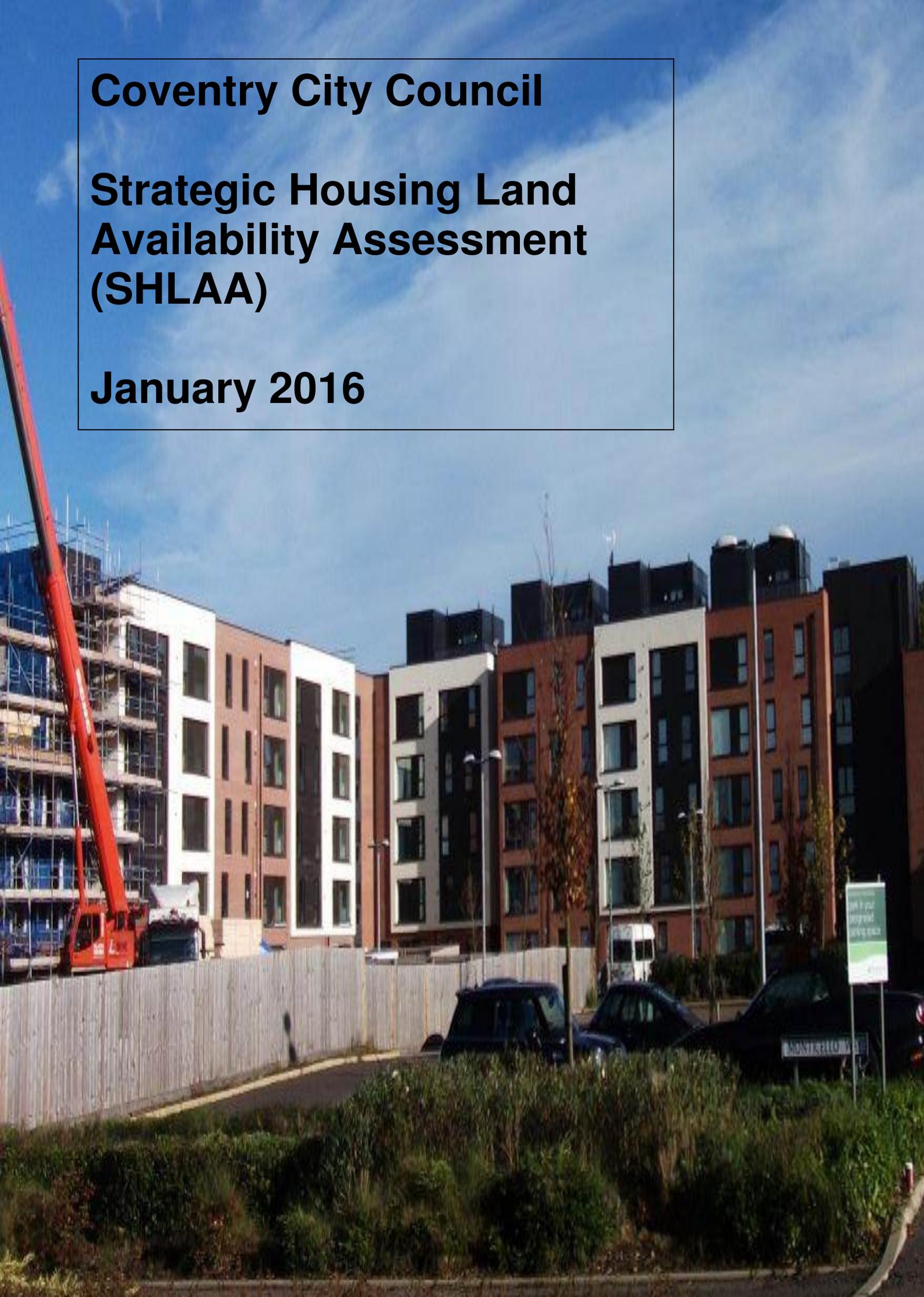


Coventry City Council

**Strategic Housing Land
Availability Assessment
(SHLAA)**

January 2016



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1. Introduction

- 1.1 The National Planning Policy Framework was issued in March 2012 and continued to require Local Authorities to produce a Strategic Housing Land Availability Assessment (SHLAA). In March 2014 the Government also published an update to its National Planning Practice Guidance, including an updated section on producing and developing SHLAA's. This updated version of Coventry City Council's SHLAA has regard to this new guidance.
- 1.2 This version of the SHLAA is also the first that has been fully prepared in accordance with the Joint methodology agreed by all Coventry and Warwickshire authorities in May 2015. The agreed methodology should be read alongside this report.

2. Purpose and Context

- 2.1 The SHLAA is principally an evidence document which supports the new Coventry Local Development Plan (The Local Plan) and City Centre Area Action Plan (CCAAP). Its principal aim is to identify sufficient sites within the local authority area that are capable of meeting the requirements identified for housing development over the plan period. It is important to clarify that the identification of a site within the document does not determine whether or not a site will be allocated for housing through a development plan, nor does it imply that the site will receive planning permission.
- 2.2 As suggested above, the purpose of the SHLAA is to consider the availability of land within a designated area that could contribute towards sustainable housing development. Once identified, this information can contribute towards the development of housing policy for the city. The main outputs from the SHLAA are to:
 - provide evidence to support the development of new local planning policy;
 - support the identification of a 5, 10 and 15 year supply of housing land;
 - identify sites with potential for housing;
 - assess the housing potential and capacity of sites by analysing their suitability, availability and achievability;
 - assess when identified sites are likely to be developed;
 - identify constraints to the delivery of identified sites and provide recommendations for overcoming these constraints; and
 - consider the need for broad locations and / or windfall allowances.
- 2.3 In undertaking the assessment of sites the Council are required to involve other key parties who are able to input into the assessment and identification of deliverable sites. Prime examples include house builders, Registered Providers (RP's), local property agents and consultants, local communities and the Homes and Communities

Agency (HCA). In recent years the Council have consulted on draft versions of its SHLAA and have received many comments, suggestions and representations from various stakeholders. In addition a formal workshop and presentation was held as part of developing the Joint SHLAA Methodology. Together, these elements have all fed into the development process of this document.

3. Background

- 3.1 In response to national requirements the SHLAA has been developed over a number of years, incorporating numerous 'call for sites' exercises and consultation on draft reports. This has helped achieve the primary objective of compiling a comprehensive list of potential developable land across the City. Initial rounds of consultation culminated in the publication of previous SHLAA reports in March 2009, July 2012 and September 2015, which have supported various stages of Core Strategy and Local Plan development. The land supply data from these reports has subsequently been updated through Annual Monitoring Reports (AMR), ensuring that the targets and supply figures are kept up to date.
- 3.2 Following the publication of the NPPF and NPPG and the need to examine housing needs and delivery for the Housing Market Area as a whole, an opportunity has arisen to fully review the Councils SHLAA as well as the housing requirements against which it is considered. This has involved a reassessment of all identified sites as well as the assessment of new sites through focused consultation and partnership working with agents, land owners and consultants. This has been undertaken against the Joint Methodology for Coventry and Warwickshire (May 2015). As such, this new document is to be published in support of the new Local Plan and supersedes the previous versions published in 2009 and 2012.
- 3.3 The new SHLAA assesses the level of supply against the requirement identified through the new Local Plan process. This has been informed by the Joint Strategic Housing Market Assessment for Coventry and Warwickshire (Joint SHMA) (2013-2015) and the Coventry and Warwickshire Housing Requirements Memorandum of Understanding (September 2015).
- 3.4 The Joint SHMA identified Coventry and Warwickshire as the strategic Housing Market Area (HMA), which means the 6 authorities need to work together to meet the housing needs of that area in the most appropriate and sustainable way. The most recent assessment of housing need in the 2015 Joint SHMA update identified a housing need in Coventry of 42,400 homes set within the context of the HMA need of 85,440 homes between 2011 and 2031.
- 3.5 Through the development of this SHLAA, most notably the 2014 consultation and the subsequent update using the shared methodology

it has become apparent that the city council are unable to accommodate such a level of need. As such a MoU has been prepared by the 6 authorities with the support of the County Council to redistribute the housing need that cannot be accommodated within the city boundary. The MoU has had regard to the most recent demographic data, employment growth forecasts, household formation rates and the impacts of unmet housing need arising from the Greater Birmingham HMA. Table 1 (below) identifies the redistribution of housing needs across the 6 authority areas and highlights a capacity based minimum housing requirement for Coventry of 24,600 homes.

Table 1: Redistributing Housing Need across Coventry and Warwickshire (2011-2031)

Local Authority	OAN Housing Need (demographic)	Aligning population and economic growth	Further redistribution from Coventry	Need from Birmingham	Housing Requirement
Coventry CC	42,400	-3,800	-14,000	0	24,600
North Warwickshire BC	3,800	320	540	620	5,280
Nuneaton & Bedworth BC	8,580	1,460	4,020	0	14,060
Rugby BC	9,600	0	2,800	0	12,400
Stratford-on-Avon DC	9,160	2,020	0	2,000	13,180
Warwick DC	12,000	0	6,640	0	18,640
C&W Total	85,540	0	0	2,620	88,160

4. Review Methodology

- 4.1 To guide the development of this SHLAA, the Council have utilised the Joint methodology which has been prepared by the 6 Coventry and Warwickshire authorities. To avoid duplication, this methodology is not repeated here, but should read alongside this document.

Site Identification

- 4.2 All sites that were recorded through the call for sites process and desk top analysis have been identified within a complete database and mapping system. This ensures that all sites are prepared for surveying and duplicate sites are removed.
- 4.3 The Joint Methodology highlights that sites capable of providing fewer than 5 homes will not be identified through the SHLAA. The updated guidance also clarifies that a site threshold of 0.25ha or 5 dwellings should be applied, although plan makers may wish to reduce this threshold where appropriate. Previous versions of Coventry's SHLAA have considered a minimum site threshold of 0.2ha and/or a capacity of 5 dwellings as they considered the assessment of sites smaller than this to be inappropriate and overly resource intensive. This is also reflective of the nature of these smaller sites within an urban context as they are often inclusive of conversions and infill opportunities which

can not be pre-determined through the SHLAA process. After giving further consideration to this approach it was felt that it remained the most reasonable and appropriate course of action.

- 4.4 When reviewing the database it became apparent that all sites proposed through the SHLAA that were below the 0.2ha threshold, had originated through consultation exercises or had already been granted planning permission. No further sites were identified by the Council through alternative means for the reasons set out above. As such, a small selection of sites that were below the 0.2ha threshold were retained within the assessment. This approach was based solely on the location of the sites and their capability of accommodating a higher density to deliver a capacity of 5 or more dwellings. These sites were often located within designated centres, areas of existing high density or close to key public transport nodes. They were also largely vacant and cleared sites that were readily available for development.
- 4.5 The initial stages of the assessment have also suggested that it would be more appropriate to consider those sites currently within the planning system as of April 1st 2015 (i.e. with an extant permission, under construction or allocated within the adopted 2001 development plan) separately to those sites which had been identified through alternative means. As sites within the planning system have already been considered suitable in principle for housing development their separation at this stage allowed greater focus to be given to the suitability of newly identified sites. This will be discussed further in later stages of this report.
- 4.6 As previously suggested the initial site assessment process was supported by the mapping of sites in GIS, which helped filter duplicate sites and refine the database. It also allowed cross referencing of sites with key transport corridors, designated centres and priority regeneration areas. It also allowed for the highlighting of potential development hotspots within Coventry. Through the mapping process and information review the SHLAA recorded 501 possible housing sites that were not already in the planning system. Through the course of developing the SHLAA, this total figure has varied from time to time as sites have moved in and out of the planning process. This is to be expected however when maintaining an up to date assessment of housing land availability.

Carrying out the Survey

- 4.7 Once all sites were recorded within the database they were assessed through an initial desk top survey and through a number of site visits. The data and information recorded and assessed reflected Tables 2-5 of the Joint methodology.
- 4.8 The desktop survey built upon the information identified through the initial mapping process. This allowed different layers of information to be directly compared to the site boundaries inputted through the

mapping exercise. Specific technical information was then acquired through input from other Council departments in order to supplement the information contained in the GIS databases. A key example of this was contaminated land information relating to a selection of employment sites across the city.

- 4.9 The desktop review was also supported by additional evidence documents, with consideration being given to the Green Space Strategy and Green Belt Review documents (2007 - 2015). These documents identified a number of sites suitable for further consideration, but also flagged up the delicate city wide position of green space provision. Consultation with representatives of Public Health practitioners and Sport England has also highlighted the importance of retaining high quality open spaces, sports pitches and play areas throughout the city, in order to promote sporting involvement, support health improvements and decrease the levels of obesity across Coventry. Feedback from community groups has also highlighted the importance of green spaces to community cohesion, and how the existence of such spaces act as 'green lungs' for the city.
- 4.10 The only departure at this stage from the Joint methodology was the removal of the following survey information as they were not of relevance to sites within Coventry:
- From Table 2:
 - Settlement – All sites were situated within the main Coventry Urban Area or adjacent to Allesley Village, which is contained within the Ward of Bablake. As such it was not deemed necessary to determine the settlement location.
 - Development Progress – The assessment has only been undertaken for sites that are not already in the planning process. These sites have still been assessed but in a higher level way.
 - From Table 3:
 - Local Geological Sites – None exist within Coventry's boundaries.

Stage 2: Identifying the Development Potential of Each Site / Broad Location

- 4.11 Stage 2 of the methodology outlines how the database of sites has been assessed in terms of their deliverability and/or developability and how site capacities of shortlisted sites have been calculated.

Developing Density Assumptions

- 4.12 As part of improving this aspect of the methodology the SHLAA has built upon consultation and stakeholder engagement and applies a net density approach. Greater account has also been taken of site specific features as well as the incorporation of views and advice from the Council's urban design officers.

- 4.13 Sites located within the existing urban area were initially considered against a site capacity matrix, which established the conversion of site areas from gross to net developable area. This site matrix utilised the density assessment work that has been undertaken by the Council to support the new Local Plan and this SHLAA review. Following the assessment 95% of gross developable area was applied to apartment schemes and 80-85% to all other brownfield sites. This has been determined based on gross site area, with a lower gross-net ratio applied to sites of more than 2ha. Sites that were Greenfield in nature or situated within the Green Belt used an 80% net to gross ratio and predominantly utilised a density assumption of 30dph. On balance these were considered acceptable, and should allow for adequate provision of other site features such as open space and highways, whilst promoting an efficient use of land.
- 4.14 The net site areas were then assessed against a range of density levels ranging from 30 dwellings per hectare (dph) to 200dph. Despite the removal of the minimum density requirements in national guidance, 30dph was retained as a minimum site density as it is considered to represent the lowest level of land efficiency, especially within a compact urban area such as Coventry. Higher density assumptions were then made based on recent developments across different parts of the city, with the highest density being reflective of recent apartment schemes within and on the edge of the city centre. In all cases sites were considered on an individual basis, taking account of similar sized schemes within Coventry, surrounding density levels and site specific features. In the majority of cases a density of 30, 35, 45, 55 or 200dph was applied based on the findings of the density assessment. In terms of what this means for property types, the findings of the density assessment have been applied to provide broad assumptions (Table 2).

Table 2: Property Types by Density

Net Density	% of Houses	% of Apartments
30dph	100%	0%
35dph	95%	5%
45dph	70%	30%
55dph	55%	45%
200dph	0%	100%
site specific dph	Site Specific	

- 4.15 Where sites had previously been subject to planning applications that had either been refused (for non capacity reasons) or had expired these densities were retained where they were still considered suitable and achievable.
- 4.16 To support the broader density assumptions a selection of sites were discussed with the Council's urban design officers in order to develop potential schemes. In these cases the sites were either situated within

a prominent gateway style location, were of significant size or had difficult, site specific features that would affect their capacity.

Assessing the Deliverability of Sites

- 4.17 The methodology requires all sites to be assessed for their deliverability or developability, in accordance with the definitions in Section 6 of the NPPF. This involves considering the suitability of the site for housing, the availability of the site for development and the achievability of housing provision, with a specific focus on viability. The results of this assessment then determine whether a site is considered deliverable, i.e. it can be developed within the first 5 years of the plan period, or developable, i.e. there is a reason that its development will be delayed until later years of the plan period (years 6 to 15). Sites that are considered developable are usually constrained, for example they are not readily available or may require some time consuming remediation. In more recent circumstances, due to the economic climate, sites proposed for higher densities especially, have become constrained in terms of their achievability as falling market demand for apartments has had a negative impact on development viability.
- 4.18 The Joint methodology suggested that only sites that were considered suitable and available would be tested for their achievability. Through the development of the Coventry SHLAA however it was considered just as helpful to consider these criteria at the same time as the wider site assessment. As such, all sites were considered against the criteria for availability, suitability and achievability.

Assessing Suitability for Housing

- 4.26 In undertaking this stage of the appraisal a policy off approach has been used, although an appropriate balance has been applied in relation to specific policy designations and further site analysis. For example with regards Green Belt designations, some sites may be considered suitable if very special circumstances were to be demonstrated. In a situation where such circumstances are not demonstrated however then such sites would remain unsuitable and inappropriate for development. This must also be considered within the context of meeting the Objectively Assessed Need for housing though, which in itself can constitute a need to amend Green Belt boundaries. As such all sites within the Green Belt have been assessed having regard to their wider Green belt relationship and opportunity to contribute to the sustainable and deliverable growth of the city. This approach is consistent with the NPPF.

Assessing Availability for Housing

- 4.27 The vast majority of sites identified through the SHLAA have been put forward by either the land owner or developer with confirmation that they are either available now, or will become available at some point during the plan period. Where sites have been identified by the Council through site visits or desktop analysis, ownership details have been secured to allow an informed assessment to take place. In more

general terms, when considering availability, consideration has been given to existing site occupation, dereliction and likely contamination or other site preparation issues.

Assessing Achievability for Housing

- 4.28 A site is considered achievable for development where there is a reasonable prospect that housing will be developed on the site at a particular point in time. This is essentially a judgement about the economic viability of a site, and the capacity of the developer to complete the development over a certain period.
- 4.29 In line with time frames identified in the NPPF, the achievability of sites for housing has been considered within 1 of 4 time frames. These include
- The short term: Years 1 to 5 of the remaining plan period covering April 1st 2015 to March 31st 2020;
 - The medium term: Years 6-10 of the remaining plan period covering April 1st 2020 to March 31st 2025;
 - The long term: Years 11-15 of the remaining plan period covering April 1st 2025 to March 31st 2030; and
 - The final year of the plan period: Year 16, which will cover April 1st 2030 to March 31st 2031.
- 4.30 In terms of site viability, this has been considered based on site knowledge, size, location, market activity and suitable residential types. For example sites that will comprise predominantly flatted developments (with the exception of student targeted apartments) are considered to be less deliverable under current market conditions, unless site specific information has suggested otherwise. This is because of lending restrictions and development viability associated with such developments. With regards former employment sites, consideration has also been given to the continuing delivery of new homes on similar sites across the city. Coventry's industrial heritage means that many employment sites will share similar remediation and abnormal costs. As such, the continued delivery of new dwellings on former employment sites suggests this land continues to offer a viable and profitable development option within Coventry.
- 4.31 With regards delivery factors for larger sites in particular, consideration has been given to recent delivery patterns, as well as site specific details to project the likely build out rates of specific sites, and phases there of. At a time where the NPPF is promoting a significant increase in housing delivery however, there must be an acceptance that previous rates of house building will represent an absolute minimum in terms of delivery rates. Alongside the need for local authorities to identify additional land, there must also be an allowance for the development industry to develop more homes at a quicker rate to ensure housing needs are met at the rates projected. Without this approach then local authorities can identify all the land they wish, but housing need will not be met.

4.32 Further detailed analysis in terms of viability testing SHLAA sites will be undertaken as part of developing the Community Infrastructure Levy for Coventry.

Overcoming Constraints

4.33 Practice guidance also requires attention to be given to identifying constraints and how they may be overcome in order to unlock development.

4.34 In addition to the primary constraints such as environmental designations and flood plain, other constraints identified through the site appraisals have included unsuitable access, minor flood risk, drainage issues, river culverts, existing occupants of alternative uses, need for site clearance, multiple ownership, historic landscape character and agricultural land classification. Where these constraints could not be overcome due to site specific issues or through reasonable investment in infrastructure¹, they have been discounted for the appropriate reasons (as highlighted in Appendix 3). Where manageable constraints have been identified they have been highlighted in the appropriate shortlisted sites pro-forma (See Appendix 1 and 2).

4.35 As suggested in Para 4.26, creating a balance between planning policy and site suitability has proved a key issue in developing the revised SHLAA for Coventry. Having regard to Para 14 of the NPPF it is clear that Green Belt policy and other site specific designations represent a constraint that can, in some circumstances, reasonably lead to sites being discounted in the SHLAA process. This should however only be considered as part of developing a wider Local Plan and defining the most appropriate and sustainable Green Belt boundaries.

4.36 This is primarily linked to the sites proximity to the existing urban area or the potential impact on openness and the purposes of Green Belt that could arise as a result of development. Appendix 2 therefore identifies a number of sites currently situated within the Green Belt that could be considered suitable for housing development, subject to the amendment of Green Belt boundaries through the Local Plan process. These sites have been informed by the following principle evidence available to the Council:

- The 2007, 2009 and 2015 Green Belt reviews;
- Historic Landscape Character Assessments;
- 2008 and 2015 Environmental analysis;
- Overview and consideration of infrastructure issues and needs’;
- Sustainability criteria; and
- Commentary and evidence from previous Core Strategy examinations, planning applications and site proposals.

¹ Being mindful of pressures on development viability

Considering Sites Already in the Planning System

- 4.37 As part of the wider assessment process all sites with a valid planning permission and which were under construction as of April 1st 2015 were analysed and considered. This totalled 196 sites. Sites that remain allocated in the 2001 Development Plan were fully assessed as 'SHLAA sites' to reflect the review process of the Local Plan. The progress being made on these sites and the likelihood of the existing permission being delivered formed a key aspect of the assessment. Such an appraisal is required by the Practice Guidance as planning permissions can be achieved for sites not owned by the applicant, hence bringing into question the availability of a site, or could be achieved for valuation purposes only, suggesting achievability and availability may be questioned. In terms of suitability however the granting of planning permission is largely considered adequate justification that a site is suitable for residential development. In order to insure no site specific issues had changed since permission was approved however, this was reconsidered as part of each site appraisal.
- 4.38 An assessment of site availability and achievability has also been undertaken through site visits and desktop appraisals, giving the same consideration to the issues identified when analysing the SHLAA sites.

Stage 3: Determining the Housing Potential of Windfall Sites where Justified

- 4.39 The revised Practice Guidance for SHLAA's brings the allowance for windfall sites back to the forefront of housing land supply. The Practice Guidance suggests that such a provision can be included in the first 5 years where it can be justified but that in later years of the plan period such an allowance should be covered by broad locations.
- 4.40 Notwithstanding, as previously highlighted a threshold was applied to the site assessment process of 0.2ha and/or a 5 dwelling capacity, as the analysis of sites below this size was impractical and overly resource intensive. It is also reflective of the threshold identified in the Practice Guidance. Despite the use of the threshold, monitoring of past completion rates demonstrates a continued contribution of housing completions on smaller sites of less than 5 dwellings. It is therefore proposed that a windfall allowance is included within the SHLAA capacity to reflect expected contributions from these smaller sites.
- 4.41 In order to provide a robust basis from which to gauge a reasonable windfall allowance an assessment has been undertaken of all completions on small sites since 1991 (covering a 24 year period). An annualised average based on these figures has been used to develop a trend based approach over a considerable period of time. The majority of small site completions occur through the conversion of non-residential buildings into housing, the separation of houses into flats

and the development of small infill plots (for 1 or 2 dwellings) situated within existing residential areas. In accordance with the NPPF however, previous completions on residential gardens have been discounted from the trend based projections. The Council therefore consider these to reflect genuine local circumstances and an additional robust and justified supply of housing land. Such a view was also supported by the Inspectors Report to the 2009 Core Strategy Submission Draft², which reached such a conclusion with less evidence than is available now.

- 4.42 Despite the commentary in Para 48 of the NPPF and subsequently within the Practice Guidance no allowance for windfalls is made within the 1st 5 year period. To include such an allowance would risk the double counting of small sites already with planning permission and would bring into question the robustness of the assessment.
- 4.43 No further allowance has been made for windfall contributions, despite some evidence relating to larger conversions and employment land churn. In turn no deduction has been made for the non-delivery of projected schemes or permissions as the two assumptions are considered to counter balance each other.
- 4.44 A detailed overview of the Councils approach to establishing a small site windfall allowance is available as part of the council's wider evidence base and Annual Monitoring Report.

Stage 4: Assessment Review

- 4.45 Stage 4 requires the development of an indicative housing trajectory based upon the assessments in earlier stages. This sets out how much housing can be provided, and at what point in the future. It also allows a comparison to be made against the OAN for housing and highlights any need for further assessment of sites and/or a review of density assumptions. The indicative trajectory is set out in Appendix 5.
- 4.46 Through the assessment, 503 sites were analysed for their suitability, availability and achievability³.
- 4.47 Of the 503 sites, 322 were discounted for a variety of reasons. Of the sites discounted 199 were Greenfield Sites, with 79 of these constrained by their Green Belt designation. Reasons for discounting Greenfield sites included: an unacceptable loss of well used and maintained allotments or playing fields, inappropriate loss of incidental public open space that form integral parts of street scenes and urban setting and other additional issues such as flood risk, historic landscape character and access. With regards Green Belt sites, similar issues were apparent as were issues of ecology and openness as well

² more detailed evidence is now available as part of the Councils evidence base - Analysis of Small Site Windfall Developments in Coventry (1991-2015)

³ This does not include sites already in the planning system

as significant risks of uncontrolled urban growth and urban sprawl, including unacceptable impacts on the Meriden Gap and other similar areas of urban separation.

- 4.48 The remaining 123 sites that were discounted included 21 on established employment sites, 12 on active social and/or community land, 69 would have resulted in an unacceptable or inappropriate loss of off street parking / garage facilities, and a further 21 were made up of sites that despite being largely vacant suffered from access or other site specific issue.
- 4.49 Of the remaining 181 sites, 68 were incorporated into site allocations within the Local Plan and City Centre Area Action Plan. These included the smaller site proposals that have been combined to create the proposed sustainable urban extensions at Eastern Green and Keresley. The remaining 113 sites have been assessed and shortlisted as deliverable or developable residential or mixed use opportunities⁴. These sites cover approximately 67ha of gross developable land area and contribute 3,767 dwellings to the total land supply.
- 4.50 A number of sites, both shortlisted and discounted were designated employment land within the existing urban area. All employment sites were assessed against the findings of the council's Employment Land Review to ensure the identification of such sites would not compromise the Council's ability to provide adequate employment land of high quality alongside land for housing. This is a fine balance and inevitably there will be an impact on the total amount of land identified for housing as some of that land will be identified as suitable for employment uses.
- 4.51 This is a fine balancing act, and has been highlighted in recent years by a trend in some land that had been identified as a possible housing opportunities being converted to or retained for employment generating activity. Prime examples have included the long term occupation of an employment site at Waterman Road, which had sat empty for some time prior to occupation and the development of 2 sites at Wickman's Drive, which had previously been promoted for up to 100 homes, but have now been developed for a care facility and industrial premises. In total, sites that had been considered for around 700 homes have subsequently been brought forward or retained for employment generating uses.
- 4.52 Existing employment sites that were discounted through the SHLAA assessment process included those that were of the best quality or situated within the most suitable and viable locations. Sites that were shortlisted were largely of poor quality and/or posed negative impacts on the wider environment. In such cases replacement residential provision and relocation of any existing uses could be beneficial to all concerned. Where sites were identified as being of poorer structural

⁴ 12 of the 113 shortlisted sites are identified as mixed use opportunities

quality but of a higher locational standard, sites were identified as mixed use opportunities. This promotes the redevelopment of existing employment sites that incorporates a degree of enabling housing development to support new employment provision. In this instance an allowance has been made for a 50/50 split of the site between housing and employment provision. It should be stressed that this figure is used as a guide to allow for a potential housing capacity to be developed on site. Each site will be considered on its own merit when it progresses through the planning system and will, amongst other things, be dependant on site viability. In order to reduce risk and overcome occupancy constraints in particular, the Council will strive to work with landowners and employers to deliver the best possible schemes.

Comparing Housing Supply and Need

4.53 Having drawn together the site assessments from the previous stages of the SHLAA, Tables 3 highlights the total identified supply for all aspects of land supply in Coventry. This shows a total supply of 25,023 dwellings from identified sites, including approximately 14,364 that are not already within the planning system and that have been identified through the SHLAA processor small site windfalls.

Table 3: Total Identified Supply from all components 2011-2031

	Years 1 - 5	Years 6 - 10	Years 11-15	Year 16	Total
	2015/16 - 2019/20	2020/21 - 2024/25	2025/26 - 2029/30	2030 - 2031	
Past Net Completions	-	-	-	-	4,114
Sites With Planning Permission	3,644	1,375	400	0	5,419
Sites Under Construction	1,126	0	0	0	1,126
SHLAA Sites	1,147	1,523	995	102	3,767
Proposed Site Allocations (Local Plan)	1,215	4,185	2,980	535	8,915
Proposed Site Allocations (City Centre AAP)	380	519	431	0	1,330
Small Site Windfall Allowance	0	160	160	32	352
Total	7,512	7,762	4,966	669	25,023

4.54 Section 3 of this report has already highlighted the OAN for the city and the subsequent housing requirement that has been developed in partnership with the other sub-regional authorities.

4.55 With this in mind, Table 3 demonstrates that the minimum housing requirement can be met with a reasonable buffer of approximately 423 homes. It also evidences that the city is unable to get anywhere near

the full level of housing need identified for Coventry, which has helped to inform the MoU and planned redistribution of housing across Coventry and Warwickshire.

Five Year Supply

- 4.56 Tables 4 and 5 identify the housing supply identified for the next 5 year period against the equivalent housing requirement. This has regard to both recognised approaches to 5 year supply monitoring: The 'Liverpool' and 'Sedgefield' approaches. It also has regard to Para 47 of the NPPF and the need to consider a 5% and 20% buffer for flexibility purposes.

Table 4: Five Year Supply Assessment (Phased)

Joint SHMA - Capacity Scenario	Liverpool	Sedgefield
Total 5 Year Supply	7,512	7,512
Total 5 Year Requirement	6,209	6,186
Requirement Annualised	1,242	1,237
Number of Years Supply	6.05	6.07
Supply as a % of requirement	120.99%	121.44%

Table 5: Five Year Supply Assessment (not Phased)

Joint SHMA - Capacity Scenario	Liverpool	Sedgefield
Total 5 Year Supply	7,512	7,512
Total 5 Year Requirement	6,419	6,956
Requirement Annualised	1,284	1,391
Number of Years Supply	5.85	5.40
Supply as a % of requirement	117.03%	107.99%

- 4.57 Table 4 clearly shows that the identified supply is sufficient to meet the 5 year supply requirement associated with the new Local Plan and MoU. This has full regard to previous completion rates relative to requirements and allows for the consideration of future supply against a 5% and 20% buffer. As part of this assessment no allowance for development in land proposed for release from the Green Belt has been included within the first 5 years of the plan period.
- 4.58 Table 5 shows that against an un-phased requirement then the supply is sufficient with a 5% buffer but falls slightly short of a 20% buffer. The reasons that a small phasing of the requirement has been considered however; reflects the initial policy constraints relating to land supply within Coventry over the first 4 and 5 years of the plan period. This principally focuses around Green Belt land. As such, it has not proved possible to facilitate the land supply position to help accelerate housing delivery across the city until such time as the new Local Plan is adopted. The phasing approach responds to this and allows for the step change in housing delivery to be managed.

Stage 5: Final Evidence Base

4.59 Stage 5 of the methodology considers the need to ensure consistency, accessibility and transparency of data associated with the SHLAA. It sets out 5 standard outputs that are to be satisfied as part of the SHLAA assessment. The table below sets these out and demonstrates how the SHLAA has satisfied each output.

standard outputs	Output met:
a list of all sites or broad locations considered, cross-referenced to their locations on maps;	All sites considered through the SHLAA are listed in Appendices 1-3, with sites already in the planning system set out in Appendix 4. All sites shortlisted through the SHLAA are included in Appendix 1 with those incorporated into proposed site allocations in Appendix 2 with site plans for ease of reference.
an assessment of each site or broad location, in terms of its suitability for development, availability and achievability including whether the site/broad location is viable) to determine whether a site is realistically expected to be developed and when;	Appendices 1-4 include discussion on site suitability, availability and achievability, including references to viability as part of the site assessment process. Additional work on site viability will continue to evolve as part of the Councils work on CIL. This will feed into future reviews of the SHLAA.
contain more detail for those sites which are considered to be realistic candidates for development, where others have been discounted for clearly evidenced and justified reasons;	Site Pro-forma's are included in Appendix 1 and 2 for sites which are shortlisted in the SHLAA and proposed for allocation through the development plans. This provides greater detail for these sites relative to those that have been discounted. Appendix 3 sets out a list of discounted sites with reasons for them having been discounted.
the potential type and quantity of development that could be delivered on each site/broad location, including a reasonable estimate of build out rates, setting out how any barriers to delivery could be overcome and when;	Each shortlisted site is assigned a site density and capacity. In turn the density's reflect the type of housing likely to be delivered on site, having regard to broad viability considerations. The SHMA identifies housing need issues and this is reflected through the Local Plan. The SHLAA has

	been developed in a strategic sense with a view to offering a flexible and varied supply of land for housing in order to meet the city's housing needs.
an indicative trajectory of anticipated development and consideration of associated risks.	Appendix 5 includes an indicative housing trajectory. The principal risks associated with the delivery of housing are not considered to rest with the land supply angle as a flexible and varied supply of land is being promoted through the Local Plan. The principal risk is linked to macro-economic issues such as affordability, mortgage access and economic stability etc.

5. Monitoring, Review and the Duty to Cooperate

- 5.1 The details of the Council's housing requirement have been informed by the Joint SHMA for Coventry and Warwickshire and the subsequent MoU for Housing Requirements. This is to be reflected in the Council's new Local Plan. It is also clear that the city's housing requirement will be reflective of housing plans and proposals across the 5 Warwickshire authorities and agreements and on-going work through the Duty to Cooperate.
- 5.2 In this context the SHLAA will be closely monitored through the Council's Annual Monitoring Report to ensure continued progress is made against the requirements.
- 5.3 Having regard to the above, Coventry and Warwickshire have now established a sub-regional monitoring group to ensure every effort is made to align monitoring practices, especially those relating to the SHLAA and housing delivery. This will strive to share best practice and coordinate methodologies and site assessments to ensure consistent approaches across the 6 authorities. This level of monitoring will also assist the work being undertaken by the CW LEP and help inform and monitor the Strategic Economic Plan.

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

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Appendix 1 – Shortlisted Sites

Introduction

The following pages highlight the shortlisted sites within the existing urban area that have been identified through the revised SHLAA document. Each site is identified as part of a pro-forma assessment, which highlights the sites potential capacity, area, name, reference and delivery timeframe. The pro-forma also highlights likely constraints and site issues, which will need to be resolved when delivering the site through the planning process as well as providing an overview of deliverability/developability. It should be clarified however that none of these constraints are consider insurmountable and likely to prevent development of the site for housing or mixed use within the plan period.

The issues highlighted have been developed following a thorough site assessment process utilising the shared methodology for Coventry and Warwickshire, however these are representative of a given moment in time and may not therefore represent a comprehensive list. They should however form a basis for pre-application discussions and the commencement of the planning process.

The identification of sites within this appendix however does not guarantee the granting of planning consent.

SHLAA Reference and Ward Codes

The table below highlights how the SHLAA reference numbers relate to the sites location within one of the city wards and the number of shortlisted sites that are situated within each of these wards.

SHLAA Code	Ward	Number of Shortlisted Sites
Bab	Bablake	2
BW	Binley and Willenhall	5
C	Cheylesmore	0
E	Earlsdon	6
F	Foleshill	24
He	Henley	5
Ho	Holbrook's	5
L	Longford	5
LS	Lower Stoke	7
R	Radford	9
S	Sherbourne	3
StM	St Michaels	28
US	Upper Stoke	3
Wa	Wainbody	0
We	Westwood	1
Who	Whoberley	5
Wo	Woodlands	3
Wy	Wyken	2

Site Name: Land at rear of 50/52 Brackenhurst Road	Site Ref: Bab1	Site Area Gross (ha): 0.28
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Site Location Plan



Constraints:

Over culvert		TPOs	
Contaminated Land		Conservation Area	
Nature Designation		Listed or Local List	
Archaeological Merit		Flood Concerns	

Other: Development will need to consider the creation of appropriate access.

Indicative Density

Site specific density that is reflective of previous consent

Potential Delivery Timeframe Medium term	Potential number of units (net) 8
--	---

Viability Assessment: Site is expected to offer a viable development opportunity

Site Assessment Overview

The site is situated within a residential area. Development of the site has been deemed suitable through previous appeal decision and granting of planning permission.

Conclusion:

Include in SHLAA

Site Name: Garages off Bowness Close	Site Ref: Bab3	Site Area Gross (ha): 0.12
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Site Location Plan



Constraints:

Over culvert		TPOs	
Contaminated Land	possible	Conservation Area	
Nature Designation		Listed or Local List	
Archaeological Merit		Flood Concerns	

Other: Development will need to consider loss of any used parking provision. It should also have regard to the Springfield Brook and adjacent allotments when considering design.

Indicative Density
Site specific density that is reflective of the surrounding area and similar garage sites that are proposed for redevelopment.

Potential Delivery Timeframe Short term	Potential number of units (net) 10
---	--

Viability Assessment: Site is expected to offer a viable development opportunity

Site Assessment Overview
The site is situated within a residential area. The garages are derelict and unused. The site therefore appears available and unconstrained.

Conclusion:
Include in SHLAA

Site Name: Parking area, Santos Close	Site Ref: BW1	Site Area Gross (ha): 0.07
---	-------------------------	-----------------------------------

Site Location Plan



Constraints:

Over culvert		TPOs	
Contaminated Land		Conservation Area	
Nature Designation		Listed or Local List	
Archaeological Merit		Flood Concerns	

Other: Development of the site will need to assess the impact of loss of parking provision.

Indicative Density

Site specific density reflective of adjacent developments.

Potential Delivery Timeframe

Short term

Potential number of units (net)

5

Viability Assessment

Site is expected to offer a viable development opportunity

Site Assessment Overview

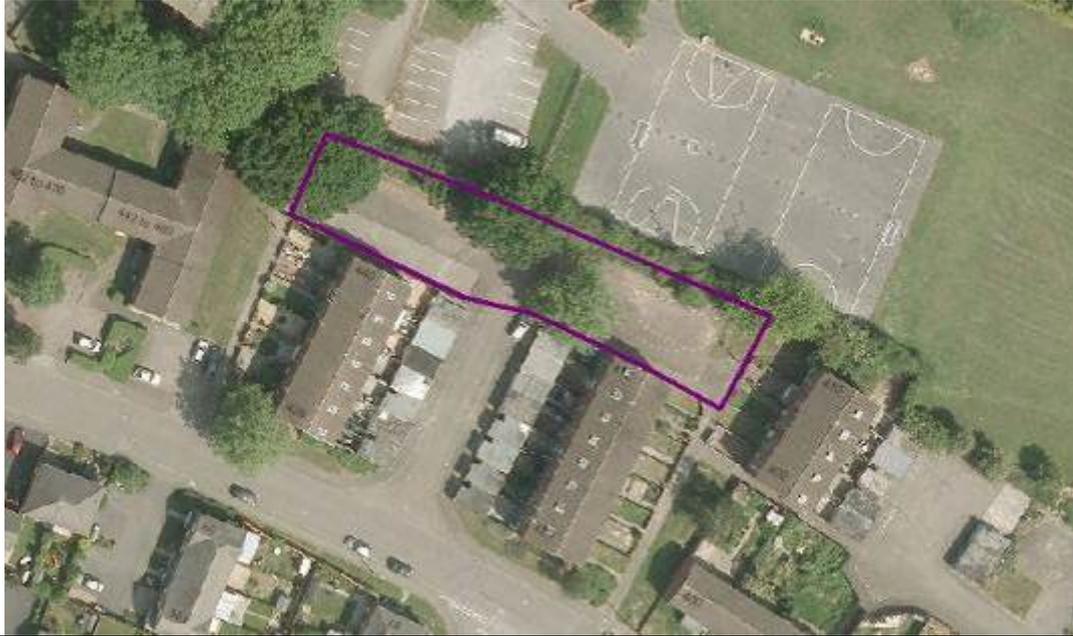
The site is situated within a residential area. The site is considered available now and unconstrained.

Conclusion:

Include in SHLAA

Site Name: Dunsmore Avenue Garages (rear of 412 and 440)	Site Ref: BW3	Site Area Gross (ha): 0.10
--	-------------------------	-----------------------------------

Site Location Plan



Constraints:

Over culvert		TPOs	
Contaminated Land		Conservation Area	
Nature Designation		Listed or Local List	
Archaeological Merit		Flood Concerns	
Other: Need to assess the loss of informal parking areas.			

Indicative Density

Site specific density based on adjoining properties and the opportunity to complete the 2 rows of housing.

Potential Delivery Timeframe Short term	Potential number of units (net) 6
---	---

Viability Assessment

Site is expected to offer a viable development opportunity

Site Assessment Overview

The site is situated within a residential area and has been identified as readily available. Adequate parking provision appears to be provided to the rear of existing dwellings, whilst the existing parking court is a poorly used area of hard standing.

Conclusion:

Include in SHLAA

Site Name: Stretton Avenue Offices	Site Ref: BW22	Site Area Gross (ha): 0.72
--	--------------------------	-----------------------------------

Site Location Plan



Constraints:

Over culvert		TPOs	Adjacent to site
Contaminated Land		Conservation Area	
Nature Designation		Listed or Local List	
Archaeological Merit		Flood Concerns	

Other: Development will need to satisfy the employment and community facilities protection policies.

Indicative Density

55dph

Potential Delivery Timeframe Short term	Potential number of units (net) 34
---	--

Viability Assessment

Site is expected to offer a viable development opportunity

Site Assessment Overview

Recently cleared former Council office site, which is now readily available for development. Site is situated within an existing residential area and appears unconstrained.

Conclusion:

Include in SHLAA

Site Name: Land at Willenhall	Site Ref: BW35	Site Area Gross (ha): 1.46
Site Location Plan		
Site plan not available – confidential site		
Constraints:		
Over culvert		TPOs
Contaminated Land		Conservation Area
Nature Designation		Listed or Local List
Archaeological Merit		Flood Concerns
Other:		
Indicative Density		
45dph		
Potential Delivery Timeframe	Potential number of units (net)	
Medium term	53	
Viability Assessments		
Site Assessment Overview		
Suitable residential development site, that currently remains in use, but is expected to become available in the medium term.		
Conclusion:		
Include in SHLAA		

Site Name: Former Social Club, Grange Avenue	Site Ref: BW36	Site Area Gross (ha): 0.51
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Site Location Plan



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Constraints:

Over culvert		TPOs	
Contaminated Land		Conservation Area	
Nature Designation		Listed or Local List	
Archaeological Merit		Flood Concerns	

Other: Site is situated adjacent a SSSI. New development will need to satisfy loss of community facility policy

Indicative Density

Site specific density linked to site proposals

Potential Delivery Timeframe Short term	Potential number of units (net) 20
---	--

Viability Assessments

Site is expected to offer a viable development opportunity

Site Assessment Overview

Site is situated on the edge of an existing residential area and is a previously developed site. It is readily available and is expected to offer a viable development as suggested by representations.

Conclusion:

Include in SHLAA

Site Name: Former Wisteria Lodge	Site Ref: E1	Site Area Gross (ha): 0.49
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Site Location Plan



Constraints:

Over culvert		TPOs	possible
Contaminated Land		Conservation Area	✓
Nature Designation		Listed or Local List	
Archaeological Merit		Flood Concerns	

Other: Site contains a number of trees that could be identified for protection.

Indicative Density

30dph

Potential Delivery Timeframe Medium term	Potential number of units (net) 12
--	--

Viability Assessments

Site is expected to offer a viable development opportunity

Site Assessment Overview

Readily available site subject to resolution in terms of covenant. It is situated in an established residential area and is therefore suitable and expected to offer a viable development.

Conclusion:

Include in SHLAA

Site Name: Land at Sir Henry Parkes Road (COVRAD)	Site Ref: E2	Site Area Gross (ha): 6.10
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Site Location Plan



Constraints:

Over culvert		TPOs	
Contaminated Land	✓	Conservation Area	
Nature Designation		Listed or Local List	
Archaeological Merit		Flood Concerns	

Other: Need to mitigate the proximity to the railway line and will need to satisfy employment land protection policies. New development will have to ensure that a suitable environment is created with the existing uses on adjoining sites.

