



Coventry City Council

Local Plan

2018/19 Annual Monitoring Report



Planning Policy



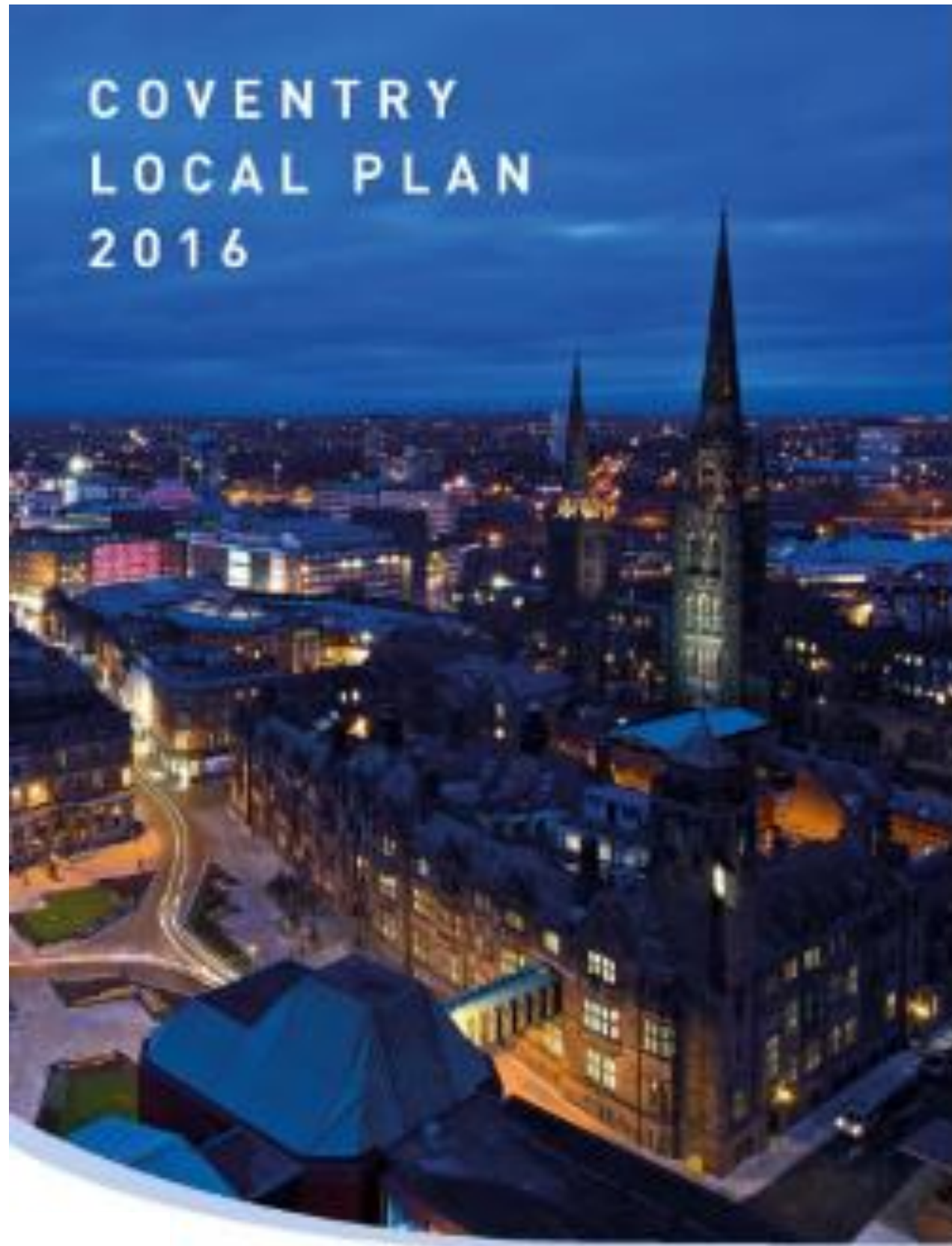
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Introduction

- 1.1. [Section 113 of the Localism Act 2011](#) requires the Local Planning Authority (LPA) to produce an Annual Monitoring Report (AMR). The report here is written to cover the development activity that has occurred in the city between the dates of 1st April 2018 and 31st March 2019.
- 1.2. Whilst there is no requirement for this monitoring report to be submitted to the Secretary of State, it still remains a statutory duty for the LPA to monitor its own performance against the requirements adopted through the [Coventry Local Plan 2011-2031](#) ("Local Plan"). Although LPAs still have discretion as to which targets and indicators to include in the AMR as long as they are consistent with the relevant UK legislation, and conform to [Regulation 34 of the Town and Country Planning \(Local Development\) \(England\) Regulations 2012](#) which set out the minimum requirements for the contents of the report. In short, this includes reporting on the implementation of the Local Development Scheme (LDS), performance against housing delivery targets as set out in the Local Plan, neighbourhood planning, Community Infrastructure Levy (CIL) and Duty to Cooperate (DtC).
- 1.3. As such, this document provides details on the key elements of the city based on the policy indicators and targets established in [Appendix 8](#) of the Local Plan, namely; housing, employment and retail. An addendum document, produced supplementary to this, will set out the progress made by the LPA with regards to the other, remaining aspects of the Local Plan which include, but are not limited to; social/community infrastructure, green environment, historic environment and other infrastructural development pertaining to communications and transport.
- 1.4. The primary purpose of this document is to share the performance and achievements of the planning service with the local community. It provides an update representing the most significant changes experienced within Coventry during the year outline in paragraph 1.1. The document is not intended to be an exhaustive study of all developments which have come forward or taken place, nor be overly specific relating to any 'case-studies'.





The Local Plan and other policy documents

- 2.1. The Coventry Local Plan was adopted in December 2017 and covers the period 2011 to 2031. It is explained in the supporting text to Policy IM1 of the Local Plan that Coventry City Council will monitor progress annually towards the achievement of key targets for growth ((affordable) housing, employment (both office and industrial) and retail).
- 2.2. The [Local Development Scheme](#) (LDS) was produced in 2015. It explains when policy documents will be produced by providing a timetable for producing policy documents that make up the Local Plan.
- 2.3. As the Local Plan has been adopted within the past 5 years, there has been no alterations to it over the past 12 months. Nevertheless, the Planning Policy Team have produced multiple Supplementary Planning Documents (SPD) to assist in the comprehension of the Local Plan.
- 2.4. The following SPDs were adopted, and came into force during 2018/19:
 - [Health Impact Assessment](#).
 - [Coventry Connected](#).
- 2.5. Further to these, [Coventry City Centre is subject to an Area Action Plan](#) (AAP), the only AAP in Coventry. This was produced and adopted simultaneously with the Local Plan process.
- 2.6. In June 2018, the city's first Neighbourhood Plan was 'made' in [Willenhall](#). Neighbourhood Plans are designed by local communities to guide development in their parish or other designated area. They can identify additional development sites (over and above those identified in the Local Plan) or can further guide particular aspects of development types. Once 'made' they form part of the policy framework for that area as a material consideration.

NEIGHBOURHOOD PLANS 'MADE'	DATE 'MADE'
Willenhall	June 2018
NEIGHBOURHOOD PLANS IN PREPARATION	
Allesley	
Finham	



Housing

Residential Development

Delivery

1.1. Despite the cities Objectively Assessed Need for 42,400 homes between 2011 and 2031, the Coventry Local Plan makes provision for a minimum of 24,600 of these dwellings across the plan period. The unmet housing need is picked up through the duty to cooperate as discussed later in this chapter.

1.2. As per policy H1 of the Local Plan, these dwellings are provided for through a stepped trajectory:

Policy H1: Housing Land Requirements

1. Provisions will be made for a minimum of 24,600 additional dwellings between 2011 and 2031.
2. As part of the housing trajectory, this requirement is to be stepped in the following way:
 - a) 2011-2016 (first 5 years): 1,020 homes per annum
 - b) 2017-2031 (following 15 years): 1,300 homes per annum
3. Housing land will be released in order to maintain a continuous 5-year supply of housing land in order to support a varied and flexible land supply to support housing delivery and sustainable development. This will be monitored through the Council's Annual Monitoring Report.

1.3. In 2018/19, a total of 1,499 net new dwellings have been delivered in entirety. This includes 1,374 new build dwellings, 9 conversions to dwellings and 116 change of use into dwellings.

DEVELOPMENT TYPE	TOTAL NUMBER OF NET COMPLETIONS
New Build	1,374 ¹
Change of Use	116 ¹
Conversion	9
	1,499

1.4. A breakdown of these completions by their allocation status shows that the Local Plan and City Centre AAP allocations and SHLAA sites identified in that same process continue to provide a relatively low number of completions. This is explained by the relatively recent adoption of both spatial frameworks and the time that is required to take a site through the planning process from allocated status to work starting on site.

1.5. As most allocated sites within the Local Plan started to be brought into the planning application process within the last 18 months or so, it is not unexpected to find that completions on these sites are minimal. The 155 dwellings completed were on sites carried forward from the now superseded 2001 Development Plan. The CCAAP shows very few completions as the vast

majority of residential completions within the City Centre continue to be PBSA which is recorded separately.

Completed by:	NET Completions	Percentage of Total (NET) Completions
2017 Local Plan (less PBSA)	155	10.3%
SHLAA Sites (less PBSA)	28	1.9%
2017 CCAAP (less PBSA)	45	3.0%
Windfall sites	451	30.1%
Student Accommodation	820	54.7%
Total (NET)	1,499	

1.6. The total net additional dwellings figure for 2018/19 shows a 17% increase on last year's net completion figure of 1,239 dwellings. This inflation can largely be attributed to the Purpose-Built Student Accommodation (PBSA) that has been completed this year (as anticipated when 58% of all units under construction last year were PBSA). In 2018/19, PBSA accounted for 55% of total net completions.

1.7. On this note, in terms of communal accommodation, 460 self-contained dwellings or 'studio-flats' (net) were completed – all of which were PBSA. A new allowance for shared accommodation has been established in paragraphs 9, 10 and 11 of the [Housing Delivery Test Measurement Rule Book](#) (HDT) and paragraphs 034 and 035 of the [Housing supply and delivery](#) chapter of PPG. Based on this, an allowance for a further 358 dwelling equivalent as 'cluster-flats'².

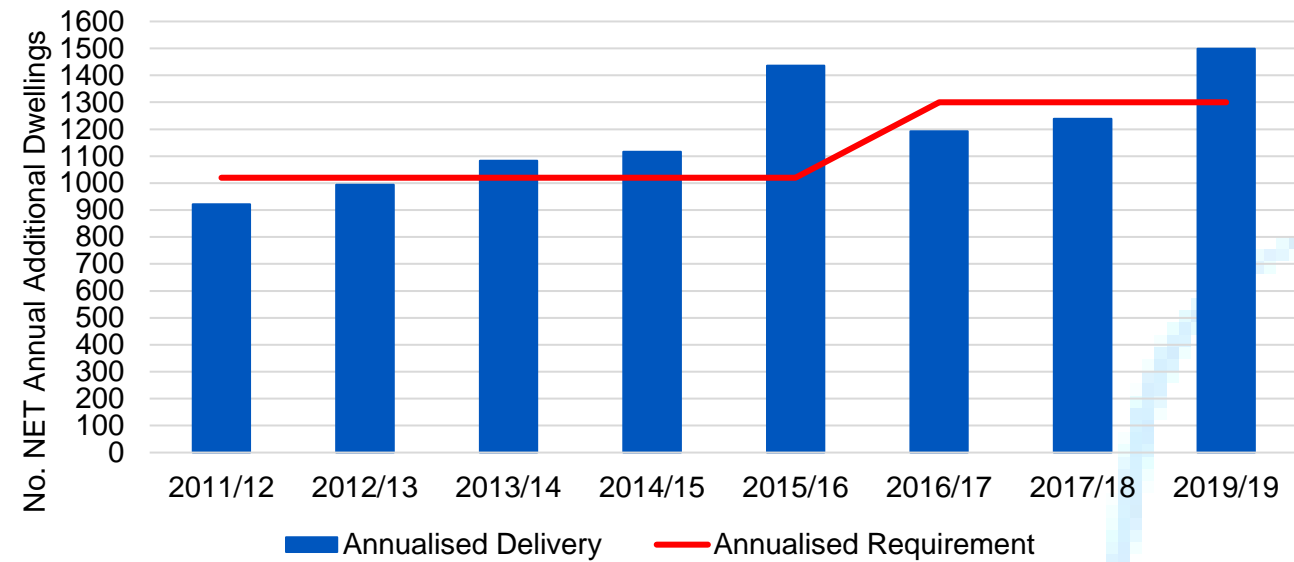


New City Centre Purpose-Built Student Accommodation on Fairfax Street.

