

To help facilitate the step change in housing delivery that the city needs, Policy H2 allocates a number of strategic sites, with a further range of sites allocated through the City Centre Area Action Plan. The Council have also identified a 'Supporting Housing Delivery Development Plan Document' within its Local Development Scheme, which will be linked to the delivery of housing land across the city and be brought forward should the city's land supply fall short of 5 years (or equivalent having regard to performance). This will be continually monitored through the Annual Monitoring Report (AMR) and bi-annual reviews of the SHLAA. To ensure a robust assessment of land supply is undertaken monitoring will consider the Sedgefield approach and factor in a 5% supply buffer as standard unless there is evidence of persistent under delivery against the housing trajectory which supports Policy H1 of this plan. Through the AMR, land supply will also be assessed against a 20% buffer and give consideration to the Liverpool approach. This additional sensitivity monitoring will also be utilised as an early warning mechanism to identify any potential need for an early review of the SHLAA or early preparation of the 'Supporting Housing Delivery DPD. This monitoring approach will also be the mechanism for updating the housing trajectory to keep it up to date and to ensure the Council maintains a continuous 5-year supply of housing land. In addition, the Council will continue to work with key stakeholders through the Planning and Housing Group of the Coventry and Warwickshire LEP to encourage and support the delivery of sustainable housing growth.

In recent years the city has had a proud history of urban regeneration and bringing forward brownfield sites for redevelopment in a positive and constructive fashion. Indeed, since 2001 in excess of 90% of all new homes in Coventry have been built on previously developed land. The continuation of this trend will be challenging moving forward but will remain an important priority of this plan. Through its AMR the Council will therefore monitor closely the proportion of development on brownfield sites. This is with a view to encouraging and supporting a majority of annual completions on brownfield sites. Should this fail to materialise for 2 consecutive monitoring years then the Council will consider this a secondary trigger in the delivery of its 'Supporting Housing Delivery Development Plan Document'. Such monitoring data would not in itself however constitute a reason for refusing a greenfield development proposal.

Policy H2: Housing Allocations

1. Table 4.2 identifies the sites to be allocated for housing development alongside essential details that will support the principles of sustainable development. The development of all sites will also need to be considered in accordance with other policies in this Local Plan (and supporting documents) and the Infrastructure Delivery Plan, with the infrastructure needs of each site to be secured through legal agreements and/or the Council's CIL Charging Schedule where appropriate.

2. The urban extension proposals at Keresley and Eastern Green are to be brought forward in full accordance with comprehensive Masterplans and in accordance with the Council's Urban Extension Design Guidance SPD.

Table 4.2 – Site Allocations for Housing

Site Ref	Site	Ward	Total Dwellings	GF / PDL	Essential Site Specific Requirements and Other Uses
H2:1	Keresley SUE	Bablake	3,100	GF	<p>Retail space within local centres (policy R1). Distributor link road connecting Long Lane and Winding House Lane to be fully operational prior to the full completion of the SUE. Surrounding junction improvements as appropriate and identified through a robust TA. Provision of 2FE primary school and contributions towards a 8FE secondary school. Retention of medieval fishponds, ancient woodlands, important (ancient) hedgerows. Creation of publicly accessible green corridor along the Hall Brook and enhanced connectivity between the ancient woodlands. Protection of Jubilee Woodland. Inclusion of appropriate screening to existing residential areas.</p>
H2:2	Eastern Green SUE	Bablake	2,250	GF	<p>15ha of employment land adjacent to the A45 (policy JE2), which is to be developed in tandem with the residential development. The provision of a new Major District Centre (policy R1). Provision of 2FE primary school. New grade separated junction from the A45 to provide primary site access with surrounding junction improvements as appropriate. The new A45 junction should be fully</p>

					operational prior to the occupation of the employment land and the Major District Centre, whilst no more than 250 homes should be occupied prior to this junction being fully operational (in accordance with Policy DS4D). Creation of publicly accessible green corridors along the Pickford Brook and its tributaries. Retention of medieval moat at Pond Farm and retention of important hedgerows. Inclusion of appropriate screening to existing residential areas. Buffering and screening at Pickford Green to protect the transition of land use into the wider Green Belt.
H2:3	Walsgrave Hill Farm	Henley and Wyken	900	GF	Retention and enhanced setting of listed buildings at Hungerley Hall Farm. Site to incorporate blue light access linking the A46 to the University Hospital. Facilitate and work with Highways England on highways proposals linked to a new Grade Separated junction at Clifford Bridge. Provision of essential drainage and flood risk infrastructure.
H2:4	Land at Whitmore Park, Holbrook Lane	Holbrook	730	PDL	As part of mixed-use scheme to deliver 8ha of redeveloped employment land (policy JE2). The retention of the sports field fronting Beake Avenue. Highway works to open up Swallow Road to public traffic as appropriate. Retention of locally listed building facades and boundary walls.
H2:5	Paragon Park	Foreshill	700	PDL	Retention of building facing Foreshill Road. Remodelling of Webster Park to include a new area of playing fields adjacent to the existing primary school.

