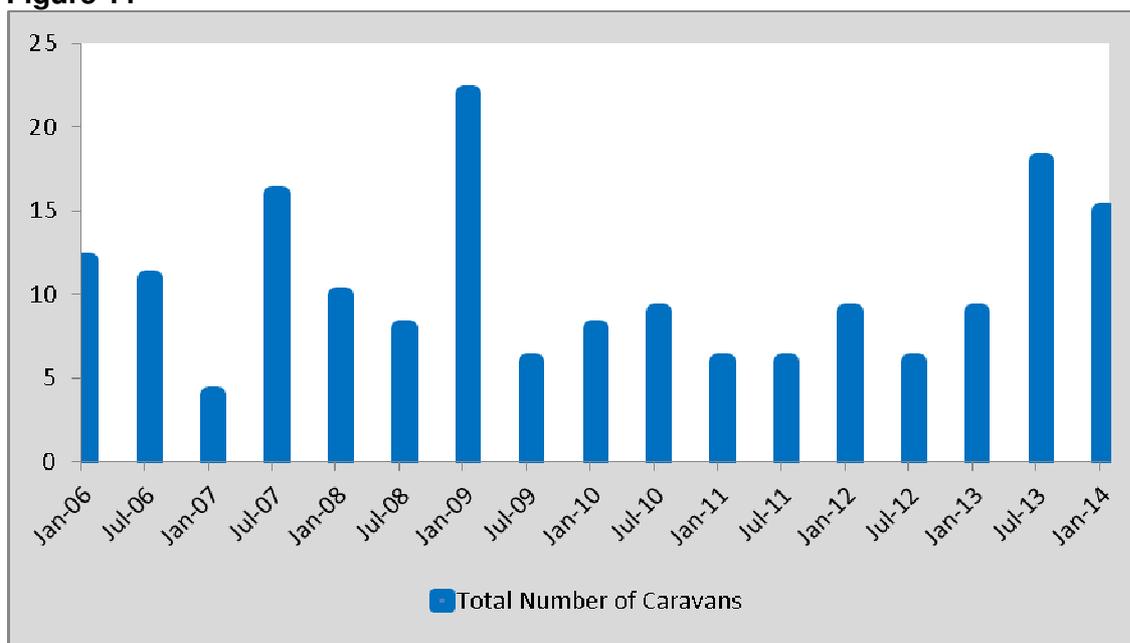
Gypsy and Traveller Pitches

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

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

Appendix 1 provides detailed data to support Figure 11.

Figure 11



Source: The DCLG 6 monthly count of caravan sites.

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

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

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



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

Housing Land Supply

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

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

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

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

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

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

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

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

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

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

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

Table 4 – 5 Year Housing Land Supply Position

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

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

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



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

4 Economy & Employment

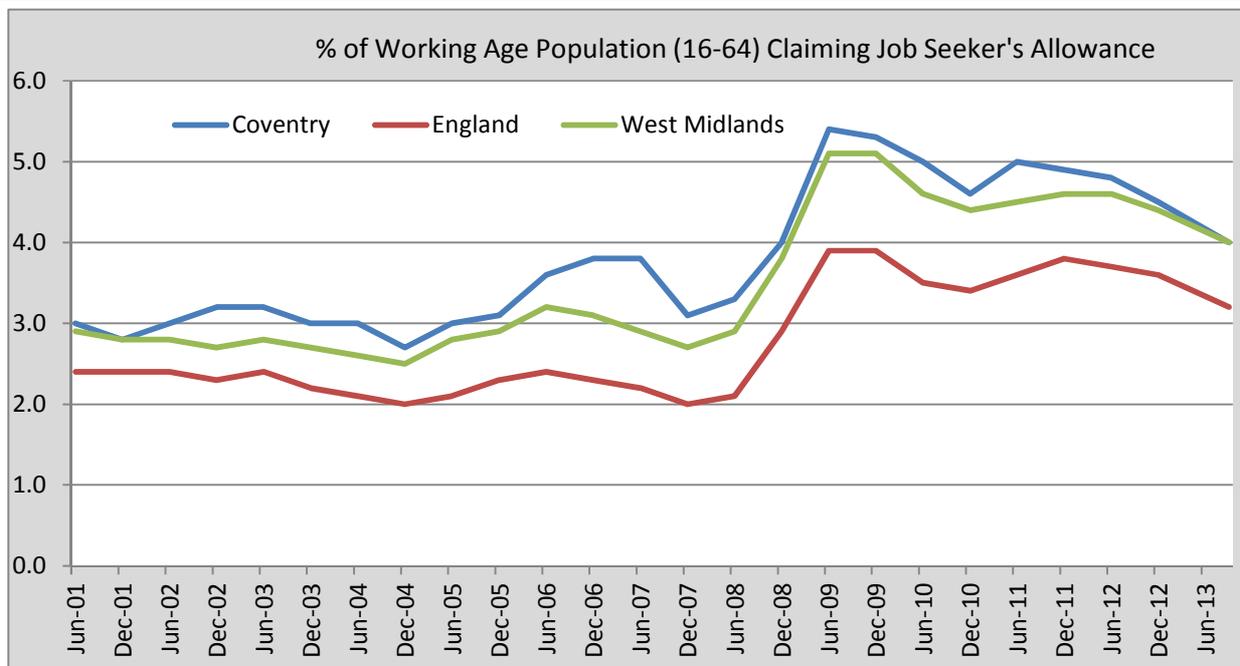
Policy Aim

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

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

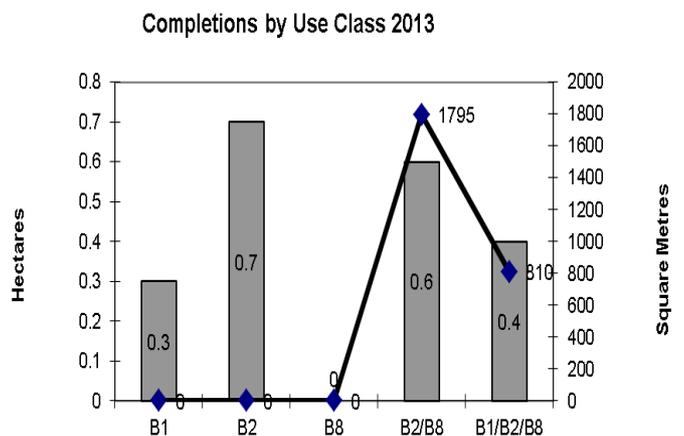
Overall Economic Situation of Coventry

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

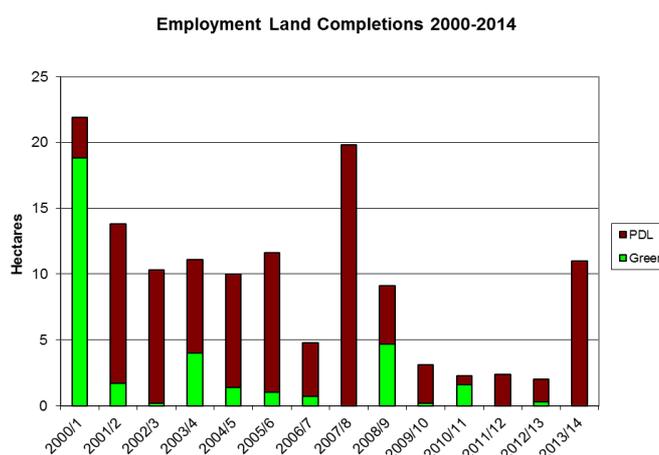


B-Class (employment) completions

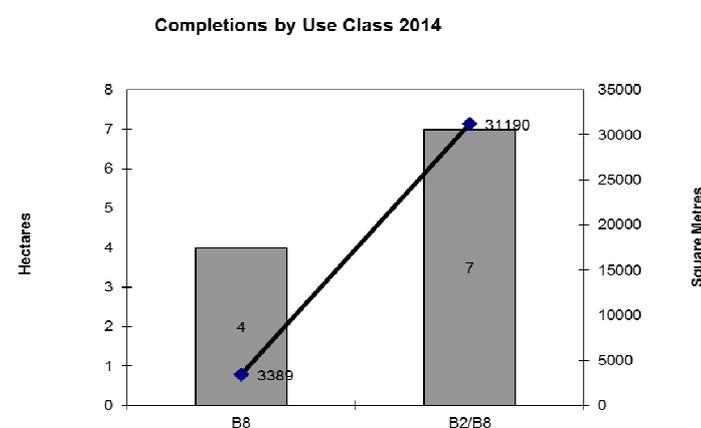
There were completions on five sites during the year to 31st March 2013 and one in 2014. In Coventry, the largest of these completions was at Wickmans Drive. The other 4 completions were at University of Warwick, Ibstock Road, Middlemarch Business Park and although outside the city area the former Peugeot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



