



# Coventry City Council

## Authority Monitoring Report 2024/25

Published December 2025

# Contents

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<b>Abbreviations.....</b>	<b>1</b>
<b>1. Introduction.....</b>	<b>2</b>
<b>2. Local Plan and supplementary planning documents.....</b>	<b>3</b>
Local Plan .....	3
Supplementary Planning Documents .....	3
Local Development Scheme .....	5
<b>3. Housing .....</b>	<b>6</b>
Housing delivery.....	7
Affordable housing .....	10
Housing mix .....	13
Communal accommodation.....	16
Homes in multiple occupation.....	16
Purpose built student accommodation.....	17
Site allocations .....	18
Remaining Allocations.....	18
Housing density.....	20
Previous land use.....	21
Housing Delivery Test .....	22
Local housing need .....	22
Housing Land Supply .....	23
Gypsy and Traveller Pitches .....	24
<b>4 Employment.....</b>	<b>24</b>
Employment land delivery and supply .....	25

Employment allocations.....	28
<b>Appendices .....</b>	<b>30</b>
Appendix 1.1: Housing completions 2024/25 - New build .....	31
Appendix 1.2: Housing completions 2024/25 - Change of use .....	33
Appendix 1.3: Housing completions 2024/25 – Conversions .....	37
Appendix 1.4: Housing demolitions 2024/25 .....	38
Appendix 2: New build housing bedroom mix 2024/25.....	39
Appendix 3: Homes in Multiple Occupation completions 2024/25 .....	41
Appendix 4.1: Housing commitments – Under construction at 31 <sup>st</sup> March 2025 .....	44
Appendix 4.2: Housing commitments – Detailed consent at 31 <sup>st</sup> March 2025.....	48
Appendix 4.3: Housing commitments – Outline consent at 31 <sup>st</sup> March 2025.....	57
Appendix 4.4: Housing commitments – Permitted development at 31 <sup>st</sup> March 2025.....	58
Appendix 5: Employment completions 2024/25 .....	59
Appendix 6: Employment commitments .....	63

## Abbreviations

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A list of abbreviations used in this report.

2024/25	The monitoring period 1 <sup>st</sup> April 2024 to 31 <sup>st</sup> March 2025
AMR	Authority Monitoring Report
CCAAP	City Centre Area Action Plan
Dph	Dwellings per hectare
DtC	Duty to Cooperate
HDT	Housing Delivery Test
HFR	Housing Flows Return
HEDNA	Coventry & Warwickshire Housing & Economic Development Needs Assessment
HELAA	Housing and Economic Land Availability Assessment
HMA	Housing Market Area
HMO	Home in Multiple Occupation
HIA	Health Impact Assessment
IDP	Infrastructure Delivery Plan
LDS	Local Development Scheme
NPPF	National Planning Policy Framework
OAN	Objectively assessed need
PDL	Previously developed land
PBSA	Purpose Built Student Accommodation
SHLAA	Strategic Housing Land Availability Assessment 2016
SHMA	Coventry & Warwickshire Joint Strategic Housing Market Assessment
SPD	Supplementary Planning Document
SUE	Sustainable Urban Extension
WMSESS	West Midlands Strategic Employment Sites Study

# 1. Introduction

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- 1.1 This Authority Monitoring Report ('AMR') provides an overview of housing and employment development in the city of Coventry during the monitoring period 1<sup>st</sup> April 2024 to 31<sup>st</sup> March 2025 ('2024/25').
- 1.2 Section 113 of the Localism Act 2011 requires every Local Planning Authority ('LPA') to publish an AMR at least once a year. Although each LPA has discretion as to which targets and indicators to include in their AMR, they must remain consistent with relevant legislation and conform to Regulation 34 of the Town and Country Planning (Local Development) (England) Regulations 2012, which sets out minimum requirements for the contents of the report. In short, this includes reporting on the implementation of the authority's Local Development Scheme ('LDS'), performance against housing delivery targets as set out in its development plan (i.e. a local plan), Community Infrastructure Levy (where applicable) and Duty to Cooperate ('DtC').
- 1.3 The primary purpose of this document is to share the performance of the planning service in delivering and supplying housing and employment sites. Unless otherwise stated, all references are to developments within Coventry City Council's administrative area.
- 1.4 The words 'housing' and 'homes' (and similar variations) in this report are used as general descriptions of accommodation that may include dwellinghouses under use class C3, residential care institutions under use class C2, and other communal accommodation under use class C4 and Sui Generis. Where a clear distinction is required, this is explicitly stated. The term 'use classes' refers to categories established under the Town and Country Planning (Use Classes) Order<sup>1</sup>

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<sup>1</sup> Planning Portal Use Classes. URL: <https://www.planningportal.co.uk/permission/common-projects/change-of-use/use-classes>

## 2. Local Plan and supplementary planning documents

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### Local Plan

- 2.1 The Coventry City Council Local Plan was adopted in December 2017 and covers the period 1<sup>st</sup> April 2011 to 31<sup>st</sup> March 2031. The supporting text to Policy IM1 of the Local Plan explains how the Council will monitor progress annually towards the achievement of key targets for housing and employment.
- 2.2 With the adopted Local Plan becoming five years old in December 2022, the Council was required to review all policies to decide if they are up to date or whether any amendments may help to reflect changes to national policy or other matters. The first round of public engagement of the Local Plan Review (Regulation 18, also called 'Issues and Options') was undertaken between 18<sup>th</sup> July and 29<sup>th</sup> September 2023, with Regulation 19 being consulted on between 20<sup>th</sup> January and 3<sup>rd</sup> March 2025.
- 2.3 Coventry city centre is also subject to an Area Action Plan ('CCAAP'), which was adopted in December 2017 as part of the Local Plan. This forms part of the Local Plan review with the aim being to combine the Local Plan and the CCAAP into a single document.
- 2.4 Coventry has one 'made' (adopted) neighbourhood plan: Willenhall Neighbourhood Plan. 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) and help to guide aspects of development. Once 'made', a Neighbourhood Plan forms part of the policy framework and is a material consideration in determining planning applications. Two more Neighbourhood Areas have been designated but no plans have since progressed:
- Allesley (Neighbourhood Area designated 4<sup>th</sup> May 2016)
  - Finham (Neighbourhood Area designated 16<sup>th</sup> March 2017)