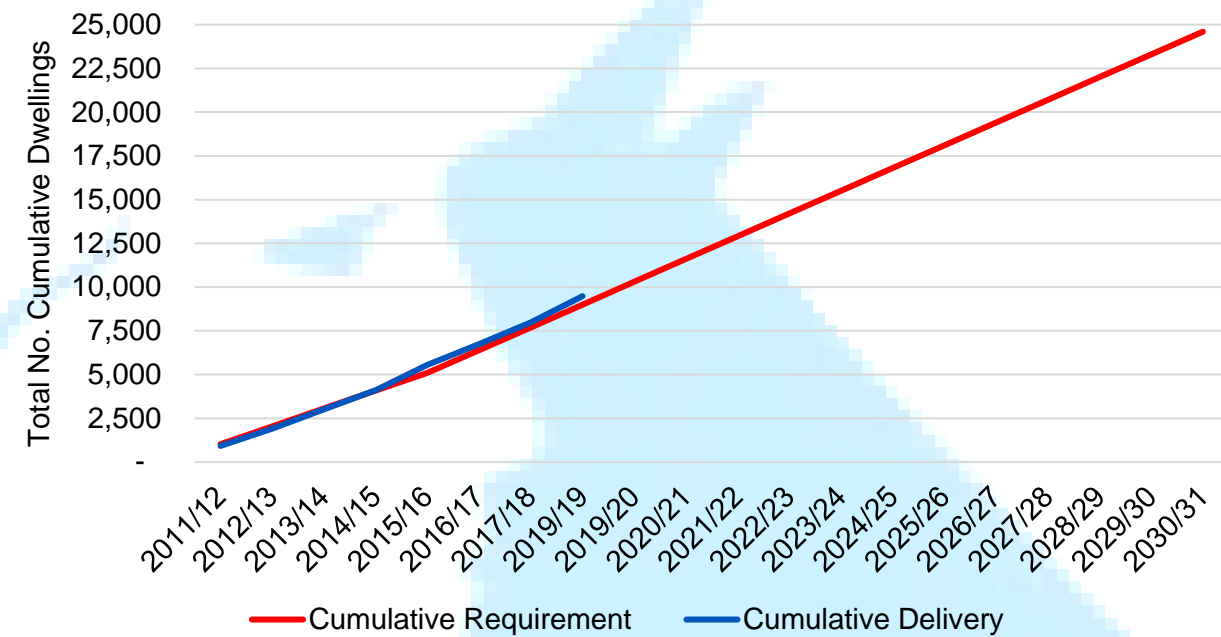
¹ Our return to national government shows slightly contrasting figures when comparing the internal mathematics. Due to a mis-calculation, the DELTA return shows 20 less new build completions (at 1,354), however this is offset by 20 too many change of use completions (at 136). As such, the total completions remain the same.

² A total of 2,142 student bedspaces were completed. This figure has been divided by the national average of students in student only households to calculate the 'dwellings equivalent' that such PBSA has added to the housing stock.

NET Annual Residential Completion (across elapsed Local Plan period)



NET Cumulative Completions (across Local Plan period)



- 1.8. As per paragraph 2 of Local Plan Policy H1, 2018/19 shows an oversupply against the target of 1,300 completions by 199. This reverses the recent trend across the previous two years of under-supply and continues the trend of ensuring cumulative delivery exceeds cumulative requirement.
- 1.9. Since the start of the plan period (2011), and including 2018/19, there has been a total of 9,480 net housing completions in Coventry. This represents a total oversupply of 480 dwellings above the Local Plan requirement of 9,000 up to the 31st April 2019.

Housing Delivery Test

1.10. In July 2018, the [Housing Delivery Test](#) was introduced alongside the revised NPPF in 2018. The HDT is a calculation specified by central Government to measure whether local planning authorities are meeting their requirements for housing delivery. It is a percentage measurement based upon a set formula of net homes delivered against the number of homes required (as established in the Local Plan), over a three-year rolling period.

$$\text{Housing Delivery Test (\%)} = \frac{\text{Total net homes delivered over three year period}}{\text{Total number of homes required over three year period}}$$

1.11. The numerator is calculated using the following formula (as set out in paragraph 7 of the Housing Delivery Test Measurement Rule Book³):

$$\begin{aligned} & \text{Net homes delivered in a year} \\ & = \text{Net Additional Dwellings National Statistic} \\ & \text{PLUS} \\ & \frac{\text{net increase in bedrooms in student communal accommodation in local authority}}{\text{average number of students in student only households in England}} \\ & \text{PLUS} \\ & \frac{\text{net increase in bedrooms in other communal accommodation in local authority}}{\text{average number of adults in households in England}} \end{aligned}$$

NET ADDITIONAL DWELLINGS DELIVERED

		2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19
Required	Annual	1,020	1,020	1,020	1,020	1,020	1,300	1,300	1,300
	Cum.	1,020	2,040	3,060	4,080	5,100	6,400	7,700	9,000
Delivery	Annual	921	994	1,083	1,116	1,436	1,192	1,239	1,499
	Cum.	921	1,915	2,998	4,114	5,550	6,742	7,981	9,480
Delivery vs. Requirement		-99	-125	-62	+34	+400	+342	+281	+480

Stepped Trajectory Joint SHMA	Requirement (Total)	Requirement (Annual)	Achieved	Difference
2011/12 – 2015/16 (First 5 Years)	5,100	1,020	5,550	+450
2016/17 – 2018/19 (Subsequent Completed Years)	3,900	1,300	3,930	+30
Total	9,000		9,480	+480

³ <https://www.gov.uk/government/publications/housing-delivery-test-measurement-rule-book>

- 1.12. Based on this formula, the 2018/19 calculation specifically for Coventry works out at 1,499 net completions.
- 1.13. Combining this figure with the previous two years' net completions of 1,129 for 2016/17 and 1,095 for 2017/18, the total rolling net completions for Coventry across the past three immediate years equals 3,723 dwellings delivered.
- 1.14. The denominator, total number of homes required, is a more complex calculation, and is largely set out in paragraph 12 of the Housing Delivery Test Measurement Rule Book³. As the housing requirement has been inspected and adopted within the previous five years (through the adoption of the Coventry Local Plan in December 2017), for 2018/19 this means that the lower of the adopted Local Plan requirement, or the standard method for calculating Local Housing Need (as set out in PPG Chapter Housing and economic development needs assessments⁴) is used.
- 1.15. In short, the requirements for Coventry have been calculated as 1,139 for 2016/17, 1,300 for 2017/18 and 1,023 for 2018/19. Therefore, Coventry has scored 108% for the 2019 Housing Delivery Test. This score ensures that no action is required to be taken, as the LPA is meeting its local housing need.

HOUSING DELIVERY TEST CALCULATION

Housing Requirement 2016/17 to 2018/19 (inclusive)	3,462
NET Homes delivered 2016/17 to 2018/19 (inclusive)	3,723
Housing Delivery Test percentage	108%

$$108\% = \frac{3,723}{3,462}$$

- 1.16. A figure of 100% would indicate that the authority is meeting its housing requirement. A figure in excess of 100% shows a delivering an over-supply of homes, whilst a figure underneath 100% indicates a failure to meet the requirement. Should the figure drop-below 95%, then the authority is required to progress and implement an action plan in order to boost housing completions.

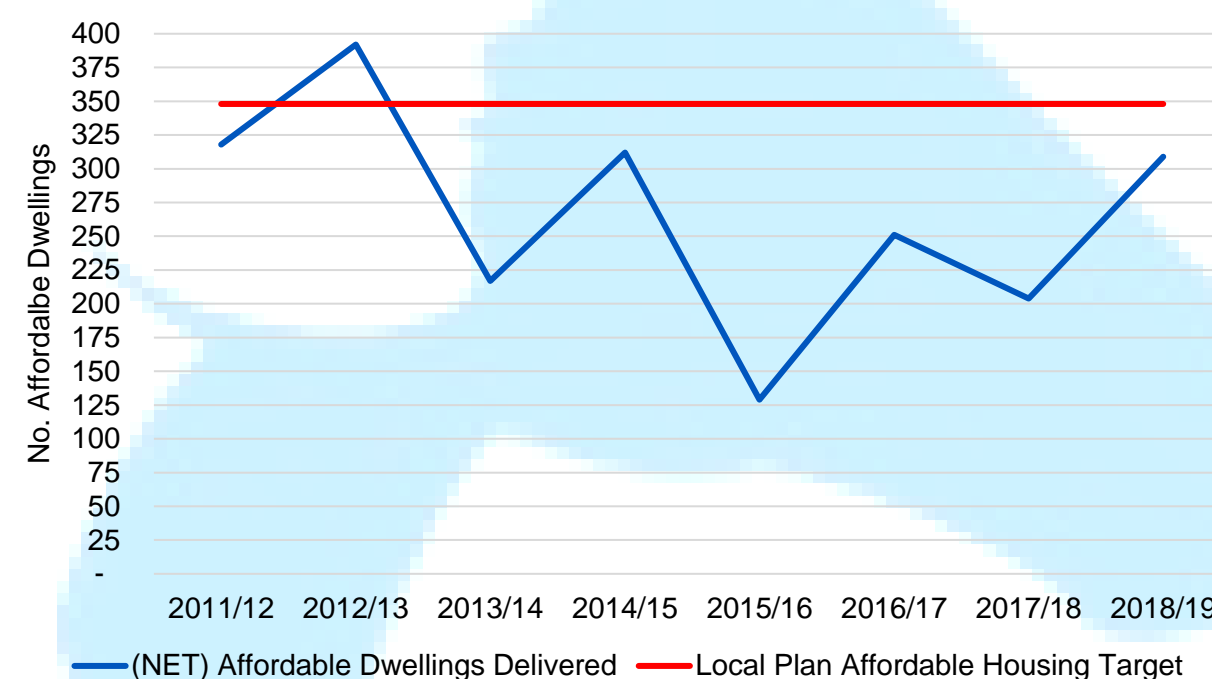
Affordable Homes

- 1.17. It has been identified that Coventry needs 348 new affordable homes per annum during the plan period. This equates to 27% of the average annual housing requirement of 1,300.

NET AFFORDABLE HOMES DELIVERED

	2011/ 12	2012/ 13	2013/ 14	2014/ 15	2015/ 16	2016/ 17	2017/ 18	2018/ 19
Market Dwellings	603	602	866	804	1,307	878	891	1,190
Affordable Dwellings	318	392	217	312	129	251	204	309
Total	921	994	1,083	1,116	1,436	1,129	1,095	1,499
% Affordable	35%	39%	20%	28%	9%	22%	19%	26%

(NET) Affordable Housing Delivery (across Local Plan period)



- 1.18. The delivery of affordable dwellings has failed to meet the Local Plan target across much of the plan period. Although the lowest output thus far was delivered in 2015/16, since then, there has been a general increase in the delivery of affordable homes. This trend has continued into 2018/19 despite not delivering the target of 348.
- 1.19. Interestingly, 2018/19 saw 26% of total residential completions being affordable in nature. This is marginally short of the 27% annual 'soft' target against total completions per annum. As set out in paragraph 1.8, there has been a strong over-supply of total net dwellings for this year. As such it can be concluded that the quantity of affordable homes per application completed this year is below the requirement.

⁴ <https://www.gov.uk/guidance/housing-and-economic-development-needs-assessments>

Housing Trajectory

1.20. The authority also projects forward its anticipated supply to identify at the earliest opportunity any shortfall(s). It is also necessary to apply sensitivity testing to the supply in order to ensure a suitable and appropriate level of housing supply is available, especially within the next immediate 5 years.

1.21. At the 31st March 2019, within the Coventry administrative area, there were a total of 3,378 residential dwellings under construction and 4,134 residential dwellings with extant planning permission but not started.

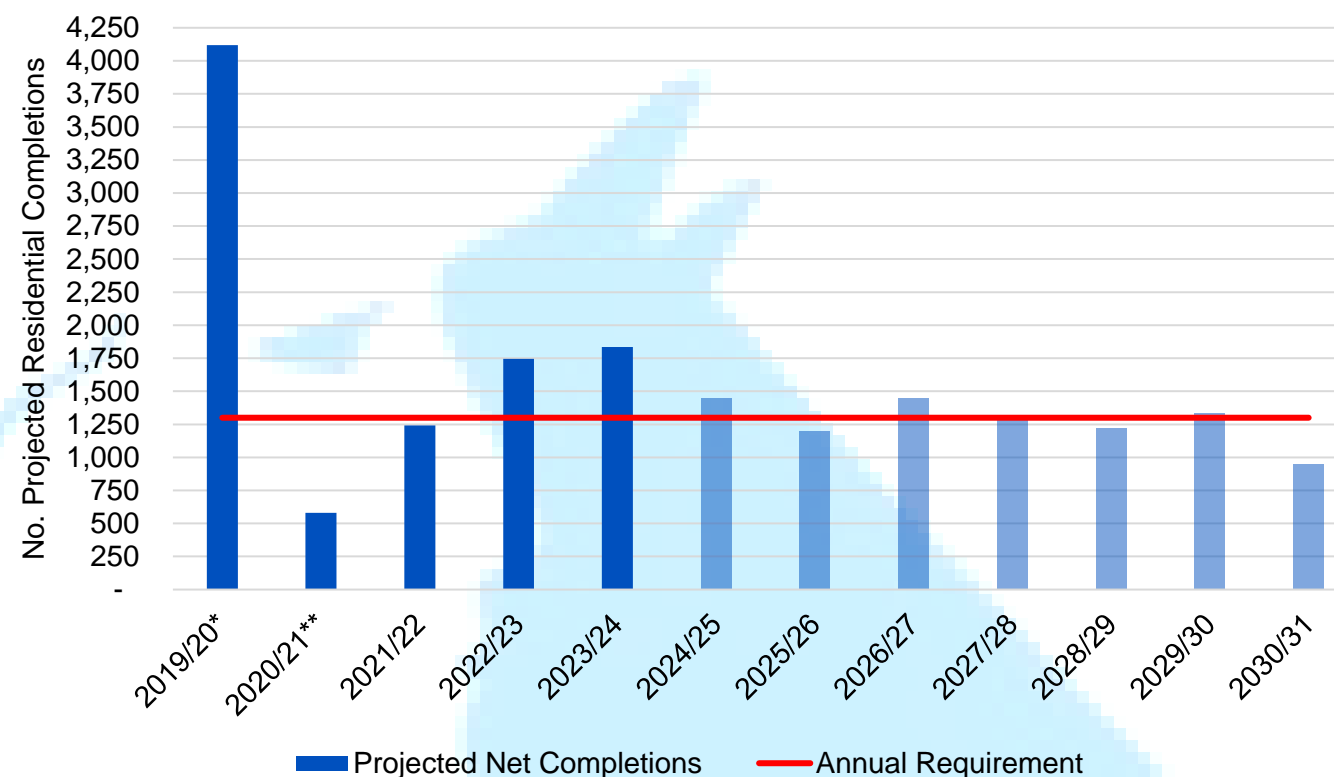
	Under Construction	Not Started	
		Full Permission	Outline Permission
New Build	3,352	2,311	1,760
Change of Use	24	63	0
Conversion	2	0	0
Total	3,378	2,374	1,760
		4,134	

1.22. As such, there are a total of 7,512 'dwellings' in the planning system that have the potential to come forward. Of course, the probability of development for the dwellings that are under construction is 'near certain'. Whereas the sites that are yet to be implemented have a lower probability of development. Of these sites, there are 2,374 dwellings on sites with full planning permission (more than likely probability of development) and 1,760 dwellings on sites with outline planning permission (reasonably foreseeable probability of development).