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



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



B-Class (employment) completions 2000-2014

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

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

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

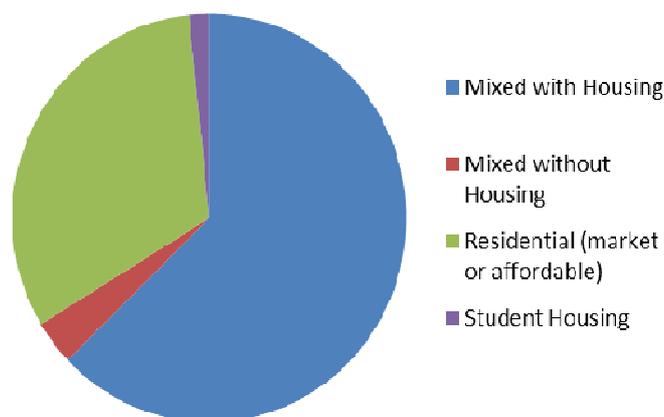
<p>Office (B1) completions There was one office scheme completed during the year to 31st March 2013, which was on green field land. More detail is provided in Table E1 of the appendix. No office schemes were completed in 2014.</p>	<table border="1"> <thead> <tr> <th></th> <th>Site Area (Ha)</th> <th>Gross Internal Floor space (s.qm)</th> </tr> </thead> <tbody> <tr> <td>City Centre</td> <td>0</td> <td>0</td> </tr> <tr> <td>Other Centres</td> <td>0</td> <td>0</td> </tr> <tr> <td>Rest of City</td> <td>0.3</td> <td>1200</td> </tr> <tr> <td>Total</td> <td>0.3</td> <td>1'200</td> </tr> </tbody> </table>		Site Area (Ha)	Gross Internal Floor space (s.qm)	City Centre	0	0	Other Centres	0	0	Rest of City	0.3	1200	Total	0.3	1'200
	Site Area (Ha)	Gross Internal Floor space (s.qm)														
City Centre	0	0														
Other Centres	0	0														
Rest of City	0.3	1200														
Total	0.3	1'200														
<p>Employment land under construction There was one employment site under construction at 31st March 2013. The former Peugeot Ryton site. In the previous year there was 1 site under construction at Wickmans Drive, now completed. Two sites were under construction during 2013/14 at Ryton.</p>	 <p>Picture: Completed manufacturing unit at Wickmans Drive.</p>															
<p>Total (employment) land supply The sites that have yet to start include a number of very large sites, such as Jaguar Browns Lane (17 hectares), Friargate (15 hectares) and land at Jaguar Whitley (9 hectares). Also included is the 31ha site (with outline consent) at the former Peugeot factory in Ryton, which despite being in Rugby Borough forms part of Coventry's employment land supply in accordance with the RSS, and more recently on-going agreements between the two councils. A number of completions have taken place over the last 2 years and are detailed in the appendix to this chapter. The remainder of the sites are all smaller than 5ha in size and total 8 hectares. In 2013/14 there was 85ha of employment land supply.</p>	 <p>Picture: Completed Lex Autolease, Old Church Road.</p>															

Churn of (employment) land

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

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

Ha of Employment Land to Alternative Uses since 2004



Overall position:

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

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

5 SHOPPING

Policy Aim

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

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

Policy Review

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

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

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



Policy Performance

Policy S 1: Shopping Strategy;

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

Policy S 2: Major District Centres

Policy S 3: Foleshill Gasworks Major District Centre

Construction of phase 2 of Arena Park has been completed.

Policy S 4: District Centres

Policy S 5: Local Centres

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

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

Policy S 6: Ground Floor Units in Defined Centres

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



Policy S 9: Local Shops

Policy S 10: Catering Outlets

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

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

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

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

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

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



6 Access and Movement

Policy Aim:

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

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

Policy Review:

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

Policy AM1: An Integrated, Accessible and Sustainable Transport Strategy

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

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

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

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

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



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

Policy AM2: Public Transport

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

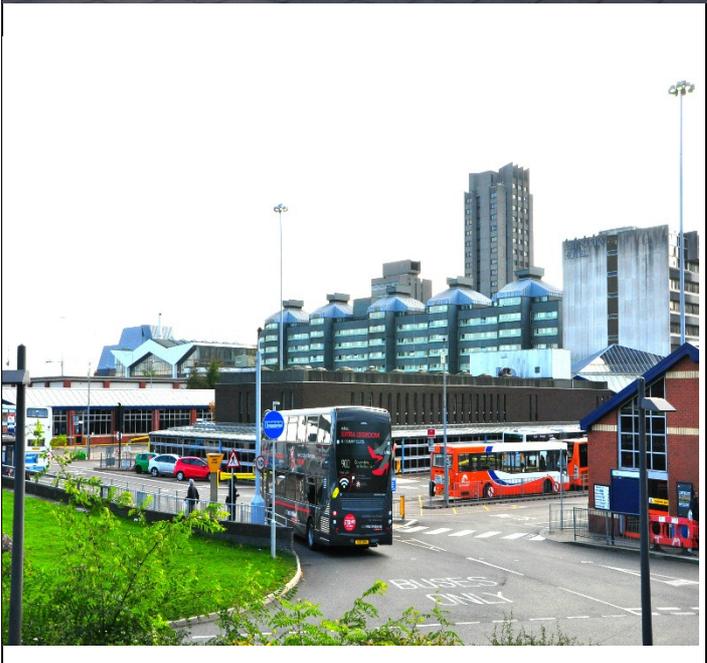
A new bus only second entrance to Pool Meadow Bus Station has been completed to improve access, punctuality, and reduce congestion.

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

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

Policy AM3: Bus Provision in Major New Developments

Th policy aims to ensure that bus services



are integrated into all new large developments.