### Supplementary Planning Documents

- 2.5 A Supplementary Planning Document ('SPD') can expand upon policies in a Local Plan to provide more detailed advice and guidance, but they cannot introduce new policies.<sup>2</sup>

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<sup>2</sup> Information on SPDs is available online at <https://www.coventry.gov.uk/planning-policy/coventry-local-plan-2011-2031/2>



The University of Warwick SPD was adopted on 3<sup>rd</sup> December 2024. with work ongoing on the following:

- Health Impact Assessment SPD Update
- Shopfront Design Guide SPD
- Biodiversity Net Gain SPD Update
- Coventry Connect SPD Update
- Sustainable Drainage SPD

## Local Development Scheme

2.6 The Local Development Scheme (LDS) relating to the 2024/2025 Monitoring period was brought into effect at Cabinet on 2<sup>nd</sup> September 2025. The scheme sets out a timetable for producing policy documents, with key targets listed below.

**Table 1 Local Development Scheme September 2025 – key targets**

Target	Target date(s)	Status	Comments
<b>Local Plan Review</b>			
Local Plan Review submission	Sep 2025	Complete	Submitted for examination on 9 <sup>th</sup> September 2025
Local Plan Review examination	Oct-Jun 2026	Ongoing	
Local Plan adoption	Jul-Sept 2026	Ongoing	Dependent on preceding stages
<b>Supplementary Planning Documents</b>			
HMO DPD adoption	March 2025	Complete	Adopted on 26 <sup>th</sup> March 2025
Shop front Design Guide SPD consultation	Oct-Dec 2025	Ongoing	Update of current SPD
Shopfront Design Guide SPD adoption	Jan-Mar 2026	Ongoing	Dependent on preceding stages
Health Impact Assessment SPD consultation	Jul-Sep 2026	Ongoing	Update of current SPD
Health Impact Assessment SPD adoption	Jul - Sept 2025	Ongoing	Dependent upon preceding stage
Shopfront Design Guide SPD consult	Apr - Jun 2025	Ongoing	Update of current SPD
Shopfront Design Guide SPD adopt	Jul - Sept 2025	Ongoing	Dependent upon preceding stage
Biodiversity Net Gain SPD consultation	Apr-Jun 2026	Ongoing	Update of current SPD
Biodiversity Net Gain SPD Update adoption	Jul-Sep 2026	Ongoing	Dependent upon preceding stage
Coventry Connected SPD consultation	Jul-Sep 2026	Ongoing	Update of current SPD
Coventry Connect SPD adoption	Oct-Dec 2026	Ongoing	Dependent upon preceding stage
Sustainable Drainage SPD consultation	Jul-Sep 2026	Ongoing	New SPD
Sustainable Drainage SPD adoption	Oct-Dec 2026	Ongoing	Dependent upon preceding stage

*\*All references to the Local Plan Review include the City Centre Area Action Plan*



### 3. Housing

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#### *Key policy indicators*

- *(H1) Provisions will be made for a minimum of 24,600 additional dwellings between 2011 and 2031:*
- *2011-2016 (first 5 years): 1,020 homes per annum*
- *2017-2031 (following 15 years): 1,300 homes per annum*
- *(H1) 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.*
- *(H1) 50% Completions on brownfield land*
- *(H6) 25% affordable homes provided on applicable sites*

3.1 The Local Plan determined an *Objectively Assessed Need* for an additional 42,400 homes to meet the needs of predicted population growth over the plan period 2011-2031. With land availability and other practical constraints considered, the Local Plan established a requirement for a minimum of 24,600 additional dwellings to be delivered in Coventry City Council's administrative area, with the deficit to be met by neighbouring authorities through *Duty to Cooperate* ('DtC') agreements.

3.2 A joint *Memorandum of Understanding* between authorities in the Coventry & Warwickshire Housing Market Area ('HMA'), approved by Coventry City Council 12 January 2016, committed the following distribution of Coventry's housing need:

- Rugby Borough Council = 2,800
- Nuneaton and Bedworth Borough Council = 5,480
- Warwick District Council = 6,640
- Stratford on Avon District Council = 2,020
- North Warwickshire Borough Council = 860

3.3 In December 2022, the Local Plan became more than five years old and the Council was consequently required to review all policies to decide if they are up to date or require amendments to reflect changes to national policy or other matters. Following an extensive process of analysis and consultation, a reviewed Local Plan including the

Area Action Plan was submitted to the Secretary of State on 9 September 2025 for independent examination by the Planning Inspectorate.<sup>3</sup>

- 3.4 Unless and until the proposed update of the Local Plan has been approved by a Planning Inspector, the housing requirement established at the time of the Local Plan's adoption in December 2017 is considered out of date. Instead, the minimum annual housing need must be calculated using the standard method calculation<sup>4</sup>.

## Housing delivery

- 3.5 The monitoring year 2024/25 saw an overall net delivery of **805 additional homes** in Coventry. This brings the cumulative delivery for the plan period 2011/12 to 2024/25 to **20,520 homes** (Table 2).