Indicative Density

45dph

Potential Delivery Timeframe Medium term	Potential number of units (net) 110
--	---

Viability Assessment

Site is expected to offer a viable development opportunity, especially when considered as a whole site in order to create a high quality built environment.

Site Assessment Overview

Site identified due to a likely relocation of the existing occupants. Site offers opportunity for new modern employment provisions to link in with adjoining business park with residential development to help facilitate regeneration. Site remains occupied at the present time so is not readily available. Site specific issues are likely to require attention and deliver is projected to the medium term.

Conclusion:

Include in SHLAA as a mixed use opportunity

Site Name: Former Spencer Sports and Social Club	Site Ref: E3	Site Area Gross (ha): 0.26
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Site Location Plan



Constraints:

Over culvert		TPOs	
Contaminated Land		Conservation Area	
Nature Designation		Listed or Local List	
Archaeological Merit		Flood Concerns	

Other: noise mitigation from the railway line.

Indicative Density

55dph

Potential Delivery Timeframe Short term	Potential number of units (net) 12
---	--

Viability Assessments

Site is expected to offer a viable development opportunity

Site Assessment Overview

Readily available site situated in an established residential area and is therefore suitable and expected to offer a viable development.

Conclusion:

Include in SHLAA

Site Name: Bob Mansfield Heating and Plumbing, Warwick Street	Site Ref: E4	Site Area Gross (ha): 0.17
---	------------------------	-----------------------------------

Site Location Plan



Constraints:

Over culvert		TPOs	
Contaminated Land	possible	Conservation Area	
Nature Designation		Listed or Local List	
Archaeological Merit		Flood Concerns	

Other: Redevelopment of the site will need to satisfy employment protection policies.

Indicative Density

Site specific density to reflect recently completed scheme adjacent to the site on Clarendon Street.

Potential Delivery Timeframe Short term	Potential number of units (net) 9
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Viability Assessment

Site is expected to offer a viable development opportunity

Site Assessment Overview

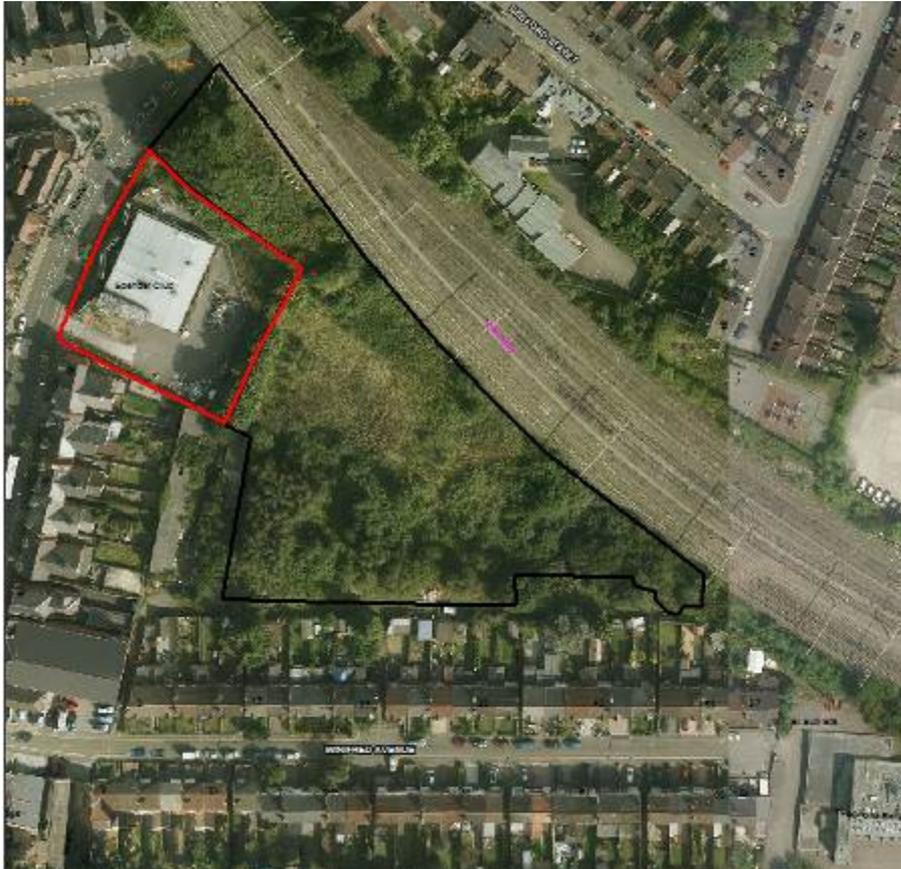
Agent representation has clarified the availability and likely deliverability of the site within the next 5 years. Site would require some clearance, but is situated within an area of transition and has potential to link in with recent developments on Clarendon Street.

Conclusion:

Include in SHLAA

Site Name: Land rear of Former Spencer Sports and Social Club	Site Ref: E7	Site Area Gross (ha): 0.81
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Site Location Plan



Constraints:

Over culvert		TPOs	possible
Contaminated Land		Conservation Area	
Nature Designation		Listed or Local List	
Archaeological Merit		Flood Concerns	

Other: noise mitigation from the railway line. Access is an issue in isolation

Indicative Density
30dph

Potential Delivery Timeframe Short term	Potential number of units (net) 21
---	--

Viability Assessments
Site is expected to offer a viable development opportunity

Site Assessment Overview
Readily available site that would need to be considered as part of a comprehensive scheme with the club house to the front of the site. This would allow the access constraints to be overcome

Conclusion:
Include in SHLAA

Site Name: 19-35 Warwick Street	Site Ref: E10	Site Area Gross (ha): 0.13
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Site Location Plan



Constraints:

Over culvert		TPOs	
Contaminated Land	possible	Conservation Area	
Nature Designation		Listed or Local List	
Archaeological Merit		Flood Concerns	

Other: Redevelopment of the site will need to satisfy employment protection policies.

Indicative Density
Site specific density to reflect recently commenced scheme adjacent to the site on Clarendon Street.

Potential Delivery Timeframe Short term	Potential number of units (net) 7
---	---

Viability Assessment
Site is expected to offer a viable development opportunity

Site Assessment Overview
Agent representation has clarified the availability and likely deliverability of the site within the next 5 years. Site would require some clearance, but is situated within an area of transition and has potential to link in with recent developments on Clarendon Street.

Conclusion:
Include in SHLAA

Site Name: Training Centre between George Eliot Road (rear of 29-77) and canal	Site Ref: F2	Site Area Gross (ha): 0.43
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Site Location Plan



Constraints:

Over culvert		TPOs	✓
Contaminated Land	✓	Conservation Area	✓
Nature Designation		Listed or Local List	
Archaeological Merit		Flood Concerns	

Other: New scheme is likely to have to satisfy employment protection policies. New proposals will also need to ensure a suitable access is created, whilst specific consideration is given to separation distances and the positioning of the canal.

Indicative Density

55dph

Potential Delivery Timeframe

Medium term

Potential number of units (net)

20

Viability Assessment

Site is expected to offer a viable development opportunity

Site Assessment Overview

Site remains in active use and is not readily available. Representations have however suggested availability later in the plan period. The site also offers an excellent opportunity to create a high quality canal frontage, contributing towards the canal conservation area improvements.

Conclusion:

Include in SHLAA

Site Name: Copper Beech Road, R/o 37-49 Lythalls Lane	Site Ref: F3	Site Area Gross (ha): 0.16
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Site Location Plan



Constraints:

Over culvert		TPOs	
Contaminated Land	✓	Conservation Area	
Nature Designation		Listed or Local List	
Archaeological Merit		Flood Concerns	

Other: Will need to mitigate noise concerns from the A444.

Indicative Density

Site specific assumption based on previous permission

Potential Delivery Timeframe

Short term

Potential number of units (net)

12

Viability Assessment

Site is expected to offer a viable development opportunity

Site Assessment Overview

Site is situated to the rear of an established residential area and offers excellent links to community facilities. The principle of residential development has already been accepted through a previous planning permission and the site is deemed suitable. It is also considered readily available with minimal need for clearance.

Conclusion:

Include in SHLAA

Site Name: Burbidge and Son, Awson Street / Stoney Stanton Road	Site Ref: F4	Site Area Gross (ha): 0.89
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Site Location Plan



Constraints:

Over culvert		TPOs	
Contaminated Land	✓	Conservation Area	
Nature Designation		Listed or Local List	
Archaeological Merit		Flood Concerns	

Other: Will need to satisfy employment land protection policies and mitigate potential noise issue from neighbouring uses.

Indicative Density

55dph

Potential Delivery Timeframe Medium term	Potential number of units (net) 42
--	--

Viability Assessment

Site viability is expected to require stronger market conditions linked to the need for decontamination.

Site Assessment Overview

Site representation made by land owner through call for sites process. Site remains in some use but offers an excellent regeneration opportunity within a predominantly residential area. Site is not readily available but is considered suitable and achievable in the medium term, especially under stronger market conditions.

Conclusion:

Include in SHLAA

Site Name: Cromwell Street, Bright Street	Site Ref: F5	Site Area Gross (ha): 0.57
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Site Location Plan



Constraints:

Over culvert		TPOs	
Contaminated Land	✓	Conservation Area	
Nature Designation		Listed or Local List	
Archaeological Merit		Flood Concerns	

Other: Redevelopment will need to satisfy employment land protection policies.

Indicative Density
55dph

Potential Delivery Timeframe Medium term	Potential number of units (net) 27
--	--

Viability Assessment
Site viability is expected to require stronger market conditions linked to the need for decontamination.

Site Assessment Overview
Site representation made by land owner through call for sites process. Site remains in some use but offers an excellent regeneration opportunity within a predominantly residential area. Site is not readily available but is considered suitable and achievable in the medium term, especially under stronger market conditions.

Conclusion:
Include in SHLAA

Site Name: Warehouse, adjacent Royal Oak PH, Stoney Stanton Road	Site Ref: F6	Site Area Gross (ha): 0.33
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Site Location Plan



Constraints:

Over culvert		TPOs	
Contaminated Land	✓	Conservation Area	
Nature Designation		Listed or Local List	
Archaeological Merit		Flood Concerns	

Other: Redevelopment of the site will need to satisfy employment protection policies.

Indicative Density
55dph

Potential Delivery Timeframe Medium term	Potential number of units (net) 15
--	--

Viability Assessment
Site viability is expected to require stronger market conditions linked to the need for decontamination.

Site Assessment Overview
Site representation made by land owner through call for sites process. Site remains in some use but offers an excellent regeneration opportunity within a predominantly residential area. Site is not readily available but is considered suitable and achievable in the medium term, especially under stronger market conditions.

Conclusion:
Include in SHLAA

Site Name: Land at Cromwell Street	Site Ref: F7	Site Area Gross (ha): 0.57
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Site Location Plan



Constraints:

Over culvert		TPOs	
Contaminated Land	✓	Conservation Area	
Nature Designation		Listed or Local List	
Archaeological Merit		Flood Concerns	

Other:

Indicative Density

55dph

Potential Delivery Timeframe

Medium term

Potential number of units (net)

27

Viability Assessment

Site is expected to offer a viable development opportunity once the site becomes available, although stronger market conditions may be required to secure delivery

Site Assessment Overview

Existing commercial uses situated within a predominantly residential area, the site is likely to be suitable for residential redevelopment offering a prime opportunity to improve the built environment and enhance connectivity to the adjoining green space

Conclusion:

Include in SHLAA

Site Name: The former Lockhurst Tavern, Lockhurst Lane	Site Ref: F8	Site Area Gross (ha): 0.13
---	------------------------	--

Site Location Plan



Constraints:

Over culvert		TPOs	
Contaminated Land	possible	Conservation Area	
Nature Designation		Listed or Local List	
Archaeological Merit		Flood Concerns	

Other: mitigation measures required to southern boundary

Indicative Density
Site specific density reflective of previous permission

Potential Delivery Timeframe Medium term	Potential number of units (net) 12
--	--

Viability Assessment
Site is expected to offer a viable development opportunity

Site Assessment Overview
Scheme has been deemed suitable through the granting of planning permission. Despite permission expiring there does not appear to be any reasons or issues to suggest the scheme is no longer suitable or achievable, indeed the site is now clear and only in temporary use..

Conclusion:
Include in SHLAA

Site Name: Crow in the Oak PH, Lockhurst5 Lane	Site Ref: F9	Site Area Gross (ha): 0.12
--	------------------------	-----------------------------------

Site Location Plan



Constraints:

Over culvert		TPOs	
Contaminated Land		Conservation Area	
Nature Designation		Listed or Local List	
Archaeological Merit		Flood Concerns	

Other: Redevelopment will need to satisfy community facilities protection policies.

Indicative Density
Site specific density reflective of previous permission

Potential Delivery Timeframe Short term	Potential number of units (net) 12
---	--

Viability Assessment
Site is expected to offer a viable development opportunity

Site Assessment Overview
Scheme has been deemed suitable through the granting of planning permission. Despite permission expiring there does not appear to be any reasons or issues to suggest the scheme is no longer suitable or achievable.

Conclusion:
Include in SHLAA

Site Name: Land rear of 51 Elmsdale Avenue and public house fronting Foleshill Road	Site Ref: F11	Site Area Gross (ha): 0.35
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Site Location Plan



Constraints:

Over culvert		TPOs	
Contaminated Land		Conservation Area	
Nature Designation		Listed or Local List	
Archaeological Merit		Flood Concerns	

Other: Redevelopment will need to satisfy community facilities protection policies.

Indicative Density
55dph

Potential Delivery Timeframe Short term	Potential number of units (net) 16
---	--

Viability Assessment
Site is expected to offer a viable development opportunity

Site Assessment Overview
Site adjoins land with planning permission for residential development, offering a comprehensive opportunity. Site considered suitable within a predominantly residential area and readily available for development with no apparent constraints.

Conclusion:
Include in SHLAA

Site Name: Land rear of The Three Horseshoes Pub, Foleshill Road	Site Ref: F15	Site Area Gross (ha): 0.57
---	-------------------------	---------------------------------------

Site Location Plan



Constraints:

Over culvert		TPOs	✓
Contaminated Land	✓	Conservation Area	
Nature Designation		Listed or Local List	
Archaeological Merit		Flood Concerns	

Other: scheme will need to ensure suitable access and boundary treatments

Indicative Density
55dph

Potential Delivery Timeframe Long term	Potential number of units (net) 23
--	--

Viability Assessment
Site is expected to offer a viable development opportunity once the site becomes available

Site Assessment Overview
Site is situated adjacent to a residential area and development is capable of creating a suitable residential environment subject to creating sufficient access and mitigating relationship to adjoining uses.

Conclusion:
Include in SHLAA

Site Name: Builders Yard, Cash's Lane	Site Ref: F19	Site Area Gross (ha): 0.11
---	-------------------------	-----------------------------------

Site Location Plan



Constraints:

Over culvert		TPOs	
Contaminated Land	✓	Conservation Area	✓
Nature Designation		Listed or Local List	
Archaeological Merit	✓	Flood Concerns	

Other: Site is within the new canal conservation area and adjacent the historic Cash's bridge. Scheme would need to ensure a suitable access is created.

Indicative Density
55dph

Potential Delivery Timeframe Short term	Potential number of units (net) 5
---	---

Viability Assessment
Site is expected to offer a viable development opportunity

Site Assessment Overview
Compact site situated within an existing residential block with a boundary to the canal offering excellent design potential. Site is considered readily available and suitable for housing with no apparent constraints.

Conclusion:
Include in SHLAA

Site Name: Former Rose and Woodbine PH, Stoney Stanton Road	Site Ref: F20	Site Area Gross (ha): 0.04
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Site Location Plan



Constraints:

Over culvert		TPOs	
Contaminated Land		Conservation Area	
Nature Designation		Listed or Local List	✓
Archaeological Merit		Flood Concerns	

Other: Site contains a number of trees that could be identified for protection.

Indicative Density

30dph

Potential Delivery Timeframe Medium term	Potential number of units (net) 5
--	---

Viability Assessments

Site is expected to require a stronger market to help deliver a high quality conversion opportunity.

Site Assessment Overview

Site has previously been granted permission for a doctor's surgery, however 4 years have now lapsed and the NHS provision has recently been completed in close proximity. The site remains derelict and boarded up. Development is needed to restore a locally listed building and promote urban regeneration in this area. The site is again considered suitable and available, although a viable development may require stronger market conditions.

Conclusion:

Include in SHLAA

Site Name: Land at Foleshill Road opposite Cash's lane and Brooklyn Road		Site Ref: F21	Site Area Gross (ha): 0.69
Site Location Plan			
			
Constraints:			
Over culvert		TPOs	
Contaminated Land	possible	Conservation Area	✓
Nature Designation		Listed or Local List	
Archaeological Merit		Flood Concerns	
Other: New conservation area for the canal is currently being developed. Site has potential to link into adjoining site (F55).			
Indicative Density 55dph			
Potential Delivery Timeframe Short term		Potential number of units (net) 32	
Viability Assessment Site is expected to offer a viable development opportunity			
Site Assessment Overview Excellent canal side opportunity to contribute to area regeneration. Currently an area of unused hard standing it has a direct access from the Foleshill Road and is well located for services and amenities. Site is unconstrained and has potential to link in with site F55 to the north.			
Conclusion: Include in SHLAA			

Site Name: Land rear of 1113-1127 Foleshill Road	Site Ref: F22	Site Area Gross (ha): 0.15
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Site Location Plan



Constraints:

Over culvert		TPOs	✓
Contaminated Land		Conservation Area	
Nature Designation		Listed or Local List	
Archaeological Merit		Flood Concerns	

Other:

Indicative Density
Site specific density assumption linked to previous planning permission and in keeping with adjoining properties.

Potential Delivery Timeframe Short term	Potential number of units (net) 5
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Viability Assessment
Site is expected to offer a viable development opportunity

Site Assessment Overview
Site has previously been subject of planning permission establishing the principle of residential development. Land owner has indicated the site to be readily available and deliverable within the next 5 years.

Conclusion:
Include in SHLAA

Site Name: Land at 8a Lythalls Lane	Site Ref: F29	Site Area Gross (ha): 0.47
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Site Location Plan



Constraints:

Over culvert		TPOs	
Contaminated Land	✓	Conservation Area	
Nature Designation		Listed or Local List	
Archaeological Merit		Flood Concerns	

Other: design and layout will need to include boundary treatments to industrial park and ensure noise and air quality are managed.

Indicative Density
55dph

Potential Delivery Timeframe Medium term	Potential number of units (net) 22
--	--

Viability Assessment
Site viability is expected to require stronger market conditions linked to the need for decontamination. Notwithstanding recent regeneration schemes in this area have been delivered successfully once the site has become available.

Site Assessment Overview
The site sits adjacent to an expanding industrial park. It contains a number of low quality buildings falling into disrepair. It is situated within a transitional area with a number of homes located in the immediate vicinity. Any proposal would need to be part of a comprehensive scheme including the corner plot. To be suitable there would also need to be an appropriate boundary treatment to the adjacent industrial estate.

Conclusion:
Include in SHLAA

Site Name: Storage and Industrial units at Red Lane and Midland Road	Site Ref: F30	Site Area Gross (ha): 3.56
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Site Location Plan



Constraints:

Over culvert		TPOs	
Contaminated Land	✓	Conservation Area	✓
Nature Designation		Listed or Local List	
Archaeological Merit		Flood Concerns	

Other: Site sits adjacent to the new canal conservation area. Development will need to satisfy employment protection policies. It will also need to ensure the new development forms suitable interactions with the adjoining sites to the east.

Indicative Density

45dph

Potential Delivery Timeframe

Medium term

Potential number of units (net)

128

Viability Assessment

Site viability is expected to require stronger market conditions linked to the need for decontamination.

Site Assessment Overview

Site offers opportunity to support the canal conservation improvements with enhancements of canal frontage. It is situated adjacent to a residential area and within close proximity of key facilities. Site is not considered readily available however and is likely to require stronger market conditions to deliver.

Conclusion:

Include in SHLAA

Site Name: Land at Paradise Day Nursery rear of 207 Broad Street	Site Ref: F31	Site Area Gross (ha): 0.12
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Site Location Plan



Constraints:

Over culvert		TPOs	
Contaminated Land		Conservation Area	
Nature Designation		Listed or Local List	
Archaeological Merit		Flood Concerns	

Other:

Indicative Density
 Site specific density based on continuation of existing street scenes and existing build patterns

Potential Delivery Timeframe Short term	Potential number of units (net) 10
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Viability Assessment

Site Assessment Overview
 Site is situated within a well-established residential area but is showing signs of anti-social behaviour. Site is suitable in principle for development and is readily available. It would also help support urban regeneration and with minimal site constraints should generate a viable and achievable development.

Conclusion:
 Include in SHLAA

Site Name: Land at 157-171 Lythalls Lane	Site Ref: F33	Site Area Gross (ha): 0.08
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Site Location Plan



Constraints:

Over culvert		TPOs	
Contaminated Land		Conservation Area	
Nature Designation		Listed or Local List	
Archaeological Merit		Flood Concerns	

Other: Need to ensure suitable parking provision and separation distances to adjacent properties

Indicative Density

Site Specific density assumption based on completion of street pattern.

Potential Delivery Timeframe Short term	Potential number of units (net) 6
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Viability Assessment

Site is expected to offer a viable development opportunity

Site Assessment Overview

Corner site situated within a well-established residential area, confirming suitability for new housing. Residential development would complete the street pattern. Site is readily available and considered achievable within the first 5 years.

Conclusion:

Include in SHLAA

Site Name: Foleshill Road/Eagle Street	Site Ref: F46	Site Area Gross (ha): 1.40
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Site Location Plan



Constraints:

Over culvert	✓	TPOs	✓
Contaminated Land	✓	Conservation Area	
Nature Designation		Listed or Local List	
Archaeological Merit		Flood Concerns	

Other: Culvert below site to the east, with TPO's to the centre of the site. Site considered well suited for a gateway scheme in an area of significant development potential. Proposals will have to satisfy employment land protection policies.

Indicative Density

45dph

Potential Delivery Timeframe Longer term	Potential number of units (net) 54
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Viability Assessment

Site availability is expected to put pressure on development viability at the current time.

Site Assessment Overview

Site situated in a gateway location and forms a key part of the broader city centre regeneration programme. Site located within a planned area of transition and is situated adjacent to existing residential provisions. Some of the site is readily available whilst other parts remain in use. Consider a longer term delivery to allow viability prospects to improve.

Conclusion:

Include in SHLAA

Site Name: Former Prince William Henry PH, Foleshill Road	Site Ref: F55	Site Area Gross (ha): 0.28
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Site Location Plan



Constraints:

Over culvert		TPOs	
Contaminated Land	possible	Conservation Area	✓
Nature Designation		Listed or Local List	✓
Archaeological Merit		Flood Concerns	

Other: Site situated within the new canal conservation area. New scheme is likely to have to satisfy community facilities protection policies. It will also have to look to retain the locally listed building.

Indicative Density

Site specific density to reflect previous permission.

Potential Delivery Timeframe	Potential number of units (net)
Medium term	14

Viability Assessment

Existing site uses suggest a stronger economic climate will be required to support a viable development

Site Assessment Overview

Site within a transitional area and opposite existing residential development. Previous planning permission has established the principle for housing meaning it is suitable. The site is not readily available however and remains in active use. A stronger market is likely to be required to support the conversion of the locally listed property.

Conclusion:

Include in SHLAA

Site Name: 1105 Foleshill Road and associated car parking provision	Site Ref: F56	Site Area Gross (ha): 0.21
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Site Location Plan



Constraints:

Over culvert		TPOs	
Contaminated Land		Conservation Area	
Nature Designation		Listed or Local List	
Archaeological Merit		Flood Concerns	

Other:

Indicative Density
55dph

Potential Delivery Timeframe Short term	Potential number of units (net) 10
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Viability Assessment
Site is expected to offer a viable development opportunity

Site Assessment Overview
Majority of site is hard standing used for informal parking provision. Site is considered readily available, suitable in principle and free from significant constraint. Representations have been made to the consultation process to suggest the site is deliverable within the next 5 years.

Conclusion:
Include in SHLAA

Site Name: Land to rear of 1037-1039 Foleshill Road	Site Ref: F57	Site Area Gross (ha): 0.20
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Site Location Plan



Constraints:

Over culvert		TPOs	
Contaminated Land		Conservation Area	
Nature Designation		Listed or Local List	
Archaeological Merit		Flood Concerns	

Other:

Indicative Density
Site specific density reflective of extant permission.

Potential Delivery Timeframe Short term	Potential number of units (net) 11
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Viability Assessment
Site is expected to offer a viable development opportunity

Site Assessment Overview
Site has previously benefited from a planning consent; however revised schemes relating to the existing buildings fronting Foleshill Road has amended the scope of the redevelopment site. The rear of the site remains clear, vacant and accessible and offers an excellent regeneration opportunity.

Conclusion:
Include in SHLAA

Site Name: Land between 604 and 622 Stoney Stanton Road	Site Ref: F58	Site Area Gross (ha): 0.21
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Site Location Plan



Constraints:

Over culvert		TPOs	
Contaminated Land		Conservation Area	
Nature Designation		Listed or Local List	
Archaeological Merit		Flood Concerns	

Other:

Indicative Density

55dph

Potential Delivery Timeframe Short term	Potential number of units (net) 10
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Viability Assessments

Site is expected to offer a viable development opportunity

Site Assessment Overview

Readily available site situated in a established residential area. Site is therefore suitable and expected to offer a viable development in a highly sustainable location.

Conclusion:

Include in SHLAA

Site Name: Land between 16 and 28 Threadneedle Street	Site Ref: F59	Site Area Gross (ha): 0.19
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Site Location Plan



Constraints:			
Over culvert		TPOs	
Contaminated Land	possible	Conservation Area	Adjacent Canal Conservation Area
Nature Designation		Listed or Local List	
Archaeological Merit		Flood Concerns	
Other: Site is adjacent the Coventry Canal Conservation Area			
Indicative Density			
Site specific density that is reflective of the surrounding area and similar small urban sites.			
Potential Delivery Timeframe		Potential number of units (net)	
Short term		6	
Viability Assessment			
Site is expected to offer a viable development opportunity			
Site Assessment Overview			
The site is now clear and vacant having previously had 5 dwellings on it. These have since been demolished some time ago and the site has become re-naturalised. Site is situated in a well-established residential area and adjoins the canal. Site is expected to offer a viable development option.			
Conclusion:			
Include in SHLAA			

Site Name: Hinckley Road Service Station	Site Ref: He1	Site Area Gross (ha): 0.32
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Site Location Plan



Constraints:

Over culvert		TPOs	
Contaminated Land	✓	Conservation Area	
Nature Designation		Listed or Local List	
Archaeological Merit		Flood Concerns	

Other: Redevelopment of the site will need to consider noise and air quality concerns relating to the A4600.

Indicative Density

55dph

Potential Delivery Timeframe

Medium term

Potential number of units (net)

15

Viability Assessment

Site viability is expected to require stronger market conditions linked to the need for decontamination.

Site Assessment Overview

Site is situated within an established residential area suggesting new houses would be suitable on the site. Site is not readily available however suggesting a medium term delivery is a more reasonable projection. Recent permission granted on adjoining land to the south suggests the delivery of the adjoining land may bring about the delivery of this SHLAA site.

Conclusion:

Include in SHLAA

Site Name: Land rear of 1a Mount Pleasant Cottages	Site Ref: He3	Site Area Gross (ha): 0.24
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Site Location Plan



Constraints:

Over culvert		TPOs	
Contaminated Land		Conservation Area	
Nature Designation		Listed or Local List	
Archaeological Merit		Flood Concerns	

Other: Redevelopment of the site will need to consider suitable access and opportunities to link to adjoining site

Indicative Density
55dph

Potential Delivery Timeframe Medium term	Potential number of units (net) 13
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Viability Assessment

Site is expected to offer a viable development opportunity once it becomes available.

Site Assessment Overview

Site is situated within an established residential area suggesting new houses would be suitable on the site. The site has previously benefited from planning consent with the vast majority of the site readily available. Access constraints will need to be overcome and opportunities to link with adjoining site are likely to be supported.

Conclusion:

Include in SHLAA

Site Name: Craven Arms Public House, Woodway Lane	Site Ref: HE7	Site Area Gross (ha): 0.16
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Site Location Plan



Constraints:

Over culvert		TPOs	
Contaminated Land		Conservation Area	
Nature Designation		Listed or Local List	
Archaeological Merit	✓	Flood Concerns	

Other: Redevelopment will need to satisfy community facilities protection policies. It will also need to ensure that it has minimal impact on the adjoining Green Belt and adjacent listed buildings.

Indicative Density

55dph

Potential Delivery Timeframe Medium term	Potential number of units (net) 7
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Viability Assessment

Site is expected to offer a viable development opportunity once it becomes available.

Site Assessment Overview

This site has been returned to use after building damage had identified it as an available option. It is situated in a residential area and is considered suitable for housing and achievable within the medium term.

Conclusion:

Include in SHLAA

Site Name: Former Eburne Primary School, Deedmore Road	Site Ref: He13	Site Area Gross (ha): 1.5
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Site Location Plan



Constraints:

Over culvert		TPOs	possible
Contaminated Land		Conservation Area	
Nature Designation		Listed or Local List	
Archaeological Merit	adjacent	Flood Concerns	

Other: Development of the site will need to satisfy community facilities protection policy. It will also need to ensure a suitable buffer is created to the employment uses south of the site.

Indicative Density

55dph

Potential Delivery Timeframe

Medium term

Potential number of units (net)

57

Viability Assessments

Site is expected to offer a viable development opportunity once it becomes available with potential to link into wider regeneration programme.

Site Assessment Overview

Suitable residential development site, that currently remains in use, but is expected to become available in the medium term. The availability of the site in the medium term is expected to support a viable development option.

Conclusion:

Include in SHLAA

Site Name: Watcombe Centre, 20 Watcombe Road	Site Ref: He15	Site Area Gross (ha): 0.7
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Site Location Plan



Constraints:

Over culvert		TPOs	possible
Contaminated Land		Conservation Area	
Nature Designation		Listed or Local List	
Archaeological Merit	adjacent	Flood Concerns	

Other: Site has no apparent constraints. Any redevelopment of the site should remain as close to existing built footprint as possible to reduce impact on the parkland. Alternatively the site would be suitable for a conversion opportunity.

Indicative Density

Density based on indicative consideration of existing building characteristics and opportunities for conversion.

Potential Delivery Timeframe Short term	Potential number of units (net) 7
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Viability Assessments

Site is expected to offer a viable development opportunity

Site Assessment Overview

Recent market activity has suggested a viable conversion opportunity would be deliverable on this site.

Conclusion:

Include in SHLAA

Site Name: Land R/o Parkville Close	Site Ref: Ho1	Site Area Gross (ha): 0.20
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Site Location Plan



Constraints:

Over culvert		TPOs	✓
Contaminated Land		Conservation Area	
Nature Designation		Listed or Local List	
Archaeological Merit		Flood Concerns	

Other: Site is generally considered scrub land; however any development will need to contribute towards the enhancement or creation of formalised public open space.

Indicative Density

30dph

Potential Delivery Timeframe Short term	Potential number of units (net) 6
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Viability Assessment

Site is expected to offer a viable development opportunity

Site Assessment Overview

Residential provision recently completed on adjoining site, with this plot offering an extension opportunity. Site is considered readily available and suitable for residential development. Given the recent completion and deliverability of the adjoining scheme it is reasonable to assume that the market conditions are adequate to allow delivery of this site also.

Conclusion:

Include in SHLAA

Site Name: Warehouse / Factory, Lythalls Lane	Site Ref: Ho3	Site Area Gross (ha): 0.72
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Site Location Plan



Constraints:

Over culvert		TPOs	
Contaminated Land	✓	Conservation Area	
Nature Designation		Listed or Local List	
Archaeological Merit		Flood Concerns	

Other: Need to mitigate the proximity to the railway line and will need to satisfy employment land protection policies.

Indicative Density

Site specific density to reflect adjacent development proposal

Potential Delivery Timeframe Medium term	Potential number of units (net) 27
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Viability Assessment

Site is expected to offer a viable development opportunity once site becomes available

Site Assessment Overview

Site representation made by land owner through call for sites process. Site remains in some use but offers an excellent regeneration opportunity within a predominantly residential area. Site not readily available but is considered suitable and achievable in the medium term, especially under stronger market conditions. Site also likely to offer expansion opportunity from site Ho2.

Conclusion:

Include in SHLAA

Site Name: Garages adjacent 26 Nunts Lane	Site Ref: Ho8	Site Area Gross (ha): 0.09
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Site Location Plan



Constraints:

Over culvert	✓	TPOs	possible
Contaminated Land		Conservation Area	
Nature Designation		Listed or Local List	
Archaeological Merit		Flood Concerns	
Other: Will need to mitigate any adverse impacts of loss of off street parking			

Indicative Density

Site specific density to reflect adjacent development proposal

Potential Delivery Timeframe short term	Potential number of units (net) 5
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Viability Assessment

Site is expected to offer a viable development opportunity once site becomes available

Site Assessment Overview

Site appears underused and the garages in a poor state of repair. There would appear to be a clear opportunity to bring forward an infill development of up to 5 homes to reflect local density and development patterns

Conclusion:

Include in SHLAA

Site Name: Garage site at 318 Holbrook Lane	Site Ref: Ho29	Site Area Gross (ha): 0.45
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Site Location Plan



Constraints:

Over culvert	possible	TPOs	
Contaminated Land	possible	Conservation Area	
Nature Designation		Listed or Local List	
Archaeological Merit		Flood Concerns	✓

Other: Some identified flood risk to the northern edge of the site.

Indicative Density
55dph

Potential Delivery Timeframe Short term	Potential number of units (net) 21
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Viability Assessment
Site is expected to offer a viable development opportunity

Site Assessment Overview
Vacant garage plot readily available and actively being considered for redevelopment. The site is situated within an existing residential area adjacent to the Holbrook local centre suggesting suitability for sustainable residential development.

Conclusion:
Include in SHLAA

Site Name: Land off Parkgate Road and Algate Close	Site Ref: Ho30	Site Area Gross (ha): 0.34
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Site Location Plan



Constraints:

Over culvert		TPOs	
Contaminated Land		Conservation Area	
Nature Designation		Listed or Local List	
Archaeological Merit		Flood Concerns	✓

Other: Small flood risk to the southern fringe of the site.

Indicative Density
Site specific density reflective of previous permission.

Potential Delivery Timeframe Short term	Potential number of units (net) 12
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Viability Assessment
Site is expected to offer a viable development opportunity

Site Assessment Overview
Site is situated within a well-established residential area adjacent to Local centre and key services and facilities. Site has been deemed suitable for residential development through a previous planning permission. It is vacant and readily available for development with no identified constraints.

Conclusion:
Include in SHLAA

Site Name: Land South of The Longford Engine PH (formerly Canal Boat PH) Bedworth Road	Site Ref: L2	Site Area Gross (ha): 0.15
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Site Location Plan



Constraints:

Over culvert		TPOs	
Contaminated Land	possible	Conservation Area	✓
Nature Designation		Listed or Local List	
Archaeological Merit		Flood Concerns	

Other: Site situated within the new canal conservation area. New scheme is likely to have to satisfy employment protection policies. New proposals will also need to ensure a suitable access is created, whilst specific consideration is given to the positioning of the canal.

Indicative Density
55dph

Potential Delivery Timeframe Short term	Potential number of units (net) 7
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Viability Assessment
Site is expected to offer a viable development opportunity

Site Assessment Overview
Site is situated within a predominantly residential area, offering excellent opportunities for canal side development. Site is also located close to local services and provisions. Site representation suggests delivery of site would be achievable within the first 5 years.

Conclusion:
Include in SHLAA

Site Name: Land at the Weavers Arms, Bell Green Road	Site Ref: L3	Site Area Gross (ha): 0.35
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Site Location Plan



Constraints:

Over culvert		TPOs	
Contaminated Land	possible	Conservation Area	
Nature Designation		Listed or Local List	
Archaeological Merit		Flood Concerns	

Other:

Indicative Density
55dph

Potential Delivery Timeframe Medium term	Potential number of units (net) 16
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Viability Assessment
Site is expected to offer a viable development opportunity once the site becomes available and land ownership issues are overcome.

Site Assessment Overview
Site comprises a large area of hard standing used for informal car parking. It also includes a Public Houses and garage provision. Situated within a residential area the site is considered suitable for housing and offers excellent infill opportunities. The site is largely available, however there may be some land ownership constraints which could delay achievability of the site.

Conclusion:
Include in SHLAA

Site Name: Land between Lady Lane and Longford Road, Rear of 231 Longford Road	Site Ref: L6	Site Area Gross (ha): 0.29
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Site Location Plan



Constraints:

Over culvert		TPOs	✓
Contaminated Land	possible	Conservation Area	✓
Nature Designation		Listed or Local List	✓
Archaeological Merit	✓	Flood Concerns	

Other: Access is likely to be secured from Longford Road, reflecting land ownership patterns. Site is adjacent to a number of TPO's and listed buildings and in part is situated in the canal conservation area.

Indicative Density
30dph

Potential Delivery Timeframe Short term	Potential number of units (net) 7
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Viability Assessment
Site is expected to offer a viable development opportunity

Site Assessment Overview
Land to the north of this site has recently commenced development as part of an HCA funding scheme. This particular site is expected to be delivered as an extension of the first phase. It is situated within an existing residential area and is considered suitable. It is clear and vacant for development and considered deliverable within the first 5 years of the plan period.

Conclusion:
Include in SHLAA

Site Name: Alderman's Green Scout Hut	Site Ref: L8	Site Area Gross (ha): 0.14
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Site Location Plan



Constraints:

Over culvert		TPOs	possible
Contaminated Land		Conservation Area	
Nature Designation		Listed or Local List	
Archaeological Merit		Flood Concerns	

Other:

Indicative Density

55dph

Potential Delivery Timeframe

Short term

Potential number of units (net)

7

Viability Assessments

Site is expected to offer a viable development opportunity

Site Assessment Overview

Site is situated within an established residential area, and would be considered suitable for a small linear development that continues the existing built line. Representations have confirmed the site is available and is expected to offer a viable development option.

Conclusion:

Include in SHLAA

Site Name: Land at Anderton Road	Site Ref: L20	Site Area Gross (ha): 1.57
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Site Location Plan



Constraints:

Over culvert		TPOs	possible
Contaminated Land		Conservation Area	
Nature Designation		Listed or Local List	
Archaeological Merit		Flood Concerns	

Other: proposals will need to mitigate the presence and impact of overhead pylons and the noise and air quality issues from the M6

Indicative Density

Site specific density linked to site proposals

Potential Delivery Timeframe	Potential number of units (net)
Short term	64

Viability Assessments

Site is expected to offer a viable development opportunity

Site Assessment Overview

Site is situated adjacent to an established residential area, and would be considered suitable for a linear development that is well connected to the existing community and that supports the provision of more formalised accessible green space. Representations have confirmed the site is available and is expected to offer a viable development option.

Conclusion:

Include in SHLAA

Site Name: Employment land between Brays Lane, Walsgrave Road and Harefield Road	Site Ref: LS2	Site Area Gross (ha): 0.49
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Site Location Plan



Constraints:

Over culvert		TPOs	
Contaminated Land	✓	Conservation Area	
Nature Designation		Listed or Local List	
Archaeological Merit	✓	Flood Concerns	

Other: Site of former Stoke Tile Kilns. Site is on the edge of Ball Hill centre. Will also need to satisfy employment land protection policies.

Indicative Density

Site specific density linked to approved planning permission on adjoining site.

Potential Delivery Timeframe Medium term	Potential number of units (net) 53
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Viability Assessment

Site viability is expected to require stronger market conditions linked to higher density development proposals

Site Assessment Overview

This site has potential to link to the adjacent development proposals, and density assumptions reflect this. Scheme situated in an area of residential provision and is considered suitable, with excellent links to local amenities. Site has been identified through representations as being readily available and deliverable within the first 5 years. Likely form of development however suggests it is more reasonable to project a medium term delivery following on from the approved site.

Conclusion:

Include in SHLAA

Site Name: Land rear of 191-199 Barley Lea	Site Ref: LS3	Site Area Gross (ha): 0.43
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Site Location Plan



Constraints:

Over culvert		TPOs	possible
Contaminated Land		Conservation Area	
Nature Designation		Listed or Local List	
Archaeological Merit		Flood Concerns	

Other: Potential to deliver a more comprehensive scheme with remodelling of existing dwellings. This may help secure better access arrangements.

Indicative Density

30dph

Potential Delivery Timeframe

Short term

Potential number of units (net)

10

Viability Assessments

Site is expected to offer a viable development opportunity

Site Assessment Overview

Clear and available site situated within an established residential area. The site is readily available and expected to offer a viable development potentially for affordable units.

Conclusion:

Include in SHLAA

Site Name: Land at the Sphinx – rear of Siddeley Avenue and West of Riverslea Road	Site Ref: LS7a+b	Site Area Gross (ha): 3.2
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Site Location Plan



Constraints:

Over culvert		TPOs	✓
Contaminated Land		Conservation Area	
Nature Designation		Listed or Local List	
Archaeological Merit		Flood Concerns	

Other: Development of these sites should ensure investment in the surrounding sports pitches, improving quality and accessibility.

Indicative Density

30dph

Potential Delivery Timeframe Short term	Potential number of units (net) 77
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Viability Assessments

Sites are expected to offer a viable development opportunity

Site Assessment Overview

Suitable and available sites that are expected to offer a viable development option. It is also expected that development of the sites will help support wider improvements of the remaining Sphinx sports facilities. Site is clear and readily available.

Conclusion:

Include in SHLAA

Site Name: St Catherine's Church, St Catherine's Close	Site Ref: LS15	Site Area Gross (ha): 0.37
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Site Location Plan



Constraints:

Over culvert		TPOs	
Contaminated Land		Conservation Area	
Nature Designation		Listed or Local List	
Archaeological Merit		Flood Concerns	

Other: Redevelopment of the site will need to satisfy community facilities protection policies. The initial outline relating to the broader area requires that adequate replacement provision is situated within the Acorn Street centre.

Indicative Density
Site specific density based on pre-application plans.

Potential Delivery Timeframe Short term	Potential number of units (net) 17
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Viability Assessment
Site is expected to offer a viable development opportunity

Site Assessment Overview
Residential development promoted on this site through the Stoke Aldermoor Masterplan. Situated within an existing residential area and close to local amenities it is considered suitable for housing development. The site has been vacant for some time and alternative provisions have been secured through new Acorn Street developments.

Conclusion:
Include in SHLAA

Site Name: Garages and 40b & 40c Humber Avenue	Site Ref: LS17	Site Area Gross (ha): 0.18
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Site Location Plan



Constraints:

Over culvert		TPOs	
Contaminated Land	✓	Conservation Area	
Nature Designation		Listed or Local List	
Archaeological Merit		Flood Concerns	

Other: Development will need to consider loss of any used parking provision. It will also need to ensure adequate access is provided and suitable separation distances to existing dwellings are provided.

Indicative Density

Site specific density

Potential Delivery Timeframe Medium term	Potential number of units (net) 8
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Viability Assessments

Site viability is expected to require stronger market conditions linked to decontamination

Site Assessment Overview

Site currently being marketed for alternative uses but currently remains constrained by on site uses and land configurations. Site likely to require a stronger market to be deemed viable.

Conclusion:

Include in SHLAA

Site Name: 7-9 Brays Lane	Site Ref: LS19	Site Area Gross (ha): 0.38
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Site Location Plan



Constraints:

Over culvert		TPOs	
Contaminated Land	✓	Conservation Area	
Nature Designation		Listed or Local List	
Archaeological Merit	✓	Flood Concerns	

Other: Site is situated within an existing residential area and enjoys excellent access to key services and facilities in the Ball Hill Major District Centre. Site is expected to create a suitable residential environment and offers opportunities to link into adjoining sites.

Indicative Density

Site specific density assumption. Development of the site is likely to comprise a up to 4 storey apartment block, with density based on previous proposals and permissions in the surrounding area. Any development would however be dependent on suitable design and managed impact on surrounding properties.

Potential Delivery Timeframe	Potential number of units (net)
Medium term	45

Viability Assessments

Site viability is expected to require stronger market conditions linked to higher density development proposals

Site Assessment Overview

Site appears to remain in viable operation, suggesting redevelopment of the site is more likely to occur under better market conditions than can be expected in the short term.

Conclusion:

Include in SHLAA

Site Name: Former Coal Yard, Radford Road	Site Ref: R1	Site Area Gross (ha): 0.44
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Site Location Plan



Constraints:

Over culvert		TPOs	
Contaminated Land	✓	Conservation Area	
Nature Designation		Listed or Local List	
Archaeological Merit	✓	Flood Concerns	

Other: Will need to satisfy employment land protection policies.

Indicative Density

55dph

Potential Delivery Timeframe Short term	Potential number of units (net) 21
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Viability Assessment

Site is expected to offer a viable development opportunity

Site Assessment Overview

Site located adjacent to existing residential provision and within close proximity of local amenities. Site is therefore considered suitable for housing development. The site has been identified through consultation and representations have suggested a deliverable option within the first 5 year period of the plan.