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

Policy AM4: Bus Priority Measures

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

Policy AM5: Bus Park and Ride

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

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

AM6: Hackney Carriage Ranks

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

Policy AM7: Rail Services

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



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

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

Policy AM8: Improving Pedestrian Routes

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

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

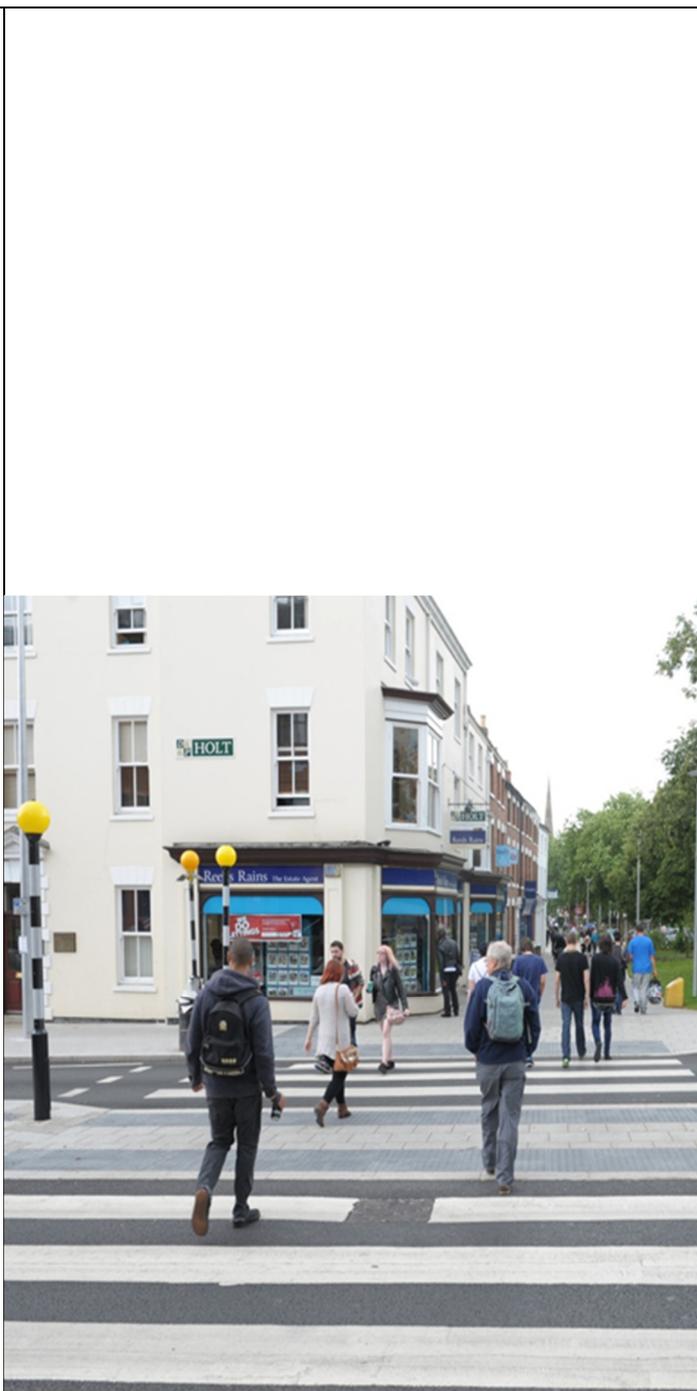
Completed schemes include Broadgate Square, Upper Trinity Street, Gosford Street / Cox Street Junction, Station to Bull Yard, Cox Street / Fairfax Street Junction, Pool Meadow Additional Access, White Street Coach Park, Little Park Street / New Union Street Junction, High Street Trinity Street and Council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

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

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

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

The cycle network is continually being improved in combination with new



developments including the implementation of cycle parking.

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



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.

1 Whitley Bridge scheme, is now underway, which will improve access to employment .

2 The road improvement at the junction of Long Lane/Tamworth Road is not currently programmed to take place.

Policy AM 16: Other Road Schemes

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

As part of the South West Coventry Junction Improvement Programme a



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

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

Policy AM20: Road Freight

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

City Centre Cycle Cordon Survey 07:00-12:30 (Inbound and Outbound)						
2001	2003	2005	2007	2009	2012	2013
894	862	844	725	964	1218	1162

City Centre Pedestrian Cordon Survey 07:00-12:30 (Inbound and Outbound)						
2001	2003	2005	2007	2009	2012	2013
1548	1618	1639	1788	2994	1935	1682



7 BUILT ENVIRONMENT

Policy Aim

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

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

Policy Review

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

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



City Centre

Policy Performance

Transport Corridors and Gateways (BE 4 – BE7)

Road Corridors

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

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



Walsgrave Road Corridor

historic buildings and streets.

The Canal Corridor

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

Gateways

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

The Historic Environment (BE 8 – BE 15)

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

This built heritage is valued by the community, which expects the Council to play the role of principal custodian. This is best undertaken in partnership with



Canal Basin



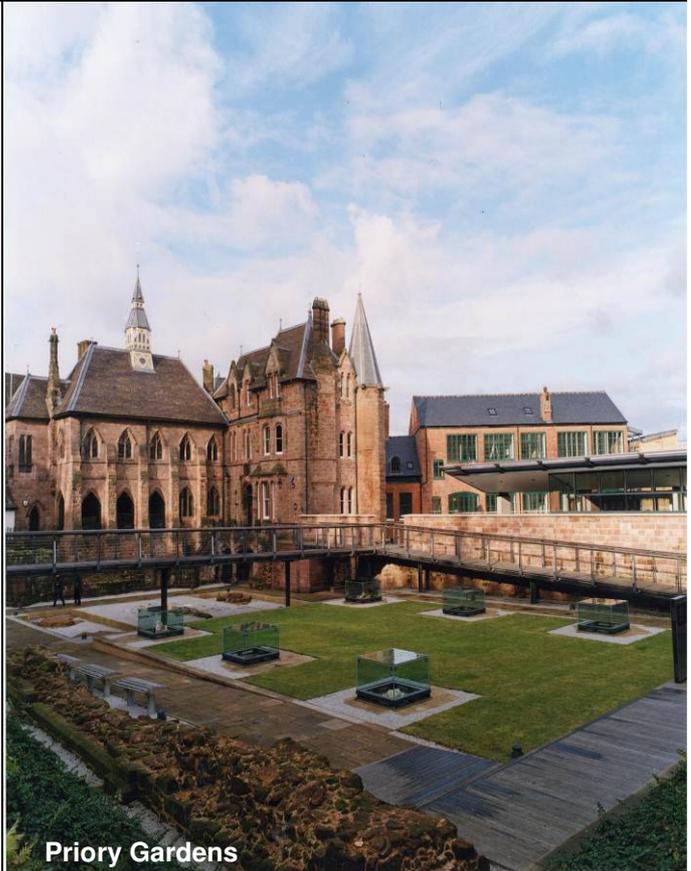
Far Gosford Street



Kenilworth Road

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

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



Priory Gardens



Far Gosford Street

Conservation Areas (BE 8 – BE 10)

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

Listed Buildings (BE 11-13)

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

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

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

Locally Listed Buildings (BE 14)

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

Archaeological Sites (BE 15)

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

Archaeological excavations were carried out



Broadgate House



Coventry War Memorial



as part of the conservation of the Grade 1 listed Old Grammar School in Hales Street revealed evidence of the buildings use as a school from 1560 to 1880 including pencils, writing slates, marbles and coins. The medieval floor levels were found to be over 1.5m below the modern floor level with discoveries of stained glass and decorated floor tiles.