**Table 2 Annual net housing delivery 2011-2025**

Year	Adopted cumulative requirement	Additional homes (net)	Cumulative delivery (net)
2011/12	1,020	921	921
2012/13	2,040	994	1,915
2013/14	3,060	1,083	2,998
2014/15	4,080	1,116	4,114
2015/16	5,100	1,436	5,550
2016/17	6,400	1,192	6,742
2017/18	7,700	1,239	7,981
2018/19	9,000	1,499	9,480
2019/20	10,300	2,295	11,775
2020/21	11,600	402*	12,364
2021/22	12,900	3,818	16,182
2022/23	14,200	1,674	17,856
2023/24	15,500	1,859	19,715
<b>2024/25</b>	<b>16,800</b>	<b>805</b>	<b>20,520</b>

*\*2020/21 additional homes figure adjusted from previously reported 569 to correct a double counting error for planning permission FUL/2018/1300 (167 dwellings).*

- 3.6 Four broad classifications of housing category are used in this report: *Dwellinghouses* (use class C3), *Purpose Built Student Accommodation* ('PBSA' – use class Sui Generis), *Homes in Multiple Occupation* ('HMO' – use class C4 or Sui Generis<sup>5</sup>) and

<sup>3</sup> <https://www.coventry.gov.uk/planning-policy/local-plan-review>

<sup>4</sup> Housing and economic needs assessment. <https://www.gov.uk/guidance/housing-and-economic-development-needs-assessments#housing-need>

<sup>5</sup> HMO dwellings may be classed as either use class C4 or Sui Generis depending on the number of occupants – C4 allows occupation of between three and six unrelated individuals, while Sui Generis allows seven or more.

*Care* (Use Class C2), which may cover a range of accommodation that provide additional support, such as residential care homes.

- 3.7 While HMOs are exclusively communal, PBSA and Care accommodation may offer either communal living or fully self-contained housing. Each type is reported according to the requirements of the Housing Delivery Test ('HDT') Rulebook<sup>6</sup>, with the number of additional bedrooms equating to an equivalent number of dwellinghouses (currently 2.4 PBSA bedrooms to one dwellinghouse and 1.9 other communal bedrooms to one dwellinghouse).
- 3.8 Most completions were new build properties (92.9%) (Table 3), with the majority of those being dwellinghouses (**Figure 1**). Of the 147 demolitions recorded, 144 were flats at Vincent Wiles House, Attothall Road (planning application DEM/2022/2541) as part of the re-development of a HELAA site (reference WYK-002-24). Changes of use (for example, alterations to an office to form a residential flat) accounted for 149 net completions, while conversions of existing dwellinghouses (such as the sub-division of a house into flats) provided a further 55.

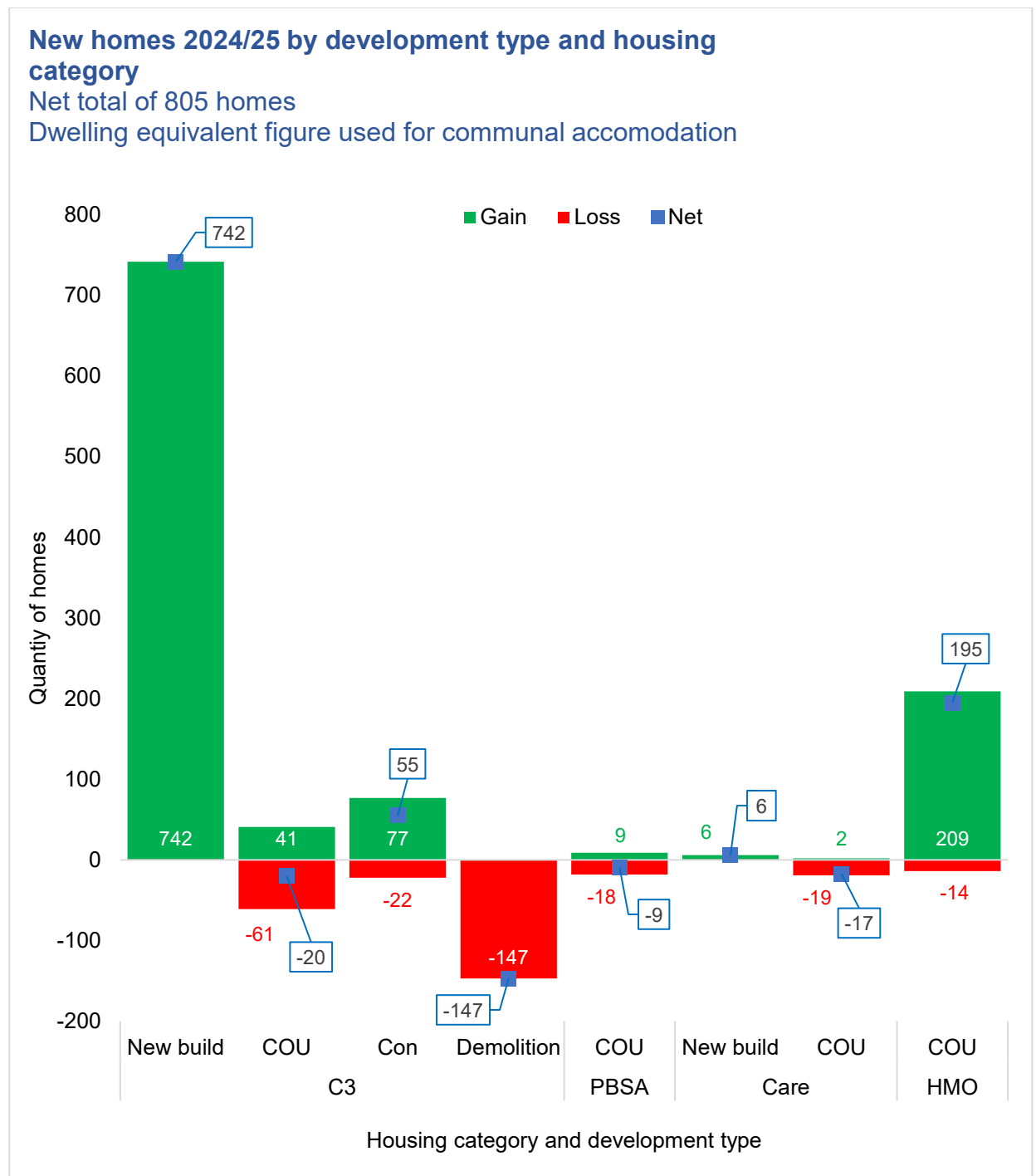
**Table 3 New homes 2024/25 by development type**