Conclusion:

Include in SHLAA

Site Name: Garages adj. 58 Capmartin Road	Site Ref: R4	Site Area Gross (ha): 0.08
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Site Location Plan



Constraints:

Over culvert		TPOs	
Contaminated Land		Conservation Area	
Nature Designation		Listed or Local List	
Archaeological Merit		Flood Concerns	

Other: Will need to consider the positioning of the electricity sub-station. Redevelopment proposals will also need to assess the impact on parking provision following loss of garages.

Indicative Density
Site specific density assumption based on similar buildings in the surrounding area. Any development would however be dependent on suitable design and managed impact on surrounding properties.

Potential Delivery Timeframe Short term	Potential number of units (net) 5
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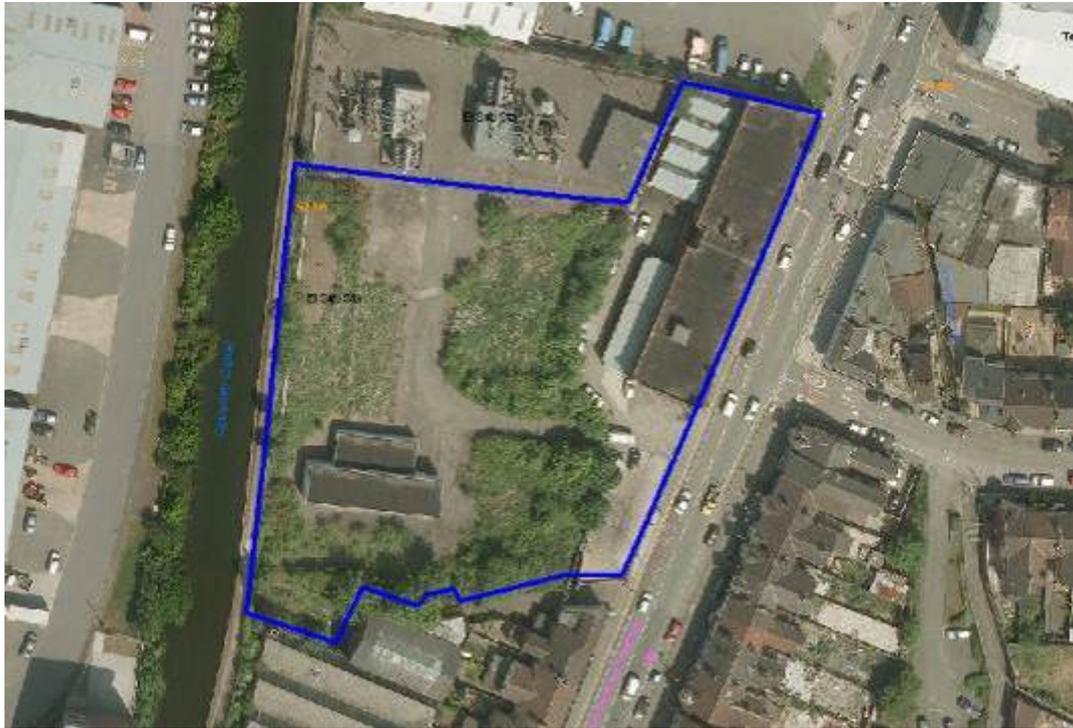
Viability Assessment
Site is expected to offer a viable development opportunity

Site Assessment Overview
The site is situated within a residential area, whilst the parking provision that remains appears derelict and unused. The site therefore appears available and unconstrained.

Conclusion:
Include in SHLAA

Site Name: The O'Brian Building, Foleshill Road and adjoining curtilage	Site Ref: R6	Site Area Gross (ha): 0.66
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Site Location Plan



Constraints:

Over culvert		TPOs	
Contaminated Land	✓	Conservation Area	✓
Nature Designation		Listed or Local List	✓
Archaeological Merit	✓	Flood Concerns	

Other: Site is within the new canal conservation area. New scheme is likely to have to satisfy employment protection policies and retain locally listed building fronting Foleshill Road. The redeveloped site will also have to be mindful of the electric substation, whilst incorporating a high quality frontage to the canal.

Indicative Density

55dph

Potential Delivery Timeframe Short term	Potential number of units (net) 31
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Viability Assessment

Site is expected to offer a viable development opportunity

Site Assessment Overview

The existing structures are locally listed and offer an opportunity for conversion to residential development. The building is also surrounded by vacant hard standing which offers opportunities for extension or stand-a-lone new build development. Site appears largely vacant and is considered readily available and deliverable within the first 5 years of the plan period. Site also offers opportunity to link into neighbouring schemes.

Conclusion:

Include in SHLAA

Site Name: Merrick Lodge Hotel, St Nicholas Street	Site Ref: R7	Site Area Gross (ha): 0.26
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Site Location Plan



Constraints:

Over culvert		TPOs	✓
Contaminated Land		Conservation Area	
Nature Designation		Listed or Local List	
Archaeological Merit		Flood Concerns	

Other: Likely to represent a conversion opportunity or as part of a comprehensive redevelopment with site R15.

Indicative Density

Site specific density based on conversion opportunity

Potential Delivery Timeframe Medium term	Potential number of units (net) 16
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Viability Assessment

Site is expected to offer a viable development opportunity once the site becomes available

Site Assessment Overview

Site situated in close proximity to city centre and offers excellent redevelopment opportunity. Although the building is not listed, it does offer a conversion opportunity from its existing hotel use, which is likely to be the most viable option. Site not readily available but is considered deliverable within the medium timeframe.

Conclusion:

Include in SHLAA

Site Name: Land on the South East side of Swillington Road	Site Ref: R12	Site Area Gross (ha): 1.26
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Site Location Plan



Constraints:

Over culvert		TPOs	
Contaminated Land	possible	Conservation Area	
Nature Designation		Listed or Local List	
Archaeological Merit		Flood Concerns	

Other: Redevelopment of the site will need to mitigate the proximity to the railway line.

Indicative Density
45dph

Potential Delivery Timeframe Long term	Potential number of units (net) 48
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Viability Assessment
Site is expected to offer a viable development opportunity once it becomes available

Site Assessment Overview
Site representation made through the consultation process. Site remains in some use but offers an excellent regeneration opportunity within a predominantly residential area. Site not readily available but has been identified through representations as a longer term option, especially under stronger market conditions.

Conclusion:
Include in SHLAA

Site Name: "Wickes Site" Radford Road	Site Ref: R13	Site Area Gross (ha): 1.31
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Site Location Plan



Constraints:

Over culvert		TPOs	
Contaminated Land	✓	Conservation Area	
Nature Designation		Listed or Local List	
Archaeological Merit	✓	Flood Concerns	

Other: Site will need to assess a species protection area which adjoins the site to the north. It will also need to mitigate any noise and air quality concerns arising from the proximity of the Ring Road. New development will also need to ensure suitable access provision whilst reflecting the changing levels between the site and the Radford Road in particular.

Indicative Density

45dph

Potential Delivery Timeframe Long term	Potential number of units (net) 50
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Viability Assessment

Site is expected to offer a viable development opportunity once the site becomes available

Site Assessment Overview

The site remains in active operation and is not readily available. It does however offer a sustainable location close to key services and facilities and represents a longer term opportunity as part of the broader city centre regeneration programme. The site is also situated adjacent to existing residential provision suggesting it is suitable and achievable within the plan period.

Conclusion:

Include in SHLAA

Site Name: Private Sports Field, Yelverton Road	Site Ref: R16	Site Area Gross (ha): 2.35
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Site Location Plan



Constraints:

Over culvert		TPOs	
Contaminated Land		Conservation Area	
Nature Designation		Listed or Local List	
Archaeological Merit		Flood Concerns	

Other: Site will need to mitigate any noise and air quality concerns arising from adjoining uses as well as securing suitable access provisions.

Indicative Density

30dph

Potential Delivery Timeframe Short term	Potential number of units (net) 56
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Viability Assessments

Site is expected to offer a viable development opportunity

Site Assessment Overview

Readily available site situated within a residential area and expected to offer a viable development option within the next 5 years.

Conclusion:

Include in SHLAA

Site Name: Kings Automotive, Chelmarsh	Site Ref: R26	Site Area Gross (ha): 2.55
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Site Location Plan



Constraints:

Over culvert		TPOs	
Contaminated Land		Conservation Area	
Nature Designation		Listed or Local List	
Archaeological Merit		Flood Concerns	

Other: Site will need to mitigate any noise and air quality concerns arising from adjoining uses as well as securing suitable access provisions.

Indicative Density
45dph

Potential Delivery Timeframe Medium term	Potential number of units (net) 92
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Viability Assessments
Site is expected to offer a viable development option once it becomes available

Site Assessment Overview
Site is situated adjacent to recent residential development and is considered suitable for residential development in principle. The access associated with the site is not ideal for commercial traffic and the representations have suggested the site is expected to become available during the plan period.

Conclusion:
Include in SHLAA

Site Name: Coundon Library, Moseley Avenue	Site Ref: R27	Site Area Gross (ha): 0.17
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Site Location Plan



Constraints:

Over culvert		TPOs	
Contaminated Land		Conservation Area	
Nature Designation		Listed or Local List	
Archaeological Merit		Flood Concerns	

Other: Redevelopment will need to satisfy community facilities protection policies.

Indicative Density

30dph

Potential Delivery Timeframe

Medium term

Potential number of units (net)

8

Viability Assessments

Site is expected to offer a viable development opportunity once site becomes available

Site Assessment Overview

Site has previously been considered suitable through a 2005 planning permission. The site is not yet available; however representations suggest medium term availability. This should support a viable development opportunity.

Conclusion:

Include in SHLAA

Site Name: Land around the rugby stadium, between the Butts and railway line	Site Ref: S3	Site Area Gross (ha): 1.72
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Site Location Plan



Constraints:

Over culvert		TPOs	✓
Contaminated Land		Conservation Area	
Nature Designation		Listed or Local List	
Archaeological Merit		Flood Concerns	

Other: Need to mitigate the proximity to the railway line and ensure that a suitable environment is created with the existing uses on adjoining sites. Scheme is likely to involve a mixed use development including leisure, car parking facilities and an active frontage to the Butts. The provision of residential development must complement the existing uses and should not undermine the location of the rugby stadium. Flood concerns are to the far north of the site, but not within it.

Indicative Density
 Site specific density relates to outline proposals as part of the initial redevelopment of the site.

Potential Delivery Timeframe Medium term	Potential number of units (net) 85
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Viability Assessment
 Site viability is expected to require stronger market conditions linked to higher density development proposals

Site Assessment Overview
 Previous planning permission on site has deemed residential development as suitable. Site is currently clear, vacant and available now for development. Site representations have been made through previous consultation; however delivery of the site is likely to require a stronger market and is more likely to link in with adjacent on going developments at the former college site.

Conclusion:
 Include in SHLAA as a mixed use opportunity

Site Name: 658 Allesley Old Road	Site Ref: S11	Site Area Gross (ha): 0.05
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Site Location Plan



Constraints:

Over culvert		TPOs	
Contaminated Land	✓	Conservation Area	
Nature Designation		Listed or Local List	
Archaeological Merit		Flood Concerns	

Other: proximity to highway will need to be considered in terms of noise and air quality

Indicative Density
Site specific density

Potential Delivery Timeframe Medium term	Potential number of units (net) 5
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Viability Assessment
Site is expected to offer a viable development proposal although this could depend on level of possible ground contamination and density of proposal.

Site Assessment Overview
Scheme has previously been deemed suitable through the granting of planning permission. The site appears largely unconstrained and suitable for the development proposed and would help strengthen the primary residential focus of the area

Conclusion:
Include in SHLAA

Site Name: 1-10 Mill Street	Site Ref: S12	Site Area Gross (ha): 0.08
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Site Location Plan



Constraints:

Over culvert		TPOs	
Contaminated Land	✓	Conservation Area	✓
Nature Designation		Listed or Local List	
Archaeological Merit		Flood Concerns	

Other: Site is located within the Naul's Mill Conservation Area. Development will also need to satisfy employment protection policies.

Indicative Density

Site specific density based on previous permission

Potential Delivery Timeframe Medium term	Potential number of units (net) 9
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Viability Assessment

Site viability is expected to require stronger market conditions linked to higher density development proposals

Site Assessment Overview

Recent planning permission has confirmed suitability for residential development. The site appears vacant and readily available. Its proximity to Naul's Mill Park and Conservation Area should help provide an attractive and achievable development opportunity, however necessary site density and site specific issues may cause delay to delivery. Considered to be achievable within the medium term.

Conclusion:

Include in SHLAA

Site Name: Land at Gulson Road	Site Ref: StM1	Site Area Gross (ha): 0.45
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Site Location Plan



Constraints:

Over culvert		TPOs	
Contaminated Land	✓	Conservation Area	
Nature Designation		Listed or Local List	
Archaeological Merit	✓	Flood Concerns	

Other: Area of archaeological interest to the northern half of the site. Green space aspect has significant signs of fly tipping; its inclusion is intended to help enhance the adjoining green space to the south. Any redevelopment will be required to assess the parking provision and ensure its loss will be acceptable. It will also need to consider noise and air quality concerns relating to the Ring Road junction.

Indicative Density

55dph

Potential Delivery Timeframe Short term	Potential number of units (net) 21
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Viability Assessment

Site is expected to offer a viable development opportunity

Site Assessment Overview

Vacant area of hard standing used for informal parking provision. Adjoining areas of scrub land used for fly tipping, which also offers opportunities for environmental improvements. Site situated adjacent to residential provision and located in highly sustainable location. Links to university and city centre should offer a deliverable scheme within the next 5 years.

Conclusion:

Include in SHLAA

Site Name: Coventry Wholesale Fruit & Vegetable Market, Swan Lane	Site Ref: StM2	Site Area Gross (ha): 0.22
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Site Location Plan



Constraints:

Over culvert		TPOs	
Contaminated Land		Conservation Area	✓
Nature Designation		Listed or Local List	
Archaeological Merit		Flood Concerns	

Other: Site situated within the new canal conservation area. Development will also need to ensure it reflects the level and positioning of the canal.

Indicative Density
55dph

Potential Delivery Timeframe Long term	Potential number of units (net) 10
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Viability Assessment
Site is expected to offer a viable development opportunity once site becomes available

Site Assessment Overview
Site representation made through consultation process. Site remains in commercial use but offers an excellent regeneration opportunity within a predominantly residential area. Site not readily available but is considered suitable and achievable in the longer term, especially under stronger market conditions.

Conclusion:
Include in SHLAA

Site Name: Land East of 8 Raglan Street and former University Sports Centre	Site Ref: StM3	Site Area Gross (ha): 0.50
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Site Location Plan



Constraints:

Over culvert		TPOs	
Contaminated Land		Conservation Area	
Nature Designation		Listed or Local List	✓
Archaeological Merit		Flood Concerns	

Other: Site forms part of the university Masterplan and may offer potential to extend site to the east, depending on parking requirements. Any scheme should focus on conversion of main buildings rather than new build and is likely to have to satisfy change of use policies relating to employment and/or education facilities.

Indicative Density

200dph

Potential Delivery Timeframe Medium term	Potential number of units (net) 95
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Viability Assessment

Site is expected to offer a viable development opportunity once site becomes available, although it could be effected by higher density development proposals

Site Assessment Overview

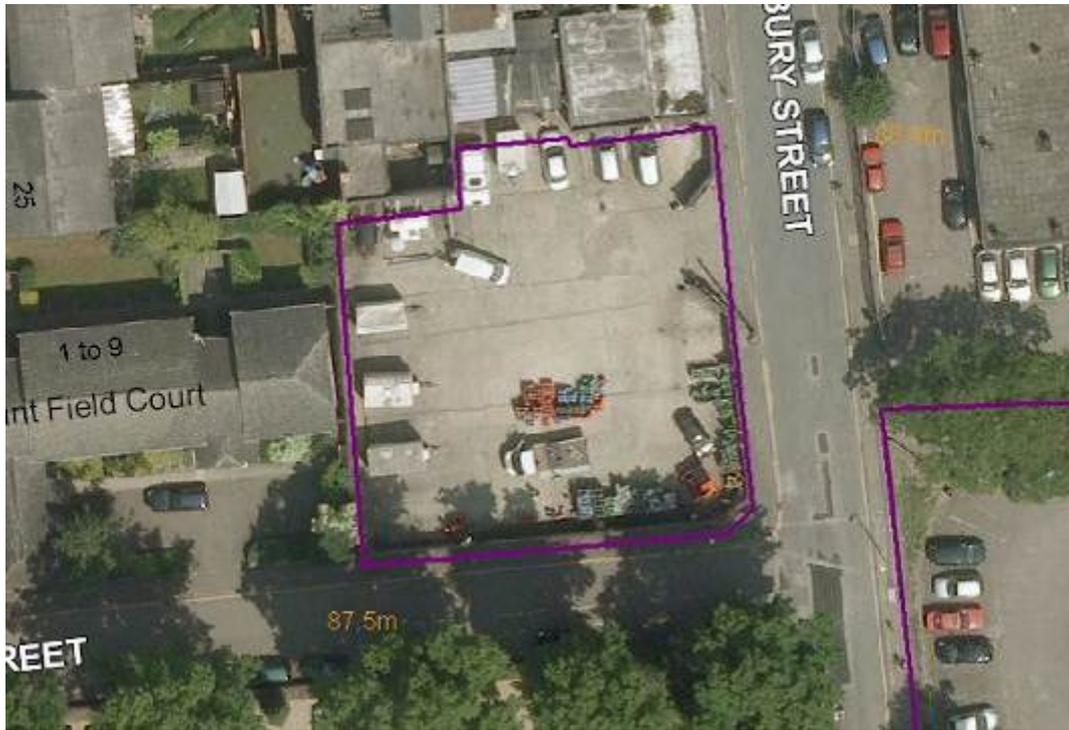
Site representation made through consultation process. Site offers an excellent regeneration opportunity within a predominantly residential area; however it does remain in active use by the University. Site is therefore not readily available but is considered suitable and achievable in the medium term, especially under stronger market conditions.

Conclusion:

Include in SHLAA

Site Name: Land at the junction of Charles Street and Canterbury Street	Site Ref: StM4	Site Area Gross (ha): 0.08
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Site Location Plan



Constraints:

Over culvert		TPOs	
Contaminated Land		Conservation Area	
Nature Designation		Listed or Local List	
Archaeological Merit		Flood Concerns	

Other: Development may need to retain some servicing capacity for retail units that front Victoria Street.

Indicative Density

Site specific density to reflect adjacent properties and continuation of street pattern.

Potential Delivery Timeframe

Medium term

Potential number of units (net)

5

Viability Assessment

Site is expected to offer a viable development opportunity, but perhaps as part of a wider regeneration programme

Site Assessment Overview

Site comprises an outside storage area, which appears under used. Development offers an opportunity to consolidate existing operations whilst aiding local regeneration. The site is situated adjacent to recent residential developments and is considered suitable. Likely to be some concerns over the deliverability of the site as it may be linked to some wider regeneration processes in the Local Centre.

Conclusion:

Include in SHLAA

Site Name: Land at Junction of Corporation Street and Hill Street	Site Ref: StM5	Site Area Gross (ha): 0.12
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Site Location Plan



Constraints:

Over culvert		TPOs	possible
Contaminated Land		Conservation Area	✓
Nature Designation		Listed or Local List	
Archaeological Merit	✓	Flood Concerns	

Other: Site within the city wall buffer. Although established green space the site has always remained earmarked to create a feature building that helps link Corporation Street with Hill Street.

Indicative Density
200dph

Potential Delivery Timeframe Short term	Potential number of units (net) 23
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Viability Assessment
Site is expected to offer a viable development opportunity

Site Assessment Overview
Well maintained area of public open space within conservation area with archaeology interest. Site has opportunity to link into wider public realm improvement programme. Principle of suitability for development was established in 2001 plan.

Conclusion:
Include in SHLAA

Site Name: Swan Lane - storage site, north of Frederick Bird School	Site Ref: StM9	Site Area Gross (ha): 0.64
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Site Location Plan



Constraints:

Over culvert		TPOs	
Contaminated Land	✓	Conservation Area	
Nature Designation		Listed or Local List	
Archaeological Merit		Flood Concerns	

Other: Will need to satisfy employment land protection policies. Site will also need to mitigate noise concerns from the A444.

Indicative Density
55dph

Potential Delivery Timeframe Short term	Potential number of units (net) 30
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Viability Assessment
Site is expected to offer a viable development opportunity

Site Assessment Overview
Site representation made through consultation process. Site is largely vacant and available for development and offers an excellent regeneration opportunity within a predominantly residential area. Site considered suitable and achievable in the short term, following recent completion of similar scheme on Swan Lane.

Conclusion:
Include in SHLAA

Site Name: Land adjacent 57 Berry Street	Site Ref: StM10	Site Area Gross (ha): 0.06
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Site Location Plan



Constraints:

Over culvert		TPOs	
Contaminated Land	✓	Conservation Area	
Nature Designation		Listed or Local List	
Archaeological Merit		Flood Concerns	

Other: New dwellings will need to consider separation distances to existing properties.

Indicative Density
Site specific density to reflect local housing types and development pattern.

Potential Delivery Timeframe Medium term	Potential number of units (net) 5
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Viability Assessment
Development viability may be impacted by potential land contamination and require a stronger market to help bring the site forward.

Site Assessment Overview
Small site within existing high density residential area offering an opportunity to complete the existing development pattern. Site also offers the chance to provide environmental enhancements by redeveloping the site. Site appears largely available but viability concerns associated with potential contamination suggest a medium term projection to allow for a stronger market.

Conclusion:
Include in SHLAA

Site Name: Vecqueray Street Builders Yard	Site Ref: StM11	Site Area Gross (ha): 0.44
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Site Location Plan



Constraints:

Over culvert		TPOs	
Contaminated Land	✓	Conservation Area	✓
Nature Designation		Listed or Local List	
Archaeological Merit	✓	Flood Concerns	✓

Other: Western edge of the site is situated within the flood plain so will require mitigation. Development will need to satisfy employment protection policies and respect the adjacent Far Gosford Street conservation area.

Indicative Density

55dph

Potential Delivery Timeframe

Longer term

Potential number of units (net)

21

Viability Assessment

Site is expected to offer a viable development opportunity once it becomes available

Site Assessment Overview

Site representation made through consultation process. Site remains in use for commercial purposes but offers an excellent regeneration opportunity within a predominantly residential area. Site is therefore considered suitable but is not readily available and is considered achievable in the longer term, especially under stronger market conditions.

Conclusion:

Include in SHLAA

Site Name: Builders Merchants, Swan Lane	Site Ref: StM12	Site Area Gross (ha): 0.39
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Site Location Plan



Constraints:

Over culvert		TPOs	
Contaminated Land	✓	Conservation Area	
Nature Designation		Listed or Local List	
Archaeological Merit		Flood Concerns	

Other: Will need to satisfy employment land protection policies. Site will also need to mitigate noise concerns from the A444.

Indicative Density

55dph

Potential Delivery Timeframe Medium term	Potential number of units (net) 18
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Viability Assessment

Site is expected to offer a viable development opportunity once it becomes available

Site Assessment Overview

Site representation made through consultation process. Site remains in active commercial use but offers an excellent regeneration opportunity within a predominantly residential area. Site not readily available but is considered suitable and achievable in the medium term, especially under stronger market conditions.

Conclusion:

Include in SHLAA

Site Name: Alda Court, Manor House Drive	Site Ref: StM18	Site Area Gross (ha): 0.01
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Site Location Plan



Constraints:

Over culvert		TPOs	
Contaminated Land		Conservation Area	
Nature Designation		Listed or Local List	
Archaeological Merit	✓	Flood Concerns	

Other: within buffer area of city wall

Indicative Density
Site specific density

Potential Delivery Timeframe Medium term	Potential number of units (net) 5
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Viability Assessment
Site is expected to offer a viable development opportunity once it becomes available

Site Assessment Overview
Site has previously been considered suitable through the granting of planning permission. There has been no change in circumstances and the site remains suitable for a small apartment block. Design would need to ensure the proposal remain in keeping with adjoining buildings.

Conclusion:
Include in SHLAA

Site Name: Existing factory unit, Godiva Place	Site Ref: StM29	Site Area Gross (ha): 1
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Site Location Plan



Constraints:

Over culvert	✓	TPOs	
Contaminated Land	✓	Conservation Area	
Nature Designation		Listed or Local List	
Archaeological Merit		Flood Concerns	

Other: Any proposals should also satisfy employment protection policies and mitigate any identified noise and air quality concerns associated with the Ring Road.

Indicative Density

200dph

Potential Delivery Timeframe Long term	Potential number of units (net) 190
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Viability Assessment

Site viability is expected to require stronger market conditions linked to need for decontamination and higher density development proposals

Site Assessment Overview

Site offers an extension opportunity of the recently completed apartment scheme to the west. Offers excellent opportunity to bring about environmental enhancements and facilitate regeneration within a highly sustainable location. Site remains in use at present and there is likely to be issues over deliverability due to land constraints.

Conclusion:

Include in SHLAA

Site Name: Land North and South of Tower Street	Site Ref: StM33	Site Area Gross (ha): 1.07
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Site Location Plan



Constraints:

Over culvert		TPOs	
Contaminated Land	possible	Conservation Area	✓
Nature Designation		Listed or Local List	
Archaeological Merit	✓	Flood Concerns	

Other: Lady Herbert's Garden Conservation Area overlaps the boundary to the eastern edge of the site. Any new development will need to satisfy employment and community facilities protection policies, whilst consideration will have to be given to forming links with the proposed development of the former Royal Mail site. The area is proposed for mixed use redevelopment and should consider the line of the old city wall within design proposals. Development will also need to mitigate noise and air quality concerns relating to the Ring Road.

Indicative Density

200dph

Potential Delivery Timeframe Medium term	Potential number of units (net) 102
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Viability Assessment

Site viability is expected to require stronger market conditions linked to higher density development

Site Assessment Overview

Site representation made through consultation with potential to link in with the Bishopgate redevelopment. Site remains in use however and is not considered readily available at the current time. Adjacent developments are expected to put pressure on these plots to come forward within the middle part of the plan period.

Conclusion:

Include in SHLAA as a mixed use opportunity

Site Name: Land and buildings at Whitefriars Lane	Site Ref: StM34	Site Area Gross (ha): 1.37
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Site Location Plan



Constraints:

Over culvert		TPOs	✓
Contaminated Land	possible	Conservation Area	
Nature Designation		Listed or Local List	✓
Archaeological Merit	✓	Flood Concerns	

Other: Site adjoins listed buildings to the north and west, meaning any new development must enhance their settings. The site includes an area of public open space, which must be either retained or compensatory measures provided. Development will also need to overcome the loss of public car parking as well as community facilities protection policies. Site should incorporate high quality design features, especially fronting the Ring Road. New development will also need to mitigate any noise and air quality concerns arising from the proximity to the Ring Road.

Indicative Density

200dph

Potential Delivery Timeframe

Medium term

Potential number of units (net)

130

Viability Assessment

Site viability is expected to require stronger market conditions linked to higher density development

Site Assessment Overview

Existing area of transition identified through consultation exercises as having potential to accommodate a residential element as part of a mixed use scheme. Site owners have expressed an interest in bringing the site forward and the vast majority of land is clear and vacant, making it readily available. Market conditions however suggest a more likely delivery within the middle part of the plan period.

Conclusion:

Include in SHLAA as a mixed use option

Site Name: Lower Ford Street - Former Planet Site	Site Ref: StM35	Site Area Gross (ha): 0.36
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Site Location Plan



Constraints:

Over culvert		TPOs	
Contaminated Land	possible	Conservation Area	
Nature Designation		Listed or Local List	
Archaeological Merit	✓	Flood Concerns	

Other: Development of the site would need to assess the impact of the loss of parking provision, whilst mitigating noise and air quality concerns from the Ring Road.

Indicative Density
200dph

Potential Delivery Timeframe Long term	Potential number of units (net) 68
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Viability Assessment
Site viability is expected to require stronger market conditions linked to higher density development

Site Assessment Overview
Site representation made through consultation process. Site is currently used as temporary parking facility but offers an excellent regeneration opportunity within a highly sustainable location. Site also offers further opportunities to link with adjacent development. Likely to be deliverable under stronger market conditions.

Conclusion:
Include in SHLAA

Site Name: Land at York Street	Site Ref: StM37	Site Area Gross (ha): 0.25
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Site Location Plan



Constraints:

Over culvert		TPOs	
Contaminated Land		Conservation Area	
Nature Designation		Listed or Local List	
Archaeological Merit		Flood Concerns	

Other: Development of the site would need to assess the impact of the loss of parking provision, whilst mitigating noise and air quality concerns from the adjoining highway

Indicative Density

Site Specific Density linked to proposals

Potential Delivery Timeframe Medium term	Potential number of units (net) 157
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Viability Assessment

Site viability is expected to require stronger market conditions linked to higher density development

Site Assessment Overview

Site is situated within a mixed area including residential development. The site has previously had permission for high density residential provision, establishing the principle. Site is considered as suitable subject to design and separation distances to adjacent buildings.

Conclusion:

Include in SHLAA

Site Name: Brandish's garage, Lower Ford street	Site Ref: StM38	Site Area Gross (ha): 0.64
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Site Location Plan



Constraints:

Over culvert		TPOs	✓
Contaminated Land	✓	Conservation Area	
Nature Designation		Listed or Local List	
Archaeological Merit		Flood Concerns	

Other:

Indicative Density
55dph

Potential Delivery Timeframe Long term	Potential number of units (net) 30
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Viability Assessment
Site viability is expected to require stronger market conditions linked to higher density development

Site Assessment Overview
Site representation made through consultation process. Site remains in active use but offers an excellent regeneration opportunity within a highly sustainable location. Site also offers further opportunities to link with adjacent development. Likely to be deliverable under stronger market conditions.

Conclusion:
Include in SHLAA

Site Name: Cox Street Student Union	Site Ref: StM44	Site Area Gross (ha): 0.2
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Site Location Plan



Constraints:

Over culvert		TPOs	
Contaminated Land		Conservation Area	
Nature Designation		Listed or Local List	
Archaeological Merit	✓	Flood Concerns	

Other: Site will need to mitigate possible noise and air quality concerns from the Ring Road.

Indicative Density

200dph

Potential Delivery Timeframe

Medium term

Potential number of units (net)

38

Viability Assessment

Site viability is expected to require stronger market conditions linked to higher density development

Site Assessment Overview

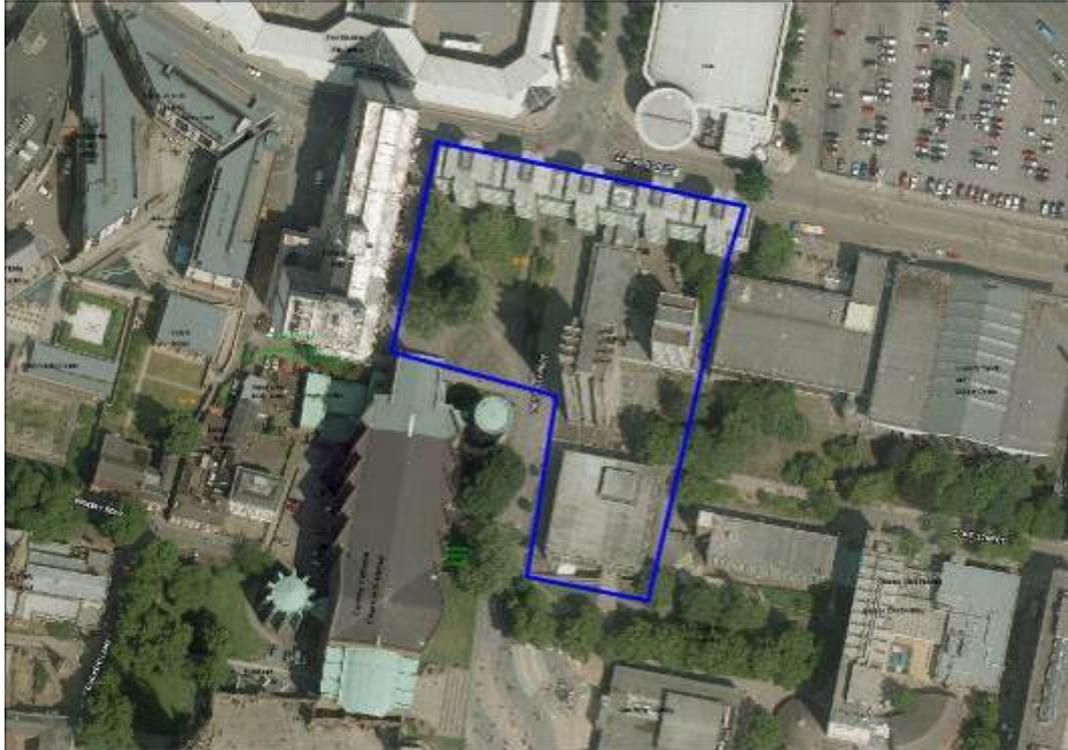
Site representation made by land owner through call for sites process. Site has previously been used for educational purposes but is now clear and vacant. The site offers an excellent regeneration opportunity within a highly sustainable location. Site also offers further opportunities to link with adjacent regeneration proposals as part of university Masterplan.

Conclusion:

Include in SHLAA

Site Name: Student Union and Priory Halls, Priory Street	Site Ref: StM45	Site Area Gross (ha): 0.88
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Site Location Plan



Constraints:

Over culvert	✓	TPOs	✓
Contaminated Land		Conservation Area	✓
Nature Designation		Listed or Local List	
Archaeological merit	✓	Flood Concerns	

Other: Site forms part of the University Masterplan. Redevelopment of the site is proposed for mixed use development in order to enhance the setting of the Cathedral and adjoining conservation area. The culvert is thought to run adjacent to the site along Fairfax road, but would require investigation. Any flood risk is associated with the river in culvert.

Indicative Density

200dph

Potential Delivery Timeframe Medium term	Potential number of units (net) 84
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Viability Assessment

Site viability is expected to require stronger market conditions linked to higher density development

Site Assessment Overview

Site representation made through consultation process. University Masterplan proposals suggest a redevelopment of the site within the next 5-10 years offering an excellent opportunity to enhance the setting of the Cathedral. The suitability of residential provision has already been established. The proximity to the cathedral and conservation area setting are likely to offer a viable development opportunity.

Conclusion:

Include in SHLAA as a mixed use opportunity

Site Name: Fairfax Street and Cox Street Car Park	Site Ref: StM46	Site Area Gross (ha): 0.56
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Site Location Plan



Constraints:

Over culvert	✓	TPOs	
Contaminated Land		Conservation Area	
Nature Designation		Listed or Local List	
Archaeological merit	✓	Flood Concerns	✓

Other: Site forms part of the University Masterplan. Redevelopment of the site is proposed for mixed use development in order to enhance the setting of the Cathedral and adjoining conservation area. The culvert is thought to run adjacent to the site along Fairfax road, but would require investigation. Any flood risk is associated with the river in culvert.

Indicative Density

200dph

Potential Delivery Timeframe Long term	Potential number of units (net) 106
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Viability Assessment

Site viability is expected to require stronger market conditions linked to higher density development

Site Assessment Overview

In principle residential development should be acceptable given the sustainable location. Any proposal would however need to ensure appropriate drainage to mitigate surface water flood risk and incorporate careful design to mitigate the proximity of the Cathedral and Ring Road and ensure appropriate air quality and noise. The loss of car parking would also need to be addressed and re-provided, potentially as part of a wider regeneration programme

Conclusion:

Include in SHLAA as a mixed use opportunity

Site Name: Land West of Bishop Street	Site Ref: StM57a+b	Site Area Gross (ha): 0.25
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Site Location Plan



Constraints:

Over culvert		TPOs	
Contaminated Land		Conservation Area	
Nature Designation		Listed or Local List	
Archaeological merit	✓	Flood Concerns	

Other:

Indicative Density
Site specific density associated with previous permission.

Potential Delivery Timeframe Medium term	Potential number of units (net) 37
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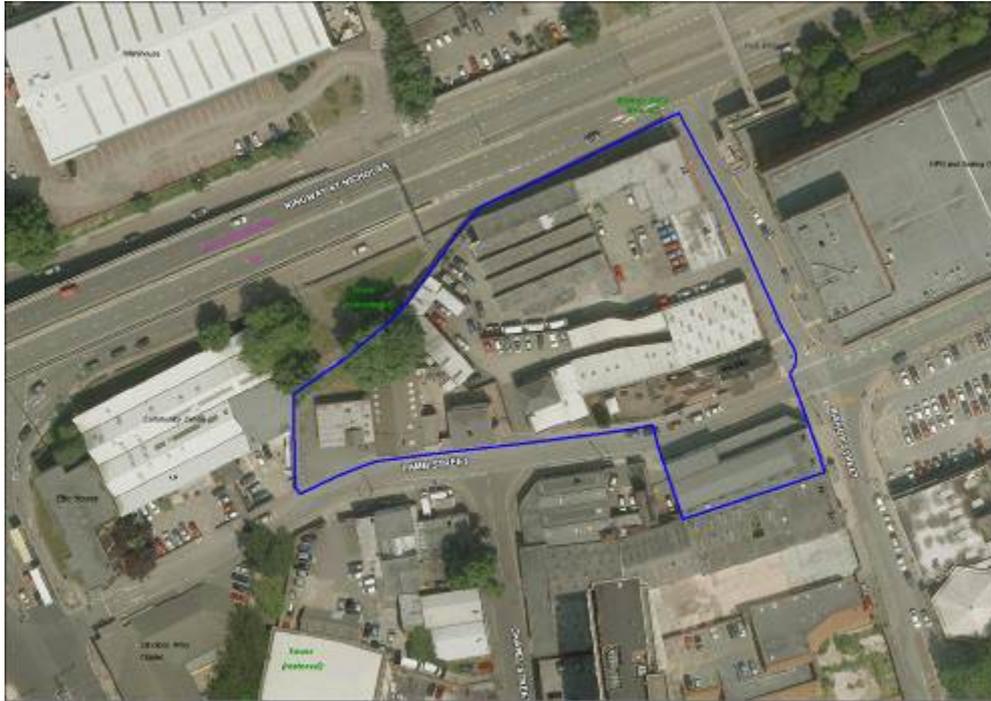
Viability Assessment
Site viability is expected to require stronger market conditions linked to higher density development

Site Assessment Overview
Site has previously been granted planning permission for a mixed use scheme involving residential provision. The landowner has expressed a desire to bring the site forward for a high density development, but not within the next 5 years due to site and market issues.

Conclusion:
Include in SHLAA as a mixed use opportunity

Site Name: Land North of Lamb Street and West of Bishop Street	Site Ref: StM58	Site Area Gross (ha): 0.81
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Site Location Plan



Constraints:

Over culvert		TPOs	
Contaminated Land	✓	Conservation Area	
Nature Designation		Listed or Local List	
Archaeological Merit	✓	Flood Concerns	

Other: Any new development will need to satisfy employment protection policies, whilst consideration will have to be given to forming links with the proposed redevelopment of the former Royal Mail site and Evening Telegraph buildings. The area is proposed for mixed use redevelopment and should consider the line of the old city wall within design proposals. Development will also need to mitigate noise and air quality concerns relating to the Ring Road.

Indicative Density

200dph

Potential Delivery Timeframe Long term	Potential number of units (net) 77
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Viability Assessment

Site viability is expected to require stronger market conditions linked to higher density development

Site Assessment Overview

Site representation made through consultation process. Site is intended to link in with longer term regeneration plans for the broader area and has been identified for mixed use development through Masterplan proposals. Due to the sites location it is likely to accommodate high density provision, which is likely, in this instance, to require stronger market conditions.

Conclusion:

Include in SHLAA as a mixed use opportunity

Site Name: Chestnut School, 8 Park Road	Site Ref: StM60	Site Area Gross (ha): 0.15
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Site Location Plan



Constraints:

Over culvert		TPOs	
Contaminated Land		Conservation Area	
Nature Designation		Listed or Local List	✓
Archaeological Merit		Flood Concerns	

Other:

Indicative Density

Site specific density based on the density of an adjacent scheme which has recently been converted for residential provisions.

Potential Delivery Timeframe

Short term

Potential number of units (net)

6

Viability Assessment

Site is expected to offer a viable development option once it becomes available

Site Assessment Overview

In order to retain the locally listed building the site is likely to benefit from conversion as opposed to new build. Representations have confirmed site availability shortly and the sites previous uses suggest a residential conversion would be suitable. Other similar conversion opportunities within the vicinity suggest such a scheme would also be viable in this location.

Conclusion:

Include in SHLAA

Site Name: land at St Mary's Lansdown Street	Site Ref: StM62	Site Area Gross (ha): 0.33
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Site Location Plan



Constraints:

Over culvert		TPOs	
Contaminated Land		Conservation Area	
Nature Designation		Listed or Local List	
Archaeological Merit		Flood Concerns	

Other: Development will need to mitigate the proximity to the main road, especially with regard to noise and air quality. It will also need to have regard to the proposed developments on the adjoining site.

Indicative Density

55dph

Potential Delivery Timeframe

Medium term

Potential number of units (net)

15

Viability Assessments

Site is expected to offer a viable development option once site availability and access has been confirmed

Site Assessment Overview

Suitable site situated within an established residential area. Site is readily available; however its deliverability is expected to be linked to the adjoining development proposal.

Conclusion:

Include in SHLAA

Site Name: Land between Trinity Street and New Buildings	Site Ref: StM66	Site Area Gross (ha): 0.26
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Site Location Plan



Constraints:

Over culvert		TPOs	
Contaminated Land		Conservation Area	
Nature Designation		Listed or Local List	
Archaeological Merit	✓	Flood Concerns	

Other: New development will need to mitigate noise and air quality concerns relating to the adjoining main roads.

Indicative Density

200dph

Potential Delivery Timeframe

Long term

Potential number of units (net)

49

Viability Assessments

Site viability is expected to require stronger market conditions linked to higher density development

Site Assessment Overview

Site is considered suitable in principle for residential development as part of a mixed use scheme with new active frontages. The site has been identified as available later in the plan period, at which time it should provide a viable development option.

Conclusion:

Include in SHLAA as a mixed use site

Site Name: Former Dairy Crest site, Harper Road	Site Ref: StM67	Site Area Gross (ha): 0.31
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Site Location Plan



Constraints:

Over culvert		TPOs	possible
Contaminated Land	possible	Conservation Area	
Nature Designation		Listed or Local List	
Archaeological Merit		Flood Concerns	✓

Other: New development to provide high quality river frontage

Indicative Density

55dph

Potential Delivery Timeframe

short term

Potential number of units (net)

7

Viability Assessments

Site is identified as a viable redevelopment option

Site Assessment Overview

Site is considered suitable in principle for residential development, potentially as part of a mixed use scheme and ideally as part of a comprehensive scheme with adjoining sites to the south. Opportunities to support the heritage river walk and improve the setting and environment of the river should be maximised

Conclusion:

Include in SHLAA as a mixed use site

Site Name: Car Repairs and Works, Harper Road	Site Ref: StM68	Site Area Gross (ha): 0.52
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Site Location Plan



Constraints:

Over culvert		TPOs	possible
Contaminated Land	possible	Conservation Area	
Nature Designation		Listed or Local List	
Archaeological Merit		Flood Concerns	✓

Other: New development to provide high quality river frontage

Indicative Density

55dph

Potential Delivery Timeframe

medium term

Potential number of units (net)

12

Viability Assessments

Site is identified as a viable redevelopment option

Site Assessment Overview

Site is considered suitable in principle for residential development, potentially as part of a mixed use scheme and ideally as part of a comprehensive scheme with adjoining sites to the north and south. Opportunities to support the heritage river walk and improve the setting and environment of the river should be maximised

Conclusion:

Include in SHLAA as a mixed use site

Site Name: Land at Junction of Harper Road and Humber Avenue	Site Ref: StM70	Site Area Gross (ha): 0.2
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Site Location Plan



Constraints:

Over culvert		TPOs	possible
Contaminated Land	possible	Conservation Area	
Nature Designation		Listed or Local List	
Archaeological Merit		Flood Concerns	✓

Other: New development to provide high quality river frontage

Indicative Density

55dph

Potential Delivery Timeframe

medium term

Potential number of units (net)

5

Viability Assessments

Site is identified as a viable redevelopment option

Site Assessment Overview

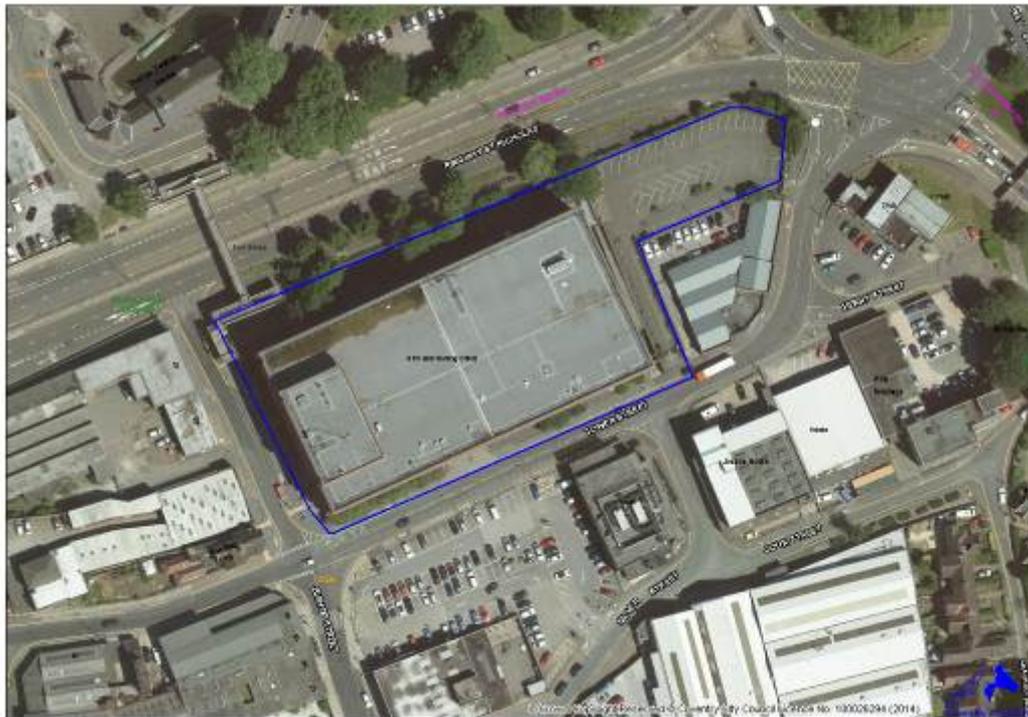
Site is considered suitable in principle for residential development, potentially as part of a mixed use scheme and ideally as part of a comprehensive scheme with adjoining sites to the north. Opportunities to support the heritage river walk and improve the setting and environment of the river should be maximised

Conclusion:

Include in SHLAA as a mixed use site

Site Name: Land Known as Bishopgate	Site Ref: StM71	Site Area Gross (ha): 0.7
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Site Location Plan



Constraints:

Over culvert		TPOs	
Contaminated Land		Conservation Area	
Nature Designation		Listed or Local List	
Archaeological Merit		Flood Concerns	

Other: New development will need to mitigate noise and air quality concerns relating to the Ring Road.