8 GREEN ENVIRONMENT

Policy Aim

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

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

Policy Review

Recent planning policy influences relating to this chapter:

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

Policy Performance

Policy GE 1: Green Environment Strategy

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

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

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

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

The above policies are particularly concerned with the provision and enhancement of Green Space. Strategic areas of Green Space that have been enhanced since 2012 include:

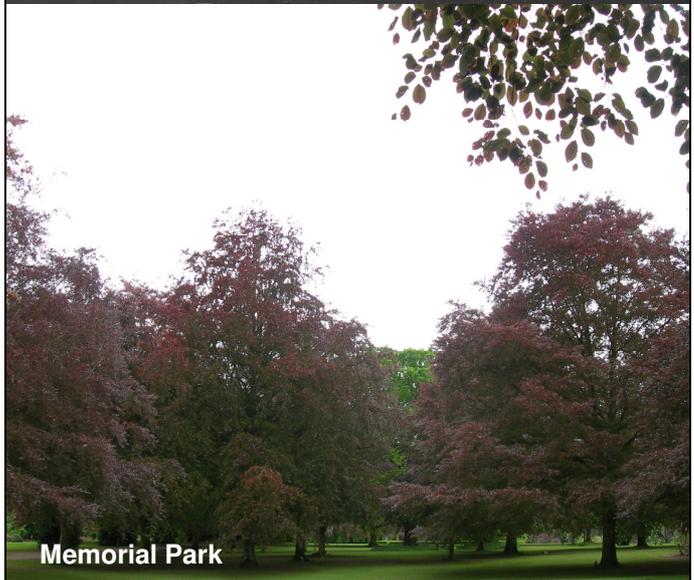
- Ancient Arden Landscape, including extensive public footpath network
- Cannon Park Green Wedge, including Canley Regeneration Area
- Coundon Hall Park Community Woodlands
- Coundon Wedge Countryside Management
- Sowe Valley Green Wedge (Access to Nature Project)

Policies GE 4; GE 10: Protection of Outdoor Sports Facilities

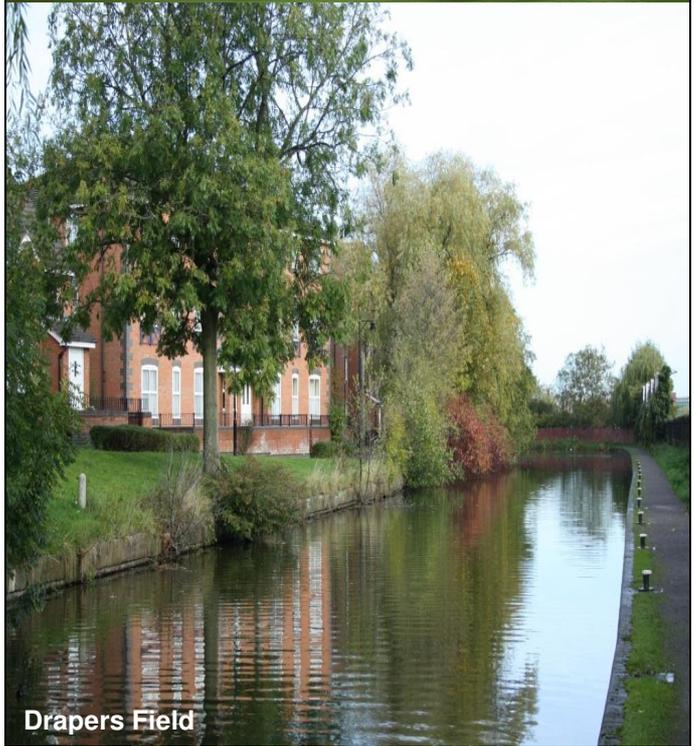
By deterring proposals for inappropriate



Earlsdon



Memorial Park



Drapers Field

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

Policy GE 5: Allotments

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

Policies GE 6; GE 7: Green Belt

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

Policy GE 8: Urban Green Space

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

Policy GE 9: Green Space Provision in New Housing Developments

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

Policies GE 11 – GE 15: Nature Conservation and Landscape

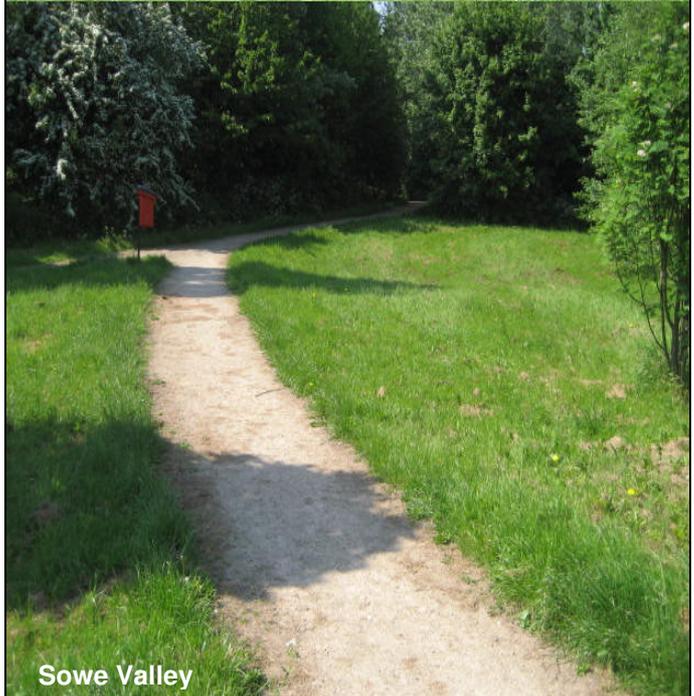
This suite of policies seeks to protect and enhance sites and features of differing nature conservation and landscape importance.



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. Recent habitat surveys have identified a further 3 Local Wildlife Sites at the following locations:

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

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

Trees & Woodlands

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

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

Highways

Felling – 201

Planting – 173

Parks & Woodlands

Felling – 81

Planting – 3783

Note 3600 of these trees were whips, not standard trees.

Highway sites trees of all sizes

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

Tree Preservation Orders

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



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".

Policy Review

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

Policy Performance

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

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

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

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

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

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

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

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

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



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

Policy SCL 7: Schools and Colleges of Further Education

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

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

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

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

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

Policy SCL 8: Coventry University

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

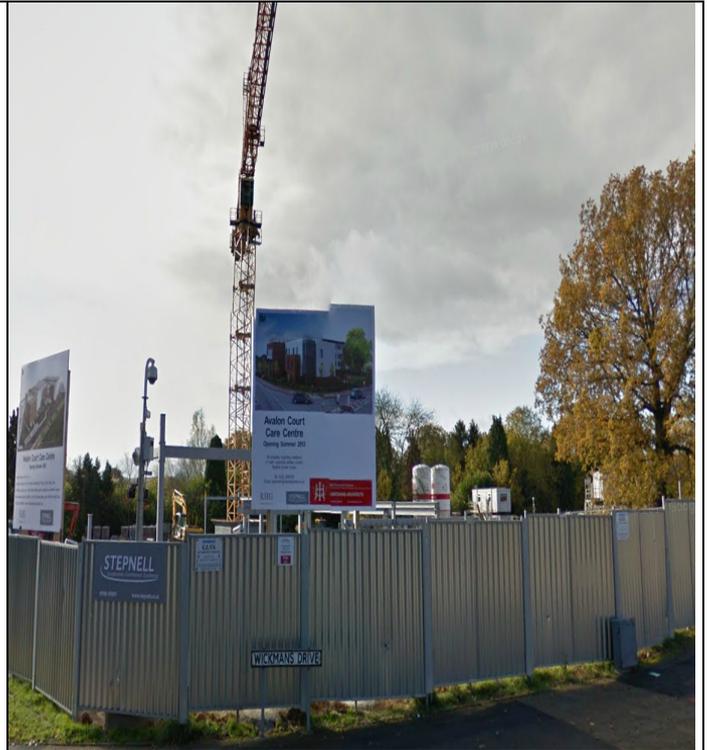


Policy SCL 9: University of Warwick

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

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

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



<p>Policy SCL 10: Health and Social Care</p> <p>A 106 bed care home and associated facilities have been provided on land on the corner of Wickmans Drive and Banner Lane.</p> <p>Policy SCL 12: Local Health and Social Care Facilities</p> <p>Health care facilities under construction include: the Hillfields Health Centre and Russell street car park, Howard Street and land between Howard Street and Harnall Lane West, and a mix-use development on Banner Lane which is to include a surgery and dentist.</p> <p>The development of the process can be to secure the social and community and leisure element further to the generation.</p> <p>Policy SCL 14: Re-use or Redevelopment of Facilities</p> <p>The primary indicator to measure performance is to assess the level to which existing social, community and leisure facilities are lost to other uses.</p> <p>Core Strategy Sustainable Communities Indicators</p> <p>SC 3 Local Community Facilities</p> <p>Indicator: % of new community facilities located in a designated centre or within close proximity of public transport.</p> <p>Target: 100% of facilities to be located in centres or within close proximity of public transport.</p> <p>Output: 0% - which shows the progress against the SC3 target.</p> <p>Indicator: number of community facilities lost to other use classes.</p> <p>Target: To minimise the loss of facilities unless replaced or proved to be redundant.</p> <p>Output: please refer to policy SCL4.</p>	
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10 CITY CENTRE