1.23. A large proportion of these have come forward from windfall sites. However, it is now evident that allocations are coming online through the granting of planning permission. In total, 30% of all dwellings either under construction or not started are on sites allocated through either the Local Plan, City Centre AAP or identified through the SHLAA. Furthermore, it is important to note that in the same way as last year, there remains a significant volume of student accommodation yet to be completed (at 47% of dwellings being built or with permission).

	Under Construction	Not Started	Total
2017 Local Plan allocations (less PBSA)	248	1,614	1,862
2017 CCAAP allocations (less PBSA)	100	48	148
SHLAA sites (less PBSA)	149	120	269
Student Accommodation	2,435	1,082	3,517
Windfall sites	446	1,270	1,716
Total	3,378	4,134	

1.24. As referenced in paragraph 1.9, a total of 9,480 (net) dwellings have been completed across the Local Plan period. This equates to 15,120 net completion requirement over the remaining plan period from 1st April 2019 to 31st March 2031 (12 years). At the conclusion of the 2018/19 monitoring year, there has been an over-supply of 480 dwellings.



	Total Requirement	Achieved	Difference between Requirement and Achieved
2011-2016 (first 5 years)	5,100	5,550	+450
2016-2019 (3 expired years)	3,900	3,930	+30
2019-2031 (12 remaining years)	15,600		
Total	24,600	9,480	+480

1.25. Paragraph 032 (Reference ID: 68-032-20190722) of PPG Chapter Housing supply and delivery notes that any over-supply of completions can be used to offset previous under-supply from previous years. As Coventry has kept pace with requirements across the Local Plan period, this is not necessary. As such, the over-supply of 480 dwellings is not factored into the methodological approach set out below. Indeed, it is still necessary as a minimum to work towards the adopted targets set out in Local Plan Policy H1.

	Total Requirement	Annualised
5 Year Requirement (2019-2024)	6,500	1,300
5 Year Requirement (2024-2029)	6,500	1,300
2 Year Requirement (2029-2031)	2,600	1,300
	15,600	

1.26. In order to check against these requirements, the sites that sit in the planning system – which hold as a minimum a granted permission (as outlined in paragraph 1.22) – have had their expected completion rates projected forward in order to establish an anticipated completion rate over next 5 years or so. This has been coupled with the anticipated build-out rates for allocated and other known sites from the SHLAA that do not have planning permission but are expected to come forward at various times across the remaining plan period.

	2019/ 20* ⁵	2020/ 21** ⁵	2021 /22	2022 /23	2023 /24	2024 /25	2025 /26	2026 /27	2027 /28	2028 /29	2029 /30	2031 /31	
Anticipated Completions	4,120	581	1,242	1,746	1,836	1,447	1,198	1,448	1,312	1,221	1,333	951	
Total	9,525⁵					6,626					2,284		18,435⁵

1.27. For the avoidance of doubt, these anticipated completions do not include an additional windfall allowance. In other words, sites that are not known about now, are not included. However, it does include the completion of all remaining Allocated and SHLAA sites across the remaining plan period which compensates for this.

1.28. The large delivery in 2019/20* followed by the dramatic decrease in delivery in 2020/21** is created by an imminent completion of several large PBSA schemes in the first year coupled with the completion of a number of allocated sites from the superseded Coventry Development Plan (1996-2011). In 2020/21 there is an expected gap between the completion(s) of those larger sites previously allocated, and the first completions coming on-line from the housing allocations in the (new) Local Plan.

1.29. In summary, the Council reasonable foresees and can provide demonstrable evidence that a total of 18,312 dwellings can be delivered over the remaining plan period. This exceeds the requirement by 2,712 dwellings and therefore holds in effect a 17% buffer against the requirement.

Five Year Housing Land Supply

1.30. The five-year land supply calculations can be summarised as follows:

- The Council anticipates that there will be 9,525 completions of new homes over the course of the next 5 years (between 1st March 2019 to 31st April 2024). This equates to 1,905 average completions per year – well over the Local Plan requirement.
- Over the same period, the total requirement is for 6,500 completed dwelling, or 1,300 per annum.
- Therefore, the Council considers itself to have **7.33 years of housing land supply**.

1.31. These calculations have been set out in table form below:

Joint SHMAA Capacity Scenario	
Total 5 Year Supply	9,525
Total 5 Year Requirement	6,500
(5 Year) Requirement Annualised	1,300
Number of Years Supply	7.33
Supply as a Percentage of Requirement	147%

	2019 /20	2020 /21	2021 /22	2022 /23	2023 /24	2024 /25	2025 /26	2026 /27	2027 /28	2028/ 29	2029 /30	2031 /31
2017 Local Plan allocations (less PBSA)	195	139	808	1,146	1,302	1,027	904	854	864	726	726	727
2017 CCAAP allocations (less PBSA)	148	0	0	100	0	155	100	200	100	100	100	0
SHLAA sites (less PBSA)	143	40	124	291	348	204	133	333	133	335	447	224
Student Accommodation	3,273	34	29	17	0	0	0	0	0	0	0	0
(Known) Windfall / Other	361	368	281	192	186	61	61	61	61	60	60	0
												1,752
												9,418
												1,003
												2,909
												3,353

1.32. In order to sensitivity test this data and ensure that Coventry can not just simply identify and evidence a 5-year supply as a minimum; an established 'buffer' methodology can be applied. Successfully undertaking this ensures that the Council can demonstrate it has the flexibility within its housing requirement and expected delivery rate to withstand potentially disruptive market forces.

1.33. Again, due to the immediate high quantity of residential units coming online, the LPA believes it can demonstrate a suitable buffer. In short, it can be demonstrated that the Council can effectively deliver six years' worth of housing across the next five years. As such, the LPA is confident it has the capacity to withstand fluctuations in the market delivery and maintain the required delivery rate as set out in Local Plan targets.

	Total (5 Year) Requirement	Annual Requirement	Total Anticipated Supply	Number of Years Supply	Supply as a Percentage of Requirement
Baseline	6,500	1,300	9,525	7.33	147%
Baseline + 5%	6,825	1,365		6.98	140%
Baseline + 20%	7,800	1,560		6.11	122%

⁵ See paragraph 1.28 for years marked with Asterix.



Employment

Employment Development

Delivery & Requirement

2.1. The Local Plan sets out the following strategic policy relating to employment land.

Policy JE2: Provision of Employment Land and Premises

1. A total of 107Ha of land are allocated for employment development within the city's administrative area.
-
3. A minimum supply of new employment land on a 5 year rolling cycle of 58Ha is required to be available at all times in Coventry and on sites outside but adjacent to the city's administrative boundary (the "Minimum Reservoir"). This will be achieved by using a combination of newly allocated and recycled land. A balanced portfolio of employment land supply offering a choice of sites will be maintained, with details of need and supply set out in the Annual Monitoring Report.

2.2. In this context, 'employment land' refers to the use classes (as defined in [The Town and Country Planning \(Use Classes\) Order 1987 \(as amended\)](#)); B1 (business/offices that do not fall under A2), B2 (general industrial) and B8 (storage and distribution). It does not include uses that may employ a significant number of employees such as shops, restaurants and professional services.

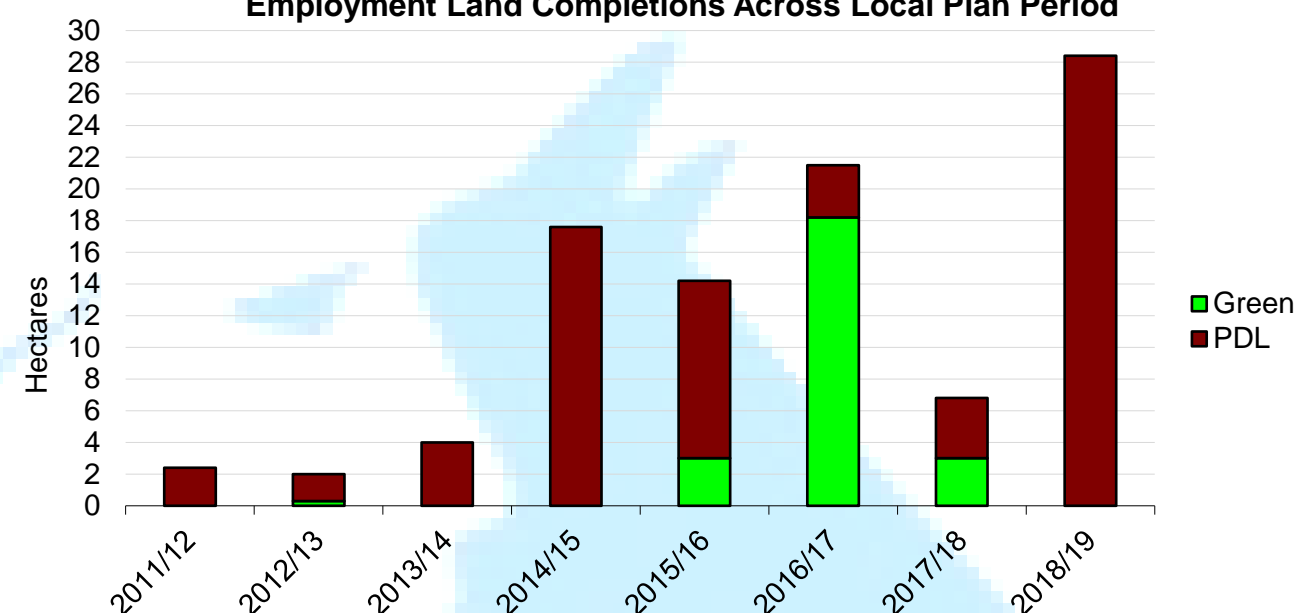
2.3. For the avoidance of doubt, the figures included in this report are the internal floorspace figures for the buildings/development coming forward. This floorspace is presented in square meters (m² / sq.m.) as this is the most accurate level of measurement. 1,000m² equals 0.1 Hectares (Ha) or 0.25 (approx.) Acres (Ac).

2.4. Where Hectares are used, this will refer to the entire site area. This will include the curtilage around the buildings and any further landscaping. A single-storey building on a site with a curtilage would have a floorspace smaller than its site area; a multi-storey building on a constricted site is likely to have a floorspace exceeding its site area.

2.5. During 2018/19 a total of 126,160m² (gross) of Class B employment space was completed across the City on sites covering 28Ha. Compared to previous years, this shows a significant increase upon last year, this can be largely attributed to completions on larger sites at Lyons Park and Edgwick Park.

Use Class	Total (Gross) Floorspace Completions (m ²)	Ha
B1	39,538	18.05
B2	9,601	0.09
B8	69,656	1.28
Mixed	7,366	9.00
	126,160	28.42

Employment Land Completions Across Local Plan Period



2.6. To achieve the Local Plan requirement of 107Ha, the annual requirement across the Local Plan period is 5.63Ha of employment land completions per annum. As it stands, including 2018/19, there has been a total of 96.90Ha of employment land completed. This is more than double the requirement over the same period (45Ha).

2.7. To meet the wider sub-regional need, it was established that Coventry would require to provide 215Ha of employment land over the Local Plan period. This equates to 11.32Ha per year, a total of 86Ha up to and including 2018/19. Therefore, the delivery rate also exceeds this requirement by 10.90Ha.

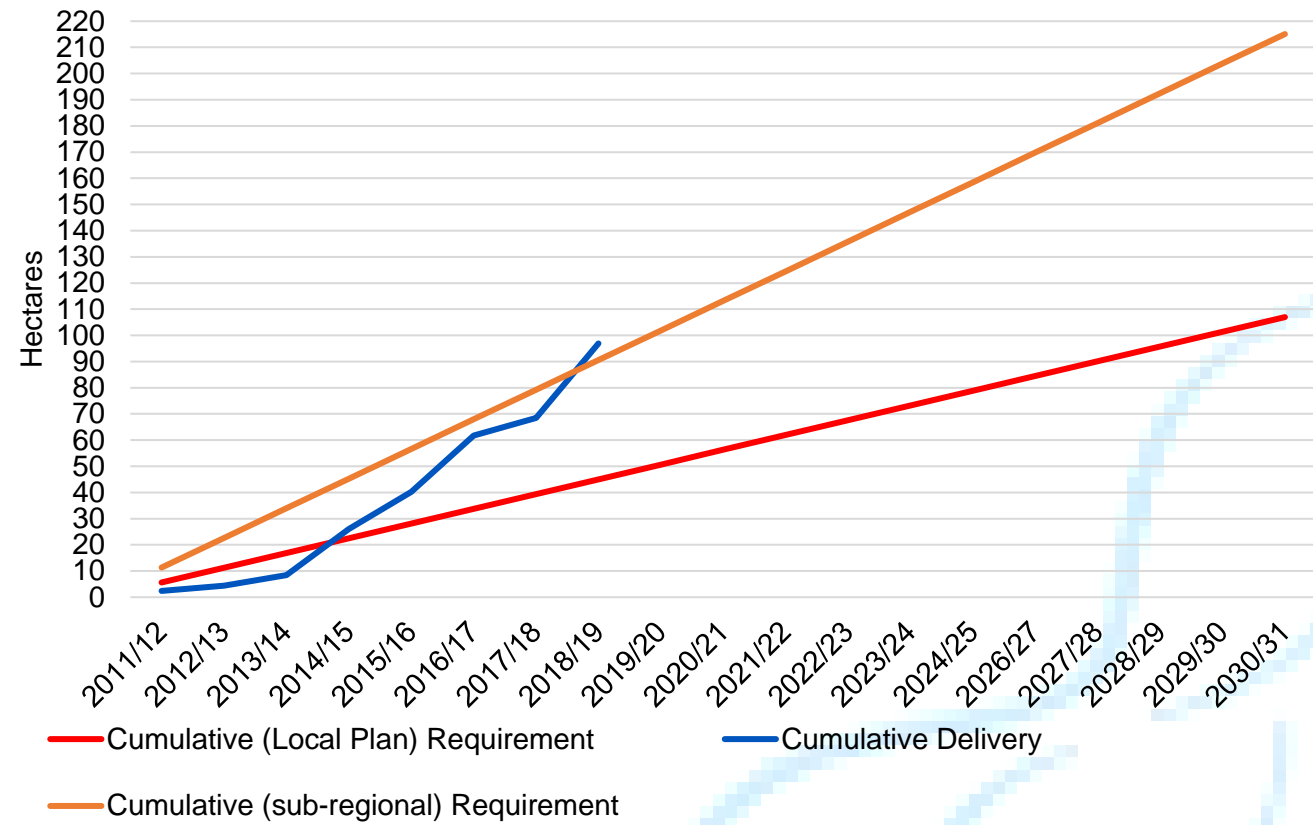
	2011 /12	2012 /13	2013 /14	2014 /15	2015 /16	2016 /17	2017 /18	2018 /19
Yearly Delivery	2.4	2	4	17.6	14.2	21.5	6.8	28.4
Cumulative Delivery	2.4	4.4	8.4	26	40.2	61.7	68.5	96.9
Cumulative (Local Plan) Requirement	6	11	17	23	28	34	39	45

2.8. A number of sites completed, however, also involved the loss of employment floorspace, in order to facilitate a viable development. In addition, some employment sites were lost to other uses. Therefore, the net floorspace completion figure is slightly lower.