Indicative Density

Site specific density to reflect development proposals.

Potential Delivery Timeframe Medium term	Potential number of units (net) 400
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Viability Assessments

Site viability is expected to require stronger market conditions linked to higher density development

Site Assessment Overview

Site is readily available and situated in a suitable and sustainable location. Representations have identified a marketed opportunity for high density apartment development, with potential for build to rent scheme.

Conclusion:

Include in SHLAA

Site Name: 27-31 Avon Street	Site Ref: US3	Site Area Gross (ha): 0.14
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Site Location Plan



Constraints:

Over culvert		TPOs	
Contaminated Land	possible	Conservation Area	
Nature Designation		Listed or Local List	
Archaeological Merit		Flood Concerns	

Other:

Indicative Density
55dph

Potential Delivery Timeframe Short term	Potential number of units (net) 7
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Viability Assessment

Site Assessment Overview
Site representation made through consultation process. Site remains in some use, but is largely clear and considered readily available. It also offers an excellent regeneration opportunity within a predominantly residential area. Site considered suitable and achievable in the short term.

Conclusion:
Include in SHLAA

Site Name: Land rear of 1 Wycliffe Road West	Site Ref: US4	Site Area Gross (ha): 0.15
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Site Location Plan



Constraints:

Over culvert		TPOs	
Contaminated Land		Conservation Area	
Nature Designation		Listed or Local List	
Archaeological Merit		Flood Concerns	

Other: Design of scheme will need to ensure suitable distances are maintained with existing properties.

Indicative Density

55dph

Potential Delivery Timeframe

Short term

Potential number of units (net)

7

Viability Assessment

Site is expected to offer a viable development option

Site Assessment Overview

Site representation made through consultation process. Site currently comprises a vacant area of hard standing with some overgrown vegetation. It offers an excellent regeneration opportunity within a predominantly residential area. Site considered readily available, suitable and achievable in the short term.

Conclusion:

Include in SHLAA

Site Name: Existing Topps Tiles site, Junction of Bell Green Road and Nuffield Road	Site Ref: US6	Site Area Gross (ha): 0.15
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Site Location Plan



Constraints:

Over culvert		TPOs	
Contaminated Land		Conservation Area	
Nature Designation		Listed or Local List	
Archaeological Merit		Flood Concerns	

Other: Design of scheme will need to ensure suitable distances are maintained with existing properties and lay out reflects existing street scene.

Indicative Density
55dph

Potential Delivery Timeframe Medium term	Potential number of units (net) 7
--	---

Viability Assessment
Site is expected to offer a viable development option

Site Assessment Overview
Site is situated in a predominantly residential area and offers an opportunity to complement existing provision and enhance the existing street scene and built environment. Site is largely unconstrained and is considered suitable in principle. Availability of the site will be linked to the moving of the existing occupier.

Conclusion:
Include in SHLAA

Site Name: Garages at Bramston Crescent	Site Ref: We9	Site Area Gross (ha): 0.16
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Site Location Plan



Constraints:

Over culvert		TPOs	
Contaminated Land		Conservation Area	
Nature Designation		Listed or Local List	
Archaeological Merit		Flood Concerns	

Other: Redevelopment proposals will need to assess the impact on parking provision following loss of garages. Scheme will also need to incorporate a new formalised area of open space

Indicative Density
55dph

Potential Delivery Timeframe Short term	Potential number of units (net) 7
---	---

Viability Assessment
Site is expected to offer a viable development option

Site Assessment Overview
The site is situated within a well-established residential area so is considered suitable for development. The garages appear derelict and unused, whilst the existing green space appears subject to anti-social behaviour and informal parking. The site therefore appears readily available and unconstrained, offering excellent opportunities to provide environmental improvements through new formalised parking opportunities and open space provisions.

Conclusion:
Include in SHLAA

Site Name: 40-44 Shakleton Road	Site Ref: Who1	Site Area Gross (ha): 0.13
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Site Location Plan



Constraints:

Over culvert		TPOs	
Contaminated Land	✓	Conservation Area	
Nature Designation		Listed or Local List	
Archaeological merit		Flood Concerns	

Other: Need to mitigate the proximity to the railway line and will need to satisfy employment land protection policies.

Indicative Density

55dph

Potential Delivery Timeframe Longer term	Potential number of units (net) 6
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Viability Assessment

Site viability is expected to require stronger market conditions linked to need for decontamination

Site Assessment Overview

Site representation made through consultation process. Site remains in use but offers an excellent regeneration opportunity within a dense residential area. Some complicated site issues means deliverability is more likely under stronger market conditions.

Conclusion:

Include in SHLAA

Site Name: Vehicle Rentals, Hearsall Lane	Site Ref: Who2	Site Area Gross (ha): 0.11
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Site Location Plan



Constraints:

Over culvert		TPOs	
Contaminated Land		Conservation Area	✓
Nature Designation		Listed or Local List	
Archaeological Merit		Flood Concerns	

Other: Site is situated within the Chapelfields Conservation Area. It may need to satisfy employment protection policies given its current use.

Indicative Density
Site specific density

Potential Delivery Timeframe Short term	Potential number of units (net) 8
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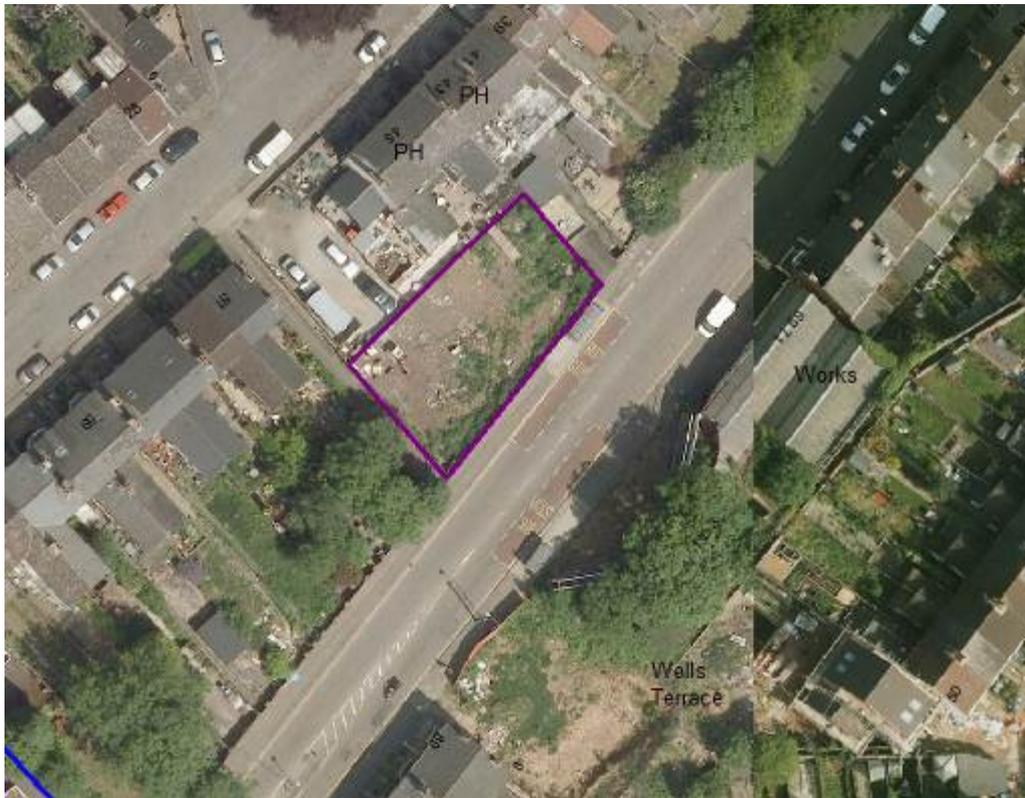
Viability Assessment
Site is expected to offer a viable development option

Site Assessment Overview
Site representation made through consultation process. Site is largely clear and considered readily available. It also offers an excellent regeneration opportunity within a predominantly residential area. Site considered suitable and achievable in the short term.

Conclusion:
Include in SHLAA

Site Name: Pub car park and garden, craven Street	Site Ref: Who6	Site Area Gross (ha): 0.06
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Site Location Plan



Constraints:

Over culvert		TPOs	
Contaminated Land		Conservation Area	✓
Nature Designation		Listed or Local List	✓
Archaeological Merit		Flood Concerns	

Other: Site is situated within the Chapelfields Conservation Area and adjacent listed buildings.

Indicative Density

Site specific density

Potential Delivery Timeframe Short term	Potential number of units (net) 5
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Viability Assessment

Site is expected to offer a viable development option

Site Assessment Overview

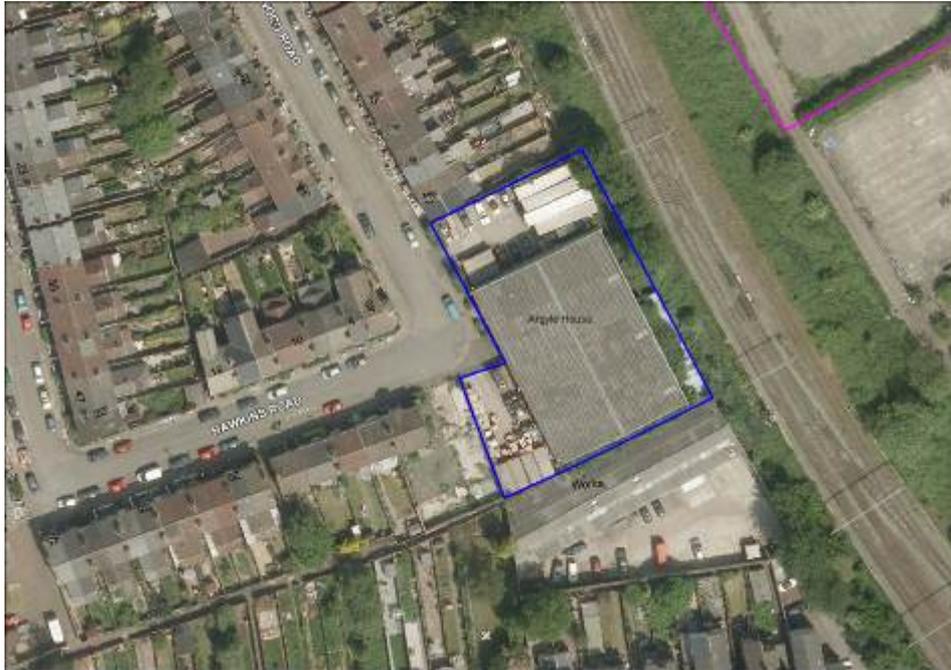
Site is largely clear and readily available. It is situated within a predominantly residential area and subject to good design should be capable of creating a suitable residential environment. It is similar in nature to recent developments within the area and density proposals reflect this.

Conclusion:

Include in SHLAA

Site Name: Argyle House, Collingwood Road	Site Ref: Who13	Site Area Gross (ha): 0.2
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Site Location Plan



Constraints:

Over culvert		TPOs	
Contaminated Land	✓	Conservation Area	
Nature Designation		Listed or Local List	
Archaeological Merit		Flood Concerns	

Other: Site will need to mitigate noise concerns from the Railway line and will need to satisfy employment protection policies. It will also need to ensure it creates a suitable relationship with the other uses to the south.

Indicative Density

55dph

Potential Delivery Timeframe Short term	Potential number of units (net) 9
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Viability Assessment

Site is expected to offer a viable development option once availability is confirmed

Site Assessment Overview

Site representation made through consultation process, suggesting deliverability of the site within the next 5 years. Site remains in some use but offers an excellent regeneration opportunity within a dense residential area. A small aspect of the original site has recently been completed (western edge) suggesting viability is good within this part of the city.

Conclusion:

Include in SHLAA

Site Name: Eric Williams House, Brookside Avenue	Site Ref: Who19	Site Area Gross (ha): 0.47
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Site Location Plan



Constraints:

Over culvert		TPOs	
Contaminated Land		Conservation Area	
Nature Designation		Listed or Local List	
Archaeological Merit		Flood Concerns	

Other:

Indicative Density

55dph

Potential Delivery Timeframe

Medium term

Potential number of units (net)

22

Viability Assessment

Site is expected to offer a viable development option once site becomes available

Site Assessment Overview

The sites availability is associated with the creation of a new care facility, which is scheduled to be completed in the short term. This will free this site up for new residential provision in the medium term. The site is located adjacent to an established residential area and is therefore considered suitable in principle. It is well located in terms of key services and facilities and is expected to offer a viable development option, especially under stronger market conditions in the medium term.

Conclusion:

Include in SHLAA

Site Name: Land opposite Bantock Road and Empire Road	Site Ref: Who26	Site Area Gross (ha): 0.21
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Site Location Plan



Constraints:

Over culvert		TPOs	
Contaminated Land		Conservation Area	
Nature Designation		Listed or Local List	
Archaeological Merit		Flood Concerns	

Other: scheme will need to explore opportunities to form part of a comprehensive redevelopment scheme. Design and layout will be important to incorporate scheme into existing residential area.

Indicative Density

30dph

Potential Delivery Timeframe Short term	Potential number of units (net) 5
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Viability Assessment

Site is expected to offer a viable development option once site becomes available

Site Assessment Overview

Site has been recently used as site compound for storage and distribution of materials related to improvements of surrounding housing stock. As such it has become devalued and is now in the process of informally re-naturalising. In principle the site would offer a suitable opportunity to continue existing street patterns along Aldrich Avenue and Empire Road, being mindful of existing properties and their setting. A more comprehensive scheme could help mitigate the loss of urban green space.

Conclusion:

Include in SHLAA

Site Name: Bestways, Banner Lane	Site Ref: Wo27	Site Area Gross (ha): 3.99
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Site Location Plan



Constraints:

Over culvert		TPOs	
Contaminated Land	✓	Conservation Area	
Nature Designation		Listed or Local List	
Archaeological Merit		Flood Concerns	

Other:

Indicative Density

45dph

Potential Delivery Timeframe Longer term	Potential number of units (net) 144
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Viability Assessment

Site is expected to offer a viable development option once site becomes available

Site Assessment Overview

This site is situated in a significant area of transition following the closure of previous industrial units. The site is now becoming surrounded on all sides by new residential development and there is a possibility that it will continue to come under redevelopment pressures in the future. Although the site is not currently available its proximity to new residential provisions and sustainable location is considered to make for a suitable and viable option should it become available during the plan period.

Conclusion:

Include in SHLAA

Site Name: Former garage site, 950 Broad Lane	Site Ref: Wo29	Site Area Gross (ha): 0.18
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Site Location Plan



Constraints:

Over culvert	✓	TPOs	
Contaminated Land	✓	Conservation Area	
Nature Designation		Listed or Local List	
Archaeological Merit		Flood Concerns	✓

Other: flood concerns appear linked, in part at least, to the culvert, which is below part of the site.

Indicative Density
Site specific density based on adjoining properties on Nova Croft.

Potential Delivery Timeframe Short term	Potential number of units (net) 8
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Viability Assessment
Site is expected to offer a viable development option

Site Assessment Overview
Recently vacated garage site situated within a predominantly residential area. The site is considered suitable and available and is expected to represent a viable development option within a higher value part of the city.

Conclusion:
Include in SHLAA

Site Name: Dartmouth School, Tiverton Road	Site Ref: Wy18	Site Area Gross (ha): 1.02
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Site Location Plan



Constraints:

Over culvert		TPOs	
Contaminated Land		Conservation Area	
Nature Designation		Listed or Local List	
Archaeological Merit		Flood Concerns	

Other: Redevelopment will need to satisfy community facilities protection policies.

Indicative Density

45dph

Potential Delivery Timeframe Medium term	Potential number of units (net) 39
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Viability Assessment

Site is expected to offer a viable development option once site becomes available

Site Assessment Overview

Site is currently in use as a Special Educational Needs provision, but is due to relocate to new modern facilities. It is situated within a predominantly residential area and is well located, offering excellent access opportunities from Tiverton Road. The site offers a viable and achievable development within the plan period, but its delivery is linked to the relocation of the school.

Conclusion:

Include in SHLAA

Site Name: Axholme House, Axholme Road	Site Ref: Wy20	Site Area Gross (ha): 0.2
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Site Location Plan



Constraints:

Over culvert		TPOs	
Contaminated Land		Conservation Area	
Nature Designation		Listed or Local List	
Archaeological Merit		Flood Concerns	

Other: Redevelopment will need to satisfy community facilities protection policies.

Indicative Density

55dph

Potential Delivery Timeframe

Medium term

Potential number of units (net)

9

Viability Assessments

Site is expected to offer a viable development option once site becomes available

Site Assessment Overview

Suitable residential development site, that currently remains in use, but is expected to become available in the medium term. Delivery proposals are expected to secure a viable development option.

Conclusion:

Include in SHLAA

Appendix 2 – SHLAA Sites Incorporated into Local Plan and Area Action Plan Allocations

The following pages highlight the shortlisted SHLAA sites that have been incorporated into site allocations in either the Local Plan or City Centre Area Action Plan. These sites include both brownfield sites and Greenfield sites, some of which remain within the city's current Green Belt until such time as the new Local Plan is adopted.

Each site is identified as part of a pro-forma assessment, which highlights the sites potential capacity, area, name, reference and delivery timeframe. The pro-forma also highlights likely constraints and site issues, which will need to be resolved should the sites come forward through the planning process as well as providing an overview of deliverability/developability. It should be clarified however that at the current time some of these sites are within the Coventry Green Belt and as such remain constrained by Green Belt policy until such time as the Local Plan is adopted. As such, these sites will not be considered readily available until such time as the land is removed from the Green Belt.

SHLAA Reference and Ward Codes

The table below highlights how the SHLAA reference numbers relate to the sites location within one of the city wards and the number of shortlisted sites that are situated within each of these wards.

SHLAA Code	Ward	Number of Shortlisted Sites
Bab	Bablake	24
BW	Binley and Willenhall	3
C	Cheylesmore	0
E	Earlsdon	0
F	Foleshill	4
He	Henley	3
Ho	Holbrook's	1
L	Longford	4
LS	Lower Stoke	0
R	Radford	2
S	Sherbourne	2
StM	St Michaels	9
US	Upper Stoke	0
Wa	Wainbody	3
We	Westwood	2
Who	Whoberley	0
Wo	Woodlands	1
Wy	Wyken	0

Site Name: Land at Browns Lane and Coundon Wedge Drive.	Site Ref: Bab2	Site Area Gross (ha): 9.38
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Site Location Plan



Constraints:

Over culvert		TPOs	✓
Contaminated Land		Conservation Area	
Nature Designation		Listed or Local List	✓
Archaeological Merit	✓	Flood Concerns	

Other: Site situated in the Green belt.

Indicative Density 30dph

Potential Delivery Timeframe Medium-Long Term	Potential number of units (net) 247
---	---

Viability Assessment Site should offer a viable development option within the next 5 years.

Site Assessment Overview

Site offers an expansion opportunity to the adjoining land to the north. It provides a clear opportunity to ensure defensible Green belt boundaries to the Coundon wedge and provide appropriate access to the site as a whole. Site would therefore be most suitable as part of a comprehensive scheme with Bab8 and 33

Conclusion:

Include in SHLAA

Site Name: The Grange Waste Lane	Site Ref: Bab7	Site Area Gross (ha): 2.37
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Site Location Plan



Constraints:

Over culvert		TPOs	possible
Contaminated Land		Conservation Area	
Nature Designation		Listed or Local List	✓
Archaeological Merit	✓	Flood Concerns	

Other: Site situated in the Green belt.

Indicative Density

30dph to reflect nature and history of site and immediate surroundings.

Potential Delivery Timeframe Short term	Potential number of units (net) 15
---	--

Viability Assessment Site should offer a viable development option within the next 5 years.

Site Assessment Overview

Site contains a number of locally listed structures and is situated within the Green Belt. It is currently occupied as a children's care home. Given its position within the GB and its conservation status a conversion opportunity is likely to be most suitable. There may be some scope for small extensions and new build additions but these would need to be carefully designed and fully justified.

Conclusion:

Include in SHLAA

Site Name: Former Jaguar Cars expansion land, Brown's Lane	Site Ref: Bab8+33	Site Area Gross (ha): 10.39
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Site Location Plan



Constraints:

Over culvert		TPOs	✓
Contaminated Land		Conservation Area	
Nature Designation		Listed or Local List	✓
Archaeological Merit		Flood Concerns	

Other: Site situated in the Green belt.

Indicative Density 30dph

Potential Delivery Timeframe Medium-Long Term	Potential number of units (net) 228
---	---

Viability Assessment Site should offer a viable development option within the next 5 years.

Site Assessment Overview

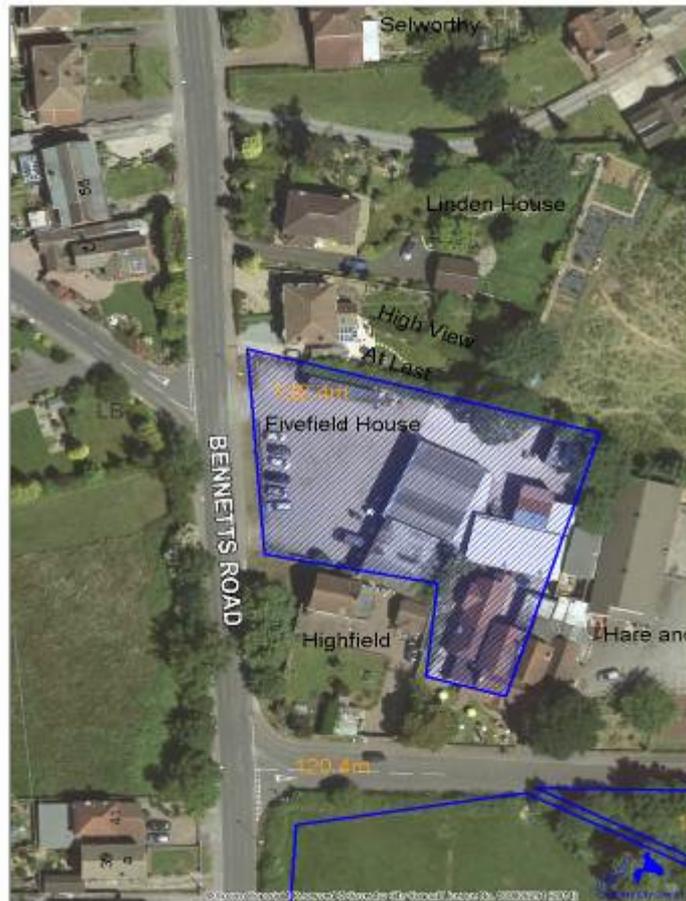
This site was originally reserved from the Green Belt in 1975 for expansion of Jaguar car works, which has now closed. Despite this option having not been taken up by Jaguar cars the principle of this site being developed has long been recognised. As such this site offers a natural expansion of the current developments at Browns Lane and is considered suitable for a potentially mixed use proposal.

Conclusion:

Include in SHLAA

Site Name: Fivefield House, Bennetts Road	Site Ref: Bab15	Site Area Gross (ha): 0.23
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Site Location Plan



Constraints:

Over culvert		TPOs	
Contaminated Land	possible	Conservation Area	
Nature Designation		Listed or Local List	
Archaeological Merit		Flood Concerns	

Other: Site situated in the Green belt.

Indicative Density 30dph

Potential Delivery Timeframe Medium-Long Term	Potential number of units (net) 5
---	---

Viability Site should offer a viable development option within the next 5 years.

Site Assessment Overview

Site is situated on the edge of the existing urban area and adjacent to existing residential and commercial properties. As a brownfield site it offers a natural infill opportunity along this part of Bennetts Road

Conclusion:

Include in SHLAA

Site Name: Land bounded by Tamworth Road, Bennetts Road South and Sandpits Lane	Site Ref: Bab16	Site Area Gross (ha): 42.23
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Site Location Plan



Constraints:

Over culvert		TPOs	
Contaminated Land		Conservation Area	
Nature Designation		Listed or Local List	
Archaeological Merit	✓	Flood Concerns	

Other: Site situated in the Green belt.

Indicative Density

Site specific density to reflect proposal

Potential Delivery Timeframe Medium-Long Term	Potential number of units (net) 800
---	---

Viability Assessment: Site should offer a viable development option within the next 5years.

Site Assessment Overview

Site is situated adjacent to existing urban area and would appear to represent a natural extension of the urban form linking to existing buildings on 3 sides. Site is considered suitable subject to overcoming Green belt constraint and provision of adequate infrastructure and design proposals.

Conclusion:

Include in SHLAA

Site Name: Land East of Bennetts Road South	Site Ref: Bab 19	Site Area Gross (ha): 19.57
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Site Location Plan



Constraints:

Over culvert		TPOs	possible
Contaminated Land		Conservation Area	
Nature Designation		Listed or Local List	
Archaeological Merit	✓	Flood Concerns	

Other: Site situated in the Green belt.

Indicative Density reflective of site proposal

Potential Delivery Timeframe Medium-Long Term	Potential number of units (net) 430
---	---

Viability Assessment Site should offer a viable development option within the next 5 years.

Site Assessment Overview

Site is situated adjacent to existing urban area and would appear to represent a natural extension of the urban form. Site is considered suitable subject to overcoming Green belt constraint and provision of adequate infrastructure and design proposals.

Conclusion:

Include in SHLAA

Site Name: Rookery Farm, Watery Lane	Site Ref: Bab 21	Site Area Gross (ha): 1.6
--	----------------------------	---

Site Location Plan



Constraints:

Over culvert		TPOs	possible
Contaminated Land		Conservation Area	
Nature Designation		Listed or Local List	
Archaeological Merit	✓	Flood Concerns	

Other: Site situated in the Green belt.

Indicative Density

30dph

Potential Delivery Timeframe Medium-Long Term	Potential number of units (net) 38
---	--

Viability Assessment Site should offer a viable development option within the next 5 years.

Site Assessment Overview

Site is situated adjacent to existing urban area and would appear to represent a natural extension of the urban form. Site is considered suitable subject to overcoming Green belt constraint and provision of adequate infrastructure and design proposals.

Conclusion:

Include in SHLAA

Site Name: Land South of 37 Bennetts Road	Site Ref: Bab23	Site Area Gross (ha): 0.78
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Site Location Plan



Constraints:			
Over culvert		TPOs	possible
Contaminated Land		Conservation Area	
Nature Designation		Listed or Local List	
Archaeological Merit	✓	Flood Concerns	

Other: Site situated in the Green belt.

Indicative Density
30dph

Potential Delivery Timeframe Medium-Long Term	Potential number of units (net) 19
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Viability Site should offer a viable development option within the next 5 years.

Site Assessment Overview
Site is situated adjacent to existing residential development and is likely to offer a natural infill opportunity along this part of Bennetts Road. Site is considered suitable subject to overcoming Green belt constraint and provision of adequate infrastructure and design proposals.

Conclusion:
Include in SHLAA

Site Name: Land east of Holy Gate, Fivefield Road	Site Ref: Bab 24	Site Area Gross (ha): 1
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Site Location Plan



Constraints:

Over culvert		TPOs	possible
Contaminated Land		Conservation Area	
Nature Designation		Listed or Local List	
Archaeological Merit	✓	Flood Concerns	

Other: Site situated in the Green belt.

Indicative Density

30dph

Potential Delivery Timeframe

Med-Long

Potential number of units (net)

24

Viability Assessment Site should offer a viable development option within the next 5 years.

Site Assessment Overview

Site is situated adjacent to existing residential development and is likely to offer a natural extension of existing development along this part of Fivefield Road. Site is considered suitable subject to overcoming Green belt constraint and provision of adequate infrastructure and design proposals.

Conclusion:

Include in SHLAA

Site Name: Land east and West of St Swithin, Watery Lane	Site Ref: Bab 27	Site Area Gross (ha): 0.45
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Site Location Plan



Constraints:

Over culvert		TPOs	✓
Contaminated Land		Conservation Area	
Nature Designation		Listed or Local List	
Archaeological Merit	✓	Flood Concerns	

Other: Site situated in the Green belt.

Indicative Density

30dph

Potential Delivery Timeframe Medium-Long term	Potential number of units (net) 11
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Viability Assessment Site should offer a viable development option within the next 5 years.

Site Assessment Overview

Site is situated adjacent to existing residential property and would offer an opportunity to expand the street frontage in this location. Site is considered suitable subject to overcoming Green belt constraint and provision of adequate infrastructure and design proposals. Existing trees will also require protection which is likely to limit developable area.

Conclusion:

Include in SHLAA

Site Name: Land at Manor Farm Bennetts Road	Site Ref: Bab 29	Site Area Gross (ha): 8.26
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Site Location Plan



Constraints:

Over culvert		TPOs	
Contaminated Land		Conservation Area	
Nature Designation		Listed or Local List	
Archaeological Merit	✓	Flood Concerns	✓

Other: Site situated in the Green belt.

Indicative Density
30dph

Potential Delivery Timeframe Medium-Long term	Potential number of units (net) 198
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Viability Assessment: Site should offer a viable development option within the next 5 years.

Site Assessment Overview
Site is largely back land in nature and in isolation would not represent a natural extension of the existing urban area. Site could be considered suitable if brought forward as part of phased scheme or a comprehensive development subject to overcoming Green belt constraint and provision of adequate infrastructure and design proposals.

Conclusion:
Include in SHLAA

Site Name: Land East of Tamworth Road.	Site Ref: Bab 48	Site Area Gross (ha): 2.74
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Site Location Plan



Constraints:			
Over culvert		TPOs	
Contaminated Land		Conservation Area	
Nature Designation		Listed or Local List	
Archaeological Merit	✓	Flood Concerns	
Other: Site situated in the Green belt. Site will need to create appropriate access			
Indicative Density 30dph			
Potential Delivery Timeframe		Potential number of units (net)	
Medium-Long term		71	
Viability Assessment: Site should offer a viable development option within the next 5 years.			
Site Assessment Overview			
Site is largely back land in nature and in isolation would not represent a natural extension of the existing urban area. Site could be considered suitable however if brought forward as part of a phased scheme or a comprehensive development subject to overcoming Green belt constraint and provision of adequate infrastructure and design proposals.			
Conclusion:			
Include in SHLAA			

Site Name: Land West of Bennetts Road, including the sports and social club and recreation ground.	Site Ref: Bab 51a	Site Area Gross (ha): 10
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Site Location Plan



Constraints:

Over culvert		TPOs	possible
Contaminated Land		Conservation Area	
Nature Designation	adjacent	Listed or Local List	
Archaeological Merit	✓	Flood Concerns	

Other: Site situated in the Green belt. New and replacement recreation facilities to be provided within the local area.

Indicative Density 30dph

Potential Delivery Timeframe Medium-Long term	Potential number of units (net) 255
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Viability Assessment: Site is expected to offer a viable development option.

Site Assessment Overview Site should offer a viable development option within the next 5 years. Site is situated adjacent to existing residential development and is likely to offer a natural infill and expansion opportunity along this part of Bennetts Road. Site is considered suitable subject to overcoming Green belt constraint and provision of adequate infrastructure and design proposals. New recreation facilities will also need to be provided within the local community.

Conclusion:
Include in SHLAA

Site Name: Land North of Fivefield Road	Site Ref: Bab 51b	Site Area Gross (ha): 9.6
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Site Location Plan



Constraints:			
Over culvert		TPOs	possible
Contaminated Land		Conservation Area	
Nature Designation	adjacent	Listed or Local List	
Archaeological Merit	✓	Flood Concerns	
Other: Site situated in the Green belt and adjacent ancient woodland			
Indicative Density 30dph			
Potential Delivery Timeframe Medium-Long term		Potential number of units (net) 230	
Viability Assessment: Site should offer a viable development option within the next 5 years.			
Site Assessment Overview Site is largely back land in nature and in isolation would not represent a natural extension of the existing urban area. Site could be considered suitable if brought forward as part of phased scheme or a comprehensive development subject to overcoming Green belt constraint and provision of adequate infrastructure and design proposals.			
Conclusion: Include in SHLAA			

Site Name: Recreation Ground, Fivefield Road	Site Ref: Bab 52	Site Area Gross (ha): 2.7
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Site Location Plan



Constraints:

Over culvert		TPOs	✓
Contaminated Land		Conservation Area	
Nature Designation		Listed or Local List	
Archaeological Merit	✓	Flood Concerns	

Other: Site situated in the Green belt. New recreation facilities to be provided

Indicative Density 30dph

Potential Delivery Timeframe Medium-Long term	Potential number of units (net) 69
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Viability Assessment: Site should offer a viable development option within the next 5 years.

Site Assessment Overview: In isolation this site would not represent a natural extension of the existing urban area. Site could be considered suitable however if brought forward as part of a phased scheme or a comprehensive development subject to overcoming Green belt constraint and provision of adequate infrastructure and design proposals. existing recreation ground would also require formalising and replacement to meet local needs

Conclusion:

Include in SHLAA

Site Name: Land south of Queenswood Court, Tamworth Road	Site Ref: Bab 54	Site Area Gross (ha): 4.46
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Site Location Plan



Constraints:

Over culvert		TPOs	✓
Contaminated Land		Conservation Area	
Nature Designation		Listed or Local List	
Archaeological Merit	✓	Flood Concerns	

Other: Site situated in the Green belt. Site will need to create appropriate access

Indicative Density 30dph

Potential Delivery Timeframe Medium-Long Term	Potential number of units (net) 107
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Viability Assessment: Site should offer a viable development option within the next 5 years.

Site Assessment Overview: Development of the site frontage would offer an infill opportunity along this part of Tamworth Road, however development of the full site in isolation would not represent a natural extension of the existing urban area. Site could be considered suitable however if brought forward as part of a phased scheme or a comprehensive development subject to overcoming Green belt constraint and provision of adequate infrastructure and design proposals.

Conclusion:

Include in SHLAA

Site Name: Land at Fivefield Road	Site Ref: Bab 57	Site Area Gross (ha): 12.96
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Site Location Plan



Constraints:

Over culvert		TPOs	✓
Contaminated Land		Conservation Area	
Nature Designation	adjacent	Listed or Local List	
Archaeological Merit	✓	Flood Concerns	✓

Other: Site situated in the Green belt.

Indicative Density 30dph

Potential Delivery Timeframe Medium-Long Term	Potential number of units (net) 330
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Viability Assessment: Site should offer a viable development option within the next 5 years.

Site Assessment Overview: In isolation this site would not represent a natural extension of the existing urban area. Site could be considered suitable however if brought forward as part of a phased scheme or a comprehensive development subject to overcoming Green belt constraint and provision of adequate infrastructure and design proposals. Development would need to be mindful of 4 ponds situated across the site.

Conclusion:

Include in SHLAA

Site Name: Rear of Durham House Farm, Fivefield Road	Site Ref: Bab 60	Site Area Gross (ha): 1.5
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Site Location Plan



Constraints:

Over culvert		TPOs	
Contaminated Land		Conservation Area	
Nature Designation		Listed or Local List	
Archaeological Merit	✓	Flood Concerns	

Other: Site situated in the Green belt. Site will need to create appropriate access

Indicative Density 30dph

Potential Delivery Timeframe Medium-Long Term	Potential number of units (net) 36
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Viability Assessment: Site should offer a viable development option within the next 5 years.

Site Assessment Overview: In isolation this site would not represent a natural extension of the existing urban area. Site could be considered suitable however if brought forward as part of a phased scheme or a comprehensive development subject to overcoming Green belt constraint and provision of adequate infrastructure and design proposals.

Conclusion:

Include in SHLAA

Site Name: Land rear of Durham Close, Fivefield Road	Site Ref: Bab 56	Site Area Gross (ha): 0.35
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Site Location Plan



Constraints:

Over culvert		TPOs	
Contaminated Land		Conservation Area	
Nature Designation		Listed or Local List	
Archaeological Merit	✓	Flood Concerns	

Other: Site situated in the Green belt. Site will need to create appropriate access

Indicative Density 30dph

Potential Delivery Timeframe Medium-Long Term	Potential number of units (net) 9
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Viability Assessment: Site should offer a viable development option within the next 5 years.

Site Assessment Overview: In isolation this site would not represent a natural extension of the existing urban area. Site could be considered suitable however if brought forward as part of a phased scheme or a comprehensive development subject to overcoming Green belt constraint and provision of adequate infrastructure and design proposals.

Conclusion:

Include in SHLAA

Site Name: Nursery Sites, Browns Lane	Site Ref: Bab 62 (Previously Bab 75)	Site Area Gross (ha): 2.90
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Site Location Plan



Constraints:			
Over culvert		TPOs	possible
Contaminated Land		Conservation Area	
Nature Designation		Listed or Local List	
Archaeological Merit	✓	Flood Concerns	
Other: Site situated in the Green belt.			
Indicative Density 30dph			
Potential Delivery Timeframe Medium-Long Term		Potential number of units (net) 74	
Viability Assessment: Site is expected to offer a viable development option			
Site Assessment Overview: Site is partially previously developed and represents a back land site to the rear of existing residential provision. Site is suitable for development subject to overcoming Green belt constraint and providing adequate infrastructure with high quality design.			
Conclusion: Include in SHLAA			

Site Name: Land rear of 34 Fivefield Road	Site Ref: Bab 63	Site Area Gross (ha): 0.65
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Site Location Plan



Constraints:

Over culvert		TPOs	
Contaminated Land		Conservation Area	
Nature Designation		Listed or Local List	
Archaeological Merit	✓	Flood Concerns	

Other: Site situated in the Green belt. Site will need to create appropriate access

Indicative Density 30dph

Potential Delivery Timeframe Medium-Long Term	Potential number of units (net) 17
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Viability Assessment: Site is expected to offer a viable development option

Site Assessment Overview: Site is largely back land in nature but does represent an infill opportunity as it adjoins existing residential development on 3 sides. Site could also be considered suitable however if brought forward as part of a phased scheme or a comprehensive development subject to overcoming Green belt constraint and provision of adequate infrastructure and design proposals.

Conclusion:
Include in SHLAA

Site Name: Johney Rea Golf centre	Site Ref: Bab 67	Site Area Gross (ha): 5.06
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Site Location Plan



Constraints:

Over culvert		TPOs	possible
Contaminated Land		Conservation Area	
Nature Designation		Listed or Local List	
Archaeological Merit	✓	Flood Concerns	

Other: Site situated in the Green belt.

Indicative Density 30dph

Potential Delivery Timeframe Medium-Long Term	Potential number of units (net) 129
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Viability Assessment: Site should offer a viable development option within the next 5 years.

Site Assessment Overview: In isolation this site would not represent a natural extension of the existing urban area. Site could be considered suitable however if brought forward as part of a phased scheme or a comprehensive development subject to overcoming Green belt constraint and provision of adequate infrastructure and design proposals.

Conclusion:

Include in SHLAA

Site Name: Land north of Thompsons Road	Site Ref: Bab 68	Site Area Gross (ha): 21.58
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Site Location Plan



Constraints:

Over culvert		TPOs	possible
Contaminated Land		Conservation Area	
Nature Designation	adjacent	Listed or Local List	
Archaeological Merit	✓	Flood Concerns	

Other: Site situated in the Green belt.

Indicative Density 30dph

Potential Delivery Timeframe Medium-Long Term	Potential number of units (net) 491
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Viability Assessment: Site is expected to offer a viable development option

Site Assessment Overview: In isolation this site would not represent a natural extension of the existing urban area. Site could be considered suitable however if brought forward as part of a phased scheme or a comprehensive development subject to overcoming Green belt constraint and provision of adequate infrastructure and design proposals.

Conclusion:
Include in SHLAA

Site Name: Land East of Pickford Green Lane and North of Upper Eastern	Site Ref: Bab 70 (previously Bab34, 37, 69 and 70 - now merged)	Site Area Gross (ha): 18.7
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Site Location Plan



Constraints:

Over culvert		TPOs	
Contaminated Land		Conservation Area	
Nature Designation		Listed or Local List	
Archaeological Merit		Flood Concerns	

Other: Site situated in the Green belt. Site will need to create appropriate access.

Indicative Density Green Belt density 30dph

Potential Delivery Timeframe Medium-Long Term	Potential number of units (net) 2250
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Viability Assessment: Site should offer a viable development option within the next 5 years but will be a long term development proposal.

Site Assessment Overview: In isolation this site would not represent a natural extension of the existing urban area. Site could be considered suitable however if brought forward as part of a phased scheme or a comprehensive development subject to overcoming Green belt constraint and provision of adequate infrastructure and design proposals.

Conclusion:
Include in SHLAA

Site Name: Land at 401 London Road	Site Ref: BW2	Site Area Gross (ha): 0.2
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Site Location Plan



Constraints:

Over culvert		TPOs	possible
Contaminated Land		Conservation Area	
Nature Designation	adjacent	Listed or Local List	
Archaeological Merit	✓	Flood Concerns	

Other: Site situated in the Green belt.

Indicative Density 30dph

Potential Delivery Timeframe Medium	Potential number of units (net) 5
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Viability Assessment: Site should offer a viable development option within the next 5 years.

Site Assessment Overview: Existing residential property already allows for some suitability in principle. An increase in density however is likely to be dependent upon wider development proposals to ensure a denser development is integrated into a suitable environment and is not left isolated

Conclusion:
Include in SHLAA

Site Name: Former pumping station - London Road	Site Ref: BW37	Site Area Gross (ha): 3.5
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Site Location Plan



Constraints:

Over culvert		TPOs	✓
Contaminated Land		Conservation Area	
Nature Designation		Listed or Local List	✓
Archaeological Merit	✓	Flood Concerns	

Other: Site situated in the Green belt.

Indicative Density 30dph

Potential Delivery Timeframe Med-Long	Potential number of units (net) 84
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Viability Assessment: Site should offer a viable development option

Site Assessment Overview: Site has previously benefited from permission (in part) to allow the redevelopment of the former pumping station and retention of listed buildings. Additional land proposed as part of this site to support viability. Scheme is still considered suitable subject to Green belt constraints and adequate infrastructure.

Conclusion:

Include in SHLAA

Site Name: Land at the junction of London Road and Allard Way	Site Ref: BW38	Site Area Gross (ha): 4.5
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Site Location Plan



Constraints:

Over culvert		TPOs	possible
Contaminated Land		Conservation Area	
Nature Designation		Listed or Local List	
Archaeological Merit	✓	Flood Concerns	

Other: Site situated in the Green belt.

Indicative Density 30dph

Potential Delivery Timeframe Med-Long	Potential number of units (net) 108
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Viability Assessment: Site should offer a viable development option

Site Assessment Overview: site is situated within a prominent location at a major road interchange and adjacent to an existing residential area. Site could be suitable for development subject to amendment of GB boundary, high quality design and appropriate infrastructure provisions – especially around highways. There are no apparent constraints to the site.