Policy Aim

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

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

- ***a vibrant and entertaining market place;***
- ***a living heart;***
- ***warm and welcoming public spaces;***
- ***making it accessible to all; and***
- ***sparkling through good design and management."***

Policy Performance – General Policies

Policy CC 1: City Centre Strategy

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

Policy CC 2: A Vibrant and Entertaining Market Place

Policy CC 3: A Living Heart

Policy CC 4: New Housing Sites

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

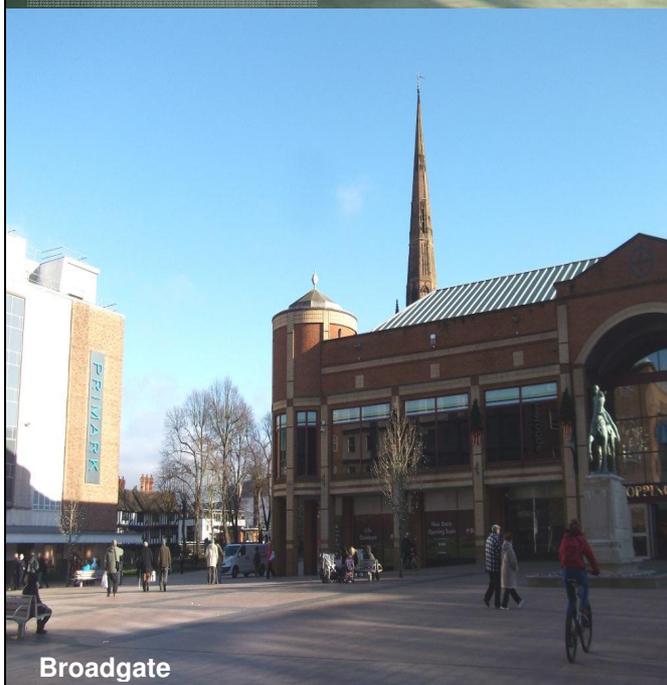
Policy CC 6: Warm and Welcoming Public Spaces

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

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

Policy CC7: Major Environmental Improvement Schemes

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



Policy CC 8: Accessible to All**Policy CC 10: Public Car Parking****Policy CC 11: Sparkling through Good Quality Design and Management****Policy CC 12: Distinctive Area****Policy CC 13: (Central Shopping Area)**

has continued to be used generally to respond to proposals and suggestions both inside and outside the CSA.

Any planning applications to implement schemes will involve the use of current CDP policies until they are replaced by the Core Strategy and City Centre AAP.

Policy CC 18: (West End Area)

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

Policy CC 21: (Southside Area)

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

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

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

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

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

Policy CC 27: (Parkside Area)

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

Policy CC 30: (Coventry University Area)

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



Herbert Art Gallery and Museum



Belgrade Plaza



Policy CC 33: (Cathedral Area)

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

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

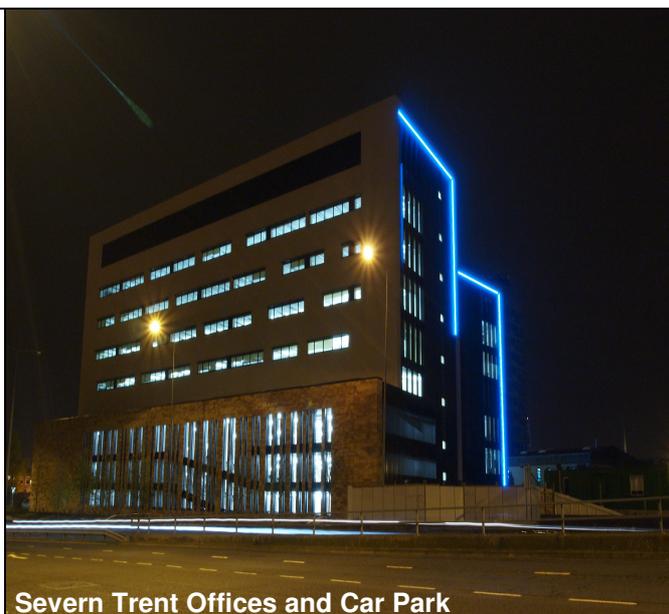
has been little used in the past 2 years as no major new developments have come forward.

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

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

Policies CC 44 to CC 45: (Swanswell)

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



Severn Trent Offices and Car Park



APPENDIX: CITY CENTRE



Vibrant and Entertaining Market Place (Policy CC 2):

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

A Living Heart (Policy CC 3):

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

Site	Land Supply Position
"Beachamp Place", 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.
"Albert Buildings", Queen Victoria Road	118 dwellings Expired permission
Plot 5, Mile Lane	44 completed
28 London Road	51 dwellings Expired permission
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 planning permission.
High Street/Hay Lane	14 dwellings and restaurant use. Complete
Alma Street/Hood Street	99 dwellings creating 405 bedspaces complete
Totals	413 dwellings completed 37 dwellings with planning permission

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

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

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

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

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

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

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

Major Environmental Improvement Schemes (Policy CC 7)

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

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

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

Accessible to All (Policy CC 8)

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

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

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

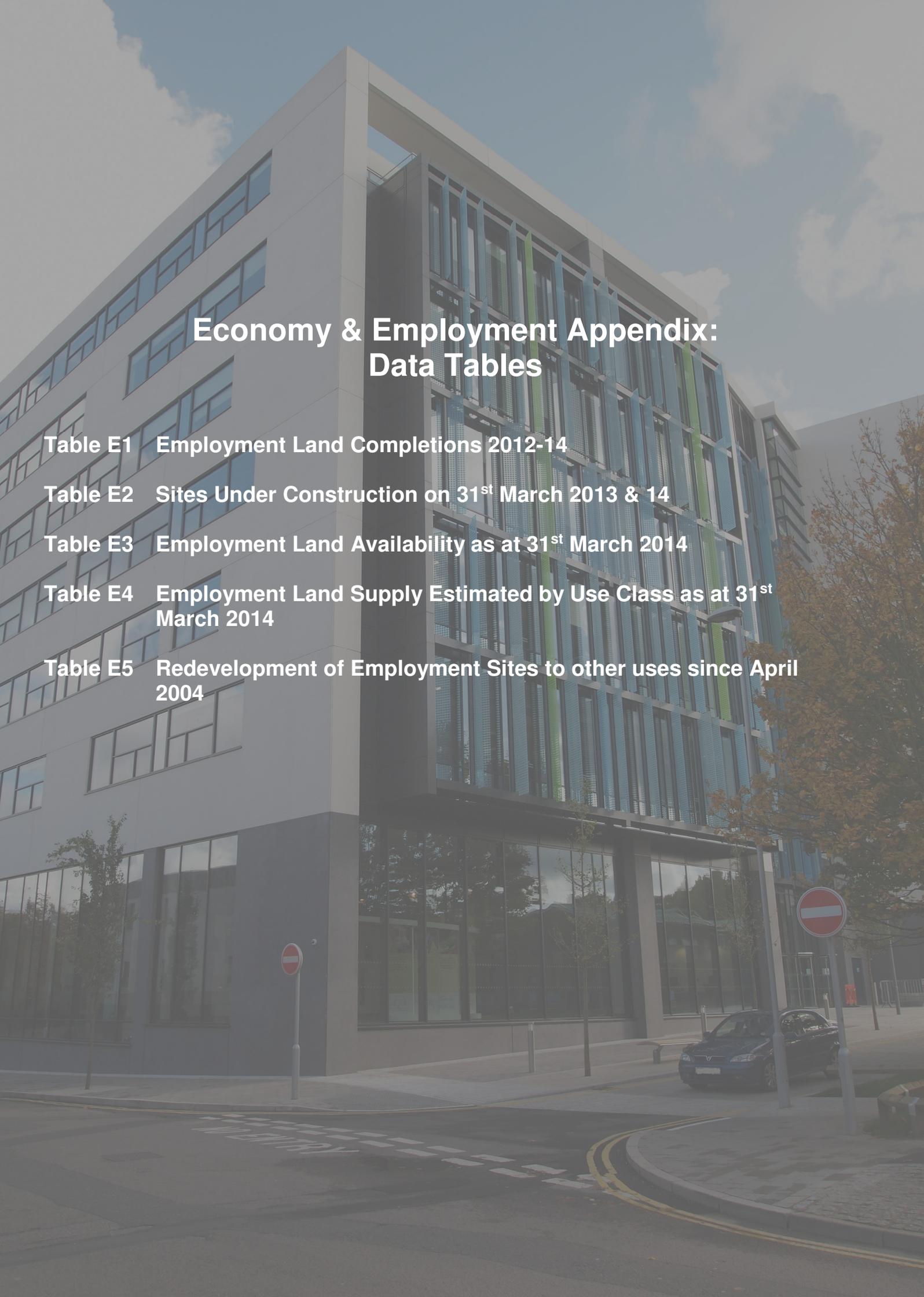
The balance of "retail" uses within the CSA remains broadly stable, but has seen a move away from the traditional A1 retail shops and more to the non-A1 retail uses such as restaurants, coffee shops and service uses. Although not significant, there has been a small decrease in vacant units within the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