Development type	Gains	Losses	Net
New build	748	0	748
Change of use	261	-112	149
Conversion	77	-22	55
Demolition	0	-147	-147
<b>Total</b>	<b>1,086</b>	<b>-281</b>	<b>805</b>

*Gains and losses of all housing use classes (dwellinghouses, PBSA, Care and HMO). Figures for communal accommodation are 'dwelling equivalent' in line with Housing Delivery Test Rulebook where applicable.*

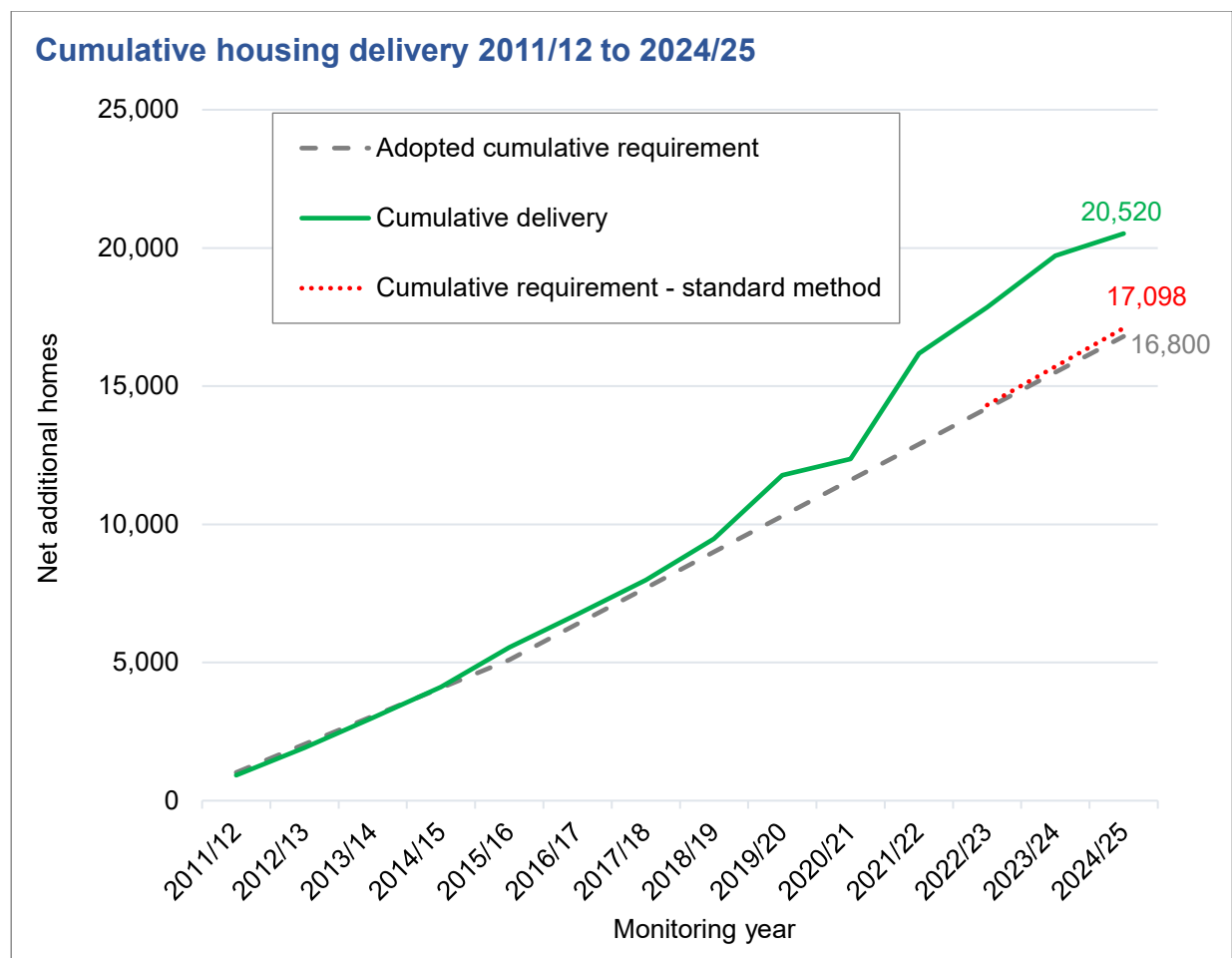
- 3.9 Not included in the 2024/25 housing figures is the demolition of 12 flats at Jasmine Court, Jasmine Grove, CV3 1EA. A demolition order (reference WK/222025488) was granted outside the planning system under section 265 of the Housing Act because the building was vacant and not fit for habitation. These will be reported in the next housing return figures.

<sup>6</sup> Housing Delivery Test measurement Rulebook. <https://www.gov.uk/government/publications/housing-delivery-test-measurement-rule-book/housing-delivery-test-measurement-rule-book>



**Figure 1 'New homes by development type and housing category 2024/25'** show gains and losses for each housing category (C3, PBSA, Care and HMO) and development type. Communal accommodation is reported as a dwelling equivalent figure in line with the Housing Delivery Test Rulebook.

- 3.10 At this stage of the plan trajectory, cumulative delivery of 20,520 is 22.1% above the adopted requirement of 16,800, or 20.0% above the revised requirement using the standard method calculation (NPPF December 2024) from when the Local Plan became more than five years old in December 2022 (Figure 2).



**Figure 2 Cumulative housing delivery 2011/12 to 2024/25** shows net completions over the Local Plan period to date. Communal accommodation are reported as dwelling equivalents where applicable. The 'cumulative requirement – standard method' figure uses the minimum annual housing need calculated using the standard method December 2024.