Conclusion:
Include in SHLAA

Site Name: Land at Durbar Avenue	Site Ref: F44	Site Area Gross (ha): 2.42
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Site Location Plan



Constraints:

Over culvert		TPOs	
Contaminated Land	✓	Conservation Area	
Nature Designation		Listed or Local List	
Archaeological Merit		Flood Concerns	

Other: Scheme will need to satisfy employment land protection policies. Site is shortlisted for mixed use development.

Indicative Density

45dph

Potential Delivery Timeframe

Medium term

Potential number of units (net)

46

Viability Assessment

Site viability is expected to require stronger market conditions linked to the need for decontamination.

Site Assessment Overview

Site is situated within a residential area and is considered suitable for residential development. Access and site history also allow for an employment aspect as part of regeneration scheme. Site not yet available for development and is likely to require a stronger market to support delivery.

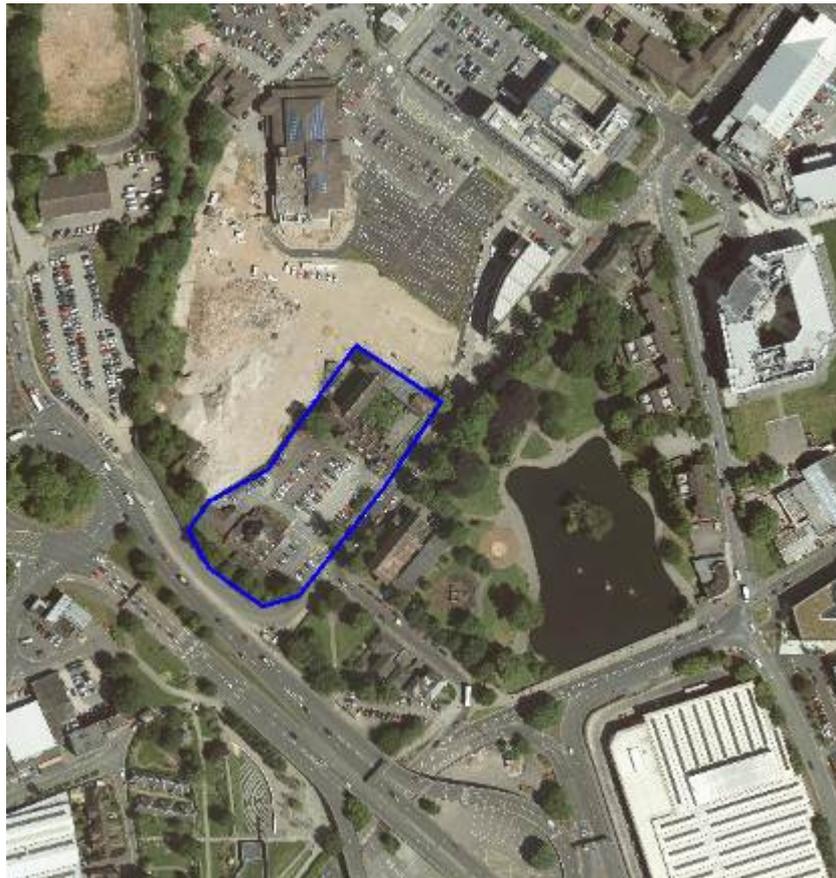
Conclusion:

Include in SHLAA as a mixed use opportunity

Site Name: Carlton Road / Old Church Road	Site Ref: F45	Site Area Gross (ha): 1.78	
Site Location Plan			
			
Constraints:			
Over culvert		TPOs	
Contaminated Land	✓	Conservation Area	✓
Nature Designation		Listed or Local List	
Archaeological Merit		Flood Concerns	
<p>Other: Site is within the new canal conservation area. Scheme will also need to mitigate noise from the A444 and satisfy employment land protection policies.</p>			
Indicative Density			
55dph			
Potential Delivery Timeframe		Potential number of units (net)	
Medium term		83	
Viability Assessment			
<p>Site viability is expected to require stronger market conditions linked to the need for decontamination.</p>			
Site Assessment Overview			
<p>Site identified for regeneration through the Draft Core Strategy process. Site offers opportunity to support the canal conservation improvements with enhancements of canal frontage. Site is situated close to residential area and within close proximity of key facilities. Site is also expected to link in with wider Acetate redevelopment programme. It is readily available but is likely to offer a medium term opportunity with links to the adjoining site</p>			
Conclusion:			
<p>Include in SHLAA as a mixed use opportunity</p>			

Site Name: Coventry & Warwickshire Hospital site	Site Ref: F47	Site Area Gross (ha): 0.63
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Site Location Plan



Constraints:

Over culvert	✓	TPOs	✓
Contaminated Land		Conservation Area	
Nature Designation		Listed or Local List	✓
Archaeological Merit	✓	Flood Concerns	

Other: Culvert runs below far north eastern tip of site, adjacent to the new health centre. Redevelopment of the site will also need to mitigate noise and air quality issues from the Ring Road junction. Site is shortlisted for mixed use development and is likely to make provision for some community uses.

Indicative Density

45dph on 60% of site to reflect listed building conversion and protected trees.

Potential Delivery Timeframe

Short term

Potential number of units (net)

76

Viability Assessment

Site is expected to offer a viable development opportunity

Site Assessment Overview

The site has been identified through previous consultation exercises. It is clear and being actively marketed for redevelopment, with a development guide recently completed. It is considered readily available for development and suitable given its proximity to existing residential provisions and key services. Delivery has been highlighted for the next 5 year period.

Conclusion:

Include in SHLAA

Site Name: Paragon Park, Foleshill Road	Site Ref: F54	Site Area Gross (ha): 18.25
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Site Location Plan



Constraints:

Over culvert		TPOs	✓
Contaminated Land	✓	Conservation Area	✓
Nature Designation		Listed or Local List	✓
Archaeological Merit	✓	Flood Concerns	

Other: Parts of the site situated within the new canal conservation. Site will need to satisfy employment protection policies. It will also need to mitigate any noise and air quality concerns arising from adjoining uses to the south east. New development is proposed to be mixed use including new employment, residential, open space and community facilities.

Indicative Density

Site specific density based on recent planning application – yet to be determined.

Potential Delivery Timeframe

Short term

Potential number of units (net)

450

Viability Assessment

Site is expected to offer a viable development opportunity

Site Assessment Overview

Site is clear and readily available for development. Site has been subject to previous mixed use planning applications which have included housing development so it is considered suitable in principle. There have been some issues over site layout and interaction with adjoining uses but pre-application discussions remain ongoing. It is still reasonable to assume delivery of the site within the first 5 years.

Conclusion:

Include in SHLAA as a mixed use opportunity.

Site Name: Elms Farm Extension	Site Ref: He8a+b	Site Area Gross (ha): 4.15
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Site Location Plan



Constraints:

Over culvert		TPOs	possible
Contaminated Land		Conservation Area	
Nature Designation		Listed or Local List	
Archaeological Merit	✓	Flood Concerns	

Other:

Indicative Density

45dph

Potential Delivery Timeframe

Short term

Potential number of units (net)

150

Viability Assessments

Site is expected to offer a viable development opportunity

Site Assessment Overview

Site has previously been highlighted as suitable through public examination. The site is clear and available within a suburban location. A viable scheme is expected to be delivered within the first 5 years.

Conclusion:

Include in SHLAA

Site Name: Land at Cheltenham Croft	Site Ref: He9	Site Area Gross (ha): 0.63	
Site Location Plan			
			
Constraints:			
Over culvert		TPOs	
Contaminated Land		Conservation Area	
Nature Designation		Listed or Local List	
Archaeological Merit		Flood Concerns	
Other: Site area has been substantially reduced to reflect and formalise appropriate Green Belt boundaries and flood plain constraints.			
Indicative Density			
Site specific density to reflect surrounding homes			
Potential Delivery Timeframe		Potential number of units (net)	
Short term		15	
Viability Assessments			
Site is expected to offer a viable development opportunity			
Site Assessment Overview			
Clear and vacant scrub land site situated within an established residential area. Development of this plot would also help formalise the adjacent GB boundary.			
Conclusion:			
Include in SHLAA			

Site Name: Walsgrave Hill Farm	Site Ref: HE14a, b, c	Site Area Gross (ha): 6.6
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Site Location Plan



Constraints:

Over culvert		TPOs	possible
Contaminated Land		Conservation Area	
Nature Designation		Listed or Local List	✓
Archaeological Merit	✓	Flood Concerns	

Other: Site situated in the Green belt. Noise assessments will also be required to ensure appropriate mitigation from the adjacent A46.

Indicative Density

30dph

Potential Delivery Timeframe

Medium-Long Term

Potential number of units (net)

900

Viability Assessment: Site should offer a viable development option within the next 5 years.

Site Assessment Overview: Site represents a natural extension of the site allocated at Walsgrave Hill Farm and is considered suitable in this context, subject to appropriate design around the listed building to the south east of the site.

Conclusion:

Include in SHLAA

Site Name: Site of Meggitt, Stadco and Dunlop Aerospace (Whitmore Park), Holbrook Lane	Site Ref: Ho10	Site Area Gross (ha): 30.10
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Site Location Plan



Constraints:

Over culvert		TPOs	
Contaminated Land	✓	Conservation Area	
Nature Designation		Listed or Local List	
Archaeological Merit		Flood Concerns	

Other: Redevelopment of the site will need to satisfy employment land protection policies, whilst mitigating noise and air quality concerns relating to adjoining residential developments and other employment uses if they are retained. The private playing field should either be retained or relocated as part of any new scheme.

Indicative Density

30dph

Potential Delivery Timeframe

Short term

Potential number of units (net)

760

Viability Assessment

Site is expected to offer a viable development opportunity

Site Assessment Overview

Site representation made through call for site process and consultation exercises. Provision of residential development is necessary to facilitate new employment provisions. Site is partially cleared and located adjacent to existing residential areas. Land owners have suggested delivery within the next 5 year period is achievable. Revised site capacity reflects part of the site being granted permission in 2012/13 for 94 units, which is a higher density development and fully affordable.

Conclusion:

Include in SHLAA as a mixed use opportunity

Site Name: Grange Farm, Longford	Site Ref: L16	Site Area Gross (ha): 3.95
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Site Location Plan



Constraints:

Over culvert		TPOs	possible
Contaminated Land		Conservation Area	✓
Nature Designation		Listed or Local List	✓
Archaeological Merit	adjacent	Flood Concerns	

Other: There are listed building and historic areas situated adjacent to the site in prominent locations as well as possible TPO worthy trees forming part of the wider site. Development of the site will need to ensure a high quality frontage to the canal reflecting its location within the new conservation area. It will also need to mitigate any noise concerns from the motorway as well as canal flood risk and the proximity to electricity pylons.

Indicative Density

30dph

Potential Delivery Timeframe	Potential number of units (net)
Short term	101

Viability Assessments

Site is expected to offer a viable development opportunity

Site Assessment Overview

Site has previously been highlighted as suitable through public examination subject to mitigating the noise concerns from the M6. The site is clear and available within a suburban location. A viable scheme is expected to be delivered within the first 5 years.

Conclusion:

Include in SHLAA

Site Name: Site of former Longford Power Station, Hawkesbury Junction	Site Ref: L23	Site Area Gross (ha): 11.46
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Site Location Plan



Constraints:

Over culvert		TPOs	
Contaminated Land	✓	Conservation Area	✓
Nature Designation		Listed or Local List	✓
Archaeological Merit	✓	Flood Concerns	

Other: Previously developed site within the Green Belt. Site also contains overhead power lines, which may need to be placed below the ground or diverted.

Indicative Density

Site specific density based on initial site proposals

Potential Delivery Timeframe	Potential number of units (net)
Short term	24

Viability Assessment

Site is expected to offer a viable development opportunity

Site Assessment Overview

Site represents a regeneration opportunity linked to the improvement of the canal and its Green Belt settings. Although the site is likely to suffer from abnormal costs linked to remediation etc, it is situated within a prime location. As such, a redevelopment of the site for a mixed use scheme including some residential provision should still deliver a suitable and viable development in this instance.

Conclusion:

Include in SHLAA

Site Name: Land at Sutton Stop, Grange Road	Site Ref: L30	Site Area Gross (ha): 8.60
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Site Location Plan



Constraints:

Over culvert		TPOs	possible
Contaminated Land		Conservation Area	Adjacent to canal CA
Nature Designation		Listed or Local List	
Archaeological Merit		Flood Concerns	

Other: Site situated in the Green belt. Land appears in active agricultural whilst an assessment of noise will be required to ensure appropriate mitigation from the M6.

Indicative Density

Reflects site specific density

Potential Delivery Timeframe

Medium-Long Term

Potential number of units (net)

206

Viability Assessment: Site should offer a viable development option within the next 5 years.

Site Assessment Overview: Well-maintained agricultural land situated adjacent to the M6. Site could offer an infill opportunity between the canal and motorway supporting local services in the surrounding area. Site could be considered suitable subject to overcoming Green belt constraint and provision of adequate infrastructure and design proposals.

Conclusion:

Include in SHLAA

Site Name: Land at Sutton Stop rear of Grange Road	Site Ref: L33	Site Area Gross (ha): 2.26
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Site Location Plan



Constraints:

Over culvert		TPOs	possible
Contaminated Land		Conservation Area	
Nature Designation		Listed or Local List	
Archaeological Merit		Flood Concerns	

Other: Site situated in the Green belt. Land appears in active agricultural whilst an assessment of noise will be required to ensure appropriate mitigation from the M6.

Indicative Density
Reflects site specific density

Potential Delivery Timeframe Medium Term	Potential number of units (net) 54
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Viability Assessment: Site should offer a viable development option

Site Assessment Overview: quasi-agricultural land situated adjacent to the M6. Site could help offer an infill opportunity between the canal and motorway supporting local services in the surrounding area. Site would need to be linked with adjoining land though. Site could be considered suitable subject to overcoming Green belt constraint and provision of adequate infrastructure and design proposals.

Conclusion:
Include in SHLAA

Site Name: Sandy Lane		Site Ref: R15		Site Area Gross (ha): 2.48	
Site Location Plan					
					
Constraints:					
Over culvert		TPOs			✓
Contaminated Land	✓	Conservation Area			✓
Nature Designation		Listed or Local List			✓
Archaeological Merit	✓	Flood Concerns			
<p>Other: A small part of the site is situated within the new canal conservation area. New scheme is likely to have to satisfy employment protection policies and retain locally listed building fronting Sandy Lane. Site offers excellent opportunity to extend the Drapers Fields development and offers the potential to link with site R7.</p>					
Indicative Density 45dph					
Potential Delivery Timeframe Medium term			Potential number of units (net) 95		
Viability Assessment Site is expected to offer a viable development opportunity once the site becomes available					
Site Assessment Overview Previous planning permissions have acknowledged the principle of redeveloping this site for residential development. Site remains in some use but offers an excellent regeneration opportunity within an area of transition. Site not readily available but is considered suitable and achievable in the medium term, especially under stronger market conditions.					
Conclusion: Include in SHLAA as a mixed use opportunity					

Site Name: Sandy Lane	Site Ref: R15	Site Area Gross (ha): 2.48
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Site Location Plan



Constraints:

Over culvert		TPOs	✓
Contaminated Land	✓	Conservation Area	✓
Nature Designation		Listed or Local List	✓
Archaeological Merit	✓	Flood Concerns	

Other: A small part of the site is situated within the new canal conservation area. New scheme is likely to have to satisfy employment protection policies and retain locally listed building fronting Sandy Lane. Site offers excellent opportunity to extend the Drapers Fields development and offers the potential to link with site R7.

Indicative Density
45dph

Potential Delivery Timeframe Medium term	Potential number of units (net) 95
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Viability Assessment
Site is expected to offer a viable development opportunity once the site becomes available

Site Assessment Overview
Previous planning permissions have acknowledged the principle of redeveloping this site for residential development. Site remains in some use but offers an excellent regeneration opportunity within an area of transition. Site not readily available but is considered suitable and achievable in the medium term, especially under stronger market conditions.

Conclusion:
Include in SHLAA as a mixed use opportunity

Site Name: LTI Factory, Holyhead Road	Site Ref: S4	Site Area Gross (ha): 2.96
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Site Location Plan



Constraints:

Over culvert		TPOs	
Contaminated Land	✓	Conservation Area	
Nature Designation		Listed or Local List	
Archaeological Merit	✓	Flood Concerns	

Other: Development will need to satisfy employment protection policies. It will also need to mitigate the impact of the railway line to the east.

Indicative Density

45dph

Potential Delivery Timeframe

Medium term

Potential number of units (net)

110

Viability Assessment

Site is expected to offer a viable development opportunity should the site become available, which is reflective of adjoining residential development

Site Assessment Overview

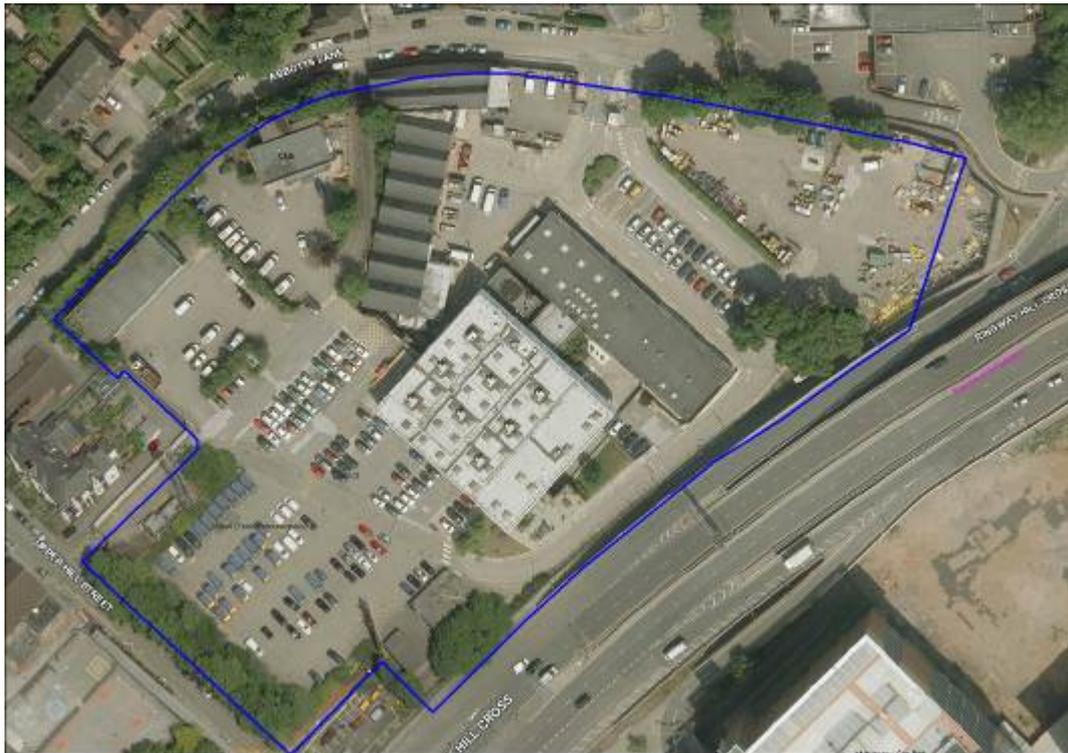
Site identified through the consultation process for a medium to long term opportunity to regenerate the existing industrial site. Site is situated adjacent to new residential developments suggesting residential proposals would be suitable. Site is not readily available but delivery is projected in line with initial representations.

Conclusion:

Include in SHLAA as a mixed use opportunity

Site Name: Transco site, Abbots Lane	Site Ref: S5	Site Area Gross (ha): 2.19
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Site Location Plan



Constraints:

Over culvert		TPOs	
Contaminated Land	✓	Conservation Area	✓
Nature Designation		Listed or Local List	✓
Archaeological Merit		Flood Concerns	

Other: Site has a long established frontage with the Naul's Mill Conservation Area and adjoins a locally listed building to the west. A new development should reflect this in design terms. Any proposals should also satisfy employment protection policies and mitigate any identified noise and air quality concerns associated with the Ring Road.

Indicative Density

55dph

Potential Delivery Timeframe Medium term	Potential number of units (net) 100
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Viability Assessment

Site viability is expected to require stronger market conditions linked to higher density development proposals and mixed use opportunities for site.

Site Assessment Overview

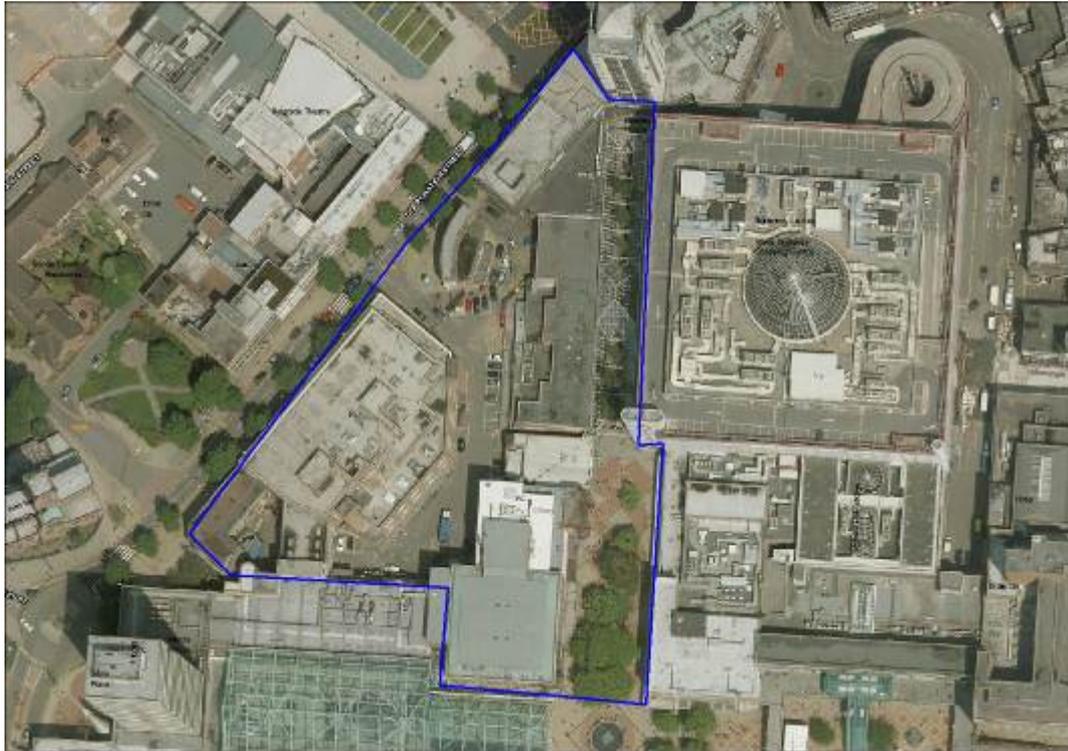
Site has been cleared, but given its proximity to the Ring Road the site is likely to require a higher density development, which could mean it is more likely to occur under better market conditions than can be expected in the short term. Notwithstanding this representations have highlighted an interest in redeveloping the site during the plan period..

Conclusion:

Include in SHLAA as a mixed use opportunity

Site Name: Central Shopping Area North	Site Ref: StM27	Site Area Gross (ha): 1.56
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Site Location Plan



Constraints:

Over culvert	✓	TPOs	
Contaminated Land		Conservation Area	
Nature Designation		Listed or Local List	✓
Archaeological Merit	✓	Flood Concerns	✓

Other: Primarily a retail lead development with ancillary residential as part of regenerating the city centre.

Indicative Density

Site specific density based on master planning assumptions.

Potential Delivery Timeframe	Potential number of units (net)
Longer term	300

Viability Assessment

High density development proposal that is linked to the delivery of other supporting uses.

Site Assessment Overview

The broader site comprises a key regeneration project to revitalise the city centre. The residential aspect represents a small part of the scheme which will be primarily focused around retail and leisure opportunities. A longer term projection is made based on the need to develop the scheme through the planning system and economic markets.

Conclusion:

Include in SHLAA

Site Name: Land at St Patrick's Road and Friars Road	Site Ref: StM32	Site Area Gross (ha): 0.34
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Site Location Plan



Constraints:

Over culvert		TPOs	
Contaminated Land		Conservation Area	
Nature Designation		Listed or Local List	
Archaeological Merit		Flood Concerns	

Other: New development will need to mitigate noise and air quality concerns from the Ring Road. Site situated within a prominent location so will need to be of high quality design.

Indicative Density
Site specific density reflective of representations.

Potential Delivery Timeframe Medium term	Potential number of units (net) 36
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Viability Assessment
Site viability is expected to require stronger market conditions linked to higher density development

Site Assessment Overview
Suitability of site for residential development confirmed by previous planning application and also previous uses. A high density scheme is considered most suitable and achievable within the medium term creating links with the proposed developments around Friargate (train station). Site is considered readily available and free from specific site constraints.

Conclusion:
Include in SHLAA

Site Name: Land at Hales Street and Trinity Street	Site Ref: StM41	Site Area Gross (ha): 0.21
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Site Location Plan



Constraints:

Over culvert	✓	TPOs	
Contaminated Land		Conservation Area	
Nature Designation		Listed or Local List	
Archaeological Merit		Flood Concerns	

Other: Sites position within the Central shopping Area means an active frontage will be essential with A1-A4 uses possible at the ground floor at least. Development will also need to mitigate noise and air quality issues associated with bus depot and busy highway.

Indicative Density
Site specific density based on previous permission.

Potential Delivery Timeframe Medium term	Potential number of units (net) 60
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Viability Assessment
Site viability is expected to require stronger market conditions linked to higher density development

Site Assessment Overview
Site previously granted planning permission for a mixed use scheme involving a residential aspect. The site is also adjacent to established residential provisions as part of mixed use schemes and is therefore considered suitable. The site is considered readily available having been cleared and is situated in a highly sustainable location. The need for a high density development on this site however is likely to mean that viability pressures will require a stronger market.

Conclusion:
Include in SHLAA as a mixed use opportunity

Site Name: Ringway House, Hill Street	Site Ref: StM42	Site Area Gross (ha): 0.15
Site Location Plan		
		
Constraints:		
Over culvert		TPOs
Contaminated Land		Conservation Area ✓
Nature Designation		Listed or Local List
Archaeological Merit	✓	Flood Concerns
<p>Other: Development of the site will need to mitigate noise and air quality concerns from the Ring Road, whilst satisfying the employment protection policies. It will also need to have regard to the new foot bridge to the north west and consider suitable design principles within the Spon End Conservation Area.</p>		
<p>Indicative Density 200dph.</p>		
<p>Potential Delivery Timeframe Long term</p>	<p>Potential number of units (net) 29</p>	
<p>Viability Assessment Site viability is expected to require stronger market conditions linked to higher density development</p>		
<p>Site Assessment Overview Site has been subject to previous planning enquiries and representations have been made through the consultation process. The site remains in use at ground floor but offers an excellent regeneration opportunity within a highly sustainable location. Site also offers further opportunities to link with adjacent development at Belgrade Plaza. Likely to be deliverable under stronger market conditions.</p>		
<p>Conclusion: Include in SHLAA</p>		

Site Name: Land off Cheetah Road	Site Ref: StM43	Site Area Gross (ha): 0.86
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Site Location Plan



Constraints:

Over culvert		TPOs	
Contaminated Land	✓	Conservation Area	
Nature Designation		Listed or Local List	
Archaeological Merit		Flood Concerns	

Other: New development will need to mitigate noise and air quality concerns relating to the Ring Road and London Road. The new development should also link in well with the new University technology park and the recent residential scheme to the south.

Indicative Density
Site specific density

Potential Delivery Timeframe Short term	Potential number of units (net) 50
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Viability Assessment
Site is expected to offer a viable development opportunity

Site Assessment Overview
The site has been put forward through the call for sites process and forms 1 of a number of plots in this regeneration area. The site is clear and vacant and is expected to offer a viable development option as a continuation of the adjoining residential scheme.

Conclusion:
Include in SHLAA

Site Name: Land at Bond Street, Hill Street, Ring way Hill Cross and Upper Well Street	Site Ref: StM61	Site Area Gross (ha): 0.75
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Site Location Plan



Constraints:

Over culvert		TPOs	
Contaminated Land		Conservation Area	✓
Nature Designation		Listed or Local List	✓
Archaeological Merit	✓	Flood Concerns	

Other: Development of the site will need to have regard to adjoining conservation area and heritage assets. Development will also need to mitigate the proximity to the Ring Road, especially with regard to noise and air quality.

Indicative Density

Site specific density to reflect previous permission

Potential Delivery Timeframe Medium term	Potential number of units (net) 143
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Viability Assessments

Site viability is expected to require stronger market conditions linked to higher density development

Site Assessment Overview

This is a clear and vacant regeneration site within the city centre, which is considered most suitable for a high density development. As such it is expected to require a stronger market to be deliverable.

Conclusion:

Include in SHLAA as a mixed use site

Site Name: Land at Paradise Street	Site Ref: StM64	Site Area Gross (ha): 1.99
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Site Location Plan



Constraints:

Over culvert		TPOs	
Contaminated Land	✓	Conservation Area	
Nature Designation		Listed or Local List	✓
Archaeological Merit	✓	Flood Concerns	

Other: New development will need to mitigate noise and air quality concerns relating to the Ring Road and London Road. The new development should also link in well with the new University technology park and the recent residential scheme to the south.

Indicative Density

200dph

Potential Delivery Timeframe Long term	Potential number of units (net) 440
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Viability Assessments

Site viability is expected to require stronger market conditions linked to higher density development

Site Assessment Overview

Site is considered suitable in principle for residential development as a key aspect of regeneration in the London Road gateway. The site has been identified as becoming available later in the plan period, at which time it should provide a viable development option.

Conclusion:

Include in SHLAA

Site Name: Land North of Parkside	Site Ref: StM65	Site Area Gross (ha): 0.79
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Site Location Plan



Constraints:

Over culvert		TPOs	
Contaminated Land	✓	Conservation Area	
Nature Designation		Listed or Local List	
Archaeological Merit	✓	Flood Concerns	

Other: New development will need to mitigate noise and air quality concerns relating to the Ring Road. The new development should also link in well with the new University technology park and the recent residential scheme to the south.

Indicative Density

200dph

Potential Delivery Timeframe

Long term

Potential number of units (net)

150

Viability Assessments

Site viability is expected to require stronger market conditions linked to higher density development

Site Assessment Overview

Site is considered suitable in principle for residential development as a key aspect of regeneration in the London Road gateway. The site has been identified as becoming available later in the plan period, at which time it should provide a viable development option.

Conclusion:

Include in SHLAA

Site Name: Land at Watch Close	Site Ref: StM69	Site Area Gross (ha): 0.29
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Site Location Plan



Constraints:

Over culvert		TPOs	
Contaminated Land		Conservation Area	✓
Nature Designation		Listed or Local List	
Archaeological Merit	✓	Flood Concerns	

Other: New development will need to mitigate noise and air quality concerns relating to the Ring Road. It may also need to satisfy employment protection policies.

Indicative Density

200dph

Potential Delivery Timeframe	Potential number of units (net)
Long term	55

Viability Assessments

Site viability is expected to require stronger market conditions linked to higher density development

Site Assessment Overview

Site is considered suitable in principle for residential development, helping to improve the environment around Spon Street and the frontage to the Ring Road. The site has been identified as available later in the plan period, at which time it should provide a viable development option. Site currently contains a number of commercial uses however it is expected to become available later in the plan period as part of wider regeneration projects.

Conclusion:

Include in SHLAA

Site Name: Land west of Cryfield Heights, Gibbet Hill	Site Ref: Wa6	Site Area Gross (ha): 1.53
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Site Location Plan



Constraints:

Over culvert		TPOs	✓
Contaminated Land		Conservation Area	
Nature Designation		Listed or Local List	
Archaeological Merit	✓	Flood Concerns	

Other: Site situated in the Green belt. Site will need to create an acceptable access.

Indicative Density

Reflects site specific density.

Potential Delivery Timeframe

Medium-Long Term

Potential number of units (net)

20

Viability Assessment: Site should offer a viable development option within the next 5 years.

Site Assessment Overview: Site is situated to the rear of existing residential properties on 3 sides and would offer a natural infill opportunity within the local area. Site could be considered suitable subject to overcoming Green belt constraint and provision of adequate infrastructure and design proposals

Conclusion:

Include in SHLAA

Site Name: Woodfield School, Stoneleigh Road	Site Ref: Wa11	Site Area Gross (ha): 3
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Site Location Plan



Constraints:			
Over culvert		TPOs	✓
Contaminated Land		Conservation Area	
Nature Designation		Listed or Local List	
Archaeological Merit		Flood Concerns	
Other: noise mitigation to the railway line			
Indicative Density site specific density to reflect developable portion of the site			
Potential Delivery Timeframe		Potential number of units (net)	
Medium term		30	
Viability Assessments Site is expected to offer a viable development opportunity			
Site Assessment Overview Suitable residential development site, that currently remains in use, but is expected to become available in the medium term. A lower density assumption has been used to reflect surrounding residential properties and link in with wider transport infrastructure potential. Suitability will be subject to high quality design.			
Conclusion: Include in SHLAA			

Site Name: Land at Mitchell Avenue, opposite Xcel centre	Site Ref: Wa19	Site Area Gross (ha): 2.04
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Site Location Plan



Constraints:

Over culvert		TPOs	
Contaminated Land		Conservation Area	
Nature Designation		Listed or Local List	
Archaeological Merit		Flood Concerns	

Other: Site situated in the Green belt. Need for replacement sports pitch provision

Indicative Density

30dph

Potential Delivery Timeframe Medium-Long Term	Potential number of units (net) 49
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Viability Assessment: Site should offer a viable development option within the next 5 years.

Site Assessment Overview: Site remains in active use for private sports, however it is situated adjacent to existing residential development and offers a sustainable development option in close proximity to key services and facilities. Site could be considered suitable for development subject to provision of new sports pitches within the local community.

Conclusion:

Include in SHLAA

Site Name: Land West of Cromwell Lane	Site Ref: We28	Site Area Gross (ha): 11.59
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Site Location Plan



Constraints:

Over culvert		TPOs	possible
Contaminated Land		Conservation Area	
Nature Designation		Listed or Local List	✓
Archaeological Merit	✓	Flood Concerns	

Other: Site situated in the Green belt.

Indicative Density

Site specific density

Potential Delivery Timeframe

Medium-Long Term

Potential number of units (net)

230

Viability Assessment: Site should offer a viable development option within the next 5 years.

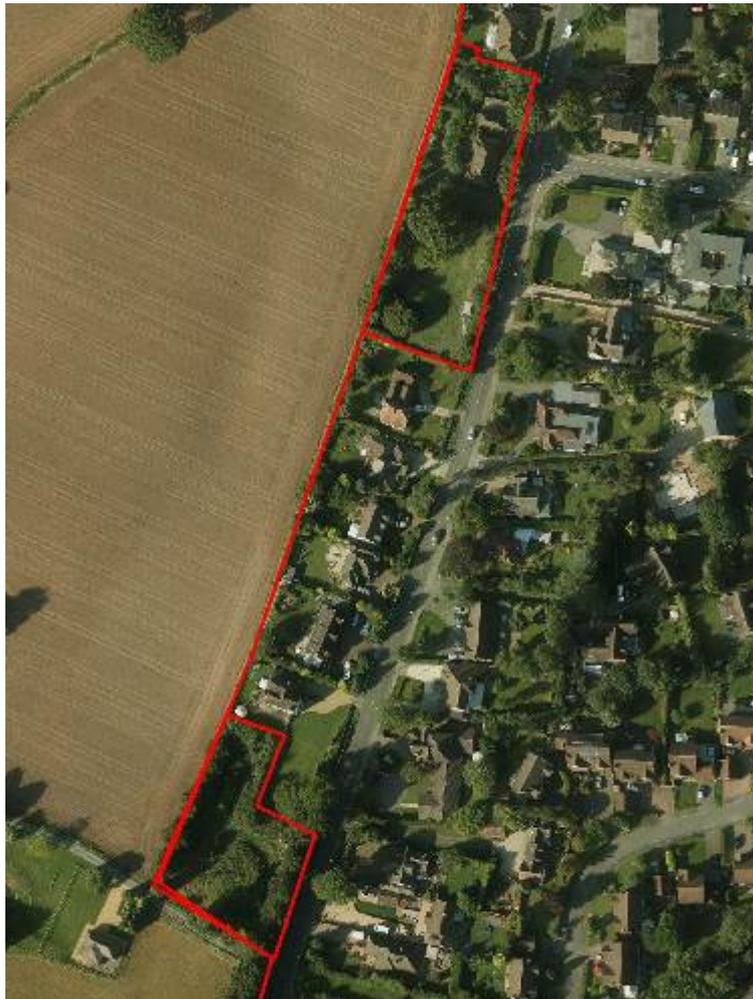
Site Assessment Overview: Extensive area of agricultural land to the rear of existing residential development. A carefully designed scheme does provide an opportunity however to link in with existing farm house and be developed within the north south building limits of the city's western boundary. Site could be considered suitable subject to overcoming Green belt constraint and provision of adequate infrastructure and design proposals. Site is to be considered alongside other opportunities along Cromwell Lane.

Conclusion:

Include in SHLAA

Site Name: Land between 46 to and 80 and between 94 and 114 Cromwell Lane	Site Ref: We34 (previously 3 separate sites We15, 24 and 34)	Site Area Gross (ha): 0.55
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Site Location Plan



Constraints:

Over culvert		TPOs	possible
Contaminated Land		Conservation Area	
Nature Designation		Listed or Local List	
Archaeological Merit		Flood Concerns	

Other: Site situated in the Green belt.

Indicative Density

Site specific density

Potential Delivery Timeframe	Potential number of units (net)
Medium Term	10

Viability Assessment: Site should offer a viable development option within the next 5 years.

Site Assessment Overview: mixed areas of informal green space, residential curtilage and an existing property. Site is likely to offer a suitable infill opportunity along Cromwell Lane to continue the existing street pattern of housing. Site has potential to be considered alongside other opportunities to the rear of Cromwell Lane as part of a comprehensive development. Sites suitable subject to appropriate design.

Conclusion:

Include in SHLAA

Site Name: Land at the Junction of Jardine Crescent and Jobs Lane	Site Ref: Wo28	Site Area Gross (ha): 0.46
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Site Location Plan



Constraints:

Over culvert		TPOs	✓
Contaminated Land		Conservation Area	
Nature Designation		Listed or Local List	
Archaeological Merit		Flood Concerns	

Other: The site lends itself to a high density proposal to reflect its proximity to the district centre, with a high quality design providing a feature building for this location. Development of the site will also need to ensure adequate access is created.

Indicative Density 200dph

Potential Delivery Timeframe Medium term	Potential number of units (net) 87
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Viability Assessment

Site viability is expected to require stronger market conditions linked to higher density development

Site Assessment Overview

Vacant site situated adjacent to a District Centre. Site has long been clear and is considered available now for development. Site appears unconstrained, although development viability of a higher density scheme may delay delivery until the later part of the plan period.

Conclusion:

Include in SHLAA

Appendix 3

Discounted SHLAA Sites

Site Details					Summary Conclusions		
SHLAA Site Ref Number	Site Address	Ward	Gross Site Area (Ha)	GF / PDL / GB	Suitability	Availability	Achievability
Bab10	Garage site between 19 and 46 Packington Avenue	Bablake	0.07	PDL	Site provides important garage provision and off street parking spaces for existing residents. Removal of the garages is likely to result in an unacceptable impact on on-street parking. The site is therefore considered unsuitable at this time.	site appears in good condition and well used.	Site is expected to offer a viable development option given its location and land ownership
Bab11	Garage site rear of 11-21 Flynt Avenue	Bablake	0.10	PDL	Site provides important garage provision and off street parking spaces for existing residents. Removal of the garages is likely to result in an unacceptable impact on on-street parking. The site is also unlikely to provide a development opportunity that relates well to the surrounding environment due to its backland nature. The site is therefore considered unsuitable at this time.	site appears in good condition and well used.	Site is expected to offer a viable development option given its location and land ownership
Bab12	Land to the rear of 284 Sadler Road	Bablake	0.16	PDL	Site comprises a vacant area of hard standing used mainly for informal parking provision. The site would require the creation of a suitable access. Notwithstanding the site is of backland nature and could struggle to relate well to the surrounding built environment.	Site appears readily available.	The existing access constraint is not considered to be an insurmountable constraint given adjoining ownerships. The site appears to offer an achievable development perhaps for an affordable housing scheme.
Bab13	Land south of Washbrook Lane	Bablake	3.65	GF/GB	Site is situated to the rear of and opposite existing development but would not relate particularly well to the existing residential properties. As a result it would also have a visual impact on the Green Belt and its wider setting. Development on this site is considered unsuitable and inappropriate development in the Green Belt.	site is readily available for development	Site is expected to offer a viable development option
Bab14	Land rear of Sycamore Court	Bablake	2.76	GF/GB	Site is situated to the rear of an existing development, but is not accessed directly from the highway and would not relate particularly well to the adjoining properties. As a result it would also have a visual impact on the Green Belt and its wider setting. Development on this site is considered unsuitable and inappropriate development in the Green Belt.	site is readily available for development	Site is expected to offer a viable development option
Bab17	Coundon Hall farm and Allotments east of Long Lane and north of Browns Hill Green Road	Bablake	20.57	GF/GB	established allotment and agricultural provision situated within a semi-rural setting. Site does not have a strong relationship with existing urban areas and would be isolated, potentially impacting on the separation area between Allesly and the wider urban area of Coventry (Coundon Wedge). Residential development is therefore expected to be unsuitable in this location.	established allotments and active garden centre uses on site. It is therefore not considered available at this time.	Site is likely to represent a viable development option.
Bab18	Land at Falklands Green and Chamberlain's Green, between Thistley Field West & Thistley Field East,	Bablake	0.40	GF/GB	Well used and maintained area of public open space which provides a vital local facility for surrounding properties. Residential development would be unsuitable due to the loss of this provision.	Site is a well maintained area of public open space. Ownership and availability are unknown at this time.	Site is likely to represent a viable development option.
Bab20	Keresley Manor & curtilage, Tamworth Road	Bablake	3.08	PDL&GF/GB	Locally listed buildings on site have already been converted into residential provision. The removal of the dense tree coverage on site is not considered appropriate meaning further development on this site is unsuitable.	Existing properties are already in residential use whilst woodlands are considered an essential part of the setting of these buildings and are to be retained. Site is therefore not considered available for further development.	The costs and loss of site value associated with the retention of the wooded area and listed structures is likely to mean development is unviable and unachievable at this time.
Bab22	Land North of Watery Lane and East of Bennetts Road South	Bablake	5.90	GF/GB	The majority of the site is situated within the Green Belt and appears to form a protective buffer between existing residential properties and Pro-Logis park to the north. Development of this plot would erode this buffer and is not considered suitable at this time.	Site is a well vegetated area forming a vital buffer between residential and employment land. It is not considered available at this current time.	There are some small pockets of flood risk at the lower levels of the site. It is expected the engineering works required to make the site developable would not allow for a viable development option.
Bab25	Land South West of Fivefield Road	Bablake	2.77	GF/GB	The site It is considered very sensitive in terms views and openness as well as historical landscape and archeology. As such the site is not considered suitable at this time.	site is readily available for development	site is likely to offer a viable option.
Bab26	Land at Hounds Hill, Fivefield Road	Bablake	11.24	GF/GB	Site comprises a well established area of farm land within the Green Belt. Development of this site is likely to have significant impact on the views and openness of this area of Green Belt. The site is also rich in archaeological and conservation value so is not considered suitable or appropriate for residential development.	Site readily available now for development	There are some risks associated with the site including gas pipelines. The site is also rich in archaeological and conservation value. It is expected however that the site would still provide a viable development.