In detail, the balance is as follows:

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

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

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



Economy & Employment Appendix: Data Tables

Table E1 Employment Land Completions 2012-14

Table E2 Sites Under Construction on 31st March 2013 & 14

Table E3 Employment Land Availability as at 31st March 2014

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

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

Table E1 Employment Land Completions 2012-13

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

* PDL = Previously Developed Land, G = Greenfield

Employment Land Completions 2013-14

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

* PDL = Previously Developed Land, G = Greenfield

Table E2 Sites Under Construction on 31st March 2013

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

* PDL = Previously Developed Land, G = Greenfield

Sites Under Construction on 31st March 2014

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

Table E3 Employment Land Availability as at 31st March 2014

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

* PDL = Previously Developed Land, G = Greenfield

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

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

Site	B1	B1/B2	B2	B2/B8	B8	B1/B2/B8	Total
Sub-Regional Employment Sites Not Started							
Former Peugeot Site - Ryton (allocated to Coventry through the RSS and DtC)				21			21.0
Former Jaguar Site - Land between Browns Lane and Coundon Wedge Drive		17.0					17.0
Friargate - Land bounded by railway, Grosvenor Road, Manor Road	15.0						15.0
Land North of Jaguar Engineering Centre (Area 2000), Whitley Business Park			9.0				9.0
U of W East of Academic Road		0.3					0.3
Penso Consulting Ltd Woodhams Rd			2.5				2.5
Sub-Total	15.0	17.3	11.5	21.0	0.0	0.0	64.8
Good Quality Employment Sites Not Started							
Land bounded by Quarryfield Lane, Deasy Road and Cheetah Road	0.5						0.5
Land bounded by Upper Well Street, Lamb Street, Chapel Street and Corporation Street	0.7						0.7
Fixfire, Mayflower House, Bodmin Road	0.6						0.6
Land of Stonebrook Way and rear of 75 Longford Road, Longford			1.0				1.0
Ironbridge Works, Ibstock Road			2.0				2.0
Land Adj Orchard Retail Park, London Road						1.0	1.0
Land adjacent units 1-4 Hotchkiss Way Binley Industrial Estate						0.2	0.2
Websters / EMR Stoney Stanton Road			2.5				2.5
Paragon Park			2.95				2.95
Sub-Total	1.8	0.0	8.45	0.0	0.0	1.2	11.45
Other Local Employment Sites Not Started							
Tom White Waste Ltd, Stonebrook Way Longford			0.9				0.9
Adj unit 1 Rowleys green lane			0.03				0.03
Warwick House, Bodmin Road	0.3						0.3
Land and buildings to the rear of 65 to 80 Far Gosford Street	0.2						0.2
727-731 London Road	0.2						0.2
Unite Union Offices Transport House Short Street Parkside	0.1						0.1
Former Bell Green Goods Yard and Edgewick Park Industrial Estate A444						2.0	2.0
Bancrofts Ltd 414 Stoney Stanton Road			0.2				0.2
Cash's Uk Ltd Torrington Avenue Opposite Junc of Westcotes						0.6	0.6
Unipart Eberspacher Exhaust Systems Ltd Durbar Avenue			4.0				4.0
Sub-Total	0.8	0.0	5.13	0.0	0.0	2.6	8.53
Employment Sites Under Construction							
Sub-Total	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Grand Total	17.6	17.3	25.08	21.0	0.0	3.8	84.78

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

Planning Reference	Date of Permission	Site	Size (Ha)	Proposed Use
Sites with Permission not started				
52772	26/01/2006	Wigleys	2	Mixed: retail, car showroom, 1.3ha employment
52867/A	01/05/2009	Land behind 55-77 Stoke Row	0.39	Residential
54696	08/04/2009	Garages & 40b&40c Humber Avenue	0.18	Residential
52866/B	15/05/2009	56-66 Cambridge Street	0.09	Residential
39033/A	20/04/2009	175-177 Jardine Crescent	0.01	Residential
54293/A	31/03/2010	45 Templar Avenue	0.23	Residential
OUT/2012/2123	23/06/2009	2 Coombe Street	0.01	Residential
16072/H	24/09/2009	8 Davenport Road	0.25	Residential
49026/B	09/02/2010	Ironbridge Works, Ibstock Road	2.53	Hotel, B1b/c, B2
RM/2013/2369	24/12/2010	Former Dunlop Warehouse, Beake Avenue	4.80	Residential, B1/B2 and B8
FUL/2011/0240	03/01/2012	17-28 Queens Road (including part of Winfray Annexe)	0.47	Student housing
FUL/2011/0986	04/10/2011	Alma Street / Hood Street / Lower Ford Street	0.55	Student housing
OUT/2011/0254	25/08/2011	Evening Telegraph Site - Land East of Upper Well Street and south of Lamb Street	1.02	Residential, Student housing, B1 uses, Hotel and Retail
OUT/2012/0888	09/08/2012	New Century Park Phase 2 (East)	11	Residential
FUL/2012/2313	18/03/2013	Land off Burnaby Road	2	Residential (Part of site formerly B2 use)
17057/C	09/01/2013	Former Factory site Coombe Street	0.06	Residential
REN/2012/0668	10/07/2012	Land behind 55-77 Stoke Row	0.4	Residential
Sub-Total not started			25.99	
Sites Under Construction				
52546	30/09/2005	Former Peugeot Stoke Plant	26	B1 offices, sports pitches and residential
52000	20/01/2006	AGCO - South	14.7	Residential
52000	01/09/2010	AGCO - North	12	Residential
55011	23/12/2009	Former Jaguar Site, Browns Lane	48.59	Mixed B1, B2, and residential
RM/2011/2152	24/03/2005	New Century Park (West)	4.7	Residential
Sub-Total Under Construction			105.99	
Sites Completed				
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
42919/D	18/11/2004	Astleys	0.9	Student housing
36439/C	18/03/2005	David Road	0.1	Residential
49997/A	15/09/2005	Lower Ford Street	0.8	Residential
FUL/2011/0584	25/05/2011	165-173 St Georges House, Corporation Street	0.1	Student housing
54988	16/06/2009	Donnington House, Trinity Street	0.1	Student housing
Sub-Total Completed			10.22	
Total			142.20	