## Affordable housing

### Key indicators

- *H6: Affordable Housing) New residential schemes of 25 dwellings or more (excluding student accommodation), or more than 1 ha, will be expected to provide 25% of all dwellings as affordable homes.*

3.11 A total of 357 Affordable Homes were completed in 2024/25, amounting to 44% of total net delivery (805 homes) or 48% of new build homes (Table 4). This figure is a marked increase over the previous three years and was helped by increasing activity at key allocated sites, particularly Elm Fields Farm (Policy ref. H2:11), which delivered 148 affordable homes.

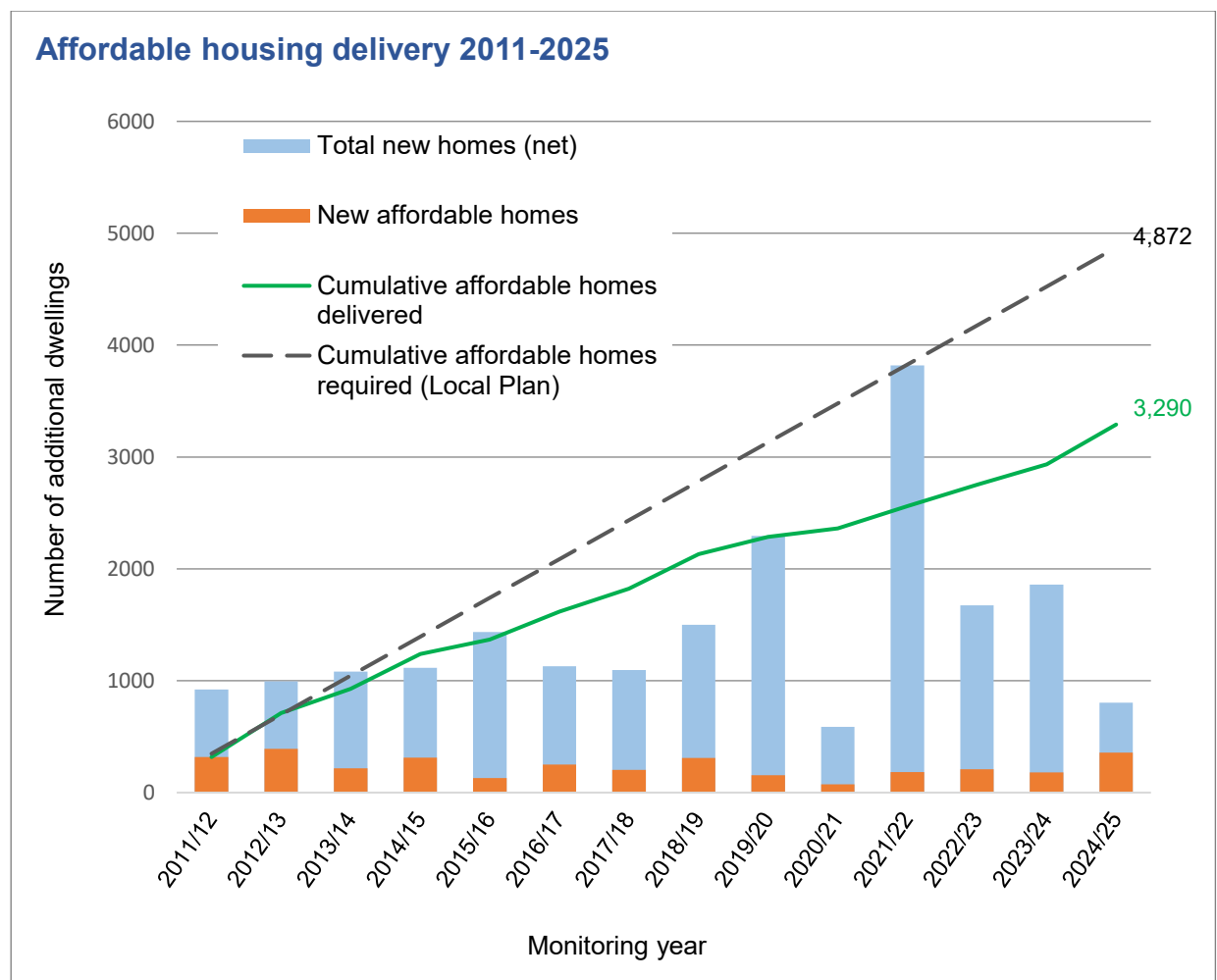
**Table 4 New build affordable housing completions mix 2021-25**

Year	Quantity of affordable homes completed by number of bedrooms					Total new build	% of total new build
	1	2	3	4+	Total		
2021/22	7	93	71	11	<b>182</b>	1,100	16.5%
2022/23	45	52	92	10	<b>199</b>	626	31.8%
2023/24	38	92	43	5	<b>178</b>	495	36.0%
2024/25	52	157	122	26	<b>357</b>	742	48.1%
<b>Total</b>	<b>142</b>	<b>394</b>	<b>328</b>	<b>52</b>	<b>916</b>	<b>2,963</b>	<b>30.1%</b>
<b>Mix</b>	<b>16%</b>	<b>43%</b>	<b>36%</b>	<b>6%</b>			

*New build affordable homes as a proportion of total new build C3 dwellinghouses per year. Excludes non-C3 dwellinghouses and any affordable C3 dwellinghouses created through a change of use or conversion.*

- 3.12 The 2017 Local Plan established a target of around 348 affordable homes per annum (a total of 6,960 across the 20-year plan period). While cumulative delivery is currently lower than planned (**Figure 3**), strong performance in 2024/25 is expected to continue in the coming years with construction at several large sites, including SUEs at Keresley and Eastern Green, now well underway. Delivery of affordable housing at these sites is expected to be relatively high over the remainder of the Local Plan period.