Bab28	Land south of Keresley House, Tamworth Road	Bablake	3.82	GF/GB	Site sits adjacent to existing ribbon development suggesting some similar development could be supported on the site. Notwithstanding the boundary of greatest potential includes significant tree coverage which could create access difficulties. The less vegetated part of the site then adjoins ancient woodland and contains private fishing ponds. as such the site is considered unsuitable at this time.	following implementation of 2009 permission to create fishing ponds the site is not considered available at this time.	site is considered to offer a viable development option
Bab30	Land at Church Farm, Staircase Lane	Bablake	12.94	GF/GB	area of public green space and agricultural land situated within the Coundon Wedge separating the main urban area of Coventry from Allesley Village. Site is also designated a local wildlife site and nature conservation area. Residential development in this location is considered inappropriate in the Green Belt and unusuitable given the environmental status.	Site is considered readily available	Site is likely to represent a viable development option.
Bab31	Land at Church Lane Farm, Coundon Wedge Drive	Bablake	6.73	GF/GB	area of public green space and agricultural land situated within the Coundon Wedge separating the main urban area of Coventry from Allesley Village. Site is also designated a local wildlife site and nature conservation area. Residential development in this location is considered inappropriate in the Green Belt and unusuitable given the environmental status.	Site is considered readily available	Site is likely to represent a viable development option.
Bab32	Land at Hollyfast Farm, Wall Hill Road	Bablake	27.06	GF/GB	The site It is considered very sensitive in terms views and openness as well as heritage and archeological importance. The site also forms important green belt functions preventing coalesence with Allesley Village and the wider built area. Residential development on this site in isolation would have a significant and unacceptable impact on he Green Belt. The site is not considered suitable at this time.	Site is actively farmed at this current time.	Site is likely to represent a viable development option.
Bab34	Land south of Lynwood to Elm View, Fivefield Road	Bablake	4.28	GF/GB	The site It is considered very sensitive in terms views and openness as well as historical landscape and archeology. As such the site is not considered suitable at this time.	site is readily available for development	site is likely to offer a viable option.
Bab35	Allotments and surrounding land north of Butt Lane	Bablake	1.19	GF/GB	Well used and maintained allotment provision situated within a semi-rural setting. An appropriately designed scheme could be suitable given its proximity and connectivity to existing residential property.	Well used and maintained designated allotment site is not considered available.	Site is likely to represent a viable development option.
Bab36	Land at Pickford Green	Bablake	11.06	GF/GB	Area of well maintained agricultural land within a rural setting. Site extends beyond the existing built line of the city's urban area and relates poorly to the existing urban area. This suggests development of this site could cause substantial harm and encroachment to the Green Belt and the established Meriden Gap. Residential development is therefore likely to be unacceptable in this Green Belt location.	Site is actively farmed at this current time.	Site is likely to represent a viable development option.
Bab38	Hogs End Farm rear of 260 Hawkes Mill Lane	Bablake	0.65	GF/GB	Well established agricultural holding with barns and farm buildings. Site is situated to the rear of a ribbon development of low density housing and would not relate particulaly well to the existing residential properties, whilst also having a visual impact on the Green Belt and its wider setting. Development on this site is considered unsuitable and inappropriate development in the Green Belt.	Site appears to be available at this current time.	Site is likely to represent a viable development option.
Bab39	Copse Drive (east side) Meriden Business Park	Bablake	1.89	GF/GB	Site is adjacent to an established business park and A45 dual carriageway, suggesting a suitable residential environment may be difficult to create. It also contains significant swathes of protected trees. Residential development in this location is considered unsuitable.	Site appears to be available at this current time.	Site is likely to represent a viable development option.
Bab4	Land rear of 238-298 Browns Lane	Bablake	2.57	GF/GB	Site is situated to the rear of a existing development but would not relate particulaly well to the existing residential properties. As a result it would also have a visual impact on the Green Belt and its wider setting. Development on this site is considered unsuitable and inappropriate development in the Green Belt.	site availability is unknown, however there are exected to be a range of site ownerships in this location which would constrain availability.	Site is expected to offer a viable development option, however there are exected to be a range of site ownerships in this location which would constrain achievability.
Bab40	Copse Drive (west side) Meriden Business Park	Bablake	6.69	GF/GB	Site is adjacent to an established business park and A45 dual carriageway. Site would offer a significant expansion of Millisons Wood to the other side of Birmingham Road which would represent a significant encroachment into the Green Belt in a sensitive location. Residential development is therefore considered unsuitable at this time.	Site appears to be available at this current time.	Site is likely to represent a viable development option.
Bab41	Land at Townfields Farm, Butt Lane	Bablake	7.90	GF/GB	Approximatley 5ha of the site is considered unsuitable due to legal identification as public open space and designated LWS status. The remaining land area is constrained due to the flood risk effecting the site access and the existing Green Belt status. The site iportant buffer aspect to the proposed employment provisions at Browns ane also raises questions about suitability of the remainder of the site for residential development.	site is readily available for development	site is likely to offer a viable option.
Bab42	Land east of Brackley Close	Bablake	0.95	GF/GB	Well used and maintained area of public open space which provides a vital local facility for surrounding properties. Development is unlikely to relate well to the existing urban character and street scene. Residential development would be unsuitable for these reasons.	Site is a well maintained area of public open space and is not considered available at this current time.	Site is likely to represent a viable development option.

Bab43	Land at the junction of Tamworth Road and Keresley Green Road	Bablake	1.01	GF/GB	Well used and maintained area of public open space within a prominent suburban location. Existing tree coverage and site shape could make development difficult	Site appears to be available at this current time. However ownership and intentions are unknown so this can not be confirmed.	Site is likely to represent a viable development option.
Bab44	Land between 26 and 50 Holloway Field	Bablake	0.18	GF/GB	Well used and maintained area of public open space which provides a vital local facility for surrounding properties. Residential development would be unsuitable due to the loss of this provision.	Site is a well maintained area of public open space and is not considered available at this current time.	Site is likely to represent a viable development option.
Bab45	Land North of 166 Scots Lane	Bablake	0.08	GF/GB	Well used and maintained area of public open space which provides a vital local facility for surrounding properties. The provision of an adequate number of dwellings to be shortlisted within the SHLAA is likely to be difficult given the relationship with existing properties and impact on the street scene.	Site is a well maintained area of public open space. The availability of the site is unknown at this current time.	Site is likely to represent a viable development option.
Bab47	Land at Watery Lane adjacent Jubilee Woodland	Bablake	4.1	GF/GB	Site has been planted as a Jubilee Woodland to celebrate the Queens diamond jubilee. Development of the site is therefore considered unsuitable.	The site has been planted as woodland and is no longer available.	Site is expected to offer a viable development option, although its developability is heavily constrained by the presence of newly planted woodland.
Bab49	Land West of Cameron Close and The Windmill Hill	Bablake	2.75	GF/GB	Site is situated in a prominent location and may offer unexceptable impact on the wider GB in terms of visual intrusion and openness. Sit is not considered suitable at this time.	Availability of the site is unknown at this time	Site is likely to represent a viable development option.
Bab5	Land south of Hawkes Mill Farm, Hawkesmill Lane	Bablake	1.85	GF/GB	Site is situated in close proximity to low density existing ribbon development that follow the highway away from Allesley village into the wider Green belt. Site would represent an extensive intrusion into the Green belt and be out of keeping with existing properties and the semi-rural setting. As a result it would also have a visual impact on the Green Belt and its wider setting. Development on this site is considered unsuitable and inappropriate development in the Green Belt.	site availability is unknown	Site is expected to offer a viable development option
Bab50	Land around Thompsons Farm, west of Bennetts Road North	Bablake	9.17	GF/GB	Given the slope and ridgeline, any development of this site is likely to have significant impact on the views and openness of this area of Green Belt. It is also likely to have a significant impact on the historic woodland that adjoins the site. At this time it is not considered suitable or appropriate for residential development.	site is readily available for development	Site is expected to offer a viable development option
Bab53	Land west of football ground, Fivefield Road.	Bablake	1.67	GF/GB	Site has no meaningful access point and would be heavily reliant on other sites to be deliverable. It is considered very sensitive in terms views and openness as well as historical landscape and archeology. Furthermore a substantial part of the site has a strong relationship to the adjacent woodland. Site is not considered suitable at this time	Site is considered available for development	There are some risks associated with the site including underground gas pipelines. The site is also rich in archaeological and conservation value. It is expected however that the site would still provide a viable development.
Bab58	Land at Church Farm rear of Manderley Close	Bablake	1.25	GF/GB	Site compirses an area of land with potential for LWS designation, suggesting development would risk the removal of a sensitive and high quality environment. Development of the site would also pertrude outwards of the western most urban form of Coventry causing intrusion into the wider Meridan Gap	Site is confirmed as readilly available	Site is likely to offer a viable development option.
Bab59	Playing Fields, Waste Lane	Bablake	9.34	GF/GB	Area of well maintained playing fields within a suburban setting. The provisions relate well to the existing urban area and the adjacent school. Residential development is likely to result in an unacceptable loss of established playing fields and recreation land. Site is therefore considered unusitable at this time.	Site appears to be in active recreation use at this current time.	Site is likely to represent a viable development option.
Bab6	Windmill Industrial Estate, Birmingham Road	Bablake	1.66	PDL/GB	Site is previously developed and contains existing employment provision. Site sits adjacent to existing residential provision so could potentially be considered suitable	site availability is unknown	Site is expected to offer a viable employment opportunity given procimity to major road network. This could put viability pressures on the delivery of housing.
Bab61	Merton College Land, South of Brownhill Green Road	Bablake	50.66	GF/GB	Well maintained agricultural land situated within the Coundon Wedge separating the main urban area of Coventry from Allesley Village. Residential development in this location is considered unsuitable due to potential unrelated development and urba sprawl relative to the existing urban area. Development would make significant strides to the full coalescence of Alelsley with the wider urban area of Coventry	Representations suggest the site is readily available, although it appears to be in existing agricultural use.	Site is likely to represent a viable development option.
Bab65	Land at Hall Hill Cottage, Fivefield Road	Bablake	1.5	GF/GB	Site is well isolated from main urban areas and is divorced from any meaningful ribbon development in any direction. It is also considered very sensitive in terms of Gren Belt setting, views and openness as well as historical landscape and archeology.	Site readily available now for development	Site is expected to offer a viable development option

Bab71	Land off Wall Hill Road	Bablake	0.14	GF/GB	In isolation the site does offer a small infill opportunity alongside a small collection of existing residential and commercial property to complete an existing but sporadic linear frontage. Site Has been considered as part of a group of infill sites to form a comprehensive scheme (including Bab71-74), however there remains uncertainty around the creation of a defensible boundary to the wider Green Belt, whilst development towards the centre of the site groupings, could move away from the principles of considering the site for development in the first place. The site is therefore not considered suitable for further consideration through the SHLAA, however it may be possible and suitable for a small number of infill properties below the SHLAA threshold.	Site readily available now for development	Site is expected to offer a viable development option
Bab72	Land opposite Grove Farm, Wall Hill Road	Bablake	0.66	GF/GB	In isolation the site does offer a small infill opportunity alongside a small collection of existing residential and commercial property to complete an existing but sporadic linear frontage. Site Has been considered as part of a group of infill sites to form a comprehensive scheme (including Bab71-74), however there remains uncertainty around the creation of a defensible boundary to the wider Green Belt, whilst development towards the centre of the site groupings, could move away from the principles of considering the site for development in the first place. The site is therefore not considered suitable for further consideration through the SHLAA, however it may be possible and suitable for a small number of infill properties below the SHLAA threshold.	Site readily available now for development	Site is expected to offer a viable development option
Bab73	Land East of 86 Hawkes Mill Lane	Bablake	0.3	GF/GB	In isolation the site does offer a small infill opportunity alongside a small collection of existing residential and commercial property to complete an existing but sporadic linear frontage. Site Has been considered as part of a group of infill sites to form a comprehensive scheme (including Bab71-74), however there remains uncertainty around the creation of a defensible boundary to the wider Green Belt, whilst development towards the centre of the site groupings, could move away from the principles of considering the site for development in the first place. The site is therefore not considered suitable for further consideration through the SHLAA, however it may be possible and suitable for a small number of infill properties below the SHLAA threshold.	Site readily available now for development	Site is expected to offer a viable development option
Bab74	Land opposite 39 Hawkesmill Lane	Bablake	0.22	GF/GB	In isolation the site does offer a small infill opportunity alongside a small collection of existing residential and commercial property to complete an existing but sporadic linear frontage. Site Has been considered as part of a group of infill sites to form a comprehensive scheme (including Bab71-74), however there remains uncertainty around the creation of a defensible boundary to the wider Green Belt, whilst development towards the centre of the site groupings, could move away from the principles of considering the site for development in the first place. The site is therefore not considered suitable for further consideration through the SHLAA, however it may be possible and suitable for a small number of infill properties below the SHLAA threshold.	Site readily available now for development	Site is expected to offer a viable development option
Bab75	Alton Hall Farm East	Bablake	34.55	GF/GB	Site is situated to the west of Allesley village predominantly to the rear of a existing development but would not relate particulaly well to the existing residential properties. The site would result in the connection of the main body of Allesley Village with 2 areas of ribbon development and would represent an extensive intrusion into the Green belt whilst having a visual impact on the Green Belt and its wider setting. Development on this site is considered unsuitable and inappropriate development in the Green Belt.	Site readily available now for development	Site is expected to offer a viable development option.
Bab76	Alton Hall Farm West	Bablake	87.78	GF/GB	Site is situated in the middle of the Coventry Green Belt without any relationship to the main urban area, Allesley village or any ribbon developments. Development of the site would therefore represent an extensive intrusion into the Green belt, be out of keeping with a more rural setting and have a visual impact on the Green Belt and its wider setting. Development on this site is considered unsuitable and inappropriate development in the Green Belt.	Site readily available now for development	Site is expected to offer a viable development option
Bab77	Pikers Lane Farm	Bablake	6.1	GF/GB	Site is situated in the middle of the Coventry Green Belt without any relationship to the main urban area, Allesley village or any ribbon developments. Development of the site would therefore represent an intrusion into the Green belt, be out of keeping with a rural setting and have a visual impact on the Green Belt and its wider setting. Development on this site is considered unsuitable and inappropriate development in the Green Belt.	Site readily available now for development	Site is expected to offer a viable development option
Bab78	Land south west of 26 Maderlay Close	Bablake	2.34	GF/GB	Site comprises an area of land with potential for LWS designation, suggesting development would remove a sensitive high quality environment. Development of the site would also pertrude outwards of the western most urban form of Coventry causing intrusion into the wider Meridan Gap	Site readily available now for development	Site is likely to provide a viable development option
Bab79	Land east of Pickford Green Lane	Bablake	3.05	GF/GB	Site comprises a small land holding with strong hedgerows reflective of historic field patterns. There is aclear change in setting when moving between this site and the one which adjoins it to the east. Site may also offer a suitable green buffer to the grouping of dwellings around Pickford Green. At this time the site is not considered suitable for development	Site readily available now for development	Site is likely to provide a viable development option

Bab82	Land east of Staircase Lane and North of Church Walk	Bablake	9.96	GF/GB	area of public green space and agricultural land situated within the Coundon Wedge separating the main urban area of Coventry from Allesley Village. Site is also designated a local wildlife site and nature conservation area. Residential development in this location is considered inappropriate in the Green Belt and unusable given the environmental status.	Site is considered readily available	Site is likely to represent a viable development option.
Bab83	Land rear of 47-89 The Windmill Hill	Bablake	4.98	GF/GB	Site is situated to the rear of a existing development but would not relate particularly well to the existing residential properties. As a result it would also have a visual impact on the Green Belt and its wider setting. Development on this site is considered unsuitable and inappropriate development in the Green Belt.	Site appears to be available at this current time.	Site is likely to represent a viable development option.
Bab84	Harvest Hill Farm	Bablake	6.3	GF/GB	Site is situated in the middle of the Coventry Green Belt without any relationship to the main urban area, Allesley village or any ribbon developments. Development of the site would therefore represent an intrusion into the Green belt, be out of keeping with a rural setting and have a visual impact on the Green Belt and its wider setting. Development on this site is considered unsuitable and inappropriate development in the Green Belt.	Site readily available now for development	Site is expected to offer a viable development option
Bab85	Land north of Oak Lane and South of Clay Lane	Bablake	8.4	GF/GB	Site is situated in the middle of the Coventry Green Belt without any relationship to the main urban area, Allesley village or any ribbon developments. Development of the site would therefore represent an intrusion into the Green belt, be out of keeping with a rural setting and have a visual impact on the Green Belt and its wider setting. Development on this site is considered unsuitable and inappropriate development in the Green Belt.	Site readily available now for development	Site is expected to offer a viable development option
Bab86	Land at Clay Lane farm	Bablake	18.9	GF/GB	Site is situated in the middle of the Coventry Green Belt without any relationship to the main urban area, Allesley village or any ribbon developments. Development of the site would therefore represent an intrusion into the Green belt, be out of keeping with a rural setting and have a visual impact on the Green Belt and its wider setting. Development on this site is considered unsuitable and inappropriate development in the Green Belt.	Site readily available now for development	Site is expected to offer a viable development option
Bab87	Land between Bridle Brook Lane and Clay Lane	Bablake	67.28	GF/GB	Site is situated in the middle of the Coventry Green Belt without any relationship to the main urban area, Allesley village or any ribbon developments. Development of the site would therefore represent an intrusion into the Green belt, be out of keeping with a rural setting and have a visual impact on the Green Belt and its wider setting. Development on this site is considered unsuitable and inappropriate development in the Green Belt.	Site readily available now for development	Site is expected to offer a viable development option
Bab88	Land south of Wall Hill cottage	Bablake	10	GF/GB	Site is situated in the middle of the Coventry Green Belt without any relationship to the main urban area, Allesley village or any ribbon developments. Development of the site would therefore represent an intrusion into the Green belt, be out of keeping with a rural setting and have a visual impact on the Green Belt and its wider setting. Development on this site is considered unsuitable and inappropriate development in the Green Belt.	Site readily available now for development	Site is expected to offer a viable development option
Bab89	Land at Wall Hill farm	Bablake	20.56	GF/GB	Site is situated in the middle of the Coventry Green Belt without any relationship to the main urban area, Allesley village or any ribbon developments. Development of the site would therefore represent an intrusion into the Green belt, be out of keeping with a rural setting and have a visual impact on the Green Belt and its wider setting. Development on this site is considered unsuitable and inappropriate development in the Green Belt.	Site readily available now for development	Site is expected to offer a viable development option
Bab9	Land adjacent 23 Tamworth Road	Bablake	0.06	GF/GB	Principle of residential development is established however development of the curtilage is likely to result in an inappropriate loss of amenity space for the existing property and is therefore considered unsuitable at this time.	Site forms part of residential curtilage and is not considered readily available.	Land is well used but is likely to prove a viable option for redevelopment.
BW10	Hagard Community Centre, Remembrance Road	Binley and Willenhall	0.23	BF	Well established / used community centre facility, situated within a designated local centre. Although residential development may be suitable in this location due to its proximity to services it would not be suitable as a full replacement provision.	site is well used / occupied. It is not considered readily available.	Due to lower market values its uncertain if a replacement mixed use scheme would be viable in this location.
BW11	Garages, Adjacent 22 Lorenzo Close and rear of 99-113 Meadfoot Road	Binley and Willenhall	0.17	BF	Site provides important off street parking spaces for existing residents. Loss of these spaces is likely to result in an unacceptable impact on on-street parking. The site is therefore considered unsuitable at this time.	site appears in good condition and well used.	small infill plot, but with minimal constraints meaning viability should be ok.
BW12	Land facing 1-23 Arnhem Corner	Binley and Willenhall	0.40	GF	Well used and maintained area of public open space which provides a vital local facility for surrounding properties. Residential development would be unsuitable due to the loss of this provision.	Site is a well maintained area of public open space and is not considered available at this current time.	Site is likely to represent a viable development option.
BW13	Land adjacent 55 Wroxhall Drive	Binley and Willenhall	0.04	BF	Small site within a densely developed area. Garage provision appears derelict although off street parking facilities in this area would be desirable.	site appears available now for delivery given its derelict status	Site constraints in terms of separation distances to existing dwellings and creation of suitable residential environment bring achievability of the site into question.
BW14	Land rear of 51 Cardiff Close	Binley and Willenhall	0.17	BF	Site provides important off street parking spaces for existing residents. Loss of these spaces is likely to result in an unacceptable impact on on-street parking. The site is therefore considered unsuitable at this time.	site appears in good condition and well used.	Site constraints in terms of separation distances to existing dwellings and creation of suitable residential environment bring achievability of the site into question.
BW15	Land at Littlethorpe	Binley and Willenhall	0.14	BF	Site provides important off street parking spaces for existing residents. Loss of these spaces is likely to result in an unacceptable impact on on-street parking. The site is therefore considered unsuitable at this time.	site appears in good condition and well used.	small infill plot, but with minimal constraints meaning viability should be ok.
BW16	Land at Ridgethorpe	Binley and Willenhall	0.16	BF	Site provides important off street parking spaces for existing residents. Loss of these spaces is likely to result in an unacceptable impact on on-street parking. The site is therefore considered unsuitable at this time.	site appears in good condition and well used.	small infill plot, but with minimal constraints meaning viability should be ok.

BW17	Land adjacent 76 Mary Slessor Street	Binley and Willenhall	0.04	BF	Site provides important off street parking spaces for existing residents. Loss of these spaces is likely to result in an unacceptable impact on on-street parking. The site is therefore considered unsuitable at this time.	site appears in good condition and well used.	small infill plot, but with minimal constraints meaning viability should be ok.
BW18	Land adjacent 5 Chepstow Close	Binley and Willenhall	0.04	BF	Site provides important off street parking spaces for existing residents. Loss of these spaces is likely to result in an unacceptable impact on on-street parking. The site is therefore considered unsuitable at this time.	site appears in good condition and well used.	small infill plot, but with minimal constraints meaning viability should be ok.
BW19	Garages 1-31 Jamescroft	Binley and Willenhall	0.07	BF	Site provides important off street parking spaces for existing residents. Loss of these spaces is likely to result in an unacceptable impact on on-street parking. The site is therefore considered unsuitable at this time.	site appears in good condition and well used.	Site constraints in terms of separation distances to existing dwellings and creation of suitable residential environment bring achievability of the site into question.
BW20	Garages 1-7 Sandythorpe	Binley and Willenhall	0.07	BF	Site provides important off street parking spaces for existing residents. Loss of these spaces is likely to result in an unacceptable impact on on-street parking. The site is therefore considered unsuitable at this time.	site appears in good condition and well used.	Site constraints in terms of separation distances to existing dwellings and creation of suitable residential environment bring achievability of the site into question.
BW21	Garage area, Tintagel Close	Binley and Willenhall	0.40	BF	Site provides important off street parking spaces for existing residents. Loss of these spaces is likely to result in an unacceptable impact on on-street parking. The site is therefore considered unsuitable at this time.	site appears in good condition and well used.	Site constraints in terms of separation distances to existing dwellings and creation of suitable residential environment bring achievability of the site into question.
BW23	Land adjacent Willenhall Community Primary School, Middle Ride	Binley and Willenhall	1.26	GF	Well used and maintained area of public open space which provides a vital local facility for surrounding properties. Residential development would be unsuitable due to the loss of this provision.	Site is a well maintained area of public open space and is not considered available at this current time.	Site is likely to represent a viable development option.
BW24	Land rear of 112-122 Carnbroe Avenue	Binley and Willenhall	0.15	GF	Well used and maintained area of public open space which provides a vital local facility for surrounding properties. Residential development would be unsuitable due to the loss of this provision.	Site is a well maintained area of public open space and is not considered available at this current time.	Site is likely to represent a viable development option.
BW28	Land between 21 & 22 Alex Grierson Close	Binley and Willenhall	0.38	GF	Well used and maintained area of public open space which provides a vital local facility for surrounding properties. Residential development would be unsuitable due to the loss of this provision.	Site is a well maintained area of public open space and is not considered available at this current time.	Site is likely to represent a viable development option.
BW30	Recreation Ground at Pontypool Avenue	Binley and Willenhall	6.01	GF	Area of well maintained playing fields. Residential development is likely to result in an unacceptable loss of established playing fields and recreation land.	Site appears to be in active recreation use at this current time.	Site is likely to represent a viable development option.
BW31	Land at The Canyon and Wroxall Drive	Binley and Willenhall	0.46	GF	Well used and maintained area of public open space which provides a vital local facility for surrounding properties. Residential development would be unsuitable due to the loss of this provision.	Site is a well maintained area of public open space and is not considered available at this current time.	Site is likely to represent a viable development option.
BW4	Land at Windridge Close (H8-21)	Binley and Willenhall	0.56	GF	Site was identified as suitable for housing in the 2001 CDP. The site does however contain a well established woodland, which has encroached substantially onto the remainder of the site, with a large number of protected trees. The site is also dissected by a public footpath which given the shape of the site could make development difficult to incorporate. Notwithstanding the impact on the woodland and protected trees as well as the loss of urban green space means the site is considered unsuitable for development	site is considered readily available	Site is likely to represent a viable development option.
BW5	Allotments, adjacent 25 Lorenzo Close	Binley and Willenhall	0.08	GF	Well established area of urban green space providing amenity to surrounding residents. Site also suffers from significant access constraints. Land is not considered suitable for residential development at this time.	Site would require some clearance but is considered available.	Site is likely to represent a viable development option.
BW7	Land at junction of Middle Ride and Winnalthorpe	Binley and Willenhall	0.25	GF	Well maintained / used area of public open space within residential area which provides a vital local facility for surrounding properties. Residential development would be unsuitable due to the loss of this provision.	Site is a well maintained area of public open space and is not considered available at this current time.	Major infrastructure, value of the area and size of the site bring achievability of the site into question.
BW8	Garages and parking area adjacent 13 York Close	Binley and Willenhall	0.04	BF	Site provides important off street parking spaces for existing residents. Loss of these spaces is likely to result in an unacceptable impact on on-street parking. The site is therefore considered unsuitable at this time.	site appears in good condition and well used.	small infill plot, but minimal constraints meaning viability should be ok.
BW9	Land rear of 58 William McKee Close	Binley and Willenhall	0.03	BF	Site provides important off street parking spaces for existing residents. Loss of these spaces is likely to result in an unacceptable impact on on-street parking. The site is therefore considered unsuitable at this time.	site appears in good condition and well used.	small infill plot, but with minimal constraints meaning viability should be ok.
C1	Land at Whitley business Park	Cheylesmore	40.68	GF	Subject to a comprehensive masterplan, the site could afford a substantial opportunity to create a sustainable use of existing developable land	Consent given for eastern part of the site for employment purposes - builders merchant	Site is likely to represent a viable development option.
C10	Land adjacent Eric Innot House	Cheylesmore	0.10	GF	Well used and maintained area of public open space which provides a vital local facility for surrounding properties. Residential development would be unsuitable due to the loss of this provision.	Site is a well maintained area of public open space and is not considered available at this current time.	Site is likely to represent a viable development option.

C11	Land adjacent 20 Kent Close	Cheylesmore	0.04	BF	Site provides important off street parking spaces for existing residents. Loss of this facility is likely to result in an unacceptable impact on on-street parking. The site is therefore considered unsuitable at this time.	Site appears well maintained and well used.	Site is likely to represent a viable development option.
C12	Land adjacent 17 Agincourt Road	Cheylesmore	0.05	BF	Site provides important garage provision and off street parking spaces for existing residents. Removal of the garages is likely to result in an unacceptable impact on on-street parking. The site is therefore considered unsuitable at this time.	Site appears in good condition and well used.	Site is likely to represent a viable development option.
C13	Land adjacent Royce Court, 54 Arundel Road	Cheylesmore	0.36	GF	Well used and maintained area of public open space which provides a vital local facility for surrounding properties. Residential development would be unsuitable due to the loss of this provision.	Site is a well maintained area of public open space and is not considered available at this current time.	Site is likely to represent a viable development option.
C14	Land adjacent 1 Cascade Close	Cheylesmore	0.09	GF	Well used and maintained area of public open space which provides a vital local facility for surrounding properties. Residential development would be unsuitable due to the loss of this provision.	Site is a well maintained area of public open space and is not considered available at this current time.	Site is likely to represent a viable development option.
C15	Land adjacent 1-4 Bettman Close	Cheylesmore	0.04	BF + GF	Site is in 2 halves. The southern part provides important garage provision and off street parking spaces for existing residents. The removal of the garages is likely to result in an unacceptable impact on on-street parking. The northern half is a well maintained area of public open space which provides amenity value to the surrounding properties. The loss of this open space is considered unacceptable at this time. The site is therefore considered unsuitable.	Both parts of the site are well used and well maintained.	Site is likely to represent a viable development option.
C16	Land adjacent 1-8 Brisbane Close	Cheylesmore	0.06	BF	Site provides important off street parking spaces for existing residents. Loss of this facility is likely to result in an unacceptable impact on on-street parking. The site is therefore considered unsuitable at this time.	Site appears well maintained and well used.	Site is likely to represent a viable development option.
C17	Bagington Fields School, and surrounding land, Sedgemoor Road	Cheylesmore	7.30	BF/GF/GB	Site adjoins residential area to the east, but in isolation would require significant improvements to access. Development of the site is also expected to have significant impact on LWS and is considered unsuitable for development in principle for this reason, unless a satisfactory mitigation programme can be put in place	Site is not currently available due to its continued use for educational purposes, however subject to relocation proposals the site may become available in the plan period and is being promoted for commercial activity	Site is likely to represent a viable development option subject to overcoming constraints.
C18	Bagington Fields (H8:20)	Cheylesmore	1.47	GF	Long standing housing allocation however development has not been forthcoming due in part at least to access constraints, viability and wildlife considerations	Site is considered readily available - but is being promoted for commercial activity	Site is likely to represent a viable development option subject to overcoming constraints.
C19	The Extra care Charitable Trust, abbey Park, Humber Road	Cheylesmore	0.50	BF	Proximity of site to the Council depot creates concerns about residential environment. Give the existing care home provision any development of this site is likely to be best suited to extension of care home provision rather than C3 development.	Part of the site remains in use for administration purposes as well as extensive parking provision. Representation has suggested the land would be readily available though.	Representation has suggested an achievable scheme within the first 5 years of the plan period.
C2	Land adjacent 172 Fenside Avenue	Cheylesmore	0.17	BF	Site provides important garage provision and off street parking spaces for existing residents. Removal of the garages is likely to result in an unacceptable impact on on-street parking. The site is therefore considered unsuitable at this time.	Site appears in good condition and well used.	Small infill plot, which may have some difficulty creating suitable residential lay out due to location of access and proximity to adjoining properties.
C20	Land at Fernside Avenue	Cheylesmore	0.72	GF	Well used and maintained area of public open space which provides a vital local facility for surrounding properties. Site may also have some issues over surface water flooding from small inland waterway. Residential development would be unsuitable due to the loss of this provision.	Site is a well maintained area of public open space and is not considered available at this current time.	Site is likely to represent a viable development option.
C21	Land at Charminster Drive	Cheylesmore	0.25	GF	Well used and maintained area of public open space which provides a vital local facility for surrounding properties. Site may also have some issues over surface water flooding from small inland waterway. Residential development would be unsuitable due to the loss of this provision.	Site is a well maintained area of public open space and is not considered available at this current time.	Site is likely to represent a viable development option.
C22	Land East of Leaf Lane and West of Stivichall & Cheylesmore Bypass	Cheylesmore	8.28	GF	Well used and maintained area of public open space which provides a vital local facility for surrounding properties. The land also provides a buffer from the A46 to properties on Leaf Lane. Residential development is therefore considered unsuitable.	Site is a well maintained area of public open space and is not considered available at this current time.	Site is likely to represent a viable development option.
C23	Land at Chatsworth Rise	Cheylesmore	0.32	GF	Well used and maintained area of public open space which provides a vital local facility for surrounding properties. Residential development would be unsuitable due to the loss of this provision.	Site is a well maintained area of public open space and is not considered available at this current time.	Site is likely to represent a viable development option.
C24	Open Space at Esher Drive	Cheylesmore	0.31	GF	Well used and maintained area of public open space which provides a vital local facility for surrounding properties. Residential development would be unsuitable due to the loss of this provision.	Site is a well maintained area of public open space and is not considered available at this current time.	Site is likely to represent a viable development option.

C25	Land at Stonebridge Highway and Rowley Road	Cheylesmore	3.42	GF	Land situated adjacent to major highway junction and business park. Residential development is not considered suitable in this location.	site is readily available although it is currently uncertain if it will be required as part of highway improvement programmes.	Due to air quality and noise constraints the site is unlikely to be achievable for residential development.
C26	Land South of Middlemarch Business Park, Siskin Drive	Cheylesmore	3.12	GF	Site is situated on the edge of the city adjacent to industrial estates. The land is also situated within Flood zones 2 and 3 and as a result residential development is not considered suitable in this location.	site is readily available	Due to flood risk and proximity to business use there are concerns if the site would be achievable for residential development.
C27	Stoney Road Allotments	Cheylesmore	5.01	GF	The site is a well used and maintained allotment garden, which is of importance to the surrounding community and users from wider afield. It provides a key piece of green infrastructure and as such residential development would be unsuitable.	Site is a well used allotment provision and is not considered available at this current time.	Site is likely to represent a viable development option.
C28	Land East of 16 Shortley Road	Cheylesmore	0.49	GF	Well used and maintained area of public open space which provides a vital local facility for surrounding properties. Residential development would be unsuitable due to the loss of this provision.	Site is a well maintained area of public open space and is not considered available at this current time.	Site is likely to represent a viable development option.
C29	Land adjacent 7 Barons Field Road, off Daventry Road	Cheylesmore	0.01	GF	Site is triangular in shape and situated on a corner plot of a 4 way junction. There are concerns that it may be difficult to produce a suitable residential environment, especially given the size and shape of the plot.	Site appears readily available for development.	if issues over separation distances can be overcome then this plot should offer a viable development opportunity.
C3	Cheylesmore Community Centre, Poitiers Road	Cheylesmore	0.60	BF	Well established and used community centre facility. Residential development may be suitable in this location due to the conformity with surrounding uses however, if replacement community facility was provided.	Site is well used and occupied. It is not considered readily available.	It is uncertain if the provision of alternative facilities would lead to viability issues. This site is currently considered unachievable in the current market.
C30	Alice Stevens School, Ashington Grove	Cheylesmore	0.86	BF	Site is situated within a predominantly residential area suggesting new dwellings would be suitable in principle on this site. The principle issue will be securing appropriate access and ensuring design prevents any impact on adjoining properties.	Site is no longer available as it has been earmarked for the development of a new SEN school.	Should the site become available it is likely to represent a viable development option.
C31	King Henry's Playing Fields	Cheylesmore	6.4	GF/GB	Site sits in isolation and would be better suited as part of a comprehensive scheme. Development of the site would also constitute the loss of private playing fields which would require relocation and may also have impact on adjoining LWS designations unless managed through mitigation measures. Site is considered unsuitable in isolation but may be considered suitable as part of a comprehensive scheme subject to overcoming constraints.	Site is not currently available due to its continued use as private sports fields, however subject to relocation proposals the site may become available in the plan period and is being promoted for commercial activity	Site is likely to represent a viable development option subject to overcoming constraints.
C32	Whitley Abbey Playing fields	Cheylesmore	10.28	GF/GB	Site adjoins residential area to the east, but in isolation would require significant improvements to access. Development of the site is also expected to have significant impact on LWS and is considered unsuitable for development in principle for this reason, unless a satisfactory mitigation programme can be put in place	Site is not currently available due to its continued use as sports fields for academy school, however subject to further needs assessments it may become available in the plan period and is being promoted for commercial activity	Site is likely to represent a viable development option subject to overcoming constraints.
C4	Land adjacent 15 and 17 Forester's Road	Cheylesmore	0.08	BF	Site provides important garage provision and off street parking spaces for existing residents. Removal of the garages is likely to result in an unacceptable impact on on-street parking. The site is therefore considered unsuitable at this time.	Site appears in good condition and well used.	Site is likely to represent a viable development option.
C5	Land rear of 108-130 Dillotford Avenue	Cheylesmore	0.10	BF	Site provides important garage provision and off street parking spaces for existing residents. Removal of the garages is likely to result in an unacceptable impact on on-street parking. The site is therefore considered unsuitable at this time.	Site appears in good condition and well used.	Long narrow site creating concerns about suitable residential environment and impact/proximity to existing properties. Site not considered achievable at this time.
C6	Land rear of 152-174 Dillotford Avenue	Cheylesmore	0.11	BF	Site provides important garage provision and off street parking spaces for existing residents. Removal of the garages is likely to result in an unacceptable impact on on-street parking. The site is therefore considered unsuitable at this time.	Site appears in good condition and well used.	Long narrow site creating concerns about suitable residential environment and impact/proximity to existing properties. Site not considered achievable at this time.
C7	Land between 208-210 Dillotford Avenue	Cheylesmore	0.19	BF+GF	Site is in 2 halves. The southern part provides important garage provision and off street parking spaces for existing residents. The removal of the garages is likely to result in an unacceptable impact on on-street parking. The northern half is a well maintained area of public open space which provides amenity value to the surrounding properties. The loss of this open space is considered unacceptable at this time. The site is therefore considered unsuitable.	Both parts of the site are well used and well maintained.	Site is likely to represent a viable development option.

C8	Land between 216-218 Dillotford Avenue	Cheylesmore	0.10	BF+GF	Site is in 2 halves. The southern part provides important garage provision and off street parking spaces for existing residents. The removal of the garages is likely to result in an unacceptable impact on on-street parking. The northern half is a well maintained area of public open space which provides amenity value to the surrounding properties. The loss of this open space is considered unacceptable at this time. The site is therefore considered unsuitable.	Both parts of the site are well used and well maintained.	Site is likely to represent a viable development option.
C9	Land adjacent 9 Troyes Close	Cheylesmore	0.05	BF	Site provides important garage provision and off street parking spaces for existing residents. Removal of the garages is likely to result in an unacceptable impact on on-street parking. The site is therefore considered unsuitable at this time.	site appears in good condition and well used.	Site is likely to represent a viable development option.
E11	Land rear of 56 Stivichall Croft	Earlsdon	1.5	GB	Site is situated within the Kenilworth Road conservation area. The site is vacant land which appears to be used for horses and public access. The site is also situated within the Green Belt. The site adjoins the railway line to the north and is surrounded by mature trees that could qualify for protection. The site also appears constrained in terms of access and is not considered suitable at this time.	Site is clear and readily available. However it does suffer from access constraints	Site is expected to offer a viable development option
E5	Land at Junction of Fletchamstead Highway and Kenilworth Road	Earlsdon	0.19	GF	Well maintained and extensive residential curtilage within a prominent location in the conservation area. Sensitively designed single property may be suitable in this location.	Land is privately owned as part of adjoining property. Availability is currently uncertain.	A creation of a suitable access is likely to be the key issue given the proximity to a main junction. Plot is likely to yield a viable development however.
E6	Land at Junction of Kenpass Highway and Kenilworth Road	Earlsdon	0.13	GF	Well maintained and extensive residential curtilage within a prominent location in the conservation area. Sensitively designed single property may be suitable in this location.	Land is privately owned as part of adjoining property. Availability is currently uncertain.	A creation of a suitable access, management of adjacent pond and protection of trees are likely to be the key issues to delivering an achievable scheme. The plot is likely to yield a viable development however.
E8	Beechwood Avenue Allotments	Earlsdon	8.04	GF	The site is a well used and maintained allotment garden, which is of importance to the surrounding community and users from wider afield. It provides a key piece of green infrastructure and as such residential development would be unsuitable.	Site is a well used allotment provision and is not considered available at this current time.	Site is likely to represent a viable development option.
E9	Coat of Arms Cottage and surrounding curtilage, Coat of Arms Bridge Road	Earlsdon	0.63	GB	Residential development acceptable in principle, however the extensive curtilage comprises significant amount of vegetation and mature trees that may be subject to protection. Situated in a low density area and adjacent to a slightly raised section of the railway line an intensification of development may not be suitable in this location, especially given its location within the Green Belt and Kenilworth Road Conservation Area.	site does not appear readily available.	Site is likely to represent a viable development option.
F1	Belgrade Theatre Workshop, Edward Street	Foleshill	0.17	BF	Situated within a predominantly residential area, the site is likely to be suitable for residential redevelopment	The site is not considered available however due to lease constraints .	Site is likely to have some issues over achieving a suitable and viable layout.
F10	Car sales premises, junction Livingstone Road and Lockhurst Lane	Foleshill	0.20	BF	Site is situated within an established area of commercial uses and any residential development of this site is unlikely to be in keeping with its surrounding or be able to create a suitable residential environment.	Site appears to be in use for car sales and is not readily available.	Prominent location in close proximity to services and public amenities should create a viable development opportunity.
F12	Foleshill Social Club, Parkstone Road	Foleshill	0.29	PDL	Site adjoins existing residential provision and a new development would not only create a suitable residential environment on this site but enhance that of neighbouring properties.	Site recently occupied and is not considered available at this current time.e	Site is likely to represent a viable development option.
F13	Fairview Walk, Land between 3 and 5 Bedlam Lane	Foleshill	0.29	BF	Given surrounding residential provisions there may be some potential for suitable infill development. A comprehensive scheme is unlikely however due to access and site layout constraints.	Large parts of the site appear vacant and the site is considered to be available for redevelopment.	Given the difficulties with access and the creation of a comprehensive scheme it is uncertain if viability will be achievable, especially in the current market.
F17	Car Park adjacent Foleshill House, Foleshill Road	Foleshill	0.64	BF	Site provides important parking provision as part of an established business park. Any development of the site is likely to be best suited to employment purposes to be in keeping with its surroundings. The site is therefore considered unsuitable at this time.	site appears in good condition and well used.	Site is likely to represent a viable development option.
F23	Godiva Industrial Estate, Cross Road and Canal Road	Foleshill	4.61	BF	Well established industrial site situated in a commercial 'ribbon' along this section of the A444. The site also adjoins existing residential development however and a redevelopment of the site for new housing may be suitable under the right circumstances.	The site remains in existing viable use and is not readily available.	The site is likely to have some contamination issues but given its size should be able to create a viable development opportunity.
F24	Former Council Depot, 961 Foleshill Road	Foleshill	0.51	BF	The site forms an integrated part of an established and relatively modern industrial park. The most suitable form of development on this site would be a continuation of these employment provisions.	Site has recently been cleared and is readily available for development.	Site is likely to represent a viable development option.
F25	Land north of 1000a, Foleshill Road - New Inn Bridge Industrial Estate	Foleshill	0.40	BF	Well established industrial site in close proximity to the A444. Considered most suitable to remain in current use, although given some neighbouring residential provisions and proximity to Arena Mark MDC a residential proposal may well be suitable.	Site remains in established employment use and is not readily available.	Site remains well occupied suggesting employment provisions remain the most viable option on this site.
F26	Car Park and Sutherland House, Matlock Road	Foleshill	1.38	BF	Much of the site is within flood zones 2 and 3 suggesting some flood risk concerns associated with redeveloping the site. Although the site does sit adjacent to a large residential area, it also forms part of an established business park. Residential development is not considered suitable at this time, especially in light of flooding concerns.	Site remains in established employment use and is not readily available.	Site remains well occupied suggesting employment provisions remain the most viable option on this site.

F28	11a Lythalls Lane	Foleshill	0.32	BF	The site forms an integrated part of an established and relatively modern industrial park. It is also adjacent to the A44 suggesting a residential development of the whole site may be constrained by noise and air quality issues.	Site remains in established employment use and is not readily available.	Site remains well occupied suggesting employment provisions remain the most viable option on this site.
F29	8a Lythalls Lane	Foleshill	0.41	BF	The site forms an integrated part of an established and relatively modern industrial park. The most suitable form of development on this site would remain employment provisions.	Site remains in established employment use and is not readily available.	Site remains well occupied suggesting employment provisions remain the most viable option on this site.
F32	Land to south-east of Bartlett Close, Lythalls Lane	Foleshill	0.16	GF	Site is situated within a residential area and is considered suitable for the development of new homes.	Land appears readily available now.	Although site appears suitable and available there are serious question marks over achievability due to significant access constraints. There may be some potential from either Crown Green or Bartlett Close however these are likely to include ransom strips which is likely to impact on viability.
F34	Land South of Paradise House Eden Street	Foleshill	0.48	GF	Well vegetated area of urban green space which provides amenity for surrounding properties. Residential development is therefore considered unsuitable.	Site is a key area of urban green space and is not considered available at this current time.	Site is likely to represent a viable development option.
F35	Holmsdale Road (car park), off Foleshill Road	Foleshill	0.10	BF	Site provides important off street parking provision for the adjacent District Centre. Removal of these spaces is likely to result in an unacceptable impact on on-street parking and the vitality of the centre. The site is therefore considered unsuitable at this time.	site appears in good condition and well used.	Site is likely to represent a viable development option.
F36	Land rear of 6 Cromwell Street	Foleshill	0.07	BF	Site is situated within a well established residential block	Site appears in good condition and well used.	This is a relatively narrow site which raises concerns about suitable residential environment and impact/proximity to existing properties. Site not considered achievable at this time.
F37	UEES Exhausts Site, Beresford Avenue	Foleshill	4.52	BF	Large , well established industrial works with significant frontage to the A444 and excellent motorway access. The site does adjoin a large area off residential properties to the south however suggesting a redevelopment could be suitable under the right circumstances.	Site remains in established employment use and is not readily available.	Site remains well occupied suggesting employment provisions remain the most viable option on this site.
F38	Vauxhall Working Men's Club, Eld road	Foleshill	0.01	BF	Small club site, which may provide an opportunity for residential conversion. Significant concerns however over residents parking provision which would need to be satisfied to create a suitable development option.	Site availability is currently uncertain.	Conversion of the site is likely to create a viable opportunity.
F39	Challenge Close Car Park	Foleshill	0.15	BF	Site currently provides important parking provision to supporting existing commercial activity along Foleshill Road. The western half of the site is also situated within the flood plain. It is likely therefore that residential development is unsuitable in this particular area.	Site is vacant and readily available.	The reduced net developable area of the site is likely to cause some concerns over the viability and achievability of the site.
F40	Gas workers Social Club, 970 Foleshill Road	Foleshill	0.31	BF	Site is likely to be suitable for residential development.	Land owners have stated that the site is not available for redevelopment and shouldn't be shortlisted in the SHLAA.	If the site was to come forward it is likely that a viable development could be provided.
F48	Former Salvation Army site and Ambulance station	Foleshill	1.00	PDL	Site has recently changed ownership and has now been identified as a community parking area and is unlikely to be brought forward now for any additional development. Should the site be made available however then the site would be suitable.	Site is no longer considered available for development and has been withdrawn from consideration	Site is likely to represent a viable development option.
F49	John Gulson School Playing field, Eagle Street	Foleshill	0.82	GF	Area of well maintained playing fields that provide amenity value to local school. Residential development is likely to result in an unacceptable loss of established playing fields and recreation land.	Site appears to be in active recreation use at this current time.	Site is likely to represent a viable development option.
F50	Allotments rear of 1-29 Medina Road	Foleshill	0.34	GF	Well used and maintained allotment provision, providing valuable urban green space within a densely built area. Residential development will result in an unacceptable loss of this valuable amenity.	Land is well used for allotment provision and does not appear available at this time.	Site is likely to represent a viable development option, although there are serious concerns regarding accessibility, which may create viability concerns.
F52	Land between 58 and the Church, Station Street West	Foleshill	0.20	GF	Well used and maintained area of public open space which provides a vital local facility for surrounding properties. Residential development would be unsuitable due to the loss of this provision.	Site is a well maintained area of public open space and is not considered available at this current time.	Site is likely to represent a viable development option.
F53	Land at Foleshill Road and Old Church Road	Foleshill	0.39	GF	Site provides parking and green space provision for the adjacent church. Some of the land is also taken up by cemetery provision and the remaining green space is likely to provide extension opportunities for this facility. The site is therefore not considered a suitable residential opportunity.	The land is unlikely to be made available by the owners.	The site is not considered achievable due the issues with the cemetery provision.
F54	Central City Industrial Estate, South of Red Lane	Foleshill	6.85	PDL	Site is situated within the Canal Conservation area and although not a listed or locally listed building has a degree of conservation importance due to historical uses. Site could proove suitable for a mixed use form of development, although the retnetion of the historic unit 6 would be encouraged.	Site remainn currently occupied althoughn site representations suggest a short term availability.	site is likely to offer a viable option.