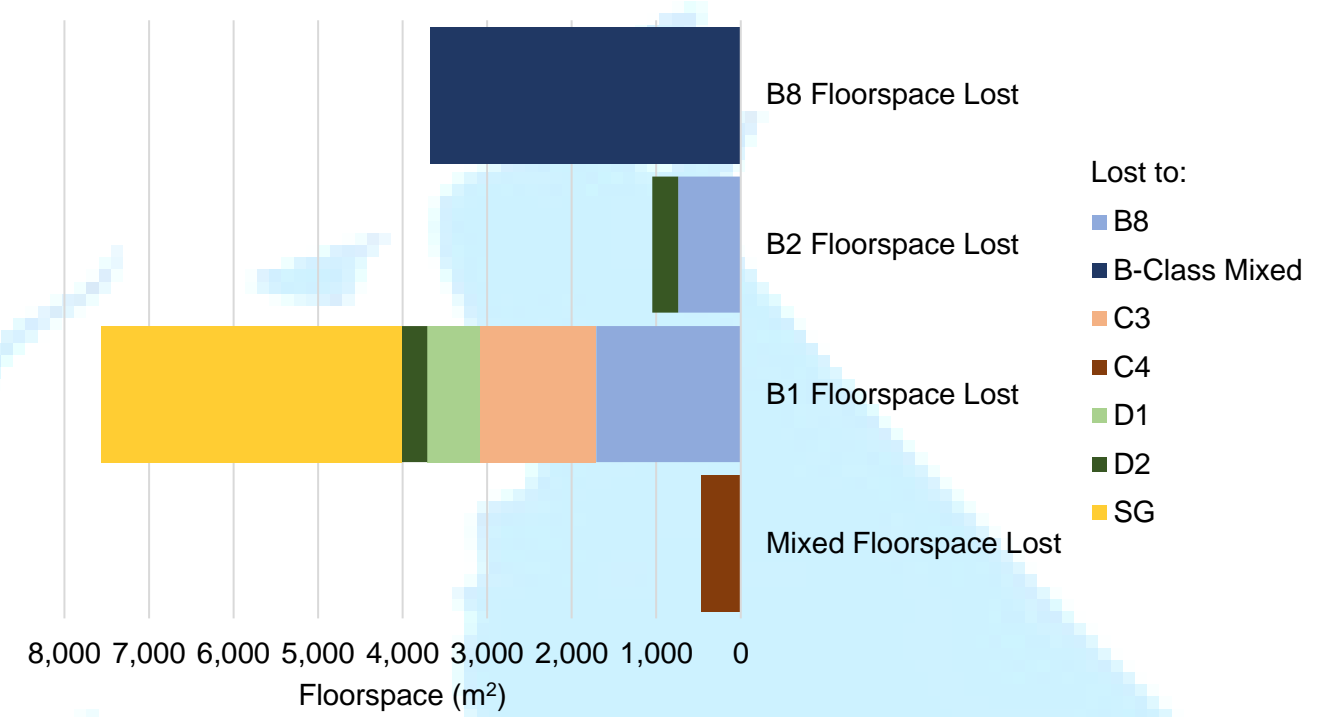
2.9. In 2018/19, there was a total of 22,803m² of floorspace lost 'lost' through either; development to other purposes or subsumed within the expansion of employment premises. This leaves a slightly reduced total net employment floorspace completion figure for the monitoring year of 103,357m². This still comfortably exceeds the Local Plan requirement.

Use Class	Total (Net) Floorspace Completions (m ²)
B1	31,162
B2	7,936
B8	58,275
Mixed	5,985
	103,357

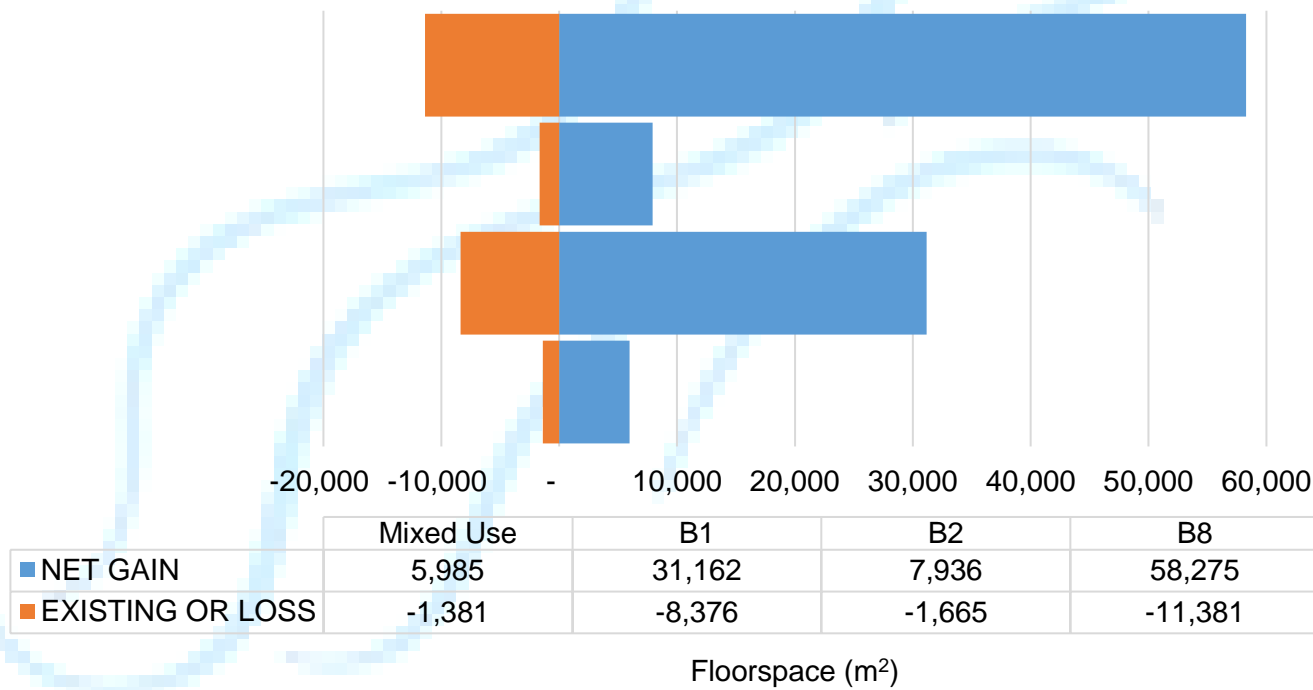
Employment Land Delivery vs. Requirement



Employment Loss (Gross) by Use Class



Net Gain of employment floorspace over-and-above existing or lost employment floorspace



2.10. Interestingly, of the total 'lost' floorspace, approximately 6,000m² of that has been to a different B-class use – predominantly to mixed use followed by B8. This indicates that a lot of employment has been recycled/repurposed. The loss of both B8 and Sui Generis floorspace are at singular sites respectively with B1 to Sui Generis relating to the change of use to an indoor go-karting facility (2017/2848, Unit 6 Curriers Close), with B8 to mixed-use being located at Unit 18-19 Torrington Avenue (2017/1092). This indicated that these significant losses are somewhat anomalous and not part of wider regional or national trend.

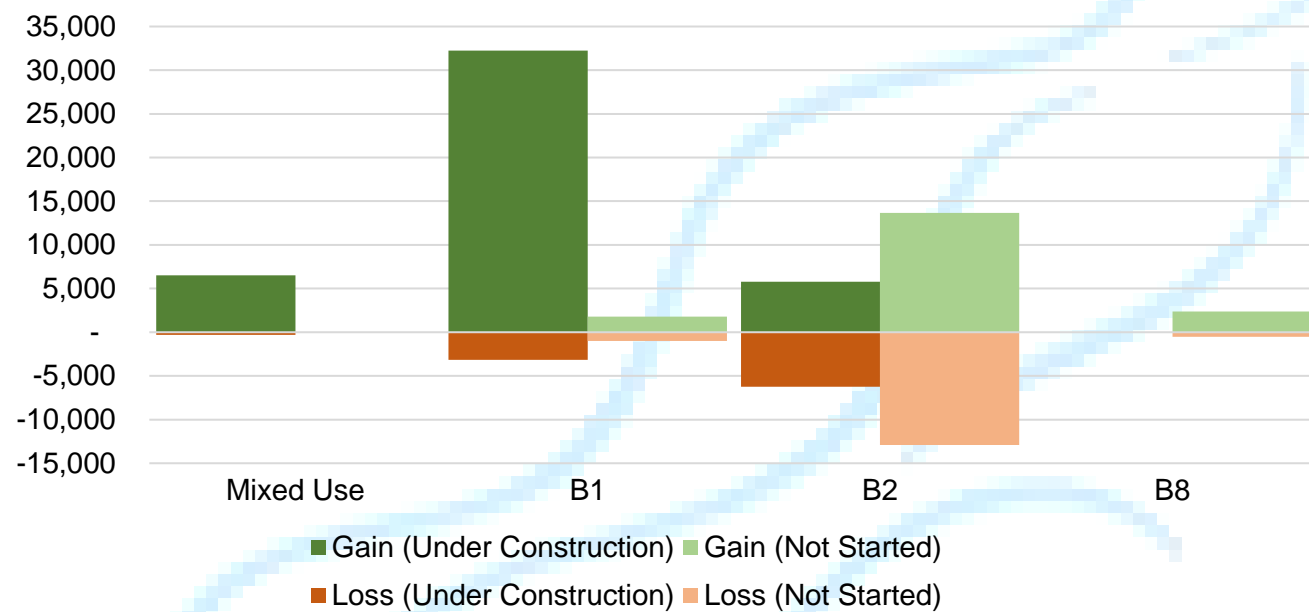
2.11. In terms of the proportionally high loss of B1 floorspace, this reflects national trends whereby B8 buildings are often ageing/dilapidated stock, whilst B1 loss, excluding the aforementioned Sui Generis use, is largely attributable to changes of use through [permitted development rights](#).

2.12. Other losses have been small by comparison, whilst also not showing any significant reductions in floorspace.

Supply

- 2.13. Looking towards the future, there is a total of 62,345m² (gross) of B class use coming forward as either under construction or benefitting from extant planning permission. 44,524m² under construction and 17,821m² as not started.
- 2.14. The vast majority of the immediate future supply is anticipated to be B1 led, and is underpinned by nearly 20,000m² of floorspace under construction at Jaguar Land Rover as part of the Whitley Business Park employment allocation (JE2:3). This is unsurprising the tertiary sector occupies approximately 85% of the UK economy¹, and is supported by the fact only 4,170m² is anticipated to be lost.
- 2.15. The total anticipated employment floorspace loss is expected to be 24,144m² across the applications approved but not yet completed. This is predominantly from B2 class use with 19,146m² of such floorspace anticipated to be lost through the implementation of planning applications over the coming years.

**Employment Floorspace Within Approved Planning Applications
(Yet to be Completed)**



- 2.16. Over and above the applications with an B class use floorspace which already have permission, and notwithstanding the fact that some of the employment land allocations in the Local Plan have already come forward to certain extents, there remains a significant quantity of floorspace outstanding that is expected to be brought forward across the remaining plan period. Of the total 107Ha allocated through Local Plan Policy JE2, 58Ha remains undeveloped.
- 2.17. Unlike housing delivery, it is a lot more complex to project forward the delivery of employment land. Nevertheless, it is important to do so, in order to ensure the continued delivery of sufficient suitable and appropriate sites that facilitate investment and provide flexibility for economic growth.

- 2.18. Unfortunately, without significant research, there is no evidence for Coventry, or indeed the sub-region, that enables an estimate of the projected floorspace in square meters to be predicted based on the available (undeveloped) land remaining within the allocated sites. This is because too many variables exist which determine the quantity of floorspace produced per site, for example the proposed use class, occupier/end-user, potential mezzanine levels or multiple storeys.
- 2.19. As such, of the 107Ha allocated, 59Ha remains undeveloped. It is assumed that this 59Ha will be delivered before the end of the plan period (there is no evidence to suggest otherwise). Combined with the 'windfall' B-class use, it is expected that supply and delivery will maintain a sufficient level to meet requirement and demand.