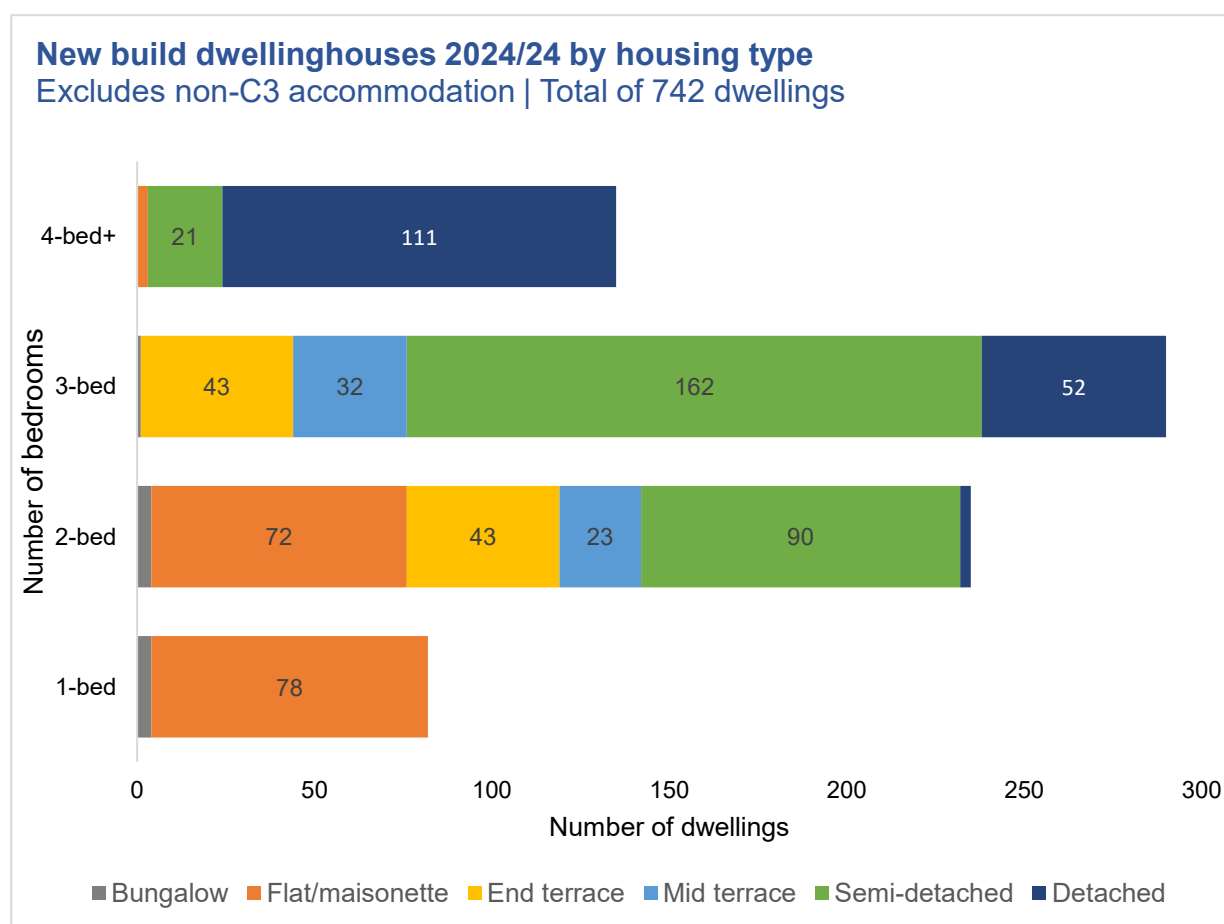
**Figure 3** The number of affordable homes delivered each monitoring year from 2011/12 to 2024/25 along with cumulative completions. Figures show total new homes and include all types of housing tenure: dwellinghouses, PBSA, HMO and Care.

- 3.13 It should be noted that there is often a time lag between the date at which a dwelling is recorded as complete for monitoring purposes and its subsequent transfer to a registered provider of affordable housing (or, in some cases, sold to eligible private buyers at a discounted price). Furthermore, registered providers might decide, for commercial reasons, not take properties that were originally earmarked for affordable housing. These factors can make the reporting of affordable housing delivery challenging, and past completion figures may fluctuate as new data becomes available.
- 3.14 If a developer is unable to deliver the required amount of affordable housing—whether that is due to a lack of interest from registered providers or financial viability issues for the developer—robust evidence is requested to explain why the requirement cannot be met. In such circumstances, the Council may agree with the developer under section 106 of the Town and Country Planning Act 1990 for a financial contribution to be paid by the developer in lieu of affordable housing on site. The Council can then use this

money to help fund the provision of affordable housing elsewhere in the city. No such payments were received in 2024/25 but further information regarding section 106 income and expenditure is available in the Infrastructure Funding Statement.<sup>7</sup>

## Housing mix

- 3.15 Of the 742 new build dwellinghouses completed in 2024/25, 385 were for sale on the open market while 357 were affordable housing. Most completions were 2 and 3-bed properties. As might be expected, flats were most prevalent for 1-bed homes while detached houses were most common for 4-bed+ properties, with 2 and 3-bed properties being more mixed (**Figure 4**).



**Figure 4 New build dwellinghouses 2024/24 by housing type** shows only gains of new build properties under use class C3.

- 3.16 Policy H4 of the Local Plan requires ‘a mix of market housing which contributes towards a balance of house types and sizes across the city in accordance with the

<sup>7</sup> The Infrastructure Funding Statement is available online at <https://www.coventry.gov.uk/downloads/download/7383/infrastructure-funding-statement-current-documents>

*latest Strategic Housing Market Assessment.* The Coventry and Warwickshire Joint Strategic Housing Market Assessment 2015 ('SHMA 2015')<sup>8</sup> was updated for the period 2021-2041 by the Housing and Economic Development Needs Assessment 2022 ('HEDNA 2022')<sup>9</sup> with revised suggested housing mixes.