He10	Land off Elizabeth Way	Henley	1.48	GF	Well used and maintained area of public open space established as part of recent development. The land provides a vital local facility for surrounding properties. Residential development would be unsuitable due to the loss of this provision.	Site is a well maintained area of public open space and is not considered available at this current time.	Site is likely to represent a viable development option.
He11	Land North East of Elizabeth Way	Henley	0.97	GF	Allotment provision and urban green space providing a useful local amenity. Residential development would be unsuitable due to the loss of this provision.	Parts of the allotment appear in use, but other parts remain vacant. The availability of the site is therefore uncertain at this time.	Site is likely to represent a viable development option.
He4	Garages adjacent 15 Woodway Walk	Henley	0.06	BF	Site provides important garage provision and off street parking spaces for existing residents. Removal of the garages is likely to result in an unacceptable impact on on-street parking. The site is therefore considered unsuitable at this time.	Site appears in good condition and well used.	Site is likely to represent a viable development option.
He5	Garages opposite 6 & 23 Southcott Way	Henley	0.11	BF	Site provides important garage provision and off street parking spaces for existing residents. Removal of the garages is likely to result in an unacceptable impact on on-street parking. The site is therefore considered unsuitable at this time.	Site appears in good condition and well used.	Site is likely to represent a viable development option.
He6	Garages Leafield Close	Henley	0.05	BF	Site provides important garage provision and off street parking spaces for existing residents. Removal of the garages is likely to result in an unacceptable impact on on-street parking. The site is therefore considered unsuitable at this time.	Site appears in good condition and well used.	Site is likely to represent a viable development option.
Ho11	Land at Braytoft Close, Everdon Road	Holbrook	0.11	GF	Well used and maintained area of public open space which provides a vital local facility for surrounding properties. Development is also likely to impact on adjoining properties in terms of separation distances and the built environment. Residential development would be unsuitable due to these issues	Site is a well maintained area of public open space and is not considered available at this current time.	Site is likely to represent a viable development option.
Ho12	Land south of 1 Richard Joy Close	Holbrook	0.10	GF	Well used and maintained area of public open space which provides a vital local facility for surrounding properties. Development is also likely to impact on adjoining properties in terms of separation distances and the built environment. Residential development would be unsuitable due to these issues	Site is a well maintained area of public open space and is not considered available at this current time.	Site is likely to represent a viable development option.
Ho13	Land south of Esterton Close	Holbrook	0.10	GF	Well used and maintained area of public open space which provides a vital local facility for surrounding properties. Development is also likely to impact on adjoining properties in terms of separation distances and the built environment. Residential development would be unsuitable due to these issues	Site is a well maintained area of public open space and is not considered available at this current time.	Site is likely to represent a viable development option.
Ho14	Land at Peyto Close	Holbrook	0.17	GF	Well used and maintained area of public open space which provides a vital local facility for surrounding properties. Development is also likely to impact on adjoining properties in terms of separation distances and the built environment. Residential development would be unsuitable due to these issues	Site is a well maintained area of public open space and is not considered available at this current time.	Site is likely to represent a viable development option.
Ho15	Land at Leeder Close	Holbrook	0.16	GF	Well used and maintained area of public open space which provides a vital local facility for surrounding properties. Development is also likely to impact on adjoining properties in terms of separation distances and the built environment. Residential development would be unsuitable due to these issues	Site is a well maintained area of public open space and is not considered available at this current time.	Site is likely to represent a viable development option.
Ho16	Land at Foxglove Close	Holbrook	0.21	GF	Well used and maintained area of public open space which provides a vital local facility for surrounding properties. Development is also likely to impact on adjoining properties in terms of separation distances and the built environment. Residential development would be unsuitable due to these issues	Site is a well maintained area of public open space and is not considered available at this current time.	Site is likely to represent a viable development option.
Ho17	Land south of 2 Sharp Close and Everdon Road	Holbrook	0.10	GF	Well used and maintained area of public open space which provides a vital local facility for surrounding properties. Development is also likely to impact on adjoining properties in terms of separation distances and the built environment. Residential development would be unsuitable due to these issues	Site is a well maintained area of public open space and is not considered available at this current time.	Site is likely to represent a viable development option.
Ho18	Land east of 55 Everdon Road	Holbrook	0.08	GF	Well used and maintained area of public open space which provides a vital local facility for surrounding properties. Residential development would be unsuitable due to the loss of this provision.	Site is a well maintained area of public open space and is not considered available at this current time.	Site is likely to represent a viable development option.
Ho19	Land west of 38-56 Everdon Road	Holbrook	0.28	GF	Well used and maintained area of public open space which provides a vital local facility for surrounding properties. Residential development would be unsuitable due to the loss of this provision.	Site is a well maintained area of public open space and is not considered available at this current time.	Site is likely to represent a viable development option.
Ho20	Land at Lilley Close	Holbrook	0.11	GF	Well used and maintained area of public open space which provides a vital local facility for surrounding properties. Development is also likely to impact on adjoining properties in terms of separation distances and the built environment. Residential development would be unsuitable due to these issues	Site is a well maintained area of public open space and is not considered available at this current time.	Site is likely to represent a viable development option.
Ho21	Land at Giles Close	Holbrook	0.12	GF	Well used and maintained area of public open space which provides a vital local facility for surrounding properties. Development is also likely to impact on adjoining properties in terms of separation distances and the built environment. Residential development would be unsuitable due to these issues	Site is a well maintained area of public open space and is not considered available at this current time.	Site is likely to represent a viable development option.
Ho22	St Finbars Sport Ground, Holbrook Lane	Holbrook	2.08	GF	Area of well maintained playing fields. Residential development is likely to result in an unacceptable loss of established playing fields and recreation land and is therefore considered unsuitable at this time.	Site appears to be in active recreation use at this current time.	Site is likely to represent a viable development option.

Ho23	Land rear of 7-67 Whitmore Park Road	Holbrook	0.98	GF	The majority of the site comprises an area of well maintained playing fields. Residential development is likely to result in an unacceptable loss of established playing fields and recreation land and is therefore considered unsuitable at this time.	Site appears to be in active recreation use at this current time.	Site is likely to represent a viable development option, although it currently constrained in terms of access for development.
Ho24	Land North of Halford Lodge, Cottage Farm Road	Holbrook	0.37	GF	Well used and maintained area of public open space which provides a vital local facility for surrounding properties. Residential development would be unsuitable due to the loss of this provision.	Site is a well maintained area of public open space and is not considered available at this current time.	Site is likely to represent a viable development option.
Ho25	Land south of 2-12 Wingfield Way	Holbrook	0.33	GF	Well used and maintained area of public open space which provides a vital local facility for surrounding properties. Residential development would be unsuitable due to the loss of this provision.	Site is a well maintained area of public open space and is not considered available at this current time.	Site is likely to represent a viable development option.
Ho26	Land adjacent Ladyfields Way	Holbrook	0.09	GF	maintained area of public open space, which appears to have been set out to serve adjacent residential development. Residential development is not expected to be acceptable in this instance and the site is considered unsuitable	Site is considered available at this current time.	Site is likely to represent a viable development option.
Ho28	Land between Winding House Lane and Burbages Lane	Holbrook	1.56	GB	The majority of the site comprises a well used and maintained allotment provision situated within the Green Belt and helping provide a buffer between the residential area of Coventry and Rowleys Green. Residential development is therefore considered unsuitable and unacceptable at this time.	Land is well used for allotment provision and does not appear available at this time.	Site is not likely represent a viable development option.
Ho4	Rocking Horse Nursery, Giles Close	Holbrook	0.27	PDL	The site benefits from poor access and given the location, this could be classed as quasi backland development	Land is well used for as amenity and social/community provision and does not appear available at this time.	Site is not likely represent a viable development option.
Ho6	Land rear of 55- 63 Lowe Road	Holbrook	0.08	BF	Unused former garage site that had become re-naturalised into the adjacent urban green space. Access to the site is relatively poor and it is uncertain if a suitable residential environment could be created, especially in relation to separation distances to adjoining properties. Notwithstanding the site has recently been turned over to new formal parking to support the recent development to the south	Site is no longer considered available	If access and separation issues can be overcome this should lead to a viable and achievable development opportunity.
Ho7	Land rear of 38 -76 Everdon Road	Holbrook	0.19	BF	Site situated to the rear of shopping parade and comprises vacant scrub land and garage/storage and parking provision associated with the shops. As such a suitable residential environment would be difficult to create, whilst the area would also suffer from access constraints for new dwellings.	The majority of the site appears well used and is not considered readily available.	Given the site constraints it is uncertain of a viable and achievable development could be achieved on this site.
Ho9	Land at Keresley Close	Holbrook	0.03	GF	Well used and maintained area of public open space which provides a vital local facility for surrounding properties. Residential development would be unsuitable due to the loss of this provision.	Site is a well maintained area of public open space and is not considered available at this current time.	Site is not likely to represent a viable development option.
L1	Land rear of 3 2-24 Tynemouth Close	Longford	0.37	GF	Land comprises extensive residential curtilage, part of which is well maintained and used as allotment gardens. Although a residential principle is largely established, the site is largely backland in nature and an intensification of residential use could be prevented by poor access arrangements. Although a small number of additional properties could be suitable it would fall below the sHLAA threshold.	Site is not considered available following change of ownership and approved consent to reconfigure the dwelling on site	Site is likely to represent a viable development option.
L10	Land West of Stonebrook Way and rear of 41-73 Longford Road	Longford	0.83	PDL	The site forms part of an extensive industrial estate, and despite adjoining residential properties on its eastern and southern boundary, an extensive residential development would intrude into the established industrial park, which may place at risk future industrial provisions and employment opportunities within the local area. Access to the site may also be difficult and would need to utilise 2 narrow entrance routes that go up the sides of existing properties. These issues create concerns over the suitability of the site for residential development at this time.	The site appears well used and occupied by viable employment practices.	Although the site is likely to represent a viable development option it will need to have regard to some areas of flood risk and access arrangements that could impact on site values and developable area.
L11	Hales Park Industrial Estate, Rowley's Green Lane	Longford	4.99	PDL	The site forms part of an extensive industrial estate, and despite residential properties situated to the north (albeit separated by an extensive area of green space) a residential development would intrude into the established industrial park causing concerns over creating a suitable residential environment and the long term impact on the vitality and viability of the industrial estate. Site is considered unsuitable.	The site appears well used and occupied by viable employment practices.	Given the industrial nature and likely contamination issues with the site viability may be an issue, however the site is of a significant size and may be able to manage any abnormal costs. At best deliverability is uncertain on this site.
L13	Land south of Almond Tree Avenue and west of Roseberry Avenue.	Longford	1.16	GF	Well used and maintained area of public open space which provides a vital local facility for surrounding properties. The wider area also has deficiencies in some key aspects of green infrastructure which this area could support. The vast majority of the site is also covered by flood plain meaning development could be difficult. Residential development would be unsuitable due to the loss of this provision and substantial flood risk.	Site is a well maintained area of public open space and is not considered available at this current time.	Site is likely to represent a viable development option.
L14 a+b	Garages at 1-28 Fern Close and 1-3 Heather Road	Longford	0.14	PDL	Site provides important garage provision and off street parking spaces for existing residents. Removal of the garages is likely to result in an unacceptable impact on on-street parking. Given the narrow nature of the sites and the relationship to adjoining properties and gardens, development on these plots could also be difficult in terms of separation distances and relationship the street scene and urban form. The site is therefore considered unsuitable at this time.	Site appears in good condition and well used. It is not readily available.	The site is relatively narrow and it may prove difficult to create a suitable environment that is acceptable in terms of separation distances to existing properties. It is therefore uncertain if an achievable development plot could be created.

L15	Land rear of 9-63 Armfield Street	Longford	0.41	GF	The site is situated to the rear of established residential areas in a poorly accessed backland location. There are concerns about the ability to bring forward a suitable residential scheme that relates well to surrounding properties and reflects the brook corridor to the north and its associated area of flood risk. Site is not considered suitable in this instance.	Site appears in good condition, and appears to have recently been enhanced, which reflects planning consent from 2007.	Site is likely to represent a viable development option.
L17	Hotel site, Wilsons Lane	Longford	1.40	PDL	Site is situated to the north of the city in close proximity to the motorway junctions. It is situated within an established residential environment and as such the site would be considered suitable in principle.	Availability of the site is unknown but at the current time the site operates in a viable and appropriate way. There is no reason to expect the site will become vacant in the near future. The site is not considered available.	The site appears to operate in a viable way and as such redevelopment to an alternative may not represent a viable option at the current time.
L18	Land off Eburne Road (North of 11-12 Daphne Close)	Longford	0.40	GF/GB	Well used and maintained area of public open space which provides part of a green corridor into the Wyken Pool and Sowe Valley. The site has substantial tree coverage a public footpath that would significantly effect developability of the site. Residential development would be unsuitable due to the loss of this provision and erosion of the green pathway.	Site is a well maintained area of public open space and is not considered available at this current time.	Site is likely to represent a viable development option to provide an extension of Daphne Close and Violet Close
L19	Alderman's Green Primary School (H8:24)	Longford	0.14	GF	Site has formed part of 2001 housing allocation, the remainder of which has now been completed. The site is well vegetated and access is restricted. Development of the site is likely to have substantial environmental impact and as such the site is no longer considered suitable.	the availability of the site is unknown	the site is likely to offer a viable development option
L21	Land between Heddle Grove and Bell Green Road	Longford	0.43	GF	Well used and maintained area of public open space which provides a vital local facility for surrounding properties. Residential development would be unsuitable on the whole site due to the loss of this provision. There may be some potential however to extend the existing residential frontage along Bell Green Road, drawing in compensatory funds to help enhance the surrounding areas of green space. Even if this proves acceptable however it is unlikely to deliver sufficient numbers of homes to surpass the SHLAA threshold.	Site is a well maintained area of public open space and is not considered available at this current time.	Site is likely to represent a viable development option.
L22	Land North of Elkington Street and south of Good Shepherd and Little Heath Schools	Longford	2.08	GF	Well used and maintained area of public open space which provides a vital local facility for surrounding properties. The wider area also has deficiencies in some key aspects of green infrastructure which this area could support. Residential development would be unsuitable due to the loss of this provision.	Site is a well maintained area of public open space and is not considered available at this current time.	Site is likely to represent a viable development option.
L24	Land north of 1-7 Heddle Grove	Longford	0.15	GF	Well used and maintained area of public open space which provides a vital local facility for surrounding properties. Residential development would be unsuitable due to the loss of this provision.	Site is a well maintained area of public open space and is not considered available at this current time.	Site is likely to represent a viable development option.
L25	Land south of 2 Longford Road	Longford	0.10	GF	Site predominantly forms the public walkway from Longford Road to the Canal alongside areas of well vegetated green space. The site also sits alongside the longford road New Inn highway bridge, suggesting difficulties in creating a suitable environment for new homes in terms of air quality and noise. The site is not considered suitable for development at this time.	Site is a well used public footpath and access route to and from the canal. It is not considered readily available.	It is likely that a viable scheme could be delivered on this site, however with the diversion of the footpath and relationship of the site to the highway it is uncertain if an achievable and deliverable scheme could be forthcoming.
L27	Land west of 2-12 Delage Close	Longford	0.21	GF	Well used and maintained area of public open space which provides a vital local facility for surrounding properties. It would also be difficult to create a development that linked in well with the existing urban area, especially given the bus turning head situated at the top of the site. Residential development is likely to be unsuitable due to these issues	Site is a well maintained area of public open space and is not considered available at this current time.	Site is likely to represent a viable development option.
L29	Land rear of 17 and 19 Mill Race Lane	Longford	0.06	GF	The site is a well used and maintained area of residential curtilage that appears to be laid out like allotment garden. The site is poorly accessed and development would struggle to create a suitable relationship to existing properties and link in with the urban environment. Even if this was achievable the site could not accommodate more than 5 dwellings. The site is therefore considered unsuitable.	Site is a well used allotment provision and is not considered available at this current time.	Site is likely to represent a viable development option.
L31	Land at Union Place, Sydnall Road	Longford	0.32	GF	Area of scrub land that is extensively covered by vegetation. The site is adjacent to existing development, however is situated within more of a backland location given the single track road and footpath that is used to access it. The site may be suitable in principle for a small development however given the access constraints and issues this will not exceed the SHLAA threshold. Any development would however need to examine ecology and biodiversity value of the site as this is likely to have become well established.	The site would appear to be readily available.	Site is likely to represent a viable development option, subject to overcoming access constraints.
L32	Land South of 1 Carey Street	Longford	0.09	GF	Well used and maintained area of public open space which provides a vital local facility for surrounding properties and links into established green corridor. Much of the site is also at risk of flooding due to the brook running to the west/south. Residential development would be unsuitable due to the loss of this provision and risk of flooding.	Site is a well maintained area of public open space and is not considered available at this current time.	Site is likely to represent a viable development option.

L35	Land south of Lentons Lane	Longford	22.70	GF/GB	A sensitively designed scheme could offer a sustainable expansion of the Lentons Lane housing area with opportunities to link in with the canal to the south improving access to local facilities. The site does however have a significant mining history with visible disused mine shafts. As such the site can not be considered suitable for any form of development at this time.	Site appears readily available.	The mining legacy associated with this site is unlikely to render this site achievable.
L4	Rear of 46-60 Miles Meadow	Longford	0.28	PDL	Site provides important garage provision and off street parking spaces for existing residents. Removal of the garages is likely to result in an unacceptable impact on on-street parking. Given the narrow nature of the sites and the relationship to adjoining properties and gardens, development on these plots could also be difficult in terms of separation distances and relationship to the street scene and urban form. The site is therefore considered unsuitable at this time.	Site appears in good condition and well used. It is not readily available.	backland development site would need to consider retained access to garages of adjoining properties, which is likely to limit developability and may impact on viability.
L5	Land off Oban Road	Longford	2.07	PDL	Area of external storage/employment land situated within an established employment corridor that runs parallel to the railway line. This site sits within the centre of this established corridor and is identified as suffering from land contamination. Although some residential provision exists adjacent to the south of the site in particular, development of this site for residential provision would erode the employment corridor impacting on local job provision. The site is considered unsuitable for this reason.	availability of the site is unclear	Site is likely to represent a viable development option, however this would depend on the extent of contamination.
L9	Land rear of 44-80 Dovedale Avenue	Longford	0.30	GF	The site is situated to the rear of an established residential area between homes and the canal. Access to the site is very difficult and development is likely to have an impact on neighbouring properties in terms of overlooking. There are also concerns about impact on protected trees and existing ecology value. The site is not considered suitable for these reasons.	Site comprises numerous extended gardens meaning the site is in multiple ownership. Due to this issue it is assumed that the site, as a comprehensive parcel at least is not readily available.	In addition to the issues over multiple occupancy, the site also appears constrained in terms of access and the centre of the site contains a cluster of protected trees. There may also be some flood risk issues from the canal. Residential development in this location is therefore not considered achievable at this time.
LS1	Land North of allotments, 10 Stoke Green	Lower Stoke	0.37	GF	Principle of residential development is established however development of the curtilage is likely to result in an inappropriate loss of amenity space and allotment provision for the existing property. An extensive redevelopment is likely to be out of keeping with the conservation area, however 1 or 2 additional properties may prove suitable depending on design and access.	Site forms part of residential curtilage and is not considered readily available.	Land is well used but is likely to prove a viable option for a small amount of redevelopment assuming a suitable access could be achieved.
LS10	Land South of Goldsmiths Court, The Moorfield	Lower Stoke	1.76	GF	Well used and maintained area of public open space which provides a vital local facility for surrounding properties. Residential development would be unsuitable due to the loss of this provision.	Site is a well maintained area of public open space and is not considered available at this current time.	Site is likely to represent a viable development option.
LS11	Allotments north of 132 Siddeley Avenue	Lower Stoke	0.29	GF	Site comprises a small area of incidental urban green space, but is land locked on all 4 sides by existing residential development. Due to the lack of suitable access any new development is considered to be unsuitable at this time.	Land locked site that is not considered readily available at this time.	Access to site would require clearance of at least 1 existing dwelling. Due to relatively small land size and lower value area it is unlikely to be a viable option at this current time.
LS12	Land between Pinley Fields and Roundhouse Road	Lower Stoke	0.42	GF	Area of well maintained playing fields. Residential development is likely to result in an unacceptable loss of established playing fields and recreation land and is therefore considered unsuitable at this time.	Site appears to be in active recreation use at this current time.	Site is likely to represent a viable development option.
LS13	Land between Wyver Crescent & Tennyson Road	Lower Stoke	2.18	GF	Area of well maintained playing fields. Residential development is likely to result in an unacceptable loss of established playing fields and recreation land and is therefore considered unsuitable at this time.	Site appears to be in active recreation use at this current time.	Site is likely to represent a viable development option.
LS4	Land between Druid Road and Church Lane	Lower Stoke	0.14	GF	Site comprises a small area of incidental urban green space, but is land locked on all 4 sides by existing residential development. Due to the lack of suitable access any new development is considered to be unsuitable at this time.	Land locked site that is not considered readily available at this time.	Access to site would require clearance of at least 1 existing dwelling. Due to relatively small land size and lower value area it is unlikely to be a viable option at this current time.
LS5	Rear of 45-73 Binley Road	Lower Stoke	0.14	BF	Site provides important off street parking spaces associated with the Local Centre. The loss of this provision is likely to result in an unacceptable impact on on-street parking along a busy stretch of highway. The site is therefore considered unsuitable at this time.	The site appears well used and is not considered available at this time.	The site has significant access constraints for development and is also likely to suffer from restrictions to separation distances in relation to adjoining buildings. The site is not considered achievable for residential development.
LS6	Land adjacent 32 Macaulay Road	Lower Stoke	0.04	GF	The site is suitable for a single dwelling	Currently a private garden and therefore no available	Development is achievable subject to highways and design
LS7a	Land at the Sphinx, rear of Siddeley Avenue	Lower Stoke	1.5	GF	Site comprises an area of maintained playing fields and urban green space. The site is well located adjacent to existing residential provision. Whilst some residential development may help enhance the remaining sports fields development it would result in an unacceptable loss of urban green space within an area of limited provision. It is therefore considered unsuitable at this time.	Site appears to be in active recreation use at this current time. Although representations were put forward some time ago in support of the site, this has not been followed up.	Site is likely to represent a viable development option. However, due to the extent of house building adjacent to the site on PDL and the lower value nature of the area, demand and subsequent viability within the plan period is likely to be limited.

LS7b	Land at Sphinx, west of Riverslea Road	Lower Stoke	1.5	GF	Site comprises an area of maintained playing fields and urban green space. The site is well located adjacent to existing residential provision. Whilst some residential development may help enhance the remaining sports fields development it would result in an unacceptable loss of urban green space within an area of limited provision. It is therefore considered unsuitable at this time.	Site appears to be in active recreation use at this current time. Although representations were put forward some time ago in support of the site, this has not been followed up.	Site is likely to represent a viable development option. However, due to the extent of house building adjacent to the site on PDL and the lower value nature of the area, demand and subsequent viability within the plan period is likely to be limited.
LS9	Land west of 56 Binley Road	Lower Stoke	0.37	GF	Principle of residential development is established however development of the curtilage is likely to result in an inappropriate loss of amenity space for the existing property. An extensive redevelopment is likely to be out of keeping with the conservation area, however 1 or 2 additional properties may prove suitable depending on design and access.	Site forms part of residential curtilage and is not considered readily available.	Land is well used but is likely to prove a viable option for a small amount of redevelopment assuming a suitable access could be achieved.
R10	Garages and sub-station adjacent 30 Beake Avenue	Radford	0.03	BF	Site provides important garage provision and off street parking spaces for existing residents. The site also contains a locally important electricity sub-station. Removal of these provisions is considered unsuitable.	The site is not considered available at this time.	Site is a small infill plot but is significantly constrained by the sub-station. The site is therefore considered undeliverable.
R11	Garages rear of 1-6 Borrowdale Close	Radford	0.15	BF	Site provides important garage provision and off street parking spaces for existing residents. Removal of the garages is likely to result in an unacceptable impact on on-street parking. The site is therefore considered unsuitable at this time.	site appears largely in good condition and well used, although it is acknowledged that some improvements could be made.	Site is an awkward shape and is likely to suffer with regards separation distances to existing properties. Access would be best served from Borrowdale Close, which again could restrict the type and level of construction. The site is likely to prove difficult with marginal viability.
R17	The Radford Diamond, Land East of Tomson Avenue and South of Fynford Road.	Radford	0.18	GF	Site comprises an area of urban green space that is adjoined by residential properties on all 4 sides. Although land locked a very similar scheme in close proximity has been built some 20 years ago, suggesting residential development at that time would have been suitable in principle.	Site appears overgrown urban green space. Given it is largely land locked with no suitable access at the present time it can not be considered readily available.	In order to achieve access to the site at least 1 existing property would need to be cleared. This is likely to result in viability concerns given limited property values. Concerns also remain in terms of separation distances to existing dwellings. This site is not considered achievable at this time.
R18	The Radford Diamond, Land East of Fowler Road and South of Fynford Road	Radford	0.18	GF	Site comprises an area of urban green space that is adjoined by residential properties on all 4 sides. Although land locked a very similar scheme in close proximity has been built some 20 years ago, suggesting residential development at that time would have been suitable in principle.	Site appears overgrown urban green space. Given it is largely land locked with no suitable access at the present time it can not be considered readily available.	In order to achieve access to the site at least 1 existing property would need to be cleared. This is likely to result in viability concerns given limited property values. Concerns also remain in terms of separation distances to existing dwellings. This site is not considered achievable at this time.
R19	The Radford Diamond, Land West of Hewitt Avenue and South of Randle Street.	Radford	0.18	GF	Site comprises an area of urban green space that is adjoined by residential properties on all 4 sides. Although land locked a very similar scheme in close proximity has been built some 20 years ago, suggesting residential development at that time would have been suitable in principle.	Site appears overgrown urban green space. Given it is largely land locked with no suitable access at the present time it can not be considered readily available.	In order to achieve access to the site at least 1 existing property would need to be cleared. This is likely to result in viability concerns given limited property values. Concerns also remain in terms of separation distances to existing dwellings. This site is not considered achievable at this time.
R2	Bulwer road / 1-7 Heathcoat street	Radford	0.03	PDL	Small frontage parking area. The site is situated at a corner plot with close relationships to adjoining properties north and east. Following site visit it would vbery difficult to design a scheme that would have an acceptable relationship to these adjoining properties and the street scene. As such the site is considered unsuitable at this time.	Currently used as parking for around 6 cars.	A scheme could be viable and achievable subject to design and layout.
R20	The Radford Diamond, Land South of Brightmere Road and West of Hewitt Avenue.	Radford	0.23	GF	Site comprises an area of urban green space that is adjoined by residential properties on all 4 sides. Although there is some, very limited pedestrian access, much of the site is land locked a very similar scheme in close proximity has been built some 20 years ago, suggesting residential development at that time would have been suitable in principle.	Site appears overgrown urban green space. Given it is largely land locked with no suitable access at the present time it can not be considered readily available.	In order to achieve access to the site at least 1 existing property would need to be cleared. This is likely to result in viability concerns given limited property values. Concerns also remain in terms of separation distances to existing dwellings. This site is not considered achievable at this time.
R21	The Radford Diamond Land south of Ashmore Road and East of Tomson Avenue	Radford	0.18	GF	Site comprises an area of urban green space that is adjoined by residential properties on all 4 sides. Although land locked a very similar scheme in close proximity has been built some 20 years ago, suggesting residential development at that time would have been suitable in principle.	Site appears overgrown urban green space. Given it is largely land locked with no suitable access at the present time it can not be considered readily available.	In order to achieve access to the site at least 1 existing property would need to be cleared. This is likely to result in viability concerns given limited property values. Concerns also remain in terms of separation distances to existing dwellings. This site is not considered achievable at this time.

R22	The Radford Diamond, Land south of Brightmere Road and East of Tomson Avenue.	Radford	0.19	GF	Site comprises an area of urban green space that is adjoined by residential properties on all 4 sides. Although majority land locked a very similar scheme in close proximity has been built some 20 years ago, suggesting residential development at that time would have been suitable in principle. Site comprises outdoor play provision and landscaping and appears in active use.	Site is landscaped and is valued urban green space. Given it is largely land locked with no suitable access at the present time it can not be considered readily available.	In order to achieve access to the site at least 1 existing property would need to be cleared. This is likely to result in viability concerns given limited property values. Concerns also remain in terms of separation distances to existing dwellings. This site is not considered achievable at this time.
R23	Garages south of 122-144 Sadler Road	Radford	0.08	BF	Site provides important garage provision and off street parking spaces for existing residents. Removal of the garages is likely to result in an unacceptable impact on on-street parking. The site is therefore considered unsuitable at this time.	Site appears in good condition and well used.	Site is likely to represent a viable development option reflective of surrounding buildings.
R24	Daimler Green Social Club, Kinlet Close	Radford	0.40	BF	Site is currently a Sports and social club and bowling green. Some possible flood risk, although this is also evident in other areas of the locality. Vaulted sports provision which is well used but is located in new residential development. Site is suitable for residential development subject to appropriate provision elsewhere.	Currently in use and therefore not available	Likely to be an achievable development subject to overcoming ground conditions.
R3	Land East of Otterbrook Court	Radford	0.46	BF	Site provides off street parking spaces associated with the Bingo hall and other surrounding community provisions. The loss of this provision is likely to result in an unacceptable impact on on-street parking along a busy stretch of highway. Notwithstanding this a comprehensive scheme involving the bingo facility is likely to overcome these concerns given the residential nature of the surrounding area. At this time however the site is considered unsuitable at this time.	The site appears well used and is not considered available at this time.	Access is likely to prove acceptable, although some amendments may be required to accommodate new dwellings. There is also potential to link into Otterbrook Court and the site is likely to create a viable development opportunity.
R5	Garages rear of 119 Blackwatch Road	Radford	0.09	BF	Site provides off street parking spaces associated with the Bingo hall and other surrounding community provisions. The loss of this provision is likely to result in an unacceptable impact on on-street parking along a busy stretch of highway. Notwithstanding this a comprehensive scheme involving the bingo facility is likely to overcome these concerns given the residential nature of the surrounding area. At this time however the site is considered unsuitable at this time.	The site appears well used and is not considered available at this time.	Access is likely to prove acceptable, although some amendments may be required to accommodate new dwellings. There is also potential to link into Otterbrook Court and the site is likely to create a viable development opportunity.
R8	Land rear of 34 Holland Road	Radford	0.13	BF	Narrow site situated to the rear of existing residential properties. The separation distances to adjoining dwellings is likely to mean a suitable residential environment can not be created whilst maintaining a suitable access. Site also comprises existing garage provision. The loss of this is likely to create issues with on-street parking.	The site has been put forward through representations and is considered available at this current time.	The shape and access to the site is considered unsuitable to deliver a viable and achievable development.
R9	Land rear of 39-77 Beake Avenue	Radford	0.98	GF	Well used and maintained area of public open space which provides a vital local facility for surrounding properties. It was also created and formalised as part of recent residential care home facility which adjoins the land to the north. Residential development would be unsuitable due to the loss of this provision.	Site is a well maintained area of public open space and is not considered available at this current time.	Site is likely to represent a viable development option.
S2	Spon End Garage & pub car parking, opposite 48-58 Spon End	Sherbourne	0.38	BF	Although the site is in close proximity to other dwellings it forms part of an established industrial park and adjoins both a busy commuter road and railway viaduct. The subsequent noise and air quality issues are unlikely to create a suitable residential environment.	The site has been identified as being available by the landowner however it continues to trade as a car showroom and any availability is likely to be longer term.	Given the issue with adjoining uses, noise and air quality concerns it is unlikely that a viable and achievable residential development could be delivered on this site.
StM15	88 Paynes Lane	St Michaels	0.22	BF	Site is situated within a predominantly residential area suggesting new dwellings would be suitable in principle on this site.	Site appears well occupied and in active employment use. It is therefore not considered readily available at this time.	Due to the limited site size and continued viable employment use it is uncertain if a residential development would be viable in this location given lower property values. The site is not considered deliverable at this time.
StM16	Industrial estate between 223 and 225 Stoney Stanton Road	St Michaels	0.92	BF	Situated within a predominately residential area the site appears suitable in principle to be redeveloped for new homes.	Site owners have recently progressed plans to reinstate the site for employment uses. It is therefore not considered available at this current time.	Site is likely to represent a viable development option in the future but at the current time appears to offer greater viability as employment land.
StM17	Land adjacent 17 Leopold Road	St Michaels	0.03	GF	Situated within a predominately residential area the site appears suitable in principle to be redeveloped for new homes.	Site appears clear and readily available for development	Site is likely to represent a viable development option but only for 1 or 2 dwellings. .
StM19	City Farm, Clarence Street	St Michaels	0.34	GF	The site comprises a well used and recently updated area of allotments and urban green space which provides a vital community facility. Residential development would be unsuitable due to the loss of this provision.	Site has recently been enhanced and upgraded and is not available for alternative development.	Site is likely to represent a viable development option.
StM20	Freehold Street Car Park	St Michaels	0.10	BF	Site provides important off street parking spaces for the adjacent social club. Removal of this provision is likely to result in an unacceptable impact on on-street parking and the vitality of the centre. The site is therefore considered unsuitable at this time.	Site appears in good condition and well used.	Site is likely to represent a viable development option.
StM21	Car park at the junction of Yardley Street and Wellington Street	St Michaels	0.20	BF	Site provides important off street parking spaces for the adjacent local centre. Removal of this provision is likely to result in an unacceptable impact on on-street parking and the vitality of the centre. The site is therefore considered unsuitable at this time.	Site appears in good condition and well used.	Site is likely to represent a viable development option for high density dwellings.

StM22	Land at the junction of Yardley Street and Nelson Street	St Michaels	0.22	BF	Site provides important off street parking spaces for existing residents. Removal of this provision is likely to result in an unacceptable impact on on-street parking. The site is therefore considered unsuitable at this time.	Site appears in good condition and well used.	Development of the site is likely to be constrained by the need to maintain separation distances to existing dwellings and overcome the issues of overlooking from the adjacent tower block.
StM23	Land adjacent 22 Winchester Street	St Michaels	0.04	BF	Site provides important garage provision and off street parking spaces for existing residents. Removal of the garages is likely to result in an unacceptable impact on on-street parking. The site is therefore considered unsuitable at this time.	Site appears in good condition and well used.	Site is likely to represent a viable development option for high density dwellings, with a continuation of the existing building line along Winchester Street.
StM24	Land adjacent 20 Heath Road	St Michael's	0.03	GF	Site comprises incidental urban green space, which has been left over after the construction of the A444. It sits adjacent to existing residential properties, however its proximity to A444 makes it unsuitable for residential development.	Site is gated off from the main road and is not considered readily available.	The sites proximity to the A444 means it is highly unlikely to represent a viable or achievable development option.
StM25	Parking area adjacent 34 Gulson Road	St Michael's	0.05	BF	Site provides important off street parking spaces for existing residents. Removal of this provision is likely to result in an unacceptable impact on on-street parking. The site is therefore considered unsuitable at this time.	Site appears in good condition and well used.	Site is likely to represent a viable development option for high density dwellings, with a continuation of the existing building line along Gulson Road.
StM26	Land at the junction of Keppel Street and Wright Street	St Michael's	0.02	BF	Site provides important off street parking spaces for existing residents. Removal of this provision is likely to result in an unacceptable impact on on-street parking. The site is therefore considered unsuitable at this time.	Site appears in good condition and well used.	Site is likely to represent a viable development option for a single dwelling fronting Wright Street.
StM30	Land South of Junction 2	St Michael's	0.6	PDL	Impact of the surrounding ring road is unsuitable for residential development.	Site appears in good condition and well used.	Site is likely to represent a viable commercial development option but not residential
StM31	Land north of Junction 2	St Michael's	0.73	PDL	Impact of the surrounding ring road will be unsuitable for residential development.	Site appears in good condition and well used.	Site is likely to represent a viable commercial development option but not residential
StM39	Existing properties at St Patrick's Road	St Michael's	0.25	BF	Site comprises existing residential provision and is considered suitable for similar redevelopment.	Site is in multiple ownerships and the large amount of land owners, some of which are unknown means the site can not be considered readily available.	The costs of securing ownership and clearing the site is likely to have an impact on site viability. Deliverability concerns on the adjoining site demonstrate the importance of a stronger market for this sort of re-development.
StM40	Site of gala Bingo	St Michael's	0.53	PDL	Impact of the bus station and road layout will be unsuitable for residential development at this stage.	Site appears in good condition and well used.	Changing road layout and slight adjustments to bus station can make this site viable as a part of wider residential development.
StM48	Land adjacent 9 Adderley Street	St Michaels	0.02	GF	Site comprises a mix of urban green space and vacant hard standing. It is situated within a residential area and is considered suitable in principle.	Site appears vacant and readily available for development.	Site is likely to represent a viable development option for a limited number of dwellings fronting Adderley Street. Site is considered too small for the SHLAA.
StM49	Land rear of 17 Priors Harnell and Harnall Lane East	St Michaels	0.07	GF	Well maintained area of public open space which provides a vital local facility for surrounding properties. Residential development would be unsuitable due to the loss of this provision.	Site is a well maintained area of public open space and is not considered available at this current time.	Site is likely to represent a viable development option.
StM50	Land South of Yardley Youth Centre. East of 83 Colchester Street	St Michaels	0.07	GF	Well used and maintained children's play area which provides a vital local facility for surrounding properties. Residential development would be unsuitable due to the loss of this provision.	Site is a well maintained area of children's play space and is not considered available at this current time.	Site is likely to represent a viable development option.
StM51	Vauxhall Street and East Street Park	St Michaels	0.19	GF	Well used and maintained area of public open space which provides a vital local facility for surrounding properties. Residential development would be unsuitable due to the loss of this provision.	Site is a well maintained area of public open space and is not considered available at this current time.	Site is likely to represent a viable development option.
StM52	Allotments at Cornwall Road	St Michaels	0.35	GF	The site is a well used and maintained allotment garden, which is of importance to the surrounding community and users from wider afield. It provides a key piece of green infrastructure and as such residential development would be unsuitable.	Site is a well used allotment provision and is not considered available at this current time.	Site is likely to represent a viable development option.
StM54	Land rear of 85 and 89 King William Street	St Michaels	0.04	GF	Well used and maintained area of public open space which provides a vital local facility for surrounding properties. Residential development would be unsuitable due to the loss of this provision.	Site is a well maintained area of public open space and is not considered available at this current time.	Site is likely to represent a viable development option so long as separation distances can be maintained with existing properties.