H2:6	Land at Browns Lane	Bablake	475	GF	Retention of important trees and hedgerows. Need to focus primary access to Coundon Wedge Drive.
H2:7	Land at Sutton Stop	Longford	285	GF	<p>Total Allocation is linked to extant permission (FUL/2013/0727) and should also include a 225 berth marina and ancillary provisions (as appropriate) and 1.5ha of employment land (policy JE2). The site should also incorporate in excess of 5ha publicly accessible green space and the inclusion of appropriate screening to existing residential areas.</p> <p>Development will need to ensure that highways access and provisions are adequate and suitable for the site. This could include remodelling of the junction at Sutton Stop and Grange Road and at Alderman's Green Road</p>
H2:8	Land West of Cromwell Lane	Westwood	240	GF	<p>Creation of woodland area to the western boundary of the site to reflect Ancient Arden landscape characteristics and ensure defensible boundary to the wider Green Belt. Retain and enhance the setting of Westwood Farm and other listed buildings within and adjacent to the site. Inclusion of appropriate screening to existing residential areas.</p> <p>Explore opportunities to introduce residents parking schemes on site and along adjoining streets with surrounding junction improvements as appropriate.</p>
H2:9	Land at London Road/Allard Way	Binley and Willenhall	200	GF	<p>Retention and reuse of locally listed pumping station and lodge. Retention of important hedgerows and management of biodiversity/ecology impacts.</p> <p>The provision of at least 2.5ha of publicly accessible</p>

					green space as part of the development.
H2:10	Former Lyng Hall playing fields	Upper Stoke	185	mix	Provision of 1ha of publicly accessible green space as part of development
H2:11	Elms Farm	Henley	150	GF	Creation of publicly accessible green space along eastern boundary of site
H2:12	Site of LTI Factory, Holyhead Road	Sherbourne	110	PDL	
H2:13	Grange Farm	Longford	105	GF	Retention of important hedgerows. Highway improvements to Grange Road.
H2:14	Former Transco site, Abbots Lane	Sherbourne	100	PDL	Retention of sandstone boundary walls
H2:15	Land at Sandy Lane	Radford	90	PDL	Retention of the Daimler Office building on Sandy Lane
H2:16	Land at Carlton Road / Old Church Road	Foleshill	85	PDL	Retention of chimney, art-deco façade and railings of former weaving mill
H2:17	Nursery Sites, Browns Lane	Bablake	80	GF	
H2:18	Former Mercia sports field	Foleshill	75	GF/PDL	Provision of 0.5ha of publicly accessible green space as part of development
H2:19	Land at Mitchell Avenue	Wainbody	50	GF	Existing sports facilities are to be re-provided at the site of the former Alderman Harris School at Charter Avenue or an appropriate alternative site within the local area as part of this development (in accordance with policy GE2).

H2:20	Land at Durbar Avenue	Foleshill	45	PDL	As part of mixed-use scheme to deliver 1.5ha of redeveloped employment land (policy JE2)
H2:21	Woodfield school site, Stoneleigh Road	Wainbody	30	mix	New homes to link in with new railway station to be delivered as part of the wider NUCKLE project (policy Ac6)
H2:22	Land at the Junction of Jardine Crescent and Jobs Lane	Woodlands	25	PDL	Retail space within extended district centre (policy R1)
H2:23	Land west of Cryfield Heights, Gibbet Hill	Wainbody	20	GF	
H2:24	Land West of Cheltenham Croft	Henley	15	GF	
H2:25	The Grange Children's Home, Waste Lane	Bablake	15	PDL/GF	Locally Listed buildings to be retained and converted with limited new build allowed to support a comprehensive scheme. Dense tree boundaries to be retained to protect wider Green Belt setting.

NB: Site capacities have been rounded and add up to 9 dwellings more than the figures in Table 4.1, which reflects permissions and phasing to date. The figures in Table 4.1 inform the Housing Trajectory. Where there is conflict, the figures in Table 4.1 should be used as this reflects on-going monitoring

In order to support the sustainable access to the sites identified above a number of cases are envisaged whereby local transport infrastructure will require either partial or entire construction upon land that will remain within the Green Belt. Paragraph 90 of the NPPF states "Certain other forms of development are also not inappropriate in Green Belt provided they preserve the openness of the Green Belt and do not conflict with the purposes of including land in Green Belt. Paragraph 90 goes on to clarify that this includes "local transport infrastructure which can demonstrate a requirement for a Green Belt location".

Having regard to national policy alongside the essential requirements outlined in Policy H2, the Master planning principles outlined in policy DS4 and the proposed Green Belt

boundaries in policy GB1 the following sites will require local transport infrastructure that clearly demonstrates a requirement for a Green Belt location.

- Keresley SUE – Highway proposals associated with the Link Road between Winding House Lane and Long Lane
- Eastern Green SUE – The new junction from the A45 will require land to the north of the A45 to ensure traffic flows on the road are not compromised
- Walsgrave Hill Farm – highway proposals associated with the new junction at the A46 and the blue light access
- Sutton Stop – junction improvements to Alderman's Green Road
- The Grange Children's home, Waste Lane – possible access improvements at Waste Lane and/or Brownhill Green Road

In the case of land at Eastern Green and Sutton Stop this will also relate to policy JE2 should the employment elements of the site be brought forward separately.