- 3.17 The following three tables show housing mix completions (by bedrooms) 2021-25 for each major category of tenure: market housing, affordable ownership and affordable rented. Market housing figures (Table 5) include remaining capacity from extant detailed planning permissions that have not yet been built, which provides an indication of short-term future delivery as well as past delivery. Affordable figures (Table 6 and Table 7) do not include extant remaining capacity due to a current lack of reliable data on tenure split.

**Table 5 Market housing mix 2021-25**

	1-bed	2-bed	3-bed	4-bed+	Total
<b>Total completions 2021-25</b>	<b>217</b>	<b>617</b>	<b>693</b>	<b>467</b>	<b>1,994</b>
2021/22	148	340	203	114	815
2022/23	3	103	192	159	457
2023/24	36	96	130	85	347
2024/25	30	78	168	109	385
<b>Remaining extant capacity</b>	<b>1,582</b>	<b>1,307</b>	<b>1,307</b>	<b>981</b>	<b>4,947</b>
<b>Total completions + remaining</b>	<b>1,799</b>	<b>1,924</b>	<b>2,000</b>	<b>1,448</b>	<b>6,941</b>
% of total	26%	28%	29%	21%	
HEDNA suggested mix	10%	40%	40%	10%	
<b>Difference</b>	<b>+16%</b>	<b>-12%</b>	<b>-11%</b>	<b>+11%</b>	

*Gains of new build C3 dwellinghouses only. Remaining extant capacity includes all unbuilt homes with detailed planning permission at 31<sup>st</sup> March 2025. Figures may include rounding adjustments or variances.*

**Table 6 Affordable ownership mix 2021-25**

	1-bed	2-bed	3-bed	4-bed+	Total
<b>Total completions 2021-25</b>	<b>0</b>	<b>154</b>	<b>164</b>	<b>12</b>	<b>330</b>
2021/22	0	38	23	1	62
2022/23	0	25	48	6	79

<sup>8</sup> Coventry & Warwickshire Joint Strategic Housing Market Assessment 2015 is available online at: <https://www.coventry.gov.uk/downloads/file/20533/cov-warwickshire-joint-shma-executive-summary>

<sup>9</sup> Coventry & Warwickshire Housing & Economic Development Needs Assessment 2022 is available online at: <https://www.coventry.gov.uk/downloads/file/39499/coventry-and-warwickshire-housing-and-economic-development-needs-assessment-hedna->

2023/24	0	36	23	0	59
2024/25	0	55	70	5	130
% of total	0%	47%	50%	4%	
HEDNA suggested mix	20%	45%	25%	10%	
<b>Difference</b>	<b>-20%</b>	<b>+2%</b>	<b>+25%</b>	<b>-6%</b>	

*Gains of new build C3 dwellinghouses only. Figures may include rounding adjustments or variances.*

**Table 7 Affordable rented mix 2021-25**

	1-bed	2-bed	3-bed	4-bed+	Total
<b>Total completions 2021-25</b>	<b>82</b>	<b>240</b>	<b>164</b>	<b>40</b>	<b>526</b>
2021/22	7	55	48	10	120
2022/23	15	27	44	4	90
2023/24	8	56	20	5	89
2024/25	52	102	52	21	227
% of total affordable rented completions	16%	46%	31%	8%	
HEDNA suggested mix	30%	35%	25%	10%	
<b>Difference</b>	<b>-14%</b>	<b>11%</b>	<b>6%</b>	<b>-2%</b>	

*Gains of new build C3 dwellinghouses only. Figures may include rounding adjustments or variances.*

- 3.18 Market housing data (Table 5) suggests that focus should be on securing a greater proportion of 2-bed and 3-bed properties for the open market.

*Affordable ownership (*

- 3.19 Table 6) shows strong performance on 2-bed homes that is roughly in line with the HEDNA, but with a significant under-delivery of 1-beds and over-delivery of 3-beds. Affordable rented properties (Table 7) have also seen an under-delivery of 1-beds and over-delivery of 2-bed and 3-bed homes, while 4-bed homes are close to the HEDNA target mix.
- 3.20 Housing mix data may help to guide future planning decisions and encourage progress towards achieving the desired overall mix across the plan period. However, it should be emphasised that this is a nuanced area of analysis and offered as a general guide only. For instance, affordable rented properties are not broken down here into social and affordable rent. Additionally, the HEDNA's suggested mix represents an ideal

scenario based on the long-term delivery of sufficient affordable homes and may not always reflect short-term fluctuations or immediate needs. For instance, current data from the Council's Homefinder service indicates an urgent requirement for 4-bedroom social rented properties.<sup>10</sup>

- 3.21 Given the dynamic nature of affordable housing, the HEDNA does not provide a definitive affordable housing need and notes 'the relationship between affordable housing need and overall housing need is clearly complex'. It goes on to acknowledge that 'there is no arithmetical way of combining the OAN and the affordable need' (para. 8.57). Although the Local Plan does provide an affordable target of 348 homes per annum (6,960 across the 20-year plan period), this is based on 2015 SHMA data and may now be considered out of date.
- 3.22 Coventry's Local Plan Review, which was submitted to the Secretary of State for examination in September 2025, proposes increased affordable housing provision through the lowering of the threshold at which a development must provide affordable housing, from the current adopted threshold of 25 or more homes to 10 or more homes.

## Communal accommodation

- 3.23 Communal accommodation provides one or more element of shared living, typically in the form of a private bedroom that shares a kitchen or bathroom with other residents.