StM55	Elm Bank	St Michaels	1.10	PDL	Site is situated in a highly sustainable location on the edge of the city centre. Redevelopment of the site offers an opportunity to increase the vitality of the city centre and provide a suitable residential environment. Notwithstasnding the site has been reoccupied for commercial activity and is no longer available for consideration through the SHLAA	Site appears in good condition and well used . Site has recently been reoccupied for commercial activity and the site has been withdrawn from consideration through the SHLAA. It is not considered available at this current time.	Site appears to remain in viable operation, suggesting redevelopment of the site is more likely to occur under better market conditions than can be expected in the short term.
StM6	Land at Bluecotes school	St Michaels	2.55	GF	Land identified for expansion of school uses as apposed to residential development. Such use is considered suitable given the surrounding and adjacent buildings.residential development would be difficult given the need to access the site through the existing education facility.	site is identified as available	Site is expected to offer a viable development option.
US1	Land between Sewall Highway and Wyken Grange Road.	Upper Stoke	0.47	GF	Site provides accessible urban green space, which provides an important local facility for surrounding properties. Residential development would be unsuitable due to the loss of this provision.	Site is subject to a lengthy lease agreement and is not considered readily available.	Site is likely to represent a viable development option subject to termination of lease agreements and creation of suitable access.
US10	Land rear of 49 Skipton Gardens	Upper Stoke	0.03	BF	Site provides important off street parking spaces for existing residents. Removal of this provision is likely to result in an unacceptable impact on on-street parking. The site is therefore considered unsuitable at this time.	Site appears in good condition and well used.	Site is likely to represent a viable development option for a small number of infill properties.
US12	Land adjacent Longfield House, Bell Green Road	Upper Stoke	0.51	GF	Well used and maintained area of public open space which provides a vital local facility for surrounding properties. Residential development would be unsuitable due to the loss of this provision.	Site is a well maintained area of public open space and is not considered available at this current time.	Site is likely to represent a viable development option.
US13	Allotments between Forknell Avenue and Sewall Highway	Upper Stoke	0.59	GF	The site is a well used and maintained allotment garden, which is of importance to the surrounding community. It provides a key piece of green infrastructure and as such residential development would be unsuitable.	Site is a well used allotment provision and is not considered available at this current time.	Site is likely to represent a viable development option, although there is some concern about creating suitable separation distances to adjoining properties and the ability to create a suitable access.
US14	Land at Brixham Drive	Upper Stoke	0.88	GF	Well used and maintained area of public open space which provides a vital local facility for surrounding properties. Residential development would be unsuitable due to the loss of this provision.	Site is a well maintained area of public open space and is not considered available at this current time.	Site is likely to represent a viable development option.
US15	77a, Nuffield Road	Upper Stoke	0.13	GF	Site comprises an extensive area of residential curtilage that was created as part of a recent back land development. Private road created to serve new dwelling, which may be suitable for an additional 1 or 2 dwellings. Loss of residential amenity space could be an issue however in principle the site is considered suitable for a small amount of new residential development.	The site is not considered readily available.	Site is likely to represent a viable development option for a small number of new dwellings.
US16	Land rear of 17-59 Wyken Avenue	Upper Stoke	0.46	GF	Site contains a small amount of urban green space but is focused primarily around community buildings and facilities. The site adjoins residential provision on 3 sides and is likely to be suitable for some further development.	Site is subject to a lengthy lease agreement and is not considered readily available.	Site is likely to represent a viable development option subject to termination of lease agreements and creation of suitable access.
US19	Land between Longfield House and Sewall Court Bell Green Road	Upper Stoke	0.11	GF	Site is a small, well maintained area of public open space adjacent to a residential tower block and other areas of open space. The 2009 planning refusal suggested the site provided an important green buffer between Longfield House and Sewall Court, especially when viewed from Bell Green Road, and that the shortage of urban green space in the area was a significant concern. As such the site is not considered suitable for development.	Site readily available now for development.	Site is likely to represent a viable development option.
US2	Club and land adjacent, Coventry Street	Upper Stoke	0.46	BF	Well used and well established social and working mans club. The site is situated within a predominantly residential area and is likely to provide a suitable location for residential development.	The site remains in existing viable use and is not readily available.	Site is expected to offer a viable development option
US5	Land between Hastings Road and Richmond Street	Upper Stoke	0.41	GF	The site is a well used and maintained allotment garden, which is of importance to the surrounding community. It provides a key piece of green infrastructure and as such residential development would be unsuitable.	Site is a well used allotment provision and is not considered available at this current time.	Site is likely to represent a viable development option.
US7	Clay Lane Public Car Park	Upper Stoke	0.21	BF	Site provides important off street parking spaces for the adjacent major district centre. Removal of this provision is likely to result in an unacceptable impact on on-street parking and the vitality of the centre. The site is therefore considered unsuitable at this time.	Site appears in good condition and well used.	Site is likely to represent a viable development option.
US8	Land rear of 4-8 Caludon Road	Upper Stoke	0.10	BF	Site of an existing informal car showroom, surrounded by residential properties. Development of the site for a small number of infill properties would be suitable, however in order to reflect existing street scene and built environment it is unlikely this would exceed the 5 dwelling threshold for the SHLAA.	The site remains in existing viable use and is not readily available.	Site is likely to represent a viable development option for a small number of infill properties.
Wa1	Land West of 8 Alpine Rise	Wainbody	0.23	GF	Well used and maintained area of public open space which provides a vital local facility for surrounding properties. Although a well designed scheme could link in well with adjoining properties, the unacceptable loss of a vital area of urban green space means development of the site is considered unsuitable.	Site readily available now for development.	Site is expected to offer a viable development option

Wa12	Land rear of 18 Stoneleigh Road	Wainbody	2.5	GF/GB	Site is agricultural in nature and situated to the rear of a low density residential ribbon development along the Stoneleigh Road. The site begins to encroach upon the southern extremities of the existing urban area, with development likely to have a notable influence on the Crackley gap, which becomes increasingly prominent south of Stoneleigh Road. Consideration must also be given to the proposed HS2 buffer zone, which could be of influence. The development of appropriate site access may also be difficult and dependant on the removal of existing property. Development of this site is considered inappropriate and unsuitable at this time.	site is readily available for development - as put forward through representation	site is likely to offer a viable option.
Wa13	Land adjacent and rear of 147 Kenilworth Road	Wainbody	7.9	GF/GB	Site is agricultural in nature and situated to the south of a low density residential ribbon development along the Kenilworth Road. Although development has continued on the opposite side of the road it has not done so on this side. Although the opportunity to continue this ribbon form is possible, there is concern that further intensification of the ribbon development could constitute urban sprawl, encroaching upon the southern extremities of the existing urban area and likely to have a notable influence on the Crackley gap, which becomes increasingly prominent in this location. Consideration must also be given to the proposed HS2 buffer zone, which could be of influence. The development of appropriate site access may also be difficult and result in substantial harm to the protected woodland LWS. Development of this site is considered inappropriate and unsuitable at this time.	site is readily available for development - as put forward through representation	site is likely to offer a viable option.
Wa14	Sevenacres Farm, 26 and 26A Stoneleigh Road	Wainbody	2.6	GF/GB	Site is agricultural in nature and situated to the rear of a low density residential ribbon development along the Stoneleigh Road. The site begins to encroach upon the southern extremities of the existing urban area, with development likely to have a notable influence on the Crackley gap, which becomes increasingly prominent south of Stoneleigh Road. Consideration must also be given to the proposed HS2 buffer zone, which could be of influence. The development of appropriate site access may also be difficult and dependant on the removal of existing property. Development of this site is considered inappropriate and unsuitable at this time.	site is readily available for development - as put forward through representation	site is likely to offer a viable option.
Wa15	Merton House, Cryfield Grange Road	Wainbody	1.2	PDL/GF	Site is situated within a residential environment and is considered suitable in principle for low density development that respects and reflects the character of the conservation area. It is likely that a significant intensity of development on this site would be out of keeping with the surrounding area. As such the site is not considered suitable for further consideration through the SHLAA as it is not suitable for delivering 5 new dwellings.	Site remains occupied, however representations suggest it is available now	Site is expected to offer a viable development opportunity
Wa16	Wyndbrow House, Cryfield Grange Road	Wainbody	1	PDL/GF	Site is situated within a residential environment and is considered suitable in principle for low density development that respects and reflects the character of the conservation area. It is likely that a significant intensity of development on this site would be out of keeping with the surrounding area. As such the site is not considered suitable for further consideration through the SHLAA as it is not suitable for delivering 5 new dwellings.	Site remains occupied, however representations suggest it is available now	Site is expected to offer a viable development opportunity
Wa17	78 Kenilworth Road	Wainbody	0.86	PDL/GF	Site is situated within a residential environment and is considered suitable in principle for low density development that respects and reflects the character of the conservation area. It is likely that a significant intensity of development on this site would be out of keeping with the surrounding area. As such the site is not considered suitable for further consideration through the SHLAA as it is not suitable for delivering 5 new dwellings.	Site remains occupied, however representations suggest it is available now	Site is expected to offer a viable development opportunity
Wa18	80 Kenilworth Road	Wainbody	0.4	PDL/GF	Site is situated within a residential environment and is considered suitable in principle for low density development that respects and reflects the character of the conservation area. It is likely that a significant intensity of development on this site would be out of keeping with the surrounding area. As such the site is not considered suitable for further consideration through the SHLAA as it is not suitable for delivering 5 new dwellings.	Site remains occupied, however representations suggest it is available now	Site is expected to offer a viable development opportunity
Wa4	Land south east of 40 Peveril Drive	Wainbody	0.32	GF	Well used and maintained area of public open space which provides a vital local facility for surrounding properties. Although a well designed scheme could link in well with adjoining properties, the unacceptable loss of a vital area of urban green space means development of the site is considered unsuitable.	Site readily available now for development.	Site is expected to offer a viable development option
Wa7	Land rear of 51-57a Cotswold Drive	Wainbody	0.44	GF	Site would require major works to access and the likely purchasing of an existing privately owned property, potentially creating ransom strip issues and viability problems. The site also provides a high value area of green infrastructure which appears well maintained and used. Site is considered unusuitable at this stage.	site would appear to be readily available for development subject to overcoming access constraints.	site is likely to offer a viable option subject to overcoming access constraints.
Wa8	Land at Jacklin Drive	Wainbody	0.14	GF	Well used and maintained area of public open space which provides a vital local facility for surrounding properties. Although a well designed scheme could link in well with adjoining properties, capacity is unlikely to reach the 5 dwelling threshold. There is also a risk of surface water flooding and a strong degree of vegetation cover. For these reasons the site is considered unsuitable.	site would appear to be readily available for development	site is likely to offer a viable option.
Wa9	Land South of Stonebridge Highway and West of Howes Lane.	Wainbody	1.03	GF	Important area of green space that provides a buffer to the highway and junction. The site appears more of a left over area of land following the initial development and it is likely to be difficult to create a well integrated scheme that relates well to the existing built environment. Site is therefore considered unsuitable at this time.	site would appear to be readily available for development	site is likely to offer a viable option.

We1	459 Tile Hill Lane	Westwood	0.33	GF	Land comprises extensive residential curtilage with single property fronting the highway. A residential principle has previously been established under previous policy guidance, however a change to discourage backland development would suggest a move away from this previous permission. Site is no longer considered suitable at this time.	Site is well maintained, whilst no renewal application has been forthcoming. There are no signs that the site is currently available at this time.	Site is likely to represent a viable development option.
We10	Land west of Station Avenue	Westwood	1.84	GF/GB	Site represents an area of agricultural land in sustainable location adjacent to Tile Hill train station. Proximity to the station would require mitigation to the southern boundary. At the same time however the northern half of the site is situated within the flood plain and subject to significant flood risk. A suitable and deliverable area to provide a residential scheme that related well to the existing built environment is therefore unlikely to be achieved. Given the constraints affecting this site it is not considered suitable for development at this time.	site is considered available for development	Site is likely to represent a viable development option.
We11	Ecotech House, Falkland Close	Westwood	0.42	PDL	The site forms an integrated part of an established industrial park. The most suitable form of redevelopment on this site would be a continuation of these employment provisions. Due to the potential for eroding the industrial park and the potential difficulty in creating a relationship between the employment and residential uses within this environment the site is considered unsuitable.	Site appears occupied and well used, however representations have been made to suggest the site is currently available for redevelopment.	Site is likely to represent a viable development option, although it may benefit from being part of a more comprehensive redevelopment.
We12	Floyds Field Sports Ground, Tanners Lane	Westwood	7.34	GF/GB	Site comprises well maintained playing field, the loss of which would be unacceptable within the local community. At least half of the western edge of the site would extend beyond the existing western extremity of the urban area suggesting intrusion into the Green Belt. Site is not considered suitable for development at this time.	Site appears to be in active recreation use at this current time.	Site is likely to represent a viable development option.
We13	Land at Duggins Lane and Station avenue	Westwood	0.65	GF/GB	Although the site is situated in a sustainable location and could offer a suitable opportunity for small ribbon style infill along Duggins Lane, the site comprises an extensively vegetated area of land that also suffers significant flood risk. As such it is not considered suitable for any development.	site is considered available for development	Site is likely to represent a viable development option.
We14	Land west of Nickson Road	Westwood	0.98	GF	Well used and maintained area of public open space which provides a vital local facility for surrounding properties. Although a well designed scheme could link in well with adjoining properties, there is a risk of impact to neighbouring woodland and the unacceptable loss of a vital area of urban green space means development of the site is considered unsuitable.	site is considered available	Site is likely to represent a viable development option.
We16	Land at Robert Cramb Avenue	Westwood	0.57	GF	Well used and maintained area of public open space which provides a vital local facility for surrounding properties. Residential development would be unsuitable due to the loss of this provision.	site is considered available	Site is likely to represent a viable development option.
We17	Land off Ashfield Avenue	Westwood	0.41	GF	site represents a well maintained area of open space and provides an important part of the wider green infrastructure corridor that flows through the estate. The site has high community value and is considered unsuitable for residential development	availability of site is unknown.	Site is likely to represent a viable development option.
We18	Land off Brockhurst Drive	Westwood	0.24	GF	site represents an informal area of green space, which although not as well maintained as other green spaces close by provides an integral part of the wider green infrastructure corridor that flows through the estate. The site has high community and environmental value and is considered unsuitable for residential development	availability of site is unknown.	Site is likely to represent a viable development option.
We19	Land south of Duggins Lane	Westwood	2.78	GF/GB	Although development of this site would not expand upon the western extremities of the urban area, the site is considered to represent an important buffer between the existing urban area of Coventry and the ribbon development situated along Duggins Lane in Solihull Borough. Should this site be developed it would erode that function and give a perception of urban sprawl within a sensitive part of the Arden countryside. The site is also constrained by significant flood risk. As such the site is not considered suitable at this time.	site is considered available for development	Site is likely to represent a viable development option.
We2	Children's Home, Gravel Hill	Westwood	0.10	PDL	Land comprises existing care home with notable residential curtilage. The site is situated within an established residential area and a residential principle has previously been established under previous permission for the conversion of the existing building. The site is considered suitable for residential development.	availability of the site can no longer be confirmed and site is no longer expected to become available for the foreseeable future. Site can not be taken forward on this basis.	Site is likely to represent a viable development option.
We20	Land rear of Fein Bank and Greenways	Westwood	4.89	GF/GB	Site is designated as a LWS representing a high quality natural environment. The site would also expand beyond the existing western extremity of the city and intrude into the Green Belt as a result. As a result this site is not considered suitable for development.	Majority of site would appear to be available	Site is likely to represent a viable development option.

We21	Sports field north of Westwood Heath Road	Westwood	13.2	GF/GB	Site is situated adjacent to existing residential development and could offer a natural continuation of the existing Westwood Heath development whilst being retained within the existing urban area. In principle the site would offer a sustainable development and would normally be considered suitable on the basis of alternative provision being made for the sporting facilities. Notwithstanding the site owners have withdrawn the site from consideration and the site is no longer available for consideration.	Site has been withdrawn from consideration and is no longer available for consideration as a residential proposal. Site is to be retained for sporting provision	site is likely to offer a viable option.
We22	Land opposite 1-13 Nickson Road	Westwood	0.22	GF	Well used and maintained area of public open space which provides a vital local facility for surrounding properties. Although a well designed scheme could link in well with adjoining properties, the unacceptable loss of a vital area of urban green space means development of the site is considered unsuitable.	site is considered available	Site is likely to represent a viable development option.
We25	Conway Farm, Banner Lane	Westwood	3.8	GF/GB	Site relates well to existing development and the urban form, however it is a designated LWS and of important nature conservation value. It provides an important link through to the Tile Hill Green Wedge and is identified as a Green Space Corridor. As such, the site is not considered suitable at this time.	Site readily available now for development	Site is expected to offer a viable development option
We26	Land off Glendale Way	Westwood	1.09	GF	Site comprises dense vegetation and numerous mature trees, whilst appearing to reflect a continuation of the LNR on the opposite side of Banner Lane (although not designated as such). Site provides a vital local facility and also a buffer between residential and commercial property. Residential development is not considered suitable at this time.	Site appears to offer a readily available site	Site is likely to represent a viable development option.
We27	Land at Gravel Hill, opposite Ridgley Road	Westwood	0.16	GF	Development of the site could be difficult given the proximity of adjacent properties and maintenance of the street scene. The area of well maintained public open space also offers a key community asset. The site is therefore considered unsuitable at this time.	Although promoted, the site appears well used and maintained and is not considered readily available.	Viability could be an issue on this site given its relationship to adjacent properties.
We29	Land North of Duggins Lane	Westwood	3.17	GF/GB	Although development of this site would not expand upon the western extremities of the urban area, the site is considered to represent an important buffer between the existing urban area of Coventry and the ribbon development situated along Duggins Lane in Solihull Borough. Should this site be developed it would erode that function and give a perception of urban sprawl within a sensitive part of the Arden countryside. As such the site is not considered suitable at this time.	site is considered available for development	Site is likely to represent a viable development option.
We3	Templar Avenue / Torrington Avenue Industrial Estate	Westwood	1.18	PDL	Site is situated within an established industrial park. Although the northern half of the site does sit opposite some residential properties, the site appears to relate more to its other neighbouring uses, suggesting a redevelopment of this site would commence and erosion of the wider industrial park, especially to the west as the remaining units there would become isolated. Site is not considered suitable at this time.	Site has been suggested as available, however it does remain in active use.	Site is likely to represent a viable development option.
We30	Sports Ground, South of Tanners Lane	Westwood	4.86	GF/GB	Site comprises well maintained playing field, the loss of which would be unacceptable within the local community. Some of the western edge of the site would extend beyond the existing western extremity of the urban area suggesting intrusion into the Green Belt. Site is not considered suitable for development at this time.	Site appears to be in active recreation use at this current time.	Site is likely to represent a viable development option.
We31	Land adjacent The Newlands Public House, North of Tile Hill Lane	Westwood	0.11	GF	Well used and maintained area of open space associated with the adjacent public house. Site would rely on changes to the adjacent car park to secure suitable access. Site also suffers from flood risk and is unlikely to be suitable unless brought forward as part of a comprehensive scheme looking to convert the public house.	Site is a well maintained area of green space, which forms an integral part of the public house. Site in isolation is not considered readily available.	Site is likely to represent a viable development option as part of a more comprehensive scheme.
We35	Canley Site A - site expansion	Westwood	6	GF/GB	largely unmaintained area of incidental green space situated between 2 ancient woodlands. Given its proximity to 2 wooded areas the site also fails to relate particularly well to the existing urban form. There may be opportunity for a limited development fronting the highway which would reflect similar developments along Charter Avenue. Development of the site as a whole however is unlikely to be suitable.	site is considered readily available for development	site is likely to offer a viable option.
We4	Land east of 79 Westwood Heath Road	Westwood	0.05	GF/GB	Site is situated adjacent to the a row of residential properties that sit within the Green belt to the south of Westwood Heath Road. The site is at the end of this road but is adjacent to the listed church, albeit separated by a private road and church car park. Subject to design and further consideration of impact on the Green Belt there may be an opportunity for a small number of dwellings perhaps 1 or 2. The site is unlikely to justify removal from the Green Belt though in isolation due to a lack of defensible boundary and an abnormal impact on the wider Green belt designation.	Site is considered available	Site is likely to represent a viable development option.
We6	Land off Longwood Close, Westwood Way	Westwood	1.49	GF	The site forms an area of remaining land which is an integrated part of an established and relatively modern business park. The most suitable form of development on this site would be a continuation of these employment provisions.	Site is clear and is readily available for development.	Site is likely to represent a viable development option however its location within the business park suggests new residential provision would not necessarily be in keeping with neighbouring uses.

We7	Site rear of Penn House, Gravel Hill	Westwood	0.24	PDL	Site provides important garage provision and off street parking spaces for existing residents. Removal of the garages is likely to result in an unacceptable impact on on-street parking, while development itself could be difficult given the proximity of adjacent properties. The site also comprises an electric substation, whilst the area of well maintained public open space also offers a key community asset. The site is therefore considered unsuitable at this time.	Although promoted, the site appears well used and is not considered readily available.	Viability could be an issue on this site given its relationship to adjacent properties and impact of the substation.
We8	Garages rear of 31 Ridgley Road	Westwood	0.19	PDL	Site provides important garage provision and off street parking spaces for existing residents. Removal of the garages is likely to result in an unacceptable impact on on-street parking. The site is also a backland area, with any development being out of keeping with the surrounding urban environment. There is also a significant risk of overlooking and impact on adjacent properties. The site is therefore considered unsuitable.	Although promoted, the site appears well used and is not considered readily available.	Viability could be an issue on this site given its backland nature and relationship to adjacent properties.
Who11	parking area adjacent 162 Glendower Avenue	Whoberley	0.05	BF	Site provides important off street parking spaces for adjoining uses. Loss of these spaces is likely to result in an unacceptable impact on on-street parking. Any development would also need to be mindful of separation distances and overlooking from the adjacent buildings. The site is therefore considered unsuitable at this time.	site has recently been enhanced in terms of its layout and presentation. Site is not considered available at this time.	Site is likely to represent a viable development option.
Who14	Land rear of 118-124 Glendower Avenue	Whoberley	1.31	GF	Site is situated within an extensive residential area and comprises a number of allotment plots in varying degrees of maintenance. Similar developments which adjoin the site suggests similar development schemes have occurred in the past. This suggests that in principle a residential scheme may be suitable, subject to the acceptable loss of the allotment provision/public open space and creation of suitable access.	The site is in a number of ownerships and in order to secure a suitable access any development would need to overcome ransom strip issues. Although representations suggest the site is readily available the multiple ownership issues suggest availability could be an issue.	Site is subject to multiple ownerships and 2 ransom strip issues with regards securing access. Any alternative access would require the clearance of existing dwellings. Viability and deliverability are likely to be impacted significantly due to these issues. As such an achievable scheme is questionable at this stage.
Who18	Garage courts at Overdale Road, rear of Lyndale Road	Whoberley	0.31	PDL	Site provides important off street parking spaces for existing residents, although some of the garages in particular are now in poor condition and attracting antisocial behaviour. Despite concerns over the quality of the offer, the removal of this provision for housing may result in an unacceptable impact on parking in the wider vicinity. There is also concerns development itself could be difficult given the proximity of adjacent properties and risk of overlooking etc. The site is therefore considered unsuitable at this time, although it may be possible to bring forward a small number of properties below the SHLAA threshold.	Although promoted, the site appears well used and is not considered readily available.	Site is likely to represent a viable development option.
Who7	Old Clarence Public House and car park, Earlsdon Avenue North and Coniston Road	Whoberley	0.23	BF	Public house and car park situated within a predominantly residential area. Site is likely to offer a suitable residential development opportunity.	Site appears to be operating in a vibrant and viable manner. The site is considered a local community asset and not considered readily available at this time.	Site is likely to represent a viable development option.
Who8a+b	Garage site adjacent 75 and 76 and 96 and 97 Raphael Close	Whoberley	0.14	BF	Site provides important off street parking spaces for existing residents. The site is cleared of any previous derelict garage blocks and now sits well within the residential environment. Removal of this provision may result in an unacceptable impact on parking in the wider vicinity. Site is considered unsuitable for development at this time.	Although promoted, the site appears well used and is not considered readily available.	Site is likely to represent a viable development option.
Who9	former garage site adjacent 20 Rembrandt Close	Whoberley	0.18	BF	Site provides important off street parking spaces for existing residents. Removal of this provision may result in an unacceptable impact on parking in the wider vicinity, while development itself could be difficult given the proximity of adjacent properties. The site also comprises an electric substation. The site is therefore considered unsuitable at this time.	Although promoted, the site appears well used and is not considered readily available.	Site is likely to represent a viable development option.
Wo1	Land at Kings Acre, Park Hill Lane	Woodlands	0.73	GF/GB	Site is situated south of an existing residential estate and could form part of a wider development that linked the 2 parts of Park Hill. The vast majority of this wider land however is designated as LWS and provides an important green corridor along the Pickford Brook. Although the site is not within the LWS it does adjoin it on 2 sides. The site also suffers from difficult access and potential ransom strip, whilst also being vastly covered by Flood zones 2 and 3. as such the site is not considered suitable in principle at this time.	site has been identified as readily available	site is expected to offer a viable development
Wo12	Land rear of 1-11 and 2-16 Howlette Road	Woodlands	0.14	BF	land provides important garage provision and off street parking spaces for existing residents. Removal of the garages is likely to result in an unacceptable impact on on-street parking. The land areas are also small and their proximity to existing properties means it will be very difficult to create a suitable scheme that does not excessively impact on surrounding properties. The backland location will also mean its difficult to relate to the existing urban area. The land is therefore considered unsuitable at this time.	site appears in good condition and well used.	Site is likely to represent a viable development option so long as a suitable access can be created and separation distances to existing properties are adequate.

Wo13	Land rear of 2-4 Jelliffe Street	Woodlands	0.04	BF	Site provides important garage provision and off street parking spaces for existing residents. Removal of the garages is likely to result in an unacceptable impact on on-street parking. The site is also small and its proximity to existing properties means it will be very difficult to create a suitable scheme that does not excessively impact on surrounding properties. Its backland location will also mean its difficult to relate to the existing urban area. The site is therefore considered unsuitable at this time.	site appears in good condition and well used.	Site is likely to represent a marginal opportunity in viability terms, whilst an achievable scheme is also expected to be challenging due to the relationship with surrounding properties
Wo14	Land adjacent 13 William Bree Road	Woodlands	0.10	BF	Site provides important garage provision and off street parking spaces for existing residents. Removal of the garages is likely to result in an unacceptable impact on on-street parking. There are also concerns about the backland nature of the site and its relationship to adjoining properties and the adjacent school site. The site is therefore considered unsuitable at this time.	site appears in good condition and well used.	Site is likely to represent a viable development option so long as a suitable access can be created and separation distances to existing properties are adequate.
Wo19	Land South of 99 Sutherland Avenue	Woodlands	0.09	GF	Well used and maintained area of public open space which provides a vital local facility for surrounding properties. The site is also narrow and adjoins existing homes to the south and north meaning separation distances and well integrated new homes could be difficult to achieve. Residential development would be unsuitable for these reasons.	Site is a well maintained area of public open space and is not considered available at this current time.	Site is likely to represent a viable development option. This would however be dependant on the maintenance of suitable separation distances and overlooking from the adjacent buildings.
Wo2	Land East of 7-11 High Beech, Park Hill Lane	Woodlands	0.54	GF	Site currently appears to be a buffer between existing homes and highway, whilst access could also be a concern. Site promotion is for a single dwelling and it is acknowledged that this could be suitable subject to design and integration. Site is unlikely to exceed the SHLAA threshold though.	site has been identified as readily available	site is expected to offer a viable development
Wo20	Land South of 74 Sutherland Avenue	Woodlands	0.09	GF	Well used and maintained area of public open space which provides a vital local facility for surrounding properties. The site is also narrow and adjoins existing homes to the south and north meaning separation distances and well integrated new homes could be difficult to achieve. Residential development would be unsuitable for these reasons.	Site is a well maintained area of public open space and is not considered available at this current time.	Site is likely to represent a viable development option. This would however be dependant on the maintenance of suitable separation distances and overlooking from the adjacent buildings.
Wo21	Land West of 53 Faseman Avenue	Woodlands	0.16	GF	Well used and maintained area of public open space which provides a vital local facility for surrounding properties. Residential development would be unsuitable due to the loss of this provision.	Site is a well maintained area of public open space and is not considered available at this current time.	Site is likely to represent a viable development option.
Wo22	Land opposite 113-231 Jardine Crescent	Woodlands	0.94	GF	Well used and maintained area of public open space and children's play space which provides a vital local facility for surrounding properties, complimenting the adjacent district centre. Residential development would be unsuitable due to the loss of this provision.	Site is a well maintained area of public open space and children's play area and is not considered available at this current time.	Site is likely to represent a viable development option.
Wo23	Land rear of 14-32 Aldrich Avenue	Woodlands	0.16	GF	Well used and maintained area of public open space which provides a vital local facility for surrounding properties. The site is also situated to the rear of established properties on 4 sides and it may prove difficult to bring forward a scheme which is suitable in terms of relationship to the build form and relationship with surrounding properties. For these reasons residential development is considered unsuitable.	Site is a well maintained area of public open space and is not considered available at this current time.	Site is likely to represent a viable development option.
Wo24	Land between 74-90 Frisby Road	Woodlands	0.16	GF	Well used and maintained area of public open space which provides a vital local facility for surrounding properties. Residential development would be unsuitable due to the loss of this provision.	Site is a well maintained area of public open space and is not considered available at this current time.	Site is likely to represent a viable development option.
Wo3	Land between 6 and 12 James Green Road	Woodlands	0.33	GF	Well used and maintained area of public open space which provides a vital local facility for surrounding properties. Residential development would be unsuitable due to the loss of this provision.	Site is a well maintained area of public open space and is not considered available at this current time.	Site is likely to represent a viable development option.
Wo4	Land rear of 33-43 Bohun Street	Woodlands	1.12	GF	The site is a well used and maintained allotment garden, which is of importance to the surrounding community and users from wider afield. It provides a key piece of green infrastructure and as such its loss for residential development would be unsuitable.	Site is a well used allotment provision and is not considered available at this current time.	Site is likely to represent a viable development option so long a suitable access can be created and any issues over multiple plot ownership can be resolved.
Wo5	Garages at Shepherd Close (opposite 18 Shepherd Close)	Woodlands	0.06	BF	Site provides important garage provision and off street parking spaces for existing residents. Removal of the garages is likely to result in an unacceptable impact on on-street parking. The site is also likely to be constrained by separation distances to existing properties. The site is therefore considered unsuitable at this time.	site appears in good condition and well used.	Site is likely to be achievable for a small infill scheme subject to appropriate design and separation from existing properties which could be challenging.
Wo6	Land at Wheate Croft	Woodlands	0.04	GF	Well used and maintained area of public open space which provides a vital local facility for surrounding properties. It is also expected to be very difficult to bring forward a suitable development that relates in scale and proximity to the existing properties. Residential development would be unsuitable for these reasons.	Site is a well maintained area of public open space and is not considered available at this current time.	Site is likely to represent a viable development option, subject to suitable separation distances being retained to existing properties.
Wo7	Land adjacent 5 Berners Close	Woodlands	0.04	GF	land is situated within a well established residential area. It also appears to offer a distinct opportunity for a limited number of infill plots that sit within the existing street scene. The previous application appears to have acknowledge this but failed on detail location of the plot. It is considered possible to overcome the issue and as such a limited number of dwellings could be possible and suitable on this land, however this will not exceed the SHLAA threshold.	The site is considered readily available.	Site is likely to represent a viable development option.

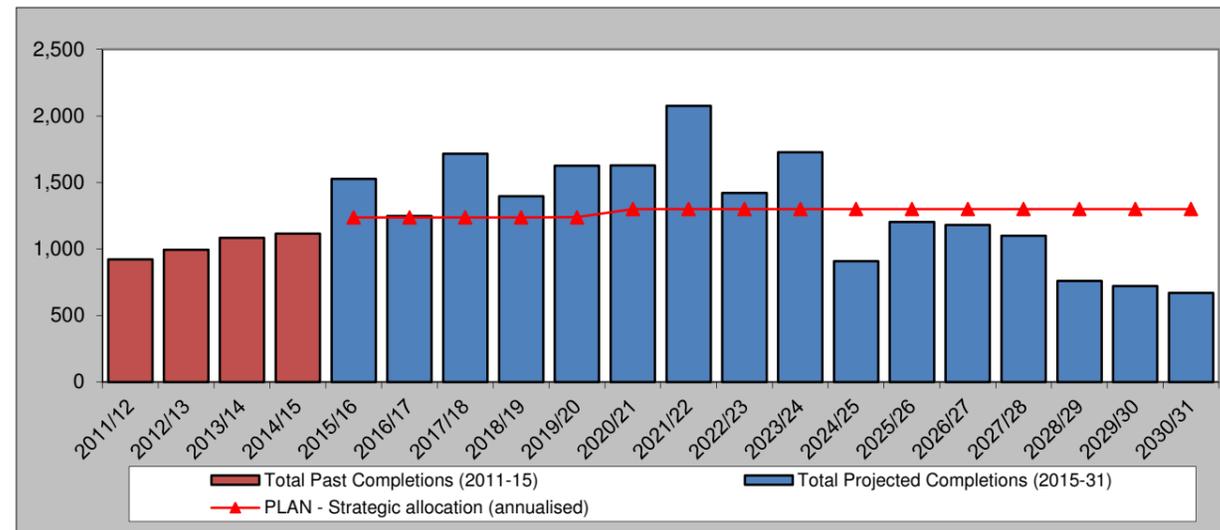
Wo8	Former garage site rear of 1-21 Empire Road	Woodlands	0.12	BF/GF/GB	Site comprises a vacant area of informal car parking situated between a row of housing and an area of established protected woodland. The size and shape of the site suggests it would be difficult to develop due to separation distances to existing properties, the impacts on the adjacent woodland and its position within the street scene. The majority of the site is also located within the Green Belt.	The site is considered readily available.	Site is unlikely to offer an achievable development option due to its size and shape.
Wo9	Land between 39 and 49 Empire Road	Woodlands	0.05	GF	In principle site would appear suitable for residential development given the opportunity to continue the existing street scene, however its unlikely that any development would exceed the SHLAA threshold, especially as a higher density proposal would be out of keeping with the surrounding area. There are however concerns around site access and the impact on the established hedgerow and tree. These would require further consideration.	site appears a well maintained area of curtilage	Site is likely to represent a viable development option.
Wy1	Garages rear of 11-21 The Drive and 147 St Ives Road	Wyken	0.09	BF	Site comprises what appears disused offstreet parking facility to the rear of existing properties. The site has started to become overgrown and renaturalised. The principle difficulty with the site will be securing appropriate access and designing a scheme that relates well to the existing environment without creating inappropriate impacts on adjoining properties. As such if a scheme is possible it is likely to be low in density. The site is therefore considered unsuitable at this time as capacity is expected to be below the SHLAA threshold.	Site readily available now for development	Site is likely to represent a viable development option
Wy11	Land North of Faygate Close	Wyken	5.45	GB	The land comprises an area of urban green space, with some evidence of farming. There are significant levels of vegetation and established trees with public footpaths as well as significant risk of flooding, all of which reflects the brook which runs through the site. The site is therefore considered unsuitable for residential development.	Site readily available now for development	Although the site is likely to represent a viable development option the extent of flood risk constraints render this site unachievable at this time.
Wy12	Land south of 102-112 Blandford Drive	Wyken	0.26	GF	Well used and maintained area of public open space which provides a vital local facility for surrounding properties. Access could also be an issue as well as the number of public footpaths that dissect the site. Residential development would be unsuitable due to the loss of this provision.	Site readily available now for development	Site is likely to represent a viable development option.
Wy13	Land at Belgrave Road and Attothall Road	Wyken	0.40	GF	Site represents a well used and maintained area of public open space which provides a vital local facility for surrounding properties. The site is surrounded on 4 sides by highway with residential development beyond, providing important green infrastructure to the setting of the residential environment. To develop this site is considered unsuitable at this time.	Site readily available now for development	Site is likely to represent a viable development option.
Wy14	Land North of 1-31 Lamerton Close	Wyken	0.54	GF	Well used and maintained area of public open space which provides a vital local facility for surrounding properties. Residential development would be unsuitable due to the loss of this provision.	Site readily available now for development	Site is likely to represent a viable development option.
Wy16	Rugby Club, Wyken Croft	Wyken	2.89	GF/GB	The site comprises a well maintained private rugby field used to support a local rugby club. Although replacement provision could be sought, the site does not adjoin the existing residential area (with the exception of limited linear development to the north), and development of the site would struggle to relate well to the existing residential area and likely to result in an unsuitable intrusion into the Wyken Croft Nature Park. The site is therefore considered unsuitable.	Site appears to be in active recreation use at this current time and is not considered available.	Site is likely to represent a viable development option.
Wy21	Caludon Castle Playing Fields	Wyken	10.15	GB	the vast majority of the site is affected by flood risk including both flood zones and surface water risk. The area also represents a well used area of public open space which is also associated with the school on the other side of the river. The site is not considered suitable for development at this stage.	Site readily available now for development	Although the site is likely to represent a viable development option the extent of flood risk constraints render this site unachievable at this time.
Wy3 a+b	Garages off Hopefield Close adjacent 171&109 Attothall Road and opposite 20 Hopedale Close	Wyken	0.15	BF	Site provides important garage provision and off street parking spaces for existing residents. Removal of the garages is likely to result in an unacceptable impact on on-street parking. The site is therefore considered unsuitable at this time. southern portion of the site has recently been refused at appeal to confirm this view.	site appears in good condition and well used.	Site is likely to represent a viable development option.
Wy4	Wyken Community Centre, Westmoreland Road	Wyken	1.02	BF	Site comprises a well used and well established community facility within an established residential area. Although residential development is likely to be suitable in principle, the loss of such an established and significant community provision is considered unsuitable.	Site remains in active use and is not currently considered readily available.	Site is likely to represent a viable development option.
Wy5	Garages and parking area adjacent 188 Belgrave Road	Wyken	0.14	BF	Site provides important off street parking spaces and fairly well maintained garage provision for adjoining properties. Loss of these spaces is likely to result in an unacceptable impact on on-street parking. Any development would also need to be mindful of separation distances and overlooking from the adjacent buildings. The site is therefore considered unsuitable at this time.	Site remains in active use, however site proposals suggest site is readily available.	Site is likely to represent a viable development option, although capacity is likely to be low.

Wy8	Garages adjacent 17 Harry Rose Road	Wyken	0.08	BF	Site appears to provide an important garage and off street parking facility for local residents, however useage appears low and the garages are continuing to fall into disrepair. Removal of the garages may not therefore have the same impact on on-street parking as it would if they were of better quality and in better use. A small facilitating development may therefore support improved offstreet provisions. In order to remain inkeeping with opposite properties though development is likely to be better suited to being lower density to be suitable, subject to overcoming any concerns of overlooking from the flats. The site is therefore considered unsuitable at this time as in order to overcome parking concerns density is likely to be below the SHLAA threshold.	Site readily available now for development	Site is likely to represent a viable development option
Wy9	Garage and parking area adjacent 17 Hipswell Highway	Wyken	0.11	BF	Back land plot providing important garage provision and off street parking spaces for existing residents as well as formal access arrangements to the rear of adjoining properties. Removal of the garages is likely to result in an unacceptable impact on on-street parking, whilst potentially compromising existing access arrangements. Acces to the site for development is currently poor and would require significant enhancement. The site is considered unsuitable at this time.	Site appears in good condition and well used.	Site is likely to represent a viable development option subject to suitable access arrangements and separation distances between existing properties..

Appendix 5a - Housing Trajectory (phased)

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	942	1,092	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3,835
Past Completions (Net Conversions)	180	50	156	118	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	504
Projections for Areas of Identified Supply																					
Sites With Planning Permission	-	-	-	-	401	1,087	824	790	542	456	506	319	89	5	100	100	100	100	0	0	5,419
Sites Under Construction	-	-	-	-	1,126	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,126
SHLAA Sites	-	-	-	-	0	72	626	157	292	332	337	166	582	106	257	228	317	93	100	102	3,767
Proposed Site Allocations (Local Plan)	-	-	-	-	0	25	265	450	475	615	1,085	855	915	715	665	635	610	535	535	535	8,915
Proposed Site Allocations (City Centre)	-	-	-	-	0	64	0	0	316	194	115	50	110	50	150	186	40	0	55	0	1,330
Small Site Windfall Allowance	-	-	-	-	-	-	-	-	-	32	32	32	32	32	32	32	32	32	32	32	352
Demolitions																					
Past Demolitions 2011-2015	37	79	15	94	All projected figures are net so no specific demolitions figures are incorporated for future delivery.																225
Totals and Assessment																					
Total Past Completions (2011-15)	921	994	1,083	1,116																	4,114
Total Projected Completions (2015-31)					1,527	1,248	1,715	1,397	1,625	1,629	2,075	1,422	1,728	908	1,204	1,181	1,099	760	722	669	20,909
Total Cumulative Completions (2015-31)					1,527	2,775	4,490	5,887	7,512	9,141	11,216	12,638	14,366	15,274	16,478	17,659	18,758	19,518	20,240	20,909	25,023
PLAN - Strategic allocation (annualised)					1,237	1,237	1,237	1,237	1,238	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,300	20,486
PLAN - Strategic allocation (cumulative)					1,237	2,474	3,711	4,948	6,186	7,486	8,786	10,086	11,386	12,686	13,986	15,286	16,586	17,886	19,186	20,486	20,486
MONITOR - Number of dwellings above or below cumulative allocation					290	301	779	939	1,326	1,655	2,430	2,552	2,980	2,588	2,492	2,373	2,172	1,632	1,054	423	423
MANAGE - Annual requirement taking account of past and projected completions					1,354	1,362	1,333	1,327	1,297	1,261	1,159	1,121	1,020	1,042	1,002	942	864	968	246	-423	-

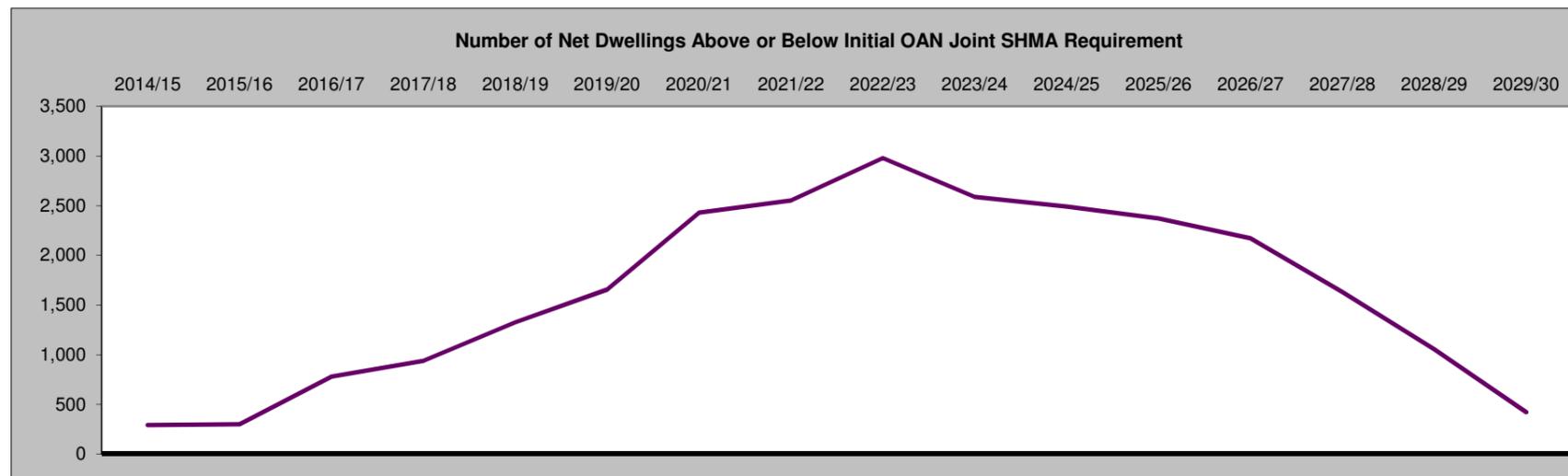
Joint SHMA - Capacity Scenario	Total	Annual
2011-2016	5,100	1,020
2016-2031	19,500	1,300
Total	24,600	-



Total Target (2011-2031)	24,600
Total Completions 2011-2015	4,114
Total remaining requirement (2015-2031)	20,486
Outstanding Shortfall from past completions (2011-2015)	-34
Amount of past shortfall included within 1st 3x5 year timeframe (-34/3)	-11 -2/year
Ammended 5 year Total Requirement (2015-2020) Liverpool	6,209 1,242
Ammended 5 year Total Requirement (2020-2025) Liverpool	6,489 1,298
Ammended 5 year Total Requirement (2025-2030) Liverpool	6,489 1,298

Ammended 5 year Total Requirement (2015-2020) Sedgefield	6,186 1,237
Ammended 5 year Total Requirement (2020-2025) Sedgefield	6,500 1,300
Ammended 5 year Total Requirement (2025-2030) Sedgefield	6,500 1,300

Joint SHMA - Capacity Scenario	Liverpool	Sedgefield
Total 5 Year Supply	7,512	7,512
Total 5 Year Requirement	6,209	6,186
Requirement Annualised	1,242	1,237
Number of Years Supply	6.05	6.07
Supply as a % of requirement	120.99%	121.44%



Appendix 5b - Housing Trajectory (unphased)

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	942	1,092	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3,835
Past Completions (Net Conversions)	180	50	156	118	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	504
Projections for Areas of Identified Supply																					
Sites With Planning Permission	-	-	-	-	401	1,087	824	790	542	456	506	319	89	5	100	100	100	100	0	0	5,419
Sites Under Construction	-	-	-	-	1,126	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,126
SHLAA Sites	-	-	-	-	0	72	626	157	292	332	337	166	582	106	257	228	317	93	100	102	3,767
Proposed Site Allocations (Local Plan)	-	-	-	-	0	25	265	450	475	615	1,085	855	915	715	665	635	610	535	535	535	8,915
Proposed Site Allocations (City Centre)	-	-	-	-	0	64	0	0	316	194	115	50	110	50	150	186	40	0	55	0	1,330
Small Site Windfall Allowance	-	-	-	-	-	-	-	-	-	32	32	32	32	32	32	32	32	32	32	32	352
Demolitions																					
Past Demolitions 2011-2015	37	79	15	94	All projected figures are net so no specific demolitions figures are incorporated for future delivery.																225
Totals and Assessment																					
Total Past Completions (2011-15)	921	994	1,083	1,116																	4,114
Total Projected Completions (2015-31)					1,527	1,248	1,715	1,397	1,625	1,629	2,075	1,422	1,728	908	1,204	1,181	1,099	760	722	669	20,909
Total Cumulative Completions (2015-31)					1,527	2,775	4,490	5,887	7,512	9,141	11,216	12,638	14,366	15,274	16,478	17,659	18,758	19,518	20,240	20,909	25,023
PLAN - Strategic allocation (annualised)					1,237	1,237	1,237	1,237	1,238	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,300	20,486
PLAN - Strategic allocation (cumulative)					1,237	2,474	3,711	4,948	6,186	7,486	8,786	10,086	11,386	12,686	13,986	15,286	16,586	17,886	19,186	20,486	20,486
MONITOR - Number of dwellings above or below cumulative allocation					290	301	779	939	1,326	1,655	2,430	2,552	2,980	2,588	2,492	2,373	2,172	1,632	1,054	423	423
MANAGE - Annual requirement taking account of past and projected completions					1,354	1,362	1,333	1,327	1,297	1,261	1,159	1,121	1,020	1,042	1,002	942	864	968	246	-423	-

Joint SHMA - Capacity Scenario	Total	Annual
2016-2031	24,600	1,230
Total	24,600	-

Total Target (2011-2031)	24,600	
Total Completions 2011-2015	4,114	
Total remaining requirement (2015-2031)	20,486	
Outstanding Shortfall from past completions (2011-2015)	806	
Amount of past shortfall included within 1st 3x5 year timeframe (-34/3)	269	54/year
Ammended 5 year Total Requirement (2015-2020) Liverpool	6,419	1,284
Ammended 5 year Total Requirement (2020-2025) Liverpool	6,419	1,284
Ammended 5 year Total Requirement (2025-2030) Liverpool	6,419	1,284

Ammended 5 year Total Requirement (2015-2020) Sedgefield	6,956	1,391
Ammended 5 year Total Requirement (2020-2025) Sedgefield	6,150	1,230
Ammended 5 year Total Requirement (2025-2030) Sedgefield	6,150	1,230

Joint SHMA - Capacity Scenario	Liverpool	Sedgefield
Total 5 Year Supply	7,512	7,512
Total 5 Year Requirement	6,419	6,956
Requirement Annualised	1,284	1,391
Number of Years Supply	5.85	5.40
Supply as a % of requirement	117.03%	107.99%