¹<https://www.ons.gov.uk/economy/nationalaccounts/uksectoraccounts/compendium/economicreview/april2019>

Appendices



Coventry City Council

Appendix 1: Residential Development Sites

Allocation Reference	Site Name/Address	(Remaining) No. Dwellings Allocated	Application Reference	No. (Net) Dwellings Approved	Site Definition	Development Status (at 1st April 2019), and Details
Sites with planning permission						
	Adj 40 Pondthorpe	-	2016/3012	1	Windfall	Complete, New Build
BW22	Adj Willenhall Clinic Stretton Avenue	-	2016/1855	14	SHLAA	Complete, New Build
	138 Fenside Avenue	-	2017/2530	1	Windfall	Complete, New Build
	Adj 9 Riverside Close	-	2017/0806	2	Windfall	Complete, New Build
	16 Providence Street	-	2017/0947	1	Windfall	Complete, Change of Use
	39 Broad Lane	-	2016/2433	0	Windfall	Complete, New Build
	12 Eld Road	-	2016/1200	3	Windfall	Complete, New Build
	378 Foleshill Road	-	2017/1514	19	Windfall	Complete, Change of Use
	46 Smith Street	-	2014/3956	1	Windfall	Complete, Change of Use
	74 Kingfield Rd	-	2015/2223	1	Windfall	Complete, Conversion
Ho1	65 Wheelwright Lane	-	2017/2383	1	SHLAA	Complete, New Build
	48 Barston Close	-	2017/2960	1	Windfall	Complete, New Build
	RO 128-130 Aldermans Green Rd	-	2016/2505	3	Windfall	Complete, New Build
	14 Hasilwood Square	-	2015/3733	1	Windfall	Complete, New Build
	143 Binley Road	-	2017/0629	0	Windfall	Complete, Change of Use
	57 Marlborough Road	-	2017/0981	-1	Windfall	Complete, Change of Use
	22 Catesby Road	-	2017/1595	1	Windfall	Complete, Conversion
	Land East of Old Fire Station Daimler Green Chetton Avenue	-	2017/0661	8	Windfall	Complete, New Build
	2 A Northumberland Road	-	2017/2071	1	Windfall	Complete, Change of Use
	202-204 Swan Lane	-	2017/1331	9	Windfall	Complete, Change of Use
CC23 (para. C)	76 London Road	-	2017/1767	1	Windfall	Complete, Change of Use
	8 Knight Avenue	-	2017/1067	2	Windfall	Complete, New Build
	Adj 83 Lower Ford Street	-	2015/4044	1	Windfall	Complete, New Build
	Brewer and Baker Public House 89-90 East Street	-	2017/0404	2	Windfall	Complete - Purpose-Built Student Accommodation, Change of Use
	Land off Dennis Road	-	2016/0400	7	Windfall	Complete, New Build
	125 Station Avenue	-	2015/0218	24	Windfall	Complete, New Build
	181 Charter Avenue	-	2017/1535	0	Windfall	Complete, Change of Use
	18-22 Prior Deram Walk	-	2015/2921	9	Windfall	Complete - Purpose-Built Student Accommodation, Change of Use
	2 Station Avenue	-	2016/2654	4	Windfall	Complete, New Build
	28 Prior Deram Walk	-	2017/0295	1	Windfall	Complete, Change of Use
	50 Latham Road	-	2013/1456	1	Windfall	Complete, New Build
	165 Browns Lane	-	2015/4124	2	Windfall	Complete, New Build
	34 Fivefield Road	-	2014/1042	1	Windfall	Complete, New Build
	Brownshill Green URC, Hawkesmill Lane	-	2018/0064	1	Windfall	Complete, New Build
	RO 267-305 Sadler Rd	-	2015/0852: 2015/3283	3	Windfall	Complete, New Build
	3 Earlsdon Street	-	2015/3187	8	Windfall	Complete, Change of Use
	Adj 1 Woodland Ave	-	2016/1871	1	Windfall	Complete, New Build
	3-11 Newdigate Road	-	2015/3730	3	Windfall	Complete, New Build
	Land Adj Orpington Drive Hen Lane	-	2017/1676	8	Windfall	Complete, New Build
	11 Ellys Road	-	2016/0282	4	Windfall	Complete, Conversion
	69 Middleborough Road	-	2017/0095	0	Windfall	Complete, Change of Use
	Blackhorse Pub Spon End	-	2015/3441	1	Windfall	Complete, Change of Use
	33 St Patricks Road	-	2017/0259	0	Windfall	Complete, Change of Use
	57 Hertford Street	-	2017/0601	8	Windfall	Complete, Change of Use

Allocation Reference	Site Name/Address	(Remaining) No. Dwellings Allocated	Application Reference	No. (Net) Dwellings Approved	Site Definition	Development Status (at 1st April 2019), and Details
	74 Far Gosford Street	-	2015/1012	1	Windfall	Complete, New Build
	82 Far Gosford Street	-	2016/2540	1	Windfall	Complete, Change of Use
	Forresters Arms 2-6 Raglan Street	-	2015/3748	1	Windfall	Complete, Change of Use
	The Old County Hall, Bayley Lane	-	2017/0269	18	Windfall	Complete, Change of Use
	15a Melbourne Road	-	2017/1760	1	Windfall	Complete, New Build
	17 Duke Street	-	2017/1739	2	Windfall	Complete, Conversion
	Adj 419 Broad Lane	-	2018/0079	1	Windfall	Complete, New Build
StM35	Ford Street/Cox Street	-	2018/0554	11	SHLAA	Complete - Purpose-Built Student Accommodation, New Build
	r/o 37-43 Earlsdon Street	-	2018/0736	1	Windfall	Complete, New Build
	l/a Ashtree House, Sandpits Lane	-	2018/2067	2	Windfall	Complete, New Build
	Barn adjacent Ashtree House, Sandpits Lane	-	2018/3523	1	Windfall	Complete, New Build
BW6	193 Princethorpe Way	-	2016/2161	13	SHLAA	Complete, New Build
StM29	Existing factory unit at Ultraseal International Godiva Place	-	2015/3345	175	SHLAA	Complete - Purpose-Built Student Accommodation, New Build
StM71	land off Tower Street	-	2016/0074	186	SHLAA	Complete - Purpose-Built Student Accommodation, New Build
CC17	Land at Bond Street, Hill Street, Ringway Hill Cross and Upper Well Street - Belgrade Plaza	-	2017/1842	45	CCAAP	Complete, New Build
CC23 (para. C)	28, 54 to 56 and 58 to 74 London Road	-	2015/3153	204	CCAAP	Complete - Purpose-Built Student Accommodation, New Build
CC23 (para. C)	33 Parkside	-	2017/1783: 2017/2699	217	CCAAP	Complete - Purpose-Built Student Accommodation, New Build
	252 Charter Avenue	-	2018/0505	0	Windfall	Complete, Change of Use
	10 Terry Road	-	2018/0713	0	Windfall	Complete, Change of Use
	124 Charter Avenue	-	2018/0830	0	Windfall	Complete, Change of Use
CC23 (para. C)	82 to 86 London Road	-	2017/2301	16	CCAAP	Complete - Purpose-Built Student Accommodation, Change of Use
	194 Wainbody Avenue South	-	2018/1496	1	Windfall	Complete, Change of Use
	1 Ordnance Road	-	2018/1776	0	Windfall	Complete, Change of Use
	189 Charter Avenue	-	2018/1854	1	Windfall	Complete, Change of Use
	76 Gerard Avenue	-	2018/1887	0	Windfall	Complete, Change of Use
	173 Terry Road	-	2018/1939	1	Windfall	Complete, Change of Use
	26 Thimble Road	-	2018/2028	1	Windfall	Complete, Conversion
	8 Sheriff Avenue	-	2018/2256	0	Windfall	Complete, Change of Use
	24 Tutbury Avenue	-	2018/2263	0	Windfall	Complete, Change of Use
	37 Pershore Place	-	2018/1596	0	Windfall	Complete, Change of Use
	91 Hollis Road	-	2018/2303	0	Windfall	Complete, Change of Use
	59 The Chantries	-	2018/2384	1	Windfall	Complete, Conversion
	264 Mitchell Avenue	-	2018/2465	0	Windfall	Complete, Change of Use
	1 North Street	-	2018/1859	1	Windfall	Complete, Change of Use
	10 Blackthorn Close	-	2018/2834	0	Windfall	Complete, Change of Use
	43 Gordon Street	-	2018/3175	0	Windfall	Complete, Change of Use
	41 Templars Field	-	2018/2480	0	Windfall	Complete, Change of Use
	13 Templars Field	-	2018/2481	0	Windfall	Complete, Change of Use
	3 Chester Street	-	2018/2885	0	Windfall	Complete, Change of Use
	23 Gloucester Street	-	2018/2729	0	Windfall	Complete, Change of Use
	17 Earlsdon Avenue South	-	2018/3401	0	Windfall	Complete, Change of Use
	83 Potters Green Road	-	2018/2033	0	Windfall	Complete, Change of Use
	149 Charter Avenue	-	2018/3370	0	Windfall	Complete, Change of Use
	16 Clara Street	-	2018/3399	0	Windfall	Complete, Change of Use
	29 Shaftesbury Avenue	-	2019/0189	-1	Windfall	Complete, Conversion

Allocation Reference	Site Name/Address	(Remaining) No. Dwellings Allocated	Application Reference	No. (Net) Dwellings Approved	Site Definition	Development Status (at 1st April 2019), and Details
	72-74 Albany Rd	-	2015/2721	1	Windfall	Complete, Change of Use
H2:5	Paragon Park - Phase 2 (inc. Courtaulds Building)	-	2014/2538: 2015/2577 + 2016/2632	80	Local Plan	Complete, New Build
	Former Acordis Acetate - Phases 4 + 6 (Land at Little Heath, off Church Road)	-	2013/0041: 2016/2868	25	Windfall	Complete, New Build
	Canley Regeneration - Land south of Prior Deram Walk	-	2015/0507: 2016/2178	57	Windfall	Complete, New Build
	NDC/WHEM - 1B2, 1B4, 1C1, 1C2, 1C3 (Phase 4)	-	2016/1951	117	Windfall	Complete, New Build
H2:10	Former Lyng Hall School Playing Fields, Blackberry Lane	-	2013/2335: 2016/0876	75	Local Plan	Complete, New Build
He2	Land to the rear of Boat Inn, Shilton Lane - Phase 2	-	2013/0473: 2016/1769	44	Windfall	Complete, New Build
	Land off Lythalls Lane (Lancaster Gardens)	-	2016/2031	6	Windfall	Complete, New Build
	The Chace Centre, Chace Avenue	-	2016/0791	19	Windfall	Complete, New Build
	5 Queen Victoria Rd	-	2015/0691	5	Windfall	Complete, Change of Use
	1-11 Honiley Way	-	2017/2854	6	Windfall	Complete, Change of Use
	2 Queen Victoria Road	-	2017/0539	1	Windfall	Complete, Change of Use
	327 Tile Hill Lane	-	2017/1681	3	Windfall	Complete, Change of Use
	27-28 Queens Road	-	2016/2589	67	Windfall	Under Construction - Purpose-Built Student Accommodation, New Build
	7 Manor Road	-	2016/3107	63	Windfall	Under Construction - Purpose-Built Student Accommodation, New Build
H2:5	Paragon Park - Phase 2 (inc. Courtaulds Building)	-	2014/2538: 2015/2577 + 2016/2633	86	Local Plan	Under Construction, New Build
	Canley Regeneration - Land south of Prior Deram Walk	-	2015/0507: 2016/2178	83	Windfall	Under Construction, New Build
	NDC/WHEM - 1B2, 1B4, 1C1, 1C2, 1C3 (Phase 4)	-	2016/1951	104	Windfall	Under Construction, New Build
H2:10	Former Lyng Hall School Playing Fields, Blackberry Lane	-	2013/2335: 2016/0877	55	Local Plan	Under Construction, New Build
	112 Hawkes Mill Lane	-	2013/2076	0	Windfall	Under Construction, New Build
	Ashtree House Sandpits Lane	-	2015/2397	0	Windfall	Under Construction, Change of Use
	12 and 14 Little Farm	-	2017/1712	2	Windfall	Under Construction, New Build
	13 Kenpas Highway	-	2017/3024	1	Windfall	Under Construction, Change of Use
	Cedar Bungalow Silverdale Close	-	2016/2487	5	Windfall	Under Construction, New Build
StM11	Fmr Buildbase Gulson Rd	-	2017/3097	141	SHLAA	Under Construction - Purpose-Built Student Accommodation, New Build
	168-172 Shakespeare Street	-	2014/3503	5	Windfall	Under Construction, New Build
	66 Kenilworth Road	-	2016/1441	0	Windfall	Under Construction, New Build
	58 Mayors Croft	-	2016/0952	2	Windfall	Under Construction, Change of Use
	The Stables Park Hill Lane	-	2017/1104	2	Windfall	Under Construction, Change of Use
	114 Hawkes Mill Lane	-	2017/1812	1	Windfall	Under Construction, New Build
	486-488 Binley Rd and 1A Ullswater Rd	-	2017/2616	1	Windfall	Under Construction, New Build
	89-91 Broad Lane	-	2017/3112	1	Windfall	Under Construction, New Build
	524 Stoney Stanton Road	-	2017/2030	1	Windfall	Under Construction, New Build
	Land between 28 & 30 Hinckley Road	-	2017/1770	2	Windfall	Under Construction, New Build
	168-170 Roland Avenue	-	2016/2803	9	Windfall	Under Construction, New Build
	2A Lady Lane	-	2017/1178	2	Windfall	Under Construction, Conversion
	Land to side of 155A Aldermans Green Road	-	2017/1578	1	Windfall	Under Construction, New Build
	25 Coombe Street	-	2015/1634	2	Windfall	Under Construction, New Build
	5-11 and 21-23 St Columbas Close	-	2017/2485	74	Windfall	Under Construction - Purpose-Built Student Accommodation, New Build
	139 Holyhead Road	-	2017/2055	0	Windfall	Under Construction, Change of Use
	Extra Care Albany Road	-	2016/1467	60	Windfall	Under Construction, New Build
	5 Queen Victoria Rd	-	2017/0746	3	Windfall	Under Construction, New Build