APPENDIX: SHOPPING



Detailed discussions of CDP Policies

1 Major District Centres (Policy S 2):

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

2 District Centres (Policy S 4):

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

3 Local Centres (Policy S 5):

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

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

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

5 Indicators:

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

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

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

Centre	Percentage of Use Class			
	A1	A2	A3/A4/A5	Other Uses
Ball Hill				
2013	64	14	15	7
2014	64	14	14	8
Cannon Park				
2013	84	2	5	9
2014	80	2	9	9
Foleshill Arena Park				
2013	72	7	17	7
2014	64	6	27	3
Bell Green				
2013	68	5	10	17
2014	70	5	10	15
Brade Drive				
2013	86	0	0	14
2014	86	0	0	14
Brandon Road				
2013	89	0	7	4
2014	89	0	0	4
Daventry Road				
2013	67	14	10	9
2014	67	14	10	9
Earlsdon				
2013	59	11	16	14
2014	60	11	16	13
Foleshill				
2013	58	20	14	8
2014	58	20	14	8
Jardine Crescent				
2013	66	4	12	18
2014	66	4	12	18
Jubilee Crescent				
2013	59	16	14	11
2014	59	16	14	11
Acorn Street				
2013	50	0	30	20
2014	50	0	25	25
Ansty Road				
2013	64	7	14	15
2014	64	7	14	15
Baginton Road				
2013	75	0	12.5	12.5
2014	75	0	12.5	12.5
Barkers Butts Lane				
2013	57	17	19	7
2014	63	12	19	7
Binley Road				
2013	72	11	17	0
2014	72	11	6	11

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

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

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

Table S.2: Vacancy Rates 2013 and 2014

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

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

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

Appendix 1 - Housing Chapter Data Tables

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

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

Figure 3: Completions on Brownfield Land (PDL)

Year	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	1,110	1,099	11	99
Total	10,703	9,865	838	92

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

Number of Bedrooms	% of Annual Supply	Dwelling Type	% of Annual Supply
1 Bedroom	14%	House	78%
2 Bedrooms	25%	Flat	20%
3 Bedrooms	36%	Bungalow	2%
4+ Bedrooms	25%	Total	
Total			

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	Total
Total Completions (net)	542	626	334	418	691	1,165	1,149	680	496	705	921	994	1,095	8,721
Within City Centre	159	278	135	120	148	156	0	28	97	195	137	152	229	1,605
Outside City Centre	383	348	199	298	543	1,009	1,149	652	399	529	784	842	866	7,116
% within City Centre	29%	44%	40%	29%	21%	13%	0%	4%	20%	28%	15%	15%	21%	18%

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

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

Appendix 1 - Housing Chapter Data Tables

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	392	1,795	3,632	1,445	-531	2.69%	1.07%

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

Figure 10- Density of Completions

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

NB: Figures based on gross completions on completed sites

Figure 11 - Gypsy and Traveller Pitches

Count	Authorised sites (with planning permission)		Unauthorised sites (without planning permission)				Total All Caravans
	Number of Caravans		on Sites on land owned by Gypsies		Sites on land not owned by Gypsies		
	Socially Rented	Private	"Tolerated"	"Not tolerated"	"Tolerated"	"Not tolerated"	
Jan-14	0	15	0	0	0	0	15
Jul-13	0	18	0	0	0	0	18
Jan-13	0	9	0	0	0	0	9
Jul-12	0	6	0	0	0	0	6
Jan-12	0	9	0	0	0	0	9
Jul-11	0	6	0	0	0	0	6
Jan-11	0	6	0	0	0	0	6
Jul-10	0	9	0	0	0	0	9
Jan-10	0	8	0	0	0	0	8
Jul-09	0	6	0	0	0	0	6
Jan-09	0	22	0	0	0	0	22
Jul-08	0	8	0	0	0	0	8
Jan-08	0	10	0	0	0	0	10
Jul-07	0	11	0	0	0	5	16
Jan-07	0	4	0	0	0	0	4
Jul-06	11	0	0	0	0	0	11
Jan-06	12	0	0	0	0	0	12

Source: The DCLG 6 monthly count of caravan sites

Appendix 2 - CDP Housing Allocations

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

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	Majority of site completed. Remaining parcel of land (approximately 0.97Ha) now has permission for 41 new homes.
H8 5	Lyng Hall School	185	Site not developed.
H8 6	Chace Avenue	181	Site completed.
H8 7	Highfield Road	175	Site completed.
H8 8	Houldsworth Crescent	174	Site completed.
H8 9	Banner Lane (west)	168	Site completed.
H8 10	Mount Pleasant	167	68 dwellings are now complete with the remaining 31 under construction
H8 11	Narbeth Way (south)	90	Site completed.
H8 12	Potters Green Road	71	Site completed.
H8 13	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	First phase of site completed. Second phase for a fully affordable older persons development of 47 units is now under construction
H8 20	Bagington Fields	40	Site not developed.
H8 21	Windridge Close	40	Site 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	Southern half of site completed. Northern half of the site is now under construction for 28 homes.
H8 33	Websters / EMR – Mixed Use	105	Site not developed.
H8 34	Walsgrave Hill Farm	500	Site not developed.
H8 35	Elms Farm	70	Site not developed.

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

Appendix 3 - Residential Completions 2013/14

Sites	Ward	Total Gross Completions	GF/PDL	GF/PDL	Origin
New Century Park Allard Way	Lower Stoke	199	PDL		pp/uc
WOOD END, MANOR FARM PHASES 1A2-1A4	Henley	135	PDL		pp/uc
Travelodge Hotel Broadgate	St Michaels	120	PDL		conv
Former industrial unit between Alma Street and Lower Ford	St Michaels	99	PDL		pp/uc
Land between Humber Road and Aldermoor Lane (former P	Lower Stoke	224	PDL		pp/uc
Bannerbrook Park	Woodlands	72	PDL		pp/uc
Former City College Torrington Avenue	Westwood	37	PDL		pp/uc
Jaguar Cars Browns Lane Site 2	Bablake	36	PDL		pp/uc
Land Bounded by Railway Line, Dunster Place and Lythalls	Holbrook	30	PDL		pp/uc
Trafalgar Foundry Broad Street Jetty, Broad Street	Foleshill	20	PDL		pp/uc
Jaguar Heritage Centre Browns Lane	Bablake	19	PDL		pp/uc
9 Bright Street Foleshill	Foleshill	15	PDL		pp/uc
Lady Lane Longford	Longford	12	PDL		pp/uc
R/O Browns Lane adjoining Heritage Centre	Bablake	11	GF		pp/uc
55 Walsgrave Road	St Michaels	8	PDL		conv
Land East of Brade Drive	Henley	7	GF		pp/uc
All Saints Parish Room Vecqueray Street	St Michaels	5	PDL		conv
Canley Regeneration Site Prior Deram Walk	Westwood	4	GF		pp/uc
Adj 114 Aldermans Green Road	Longford	4	GF		pp/uc
National Cuisine 192-196 Holbrook Lane	Holbrook	4	PDL		conv
58 Far Gosford Street	St Michaels	4	PDL		conv
Bush Vet Centre 19 Friars Road	St Michaels	4	PDL		conv
13 Warwick Row	St Michaels	4	PDL		conv
Singer Close Aldermans Green	Longford	3	PDL		pp/uc
47-49 John Rouse Avenue	Westwood	2	PDL		pp/uc
Land adj 104 Bridgeman Road	Radford	2	GF		pp/uc
Admiral Codrington 1 St Columbas Close	Radford	2	PDL		conv
2-4 Carter Road	Lower Stoke	2	PDL		cou
49 Villa Road	Radford	2	PDL		cou
46 Nailcote Avenue	Westwood	1	PDL		pp/uc
Silver Birches Pickford Grange Lane	Bablake	1	PDL		pp/uc
128 Upper Eastern Green Lane	Woodlands	1	PDL		pp/uc
Former Dairy Distribution Washbrook Lane	Bablake	1	PDL		pp/uc
6 Stoneleigh Road	Wainbody	1	PDL		pp/uc
158 Kenilworth Road	Wainbody	1	PDL		pp/uc
Adj 7 Bennetts Road South	Bablake	1	GF		pp/uc
Adj 2 Lammas Road	Sherborune	1	PDL		pp/uc
53 The Mount	Cheylesmore	1	PDL		pp/uc
239 Windmill Road	Longford	1	PDL		pp/uc
Land to rear of 137-139 Hall Green Road/ADJ NO.3 Pauline	Longford	1	GF		pp/uc
14 Providence Street	Earlsdon	1	PDL		conv
112 Holyhead Road	Sherborune	1	PDL		conv
36a Stoke Green	Lower Stoke	1	PDL		conv
16 Prior Deram Walk	Westwood	1	PDL		conv
43 Wendiburgh Street	Westwood	-1	PDL		conv
98-100 Paynes Lane	St Michaels	-1	PDL		conv
11-12 Westminster Rd	St Michaels	-1	PDL		conv
Totals		1,098	-	-	-
Demolitions			-	-	-
Net Total		1098	-	-	-
of which PDL		1,068	-	-	-
of which GF		30	-	-	-
of which Conversions		156	-	-	-
of which City Centre		229	-	-	-