Allocation Reference	Site Name/Address	(Remaining) No. Dwellings Allocated	Application Reference	No. (Net) Dwellings Approved	Site Definition	Development Status (at 1st April 2019), and Details
	Former garages Terry Road	-	2016/3015	7	Windfall	Under Construction - Purpose-Built Student Accommodation, New Build
	Greyfriars House, Greyfriars Lane	-	2017/1802	19	Windfall	Under Construction - Purpose-Built Student Accommodation, Change of Use
	290 Kenpas Highway	-	2017/1777	1	Windfall	Under Construction, New Build
	1 The Oaks Westwood Way	-	2017/2993	138	Windfall	Under Construction - Purpose-Built Student Accommodation, New Build
Who18	Adj 2 Overdale Road	-	2017/1375	9	SHLAA	Under Construction, New Build
	272 Charter Avenue	-	2018/0398	4	Windfall	Under Construction, New Build
	Belgrave Lodge, 91 Attoxhall Road	-	2018/0114	-20	Windfall	Under Construction, New Build
E10	19-35 Warwick Street	-	2018/0861	15	SHLAA	Under Construction, New Build
	173 Cheveral Avenue	-	2018/0547	1	Windfall	Under Construction, New Build
StM34	Land and buildings on the north side of Whitefriars Lane	-	2017/2704	130	SHLAA	Under Construction - Purpose-Built Student Accommodation, New Build
	67 Broad Lane	-	2018/1226	0	Windfall	Under Construction, New Build
CC23 (para. C)	7 to 10 and 21 to 23 Parkside	-	2018/1310	107	CCAAP	Under Construction - Purpose-Built Student Accommodation, New Build
	37 Hawkes Mill Lane	-	2018/1801	1	Windfall	Under Construction, New Build
CC17 (para. G)	157 Corporation Street	-	2018/0188: 2018/2059	220	CCAAP	Under Construction - Purpose-Built Student Accommodation, New Build
	land between 91 and 101 to 103 Wall Hill Road	-	2018/2468	1	Windfall	Under Construction, New Build
	l/a 10 Littlethorpe	-	2018/2525	2	Windfall	Under Construction, New Build
	23 Innis Road	-	2018/3439	0	Windfall	Under Construction, New Build
E4	37 Warwick Street	-	2014/0012	18	SHLAA	Under Construction, New Build
L8	l/a 234 Aldermans Green Road	-	2017/2075	4	SHLAA	Under Construction, New Build
StM9	former Co-Op Dairy, Swan Lane	-	2016/0050	24	SHLAA	Under Construction, New Build
StM46	car park adjacent to Ringway Whitefriars, Fairfax Street	-	2016/2084	1,070	SHLAA	Under Construction - Purpose-Built Student Accommodation, New Build
CC16 (para. D)	former Coventry and Warwickshire Hospital site Stoney Stanton Road	-	2017/0578	54	CCAAP	Under Construction - Purpose-Built Student Accommodation, New Build
	former t. Joyce and Sons Garage, land to the east of Paradise Street	-	2017/0405	46	CCAAP	Under Construction - Purpose-Built Student Accommodation, New Build
CC26 (para. C)	Land at corner of St. Patricks Road and Friars Road	-	2016/2785	97	CCAAP	Under Construction - Purpose-Built Student Accommodation, New Build
	Canley Social Club and Institute, Marler Road	-	2017/2308	38	Windfall	Under Construction - Purpose-Built Student Accommodation, New Build
CC17 (para. C)	land bounded by Bond Street, Hill Street and Ryley Street	-	2015/2253	100	CCAAP	Under Construction - Purpose-Built Student Accommodation, New Build
	2 Bishopton Close	-	2018/0150	1	Windfall	Under Construction, New Build
	Coundon Methodist Church, Newhaven Close	-	2018/1348	11	Windfall	Under Construction, New Build
	land off Middle Ride	-	2017/1740	157	Windfall	Under Construction, New Build
H2:13	land at Grange Farm, Grange Road	-	2016/0822	107	Local Plan	Under Construction, New Build
CC17 (para. D)	Land at Bond Street, Hill Street, Ringway Hill Cross and Upper Well Street - Belgrade Plaza	-	2017/1352, 2018/0717	64	CCAAP	Under Construction - Purpose-Built Student Accommodation, New Build
CC17 (para. D)	Land at Bond Street, Hill Street, Ringway Hill Cross and Upper Well Street - Belgrade Plaza	-	2017/1352, 2018/0717	100	CCAAP	Under Construction, New Build
HE13	Eburne Primary School, Deedmore Road	-	2016/3017	52	SHLAA	Under Construction, New Build
HE13	Land rear of Eburne Primary School, Deedmore Road	-	2017/2605	27	SHLAA	Under Construction, New Build

Allocation Reference	Site Name/Address	(Remaining) No. Dwellings Allocated	Application Reference	No. (Net) Dwellings Approved	Site Definition	Development Status (at 1st April 2019), and Details
CC17 (para. F)	Ringway House, Hill Street	-	2017/2198	48	CCAAP	Not Started, Full Planning Permission, Change of Use
F20	Rose and Woodbine, Stoney Stanton Road	-	2018/2502	2	SHLAA	Not Started, Full Planning Permission, Change of Use
Wa15	RO Merton House Cryfield Grange Road	-	2016/1897	1	SHLAA	Not Started, Full Planning Permission, New Build
H2:5	Paragon Park - Phase 2 (inc. Courtaulds Building)	-	2014/2538: 2015/2577 + 2016/2634	37	Local Plan	Not Started, Full Planning Permission, New Build
H2:5	Paragon Park - Phase 6	-	2014/2538: 2018/0519	226	Local Plan	Not Started, Full Planning Permission, New Build
H2:5	Paragon Park - Phase 5	-	2014/2538: 2019/1252	99	Local Plan	Not Started, Full Planning Permission, New Build
	Former Acordis Acetate - Phases 4 + 6 (Land at Little Heath, off Church Road)	-	2013/0041: 2016/2868	61	Windfall	Not Started, Full Planning Permission, New Build
	Canley Regeneration - Land south of Prior Deram Walk	-	2015/0507: 2016/2178	103	Windfall	Not Started, Full Planning Permission, New Build
	NDC/WHEM - 1B2, 1B4, 1C1, 1C2, 1C3 (Phase 4)	-	2016/1951	198	Windfall	Not Started, Full Planning Permission, New Build
H2:10	Former Lyng Hall School Playing Fields, Blackberry Lane	-	2013/2335: 2016/0878	46	Local Plan	Not Started, Full Planning Permission, New Build
He2	Land to the rear of Boat Inn, Shilton Lane - Phase 4	-	2013/0473: 2016/0722	25	SHLAA	Not Started, Full Planning Permission, New Build
	79 Charterhouse Terry Road	-	2017/1235	5	Windfall	Not Started, Full Planning Permission, Change of Use
	91 Guild Rd	-	2015/3428	2	Windfall	Not Started, Full Planning Permission, New Build
	50-60 Coventry Street	-	2014/3924	2	Windfall	Not Started, Full Planning Permission, New Build
	57-59 Lower Ford Street	-	2015/3913	12	Windfall	Not Started, Full Planning Permission - Purpose-Built Student Accommodation, New Build
	land off Middle Ride	-	2018/2681	177	Windfall	Not Started, Full Planning Permission, New Build
	83a, b and c Gulson Rd	-	2016/2571	2	Windfall	Not Started, Full Planning Permission, New Build
	86-88 Far Gosford Street	-	2017/0134	3	Windfall	Not Started, Full Planning Permission, Change of Use
	234 Browns Lane	-	2015/3020	2	Windfall	Not Started, Full Planning Permission, New Build
	39 Bennetts Road North	-	2016/1593	2	Windfall	Not Started, Full Planning Permission, New Build
	Church Farm Staircase Lane	-	2016/1363	1	Windfall	Not Started, Full Planning Permission, Change of Use
	Little Cedars Meadfoot Road	-	2017/0756	11	Windfall	Not Started, Full Planning Permission, New Build
	58 Moor Street	-	2017/0642	1	Windfall	Not Started, Full Planning Permission, New Build
	8 Bates Road Canley Gardens	-	2016/1208	1	Windfall	Not Started, Full Planning Permission, New Build
	1081 Foleshill Rd	-	2016/0260	2	Windfall	Not Started, Full Planning Permission, New Build
	133 Station Street East	-	2017/2244	1	Windfall	Not Started, Full Planning Permission, Change of Use
	178 Foleshill Road	-	2017/0591	1	Windfall	Not Started, Full Planning Permission, Change of Use
	367 Foleshill Road	-	2017/0336	6	Windfall	Not Started, Full Planning Permission, New Build
	583 Foleshill Road	-	2017/3117	1	Windfall	Not Started, Full Planning Permission, New Build
	6-8 Welford Place	-	2016/1305	2	Windfall	Not Started, Full Planning Permission, New Build
	86 St Pauls Road	-	2017/2382	-1	Windfall	Not Started, Full Planning Permission, Change of Use
	8A Carlton Road	-	2017/3148	1	Windfall	Not Started, Full Planning Permission, New Build
	Aintree House Aintree Close	-	2016/0875	9	Windfall	Not Started, Full Planning Permission, New Build
	202 Henley Road	-	2018/3429	2	Windfall	Not Started, Full Planning Permission, New Build
	54 Shilton Lane	-	2017/0554	8	Windfall	Not Started, Full Planning Permission, New Build
	Mount Pleasant Cottages Hinckley Road	-	2015/4012	2	Windfall	Not Started, Full Planning Permission, New Build
	Compton Court Compton Road	-	2017/3109	1	Windfall	Not Started, Full Planning Permission, New Build
	RO 35, 37, 39 & 41 Wheelwright Lane	-	2017/1517	9	Windfall	Not Started, Full Planning Permission, New Build
	2 Haddon Street	-	2017/0140	3	Windfall	Not Started, Full Planning Permission, New Build
	306 Bell Green Rd	-	2015/1281	1	Windfall	Not Started, Full Planning Permission, New Build
	88 Jackers Rd	-	2017/2552	0	Windfall	Not Started, Full Planning Permission, New Build
	adj 22 Hurst Road	-	2018/0324	2	Windfall	Not Started, Full Planning Permission, New Build
	RO 30 Rock Close	-	2017/3018	3	Windfall	Not Started, Full Planning Permission, New Build
	RO 77-91 Alder Road	-	2017/0850	4	Windfall	Not Started, Full Planning Permission, New Build
	Salem Baptist Church Lady Lane	-	2016/1217	3	Windfall	Not Started, Full Planning Permission, New Build
	Unit 1 Cheadle Close	-	2016/1700	3	Windfall	Not Started, Full Planning Permission, New Build

Allocation Reference	Site Name/Address	(Remaining) No. Dwellings Allocated	Application Reference	No. (Net) Dwellings Approved	Site Definition	Development Status (at 1st April 2019), and Details
	14 Bromleigh Drive	-	2016/0049	2	Windfall	Not Started, Full Planning Permission, New Build
	14A Bulls Head Lane	-	2015/2000	1	Windfall	Not Started, Full Planning Permission, New Build
	RO 2-8 Christchurch Road	-	2017/2156	2	Windfall	Not Started, Full Planning Permission, New Build
	113 Gosford Street	-	2017/2706	2	Windfall	Not Started, Full Planning Permission, New Build
	155 St Georges Rd	-	2015/1693	2	Windfall	Not Started, Full Planning Permission, New Build
	28 Warwick Row	-	2016/1410	1	Windfall	Not Started, Full Planning Permission, Change of Use
	31 Warwick Row	-	2017/0933	11	Windfall	Not Started, Full Planning Permission, New Build
	Land off Humber Avenue	-	2015/0955	6	Windfall	Not Started, Full Planning Permission, New Build
	4-8 Caludon Road	-	2016/0528	18	Windfall	Not Started, Full Planning Permission, New Build
	78 Kenilworth Road	-	2017/1287	1	Windfall	Not Started, Full Planning Permission, New Build
	81 Kenilworth Road	-	2018/0063, 2018/2786	0	Windfall	Not Started, Full Planning Permission, New Build
	159 Elm Tree Avenue	-	2015/2362	1	Windfall	Not Started, Full Planning Permission, New Build
	232 Charter Avenue	-	2016/1619	0	Windfall	Not Started, Full Planning Permission, Change of Use
	20 Pangfield Park	-	2016/1448	0	Windfall	Not Started, Full Planning Permission, New Build
	Coombe Abbey Pub 14 bed house in multiple occupation	-	2017/2349	2	Windfall	Not Started, Full Planning Permission, Change of Use
	Bannerbrook Local Centre Banner Lane	-	2016/0924	8	Windfall	Not Started, Full Planning Permission, New Build
	R/O The Humber PH, Humber Avenue	-	2018/2606	48	Windfall	Not Started, Full Planning Permission - Purpose-Built Student Accommodation, New Build
	27 Thurlestone Road	-	2017/2980	1	Windfall	Not Started, Full Planning Permission, New Build
	l/a 4 Springfield Road	-	2018/0461	1	Windfall	Not Started, Full Planning Permission, New Build
	Edwin Rodgers House, Wendiburgh Street	-	2018/0113	11	Windfall	Not Started, Full Planning Permission, New Build
	l/a Ashtree House, Sandpits Lane	-	2018/0574	2	Windfall	Not Started, Full Planning Permission, New Build
	49 Primrose Hill Street	-	2018/0453	9	Windfall	Not Started, Full Planning Permission - Purpose-Built Student Accommodation, New Build
	l/a 6 Augustus Road	-	2018/0715	1	Windfall	Not Started, Full Planning Permission, New Build
	r/o 10 Bull's Head Lane	-	2018/0690	1	Windfall	Not Started, Full Planning Permission, New Build
	l/a 8 Hemsby Close	-	2018/0604	1	Windfall	Not Started, Full Planning Permission, New Build
	l/a 47 Ribble Road	-	2018/0768	7	Windfall	Not Started, Full Planning Permission, New Build
	83 Gulson Road	-	2018/1027	7	Windfall	Not Started, Full Planning Permission - Purpose-Built Student Accommodation, New Build
	429 Fletchamstead Highway	-	2018/0800	35	Windfall	Not Started, Full Planning Permission - Purpose-Built Student Accommodation, New Build
	126 Crabmill Lane	-	2018/1125	4	Windfall	Not Started, Full Planning Permission, New Build
	12 Corporation Street	-	2018/1162	1	Windfall	Not Started, Full Planning Permission, New Build
	Timberyard Cottage, Green Lane	-	2018/1334	0	Windfall	Not Started, Full Planning Permission, New Build
CC23 (para. C)	21 to 31 Parkside	-	2018/1606	199	CCAAP	Not Started, Full Planning Permission - Purpose-Built Student Accommodation, New Build
	The Bell Inn, Station Avenue	-	2018/1812	2	Windfall	Not Started, Full Planning Permission, New Build
H2:23	Land to the west of Cryfield Heights, Gibbet Hill Road	-	2018/1361	16	Local Plan	Not Started, Full Planning Permission, New Build
	35 Wall Hill Road	-	2018/2099	1	Windfall	Not Started, Full Planning Permission, New Build
	5 Leighton Close	-	2018/2117	0	Windfall	Not Started, Full Planning Permission, New Build
	148 The Moorfield	-	2018/1928	1	Windfall	Not Started, Full Planning Permission, New Build
StM1(a)	Elliot's Car Accessories, Gulson Road	-	2018/1300	90	SHLAA	Not Started, Full Planning Permission - Purpose-Built Student Accommodation, New Build
	r/o Albany Road	-	2018/0783	2	Windfall	Not Started, Full Planning Permission, New Build
F33	Land between 157 and 173 Lythalls Lane	-	2018/2161	23	SHLAA	Not Started, Full Planning Permission, New Build
	l/a 50 Trentham Road	-	2018/2400: 2018/3119	1	Windfall	Not Started, Full Planning Permission, New Build
	Land off Park Hill Lane	-	2018/2682	1	Windfall	Not Started, Full Planning Permission, New Build
	24 to 26 Carter Road	-	2018/2486	2	Windfall	Not Started, Full Planning Permission - Purpose-Built Student Accommodation, New Build

Allocation Reference	Site Name/Address	(Remaining) No. Dwellings Allocated	Application Reference	No. (Net) Dwellings Approved	Site Definition	Development Status (at 1st April 2019), and Details
	r/o 129 Lythalls Lane	-	2018/2612	1	Windfall	Not Started, Full Planning Permission, New Build
CC18 (para. G)	157 Corporation Street	-	2018/0188: 2018/2246	323	CCAAP	Not Started, Full Planning Permission - Purpose-Built Student Accommodation, New Build
	5a Regency Drive	-	2018/2735	1	Windfall	Not Started, Full Planning Permission, New Build
	l/a Birchely House, Fivefield Road	-	2018/2830	2	Windfall	Not Started, Full Planning Permission, New Build
	l/a Barnfields, Pickford Green Lane	-	2018/2838	4	Windfall	Not Started, Full Planning Permission, New Build
	Kings Chambers, Queens Road	-	2018/2845	2	Windfall	Not Started, Full Planning Permission, New Build
	75 St. Austell Road	-	2018/2971	1	Windfall	Not Started, Full Planning Permission, New Build
	Lutheran Church, Luther Way	-	2018/3212	4	Windfall	Not Started, Full Planning Permission, New Build
	Avis rent-a-car, Tower Street	-	2018/3368	7	Windfall	Not Started, Full Planning Permission - Purpose-Built Student Accommodation, New Build
	9 to 11 Bramble Street and 131 to 132 Far Gosford Street	-	2019/0041	2	Windfall	Not Started, Full Planning Permission, New Build
	r/o 16 to 32 Middleborough Road	-	2018/3561	3	Windfall	Not Started, Full Planning Permission, New Build
	land off De Montford Way	-	2018/2651	309	Windfall	Not Started, Full Planning Permission - Purpose-Built Student Accommodation, New Build
StM10	59 to 69 Berry Street	-	2015/0756	2	SHLAA	Not Started, Full Planning Permission, New Build
StM18	land at Alda Court, Manor House Drive	-	2017/3108	6	SHLAA	Not Started, Full Planning Permission, New Build
StM66	The Old Dairy Crest site, Harper Road	-	2016/2087	33	SHLAA	Not Started, Full Planning Permission - Purpose-Built Student Accommodation, New Build
	5 to 7 Lower Holyhead Road	-	2013/0804	8	Windfall	Not Started, Full Planning Permission - Purpose-Built Student Accommodation, New Build
F8	Former Lockhurst Tavern, Lockhurst Lane	-	2011/0150	12	SHLAA	Not Started, Full Planning Permission, New Build
	LA 483 London Rd	-	2015/0040	12	Windfall	Not Started, Outline Planning Permission, New Build
	36-54 Station Street West	-	2015/2154	26	Windfall	Not Started, Outline Planning Permission, New Build
	509-511 Walsgrave Rd	-	2017/0116	32	Windfall	Not Started, Outline Planning Permission, New Build
	RO 42-68 Wyken Way	-	2015/3601	5	Windfall	Not Started, Outline Planning Permission, New Build
	Adj 57 Torcross Avenue	-	2017/1966	1	Windfall	Not Started, Outline Planning Permission, New Build
	land north of 2 Union Place	-	2017/2879	2	Windfall	Not Started, Outline Planning Permission, New Build
	63 Cromwell Lane	-	2018/1525	1	Windfall	Not Started, Outline Planning Permission, New Build
	6 to 10 Carter Road	-	2018/1004	10	Windfall	Not Started, Outline Planning Permission, New Build
US4	r/o 1 to 13 Wycliffe Road West	-	2018/1861	8	SHLAA	Not Started, Outline Planning Permission, New Build
	40 Red Lane	-	2018/2242	5	Windfall	Not Started, Outline Planning Permission, New Build
WDC Local Plan Allocation	land to the south of Westwood Heath Road	-	2017/3203	425	Windfall	Not Started, Outline Planning Permission, New Build
H2:8	land to the west of Cromwell Lane	-	2016/1874	240	Local Plan	Not Started, Outline Planning Permission, New Build
Bab91	Pickford House Cottage, Pickford Green Lane	-	2018/3447	2	SHLAA	Not Started, Outline Planning Permission, New Build
	260a Hawkes Mill Lane	-	2018/2653	2	Windfall	Not Started, Outline Planning Permission, New Build
H2:1	land bounded by Hall Brook, Bennetts Road South, Sandpits Lane and Tamworth Road	-	2014/2282	800	Local Plan	Not Started, Outline Planning Permission, New Build
H2:11	land at Elms Farm, Wigston Road	-	2016/1965	150	Local Plan	Not Started, Outline Planning Permission, New Build
Wy18	Dartmouth School, Tiverton Road	-	2017/1606	39	SHLAA	Not Started, Outline Planning Permission, New Build
(Remaining) Allocations / identified residential sites for development with no approved planning permission at present						
H2:1	Keresley SUE	2,300	(see 2014/2282)	-	Local Plan	No application approved
H2:2	Eastern Green SUE	2,250	-	-	Local Plan	No application approved
H2:3	Walsgrave Hill Farm	900	-	-	Local Plan	No application approved
H2:4	Land at Whitmore Park, Holbrook Lane	501	-	-	Local Plan	No application approved
H2:6	Land at Browns Lane	475	-	-	Local Plan	No application approved
H2:7	Grange Farm	285	-	-	Local Plan	No application approved
H2:9	Land at London Road/ Allard Way	200	-	-	Local Plan	No application approved

Allocation Reference	Site Name/Address	(Remaining) No. Dwellings Allocated	Application Reference	No. (Net) Dwellings Approved	Site Definition	Development Status (at 1st April 2019), and Details
H2:12	Site of LTI Factory, Holyhead Road	110	-	-	Local Plan	No application approved
H2:14	Former Transco site, Abbots Lane	100	-	-	Local Plan	No application approved
H2:15	Land at Sandy Lane	90	-	-	Local Plan	No application approved
H2:16	Land at Carlton Road/ Old Church Road	85	-	-	Local Plan	No application approved
H2:17	Nursery sites, Browns Lane	80	-	-	Local Plan	No application approved
H2:19	Land at Mitchell Avenue	50	-	-	Local Plan	No application approved
H2:20	Land at Durbar Avenue	45	-	-	Local Plan	No application approved
H2:21	Woodfield School Site, Stoneleigh Road	30	-	-	Local Plan	No application approved
H2:22	Land at the Junction of Jardine Crescent and Jobs Lane	25	-	-	Local Plan	No application approved
H2:24	Land West of Cheltenham Croft	15	-	-	Local Plan	No application approved
H2:25	The Grange Children's Home, Waste Lane	15	-	-	Local Plan	No application approved
CC12	Friargate	400	-	-	CCAAP	No application approved
CC17	Leisure and Entertainment Area/ land on Watch Close abutting Ringway Rudge	55	-	-	CCAAP	No application approved
CC19	Primary Shopping Area regeneration - South	40	-	-	CCAAP	No application approved
CC20	Primary Shopping Area regeneration - North	300	-	-	CCAAP	No application approved
CC23	Technology Park Area - Parkside	60	-	-		
Bab1	Land to rear of 50/52 Brackenhurst Road	8	-	-	SHLAA	No application approved
Bab3	Garages off Bowness Close	5	-	-	SHLAA	No application approved
Bab12	Land to the rear of 284 Sadler Road	6	-	-	SHLAA	No application approved
Bab15	Fivefield House, Bennetts Road	5	-	-	SHLAA	No application approved
Bab91	Land at Pickford House Cottage, Pickford Green Lane	42	-	-	SHLAA	No application approved
BW1	Parking area, Santos Close	5	-	-	SHLAA	No application approved
BW3	Dunsmore Avenue Garages (rear of 412 and 440)	5	-	-	SHLAA	No application approved
BW36	Former Social Club, Grange Avenue	20	-	-	SHLAA	No application approved
E1	Formner Wisteria Lodge, Earsldon Avenue South	23	-	-	SHLAA	No application approved
E2a+b	Land at Sir Henry Parks Road (COVRAD and CoovPress)	171	-	-	SHLAA	No application approved
E3	Former Spencer Sports and Social club	12	-	-	SHLAA	No application approved
E7	Land rear of Spencer Club, Albany Road	42	-	-	SHLAA	No application approved
F2	Training Centre between George Eliot Road (rear of 29-77) and canal	20	-	-	SHLAA	No application approved
F3	Copper Beech Road, R/o 37-49 Lythalls Lane	27	-	-	SHLAA	No application approved
F4	Burbidge and Son, Awson Street / Stoney Stanton Road	42	-	-	SHLAA	No application approved
F5	Cromwell Street, Bright Street	27	-	-	SHLAA	No application approved
F6	Warehouse, adjacent Royal Oak pub, Stoney Stanton Road	15	-	-	SHLAA	No application approved
F7	Cromwell Street	27	-	-	SHLAA	No application approved
F9	Crow in the Oak PH, Lockhurst Lane	12	-	-	SHLAA	No application approved
F11	Land rear of 51 Elmsdale Avenue and public house fronting Foleshill Road	16	-	-	SHLAA	No application approved
F12	Foleshill Social Club, Parkstone Road	14	-	-	SHLAA	No application approved
F15	Land rear of The Three Horseshoes Pub, Foleshill Road	23	-	-	SHLAA	No application approved
F16	1159-1167 Foleshill Road	13	-	-	SHLAA	No application approved
F18	Land at the junction of Pridmore Road and Lockhurst Lane	6	-	-	SHLAA	No application approved
F19	Builders Yard, Cash's Lane	5	-	-	SHLAA	No application approved
F21	Land at Foleshill Road opposite Cash's lane and Brooklyn Road	32	-	-	SHLAA	No application approved
F30	Storage and Industrial units at Red Lane and Midland Street	128	-	-	SHLAA	No application approved
F31	Land at Paradise Day Nursery rear of 207 Broad Street	6	-	-	SHLAA	No application approved
F46	Foleshill Road/Eagle Street	54	-	-	SHLAA	No application approved