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

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

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

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

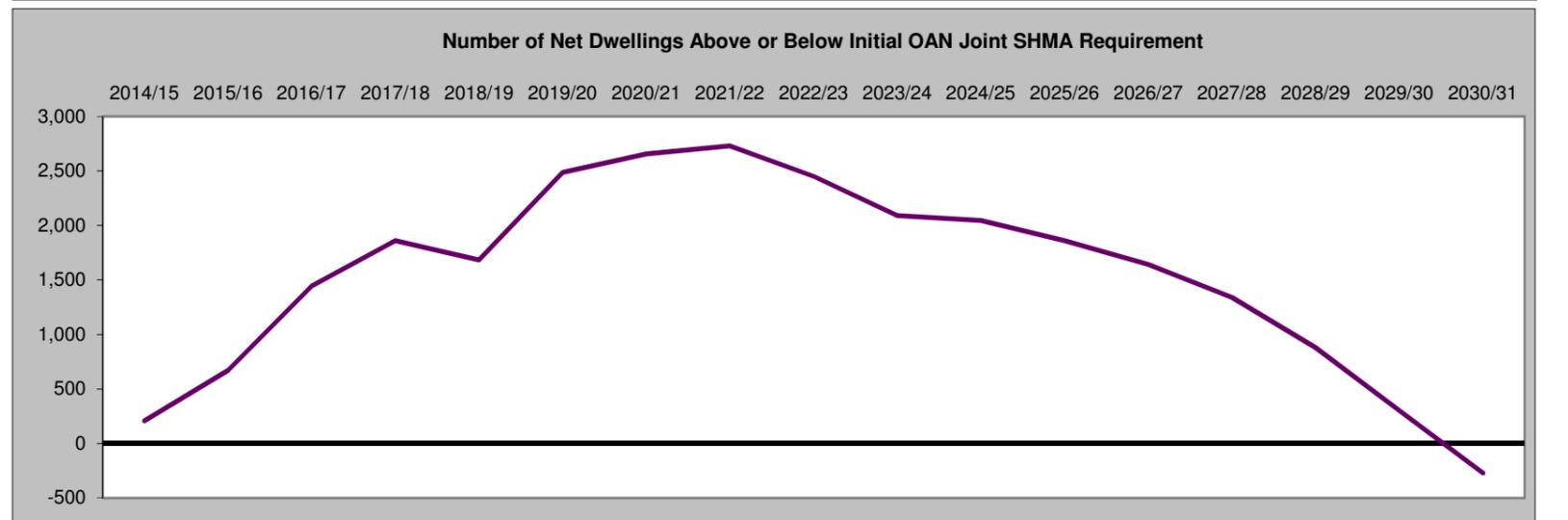
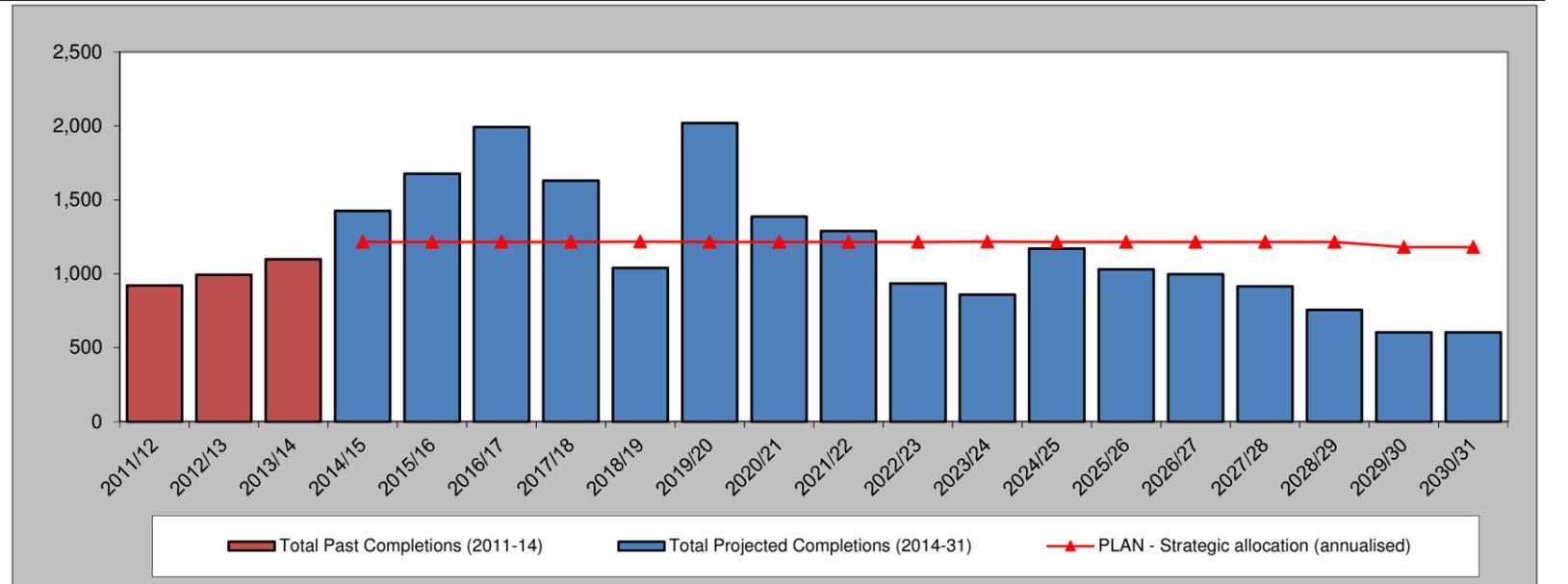
Total Target (2011-2031)	23,600	
Total Completions 2011-2014	3,013	
Total remaining requirement (2014-2031)	20,587	
Outstanding Shortfall from past completions (2011-2014)	527	
Amount of past shortfall included within 1st 3x5 year timeframe (542/3)	176	36/year
Amended 5 year Total Requirement (2014-2019)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

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

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

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

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



If you need this information in another format or language
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