Allocation Reference	Site Name/Address	(Remaining) No. Dwellings Allocated	Application Reference	No. (Net) Dwellings Approved	Site Definition	Development Status (at 1st April 2019), and Details
F55	Prince William Henry Foleshill Road	13	-	-	SHLAA	No application approved
F56	1105 Foleshill Road and associated car parking provision	10	-	-	SHLAA	No application approved
F57	Land to rear of 1037-1039 Foleshill Road	11	-	-	SHLAA	No application approved
F58	Land between 604 and 622 Stoney Stanton Road	10	-	-	SHLAA	No application approved
F59	Land between 16 and 28 Threadneedle Street	6	-	-	SHLAA	No application approved
He1	Hinckley Road Service station	15	-	-	SHLAA	No application approved
He3	Land rear of 1a Mount Pleasant cottages	9	-	-	SHLAA	No application approved
He15	Watcombe Centre, 20 Watcombe Road	33	-	-	SHLAA	No application approved
Ho3	Warehouse / Factory, Lythalls Lane	34	-	-	SHLAA	No application approved
Ho4	Rocking Horse Nursery, Giles Close	6	-	-	SHLAA	No application approved
Ho8	Garages adjacent 26 Nunts Lane	5	-	-	SHLAA	No application approved
Ho29	Garage site at 318 Holbrook Lane	21	-	-	SHLAA	No application approved
Ho30	Land off Parkgate Road and Algate Close	16	-	-	SHLAA	No application approved
L2	Land South of The Longford Engine PH (formerly Canal Boat PH) Bedworth Road	7	-	-	SHLAA	No application approved
L3	Land South West of Weavers Arms, Bell Green Road	16	-	-	SHLAA	No application approved
L6	Land between Lady Lane and Longford Road, Rear of 231 Longford Road	14	-	-	SHLAA	No application approved
L20	Land north of Anderton Road	40	-	-	SHLAA	No application approved
L34	Industrial Unit, Sydnall Road	14	-	-	SHLAA	No application approved
LS2	Employment land between Brays Lane, Walsgrave Road and Harefield Road	53	-	-	SHLAA	No application approved
LS3	Land rear of 191-199 Barley Lea	19	-	-	SHLAA	No application approved
LS7a	Land at the Sphinx, rear of Siddeley Avenue	66	-	-	SHLAA	No application approved
LS7b	Land at Sphinx, west of Riverslea Road	75	-	-	SHLAA	No application approved
LS15	St Catherine's Church, St Catherine's road	16	-	-	SHLAA	No application approved
LS17	Garages and 40b & 40c Humber Avenue	7	-	-	SHLAA	No application approved
LS19	7-9 Brays Lane	65	-	-	SHLAA	No application approved
R1	Former Coal Yard, Radford Road	21	-	-	SHLAA	No application approved
R2	Bulwer road / 1-7 Heathcoat street	4	-	-	SHLAA	No application approved
R4	Garages adj. 58 Capmartin Road	5	-	-	SHLAA	No application approved
R7	Merrick Lodge Hotel, St Nicholas Street	12	-	-	SHLAA	No application approved
R12	Land on the South East side of Swillington Road	48	-	-	SHLAA	No application approved
R13	"Wickes Site" Radford Road	50	-	-	SHLAA	No application approved
R16	Yelverton Road Private Sports Field	103	-	-	SHLAA	No application approved
R26	Kings automotive	92	-	-	SHLAA	No application approved
R27	Coundon Library, Moseley Avenue	8	-	-	SHLAA	No application approved
StM1(b)	Land at Gulson Road	21	-	-	SHLAA	No application approved
StM2	Coventry Wholesale Fruit & Vegetable Market, Swan Lane	10	-	-	SHLAA	No application approved
StM3	Land East of 8 Raglan Street and former University Sports Centre	85	-	-	SHLAA	No application approved
StM4	Land at the junction of Charles Street and Canterbury Street	5	-	-	SHLAA	No application approved
StM5	Land at the Junction of Corporation Street and Hill Street	5	-	-	SHLAA	No application approved
StM12	Builders Merchants, Swan Lane	18	-	-	SHLAA	No application approved
StM13	Burlington Road, 11 Hammond Road and 39 Lowther Street	11	-	-	SHLAA	No application approved
StM21	Car park at the junction of Yardley Street and Wellington Street	34	-	-	SHLAA	No application approved
StM37	Land at York Street	43	-	-	SHLAA	No application approved

Allocation Reference	Site Name/Address	(Remaining) No. Dwellings Allocated	Application Reference	No. (Net) Dwellings Approved	Site Definition	Development Status (at 1st April 2019), and Details
StM44	Cox Street Student Union	34	-	-	SHLAA	No application approved
StM54	Land rear of 85 and 89 King William Street	7	-	-	SHLAA	No application approved
StM57a+b	Land West of Bishop Street	37	-	-	SHLAA	No application approved
StM58	Land North of Lamb street and West of Bishop street	138	-	-	SHLAA	No application approved
StM60	Chestnut School, 8 Park Road	6	-	-	SHLAA	No application approved
StM62	land at St Mary's Landsdown Street	8	-	-	SHLAA	No application approved
StM66	Land between Trinity Street and new buildings	66	-	-	SHLAA	No application approved
StM68	car repairs and works site Harper Road	24	-	-	SHLAA	No application approved
StM69	Land at Watch Close	49	-	-	SHLAA	No application approved
StM70	Land at junction of Harper Road and Humber Avenue	5	-	-	SHLAA	No application approved
S3	Land between Rugby Stadium and Railway Line	85	-	-	SHLAA	No application approved
S11	658 Allesley Old Road	5	-	-	SHLAA	No application approved
S12	1-10 Mill Street	9	-	-	SHLAA	No application approved
US3	27-31 Avon Street	7	-	-	SHLAA	No application approved
US6	Tile Choice site, Junction of Bell green Road and Nuffield Road	7	-	-	SHLAA	No application approved
We9	Garages at Bramston Crescent	7	-	-	SHLAA	No application approved
We26	Land off Glendale Way	22	-	-	SHLAA	No application approved
Who1	40-44 Shakleton Road	6	-	-	SHLAA	No application approved
Who2	Vehicle Rentals, Hearsall Lane	5	-	-	SHLAA	No application approved
Who3	Builders Yard, Opposite 51 Broomfield Place	7	-	-	SHLAA	No application approved
Who6	Pub car park and garden, Craven Street (adjacent to public house rear of 45 Craven Street)	5	-	-	SHLAA	No application approved
Who13	Argyle House, Collingwood Road	9	-	-	SHLAA	No application approved
Who19	Eric Williams House, Brookside Avenue	22	-	-	SHLAA	No application approved
Wo26	Land Opposite Bantock Road, Empire Road	10	-	-	SHLAA	No application approved
Wo27	Bestways, Banner Lane	112	-	-	SHLAA	No application approved
Wo29	Former garage site, 950 Broad Lane	8	-	-	SHLAA	No application approved
Wy20	Axholme House, Axholme Road	9	-	-	SHLAA	No application approved

Appendix 2: Employment Development Sites

Allocation Reference	Site Name/Address	Application Reference	(Net) Floorspace (sq.m.)	(Gross) Floorspace (sq.m.)	Site Area (Ha)	New Use Class	Development Status (at 1st April 2019), and Details
Sites with planning permission							
	- Alpha Industrial Estate, Deedmore Road	2018/0767	346	-	0.03	B1	Not Started, Full Planning Permission, New Build
	- George Fischer Sales Ltd., Paradise Way - Coventry Walsgrave Triangle	2018/1389	900	-	5.70	B8	Not Started, Full Planning Permission, New Build
	- Land at Progress Close	2018/2638	965	-	0.20	B1	Not Started, Full Planning Permission, New Build
	- Unit 15, Henley Industrial Park, Henley Road	2018/3387	0	680	0.67	B8	Not Started, Full Planning Permission, Change of Use
	- Unit 1, Curriers Close	2017/0752	795	-	0.64	B8	Complete, New Build
	- The Birches, 2 Farber Road	2018/0165	70	-	0.36	B1	Complete, Change of Use
	- Units 3a/b/c, Cyan Park	2018/0753	476	670	0.35	B1	Complete, Conversion
	- Unit 8, Binley Industrial Estate	2018/1484	0	265	0.03	B8	Not Started, Full Planning Permission, Change of Use
	- Unit 1, Blackburn Road	2018/1909	0	1,672	0.49	B8	Complete, Change of Use
	- Coventry Portakabin Hire Centre, 141 Hinckley Road	2018/2090	219	-	0.14	B1	Complete, New Build
	- 950 Broad Lane	2018/2296	-147	146	0.20	SG	Under Construction, Conversion
	- Grosvenor House, Grosvenor Road	2018/2489	65	-	0.001	B1	Complete, Change of Use
	- Unit 18-19, Torrington Avenue	2017/1092	0	3,675	1.60	B1/B2/B8	Complete, Change of Use
	- 1a Queen Mary's Road	2017/1234	49	-	0.01	B2	Complete, Change of Use
	- Unit C, Earlplace Business Park, Fletchamstead Highway	2017/1935	-617	1,233	0.40	B1/B2	Complete, Change of Use
	- 10 Falkland Close	2017/2582	458	-	0.08	B1/B2	Complete, Change of Use
	- 209 Torrington Avenue	2017/2667	0	776	0.15	B8	Complete, Change of Use
	- Warwick University, Land off University Road	2014/1098	30,934	-	2.50	B1	Complete, New Build
JE2:2	Plots 1, 2, 3 and part of 4, Lyons Park	2016/2397	58,707	-	12.75	B8	Complete, New Build
JE2:2	Land at Brownhill Green Farm, Coundon Wedge Drive	2017/0330	7,635	-	1.61	B1/B2	Under Construction, New Build
	- Land east of Cheetah Road	2016/1085	3,790	-	0.88	B1	Complete, New Build
	- Land at Edgwick Park Industrial Estate	52772/A	9,360	17,066	5.72	B1/B2/B8	Complete, New Build
	- Mike de Courcey Travel, Rowley Drive	2016/1459	1,387	2,301	1.06	B1/B2	Complete, New Build
	- Ironbridge Works, Ibstock Road	49026/B	3,035	10,605	2.46	B1	Under Construction, New Build
	- Adjacent Unit 4, 403 Broad Lane	2017/1088	472	-	0.11	B1	Not Started, Full Planning Permission, New Build
	- Kautex Unipart Ltd., Renown Avenue	2015/2568	2,300	12,736	2.90	B2	Not Started, Full Planning Permission, New Build
	- 274 Radford Road	2017/3050	229	458	0.38	B8	Not Started, Full Planning Permission, Change of Use
	- Land between Swift Road and Mile Lane	2016/0194	1,718	-	0.40	B1	Complete, New Build
	- Edgwick Park Industrial Estate, Canal Road	2017/0519	6,362	-	1.48	B1/B2/B8	Under Construction, New Build
	- Adjacent Airport Retail Park, Pilot Close	2015/2641	1,390	-	0.35	B1/B2/B8	Complete, New Build
	- Alpha Business Park, Deedmore Road	2016/1809	929	-	0.46	B2	Not Started, Full Planning Permission, New Build
JE2:3	Land adjacent Jaguar Engineering Centre, Abbey Road and adjacent A45/A444 interchange	2016/0405: 2017/2335	19,225	-	3.15	B1	Under Construction, New Build
	- 41 Station Street West	2015/2207	232	-	0.04	B1	Complete, New Build
	- 2-18 Corporation Street	2017/0585	131	-	0.30	B1	Under Construction, New Build
	- 202-204 Swan Lane	2017/1331	-200	-	0.02	Non-B Class	Complete
	- 76 London Road	2017/1767	-467	-	0.02	Non-B Class	Complete
	- Eellakanthan Thirukkivil, 2 Lythalls Lane	2017/2102	-471	-	0.10	Non-B Class	Complete
	- 139 Barkers Butts Lane	2017/1946	70	-	0.02	B8	Not Started, Full Planning Permission, New Build
	- Corner of Cox Street and Ford Street	2015/3022	277	-	0.04	B1	Complete, New Build
	- Simmons Mouldings, Station Street West	2016/0439	420	-	1.50	B2	Under Construction, New Build
	- 3 Earlsdon Street	2015/3187	-241	-	0.06	Non-B Class	Complete
	- 72-74 Albany Road	2015/2721	-106	-	0.01	Non-B Class	Complete
	- The Old Dairy Crest Site, Harper Road	2017/2239	-1,520	-	0.29	Non-B Class	Not Started, Full Planning Permission
	- The Old County Hall, Bayley Lane	2017/0269	-834	-	0.06	Non-B Class	Complete
	- Unit 10 Bishopgate Business Park, Widdrington Road	2017/0121	-306	-	0.04	Non-B Class	Not Started, Full Planning Permission

Allocation Reference	Site Name/Address	Application Reference	(Net) Floorspace (sq.m.)	(Gross) Floorspace (sq.m.)	Site Area (Ha)	New Use Class	Development Status (at 1st April 2019), and Details
-	9-13 Holbrook Lane	2017/1705	-21	-	0.01	Non-B Class	Not Started, Full Planning Permission
-	Unit 1, Spitfire Close	2017/1828	-600	-	0.10	Non-B Class	Not Started, Full Planning Permission
-	312a Charter Avenue	2017/1728	-146	-	0.01	Non-B Class	Complete
-	Greyfriars House, Greyfriars Lane	2017/1802	-1,850	-	0.09	Non-B Class	Under Construction
-	Unit 6 Curriers Close, Charter House Industrial Estate	2017/2848	-3,550	-	0.65	Non-B Class	Complete
-	1-11 Honiley Way	2017/2854	-225	-	0.07	Non-B Class	Not Started, Full Planning Permission
-	Land adjacent to 93 St. Nicholas Street	2017/3068	-149	-	0.85	Non-B Class	Not Started, Full Planning Permission
(Remaining) Allocations / identified employment sites for development with no approved planning permission at present							
JE2:1	Friargate	55200 + 2011/0036	174,890	-	7.00	B1	Allocated, Outline Planning Permission
JE2:2	Lyons Park (<i>remaining</i>)	-	-	10,000	19.00	B1/B2/B8	Allocated, No application approved
JE2:3	Whitley Business Park	-	-	38,775	30.00	B1/B2/B8	Allocated, No application approved
JE2:4	Land at Baginton Fields and South East of Whitley Business	-	-	250,000	25.00	B1/B2/B8	Allocated, No application approved
JE2:5	A45 Eastern Green	-	-	150,000	15.00	B1/B2/B8	Allocated, No application approved
JE2:6	Whitmore Park	-	-	60,000	20.00	B1/B2/B9	Allocated, No application approved
JE2:7	Durbar Avenue	-	-	15,000	1.50	B1/B8	Allocated, No application approved
JE2:8	Land at Aldermans Green Road and Sutton Stop	-	-	15,000	1.50	B1/B8	Allocated, No application approved