### Homes in multiple occupation ('HMO')

- 3.24 HMOs often provide affordable and flexible accommodation that fulfil an important market need as part of a varied and inclusive housing mix. The figures reported in this AMR for HMOs include only those that are obtained through the planning system. Under the *Town and Country Planning (General Permitted Development) (England) Order 2015*, a dwellinghouse (use class C3) can typically be used as a small HMO (C4) for up to six occupants without requiring planning permission. However, due to growing concerns of potential over-concentration of HMOs in some areas of the city, the Council introduced an Article 4 Direction on 30 September 2023<sup>11</sup> removing HMO permitted development rights in 11 wards<sup>12</sup>. Consequently, planning permission is now required before a dwellinghouse can be converted to a small HMO (use class C4) in

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<sup>10</sup> Coventry Homefinder information is available at: <https://www.coventry.gov.uk/homefinder>

<sup>11</sup> Article 4 Direction. Available at [https://www.coventry.gov.uk/downloads/download/225/article\\_4\\_directions](https://www.coventry.gov.uk/downloads/download/225/article_4_directions)

<sup>12</sup> The 11 wards subject to HMO Article 4 Direction: Cheylesmore, Earlsdon, Foleshill, Lower Stoke, Radford, Sherbourne, St Michaels, Upper Stoke, Wainbody, Westwood and Whoberley

these areas. The previously existing requirement for planning permission to be sought before a property can be converted to a large HMO (use class Sui Generis) remains unchanged.<sup>13</sup>

- 3.25 Furthermore, the Council has produced a Homes in Multiple Occupation Development Plan Document ('HMO DPD'), which was formally adopted on 26<sup>th</sup> March 2025. This is a statutory document used alongside the adopted Local Plan to determine planning applications, and it contains policies on overall principles, concentrations and thresholds, sandwiching (HMOs on either side of a residential dwelling), amenity and design. Monitoring will be undertaken in accordance with the indicators in the HMO DPD for the year 2025/26 onwards.<sup>14</sup>
- 3.26 Of the 805 homes delivered in 2024/25, 195 were HMO 'dwelling equivalents'. This figure is calculated using the HDT conversion of 365 additional HMO beds across 56 properties. Overall, there was a loss of 54 dwellinghouses to HMOs recorded through the planning system (Table 8).

**Table 8 HMO delivery 2024/25**

Development type	Number of properties			Total HMO beds (net)	HMO dwelling equiv. gain	Net dwelling equivalent
	C3 Dwellings	Small HMO	Large HMO			
Dwellinghouse to HMO	-56	44	12	324	173	117
Small HMO to large HMO	0	-3	3	6	4	3
PBSA to HMO	0	0	2	44	23	5
Small HMO to dwellinghouse	2	-2	0	-10	-5	3
<b>Total</b>	<b>-54</b>	<b>39</b>	<b>17</b>	<b>365</b>	<b>195</b>	<b>128</b>

*'HMO delivery 2024/25' shows known gains and losses of HMO beds and the relating number of individual properties.*

### Purpose built student accommodation ('PBSA')

- 3.27 As with HMOs, PBSA accommodation that is not fully self-contained and provides an element of communal living is subject to a conversion ratio that produces a dwelling

<sup>13</sup> HMOs and planning permission. HMO Licensing. Coventry City Council. Available at: <https://www.coventry.gov.uk/licensing-regulation/hmo-licensing/4>

<sup>14</sup> HMO DPD available at <https://www.coventry.gov.uk/downloads/file/44523/hmo-dpd-final-document-march-2025>



equivalent figure. The current ratio of 2.4 PBSA communal bedrooms to one dwelling is higher than for other communal accommodation at 1.9.

- 3.28 Only one new PBSA site was completed in 2024/25 following a change of use from commercial offices to 21 communal bedrooms, accounting for 9 equivalent dwellings in the housing delivery figures (planning application reference PL/2023/0001230/FUL).

## Site allocations

- 3.29 Table 9 shows the distribution of housing supply components in the completion figures since 2021/22. The majority (59%) were windfall sites, although this is skewed somewhat by PBSA delivery in recent years. During 2024/25, allocated sites delivered by far the most housing, a trend which is expected to continue with increasing rates of construction at large sites such as Keresley SUE and Eastern Green SUE.

**Table 9 All housing completions by supply type 2021-25**

Year	Housing completions by supply type			Total
	Allocations	SHLAA/ HELAA	Windfall	
2021/22	679	246	2,893	<b>3,818</b>
2022/23	451	41	1,182	<b>1,674</b>
2023/24	863	356	640	<b>1,859</b>
2024/25	602	29	174	<b>805</b>
<b>Total</b>	<b>2,646</b>	<b>658</b>	<b>4,852</b>	<b>8,156</b>
<b>Overall %</b>	<b>32%</b>	<b>8%</b>	<b>59%</b>	

*'All housing completions by supply type 2021-25' includes all net housing delivery including non-C3 dwellinghouses. Allocations may include sites in the 2017 City Centre Action Plan as well as Allocations under policy H2.*

## Remaining Allocations

- 3.30 The remaining housing capacity for Allocated sites is shown in Table 10. Of the total Allocated capacity of 10,060 in the 2017 Local Plan, 9,860 dwellings have been granted permission through outline or detailed applications, with 2,751 completions to date. The total remaining capacity awaiting planning applications across all Allocated sites is 1,713.

**Table 10 Local Plan Housing Allocation summary at 31<sup>st</sup> March 2025**

Policy ref	Site	Assessed capacity	Status	Dwellings consented	Actual completions	Remaining capacity
H2:1	Keresley SUE	3,100	Under construction	2,925	521	<b>175</b>
H2:2	Eastern Green SUE	2,250	Under construction	3,143	130	<b>0</b>
H2:3	Walsgrave Hill Farm	900	No consent	0	0	<b>700</b>
H2:4	Meggitt site Whitmore Park	730	Under construction	857	660	<b>0</b>
H2:5	Paragon Park	700	Complete	737	737	<b>0</b>
H2:6	Land at Browns Lane	475	Outline consent	0	0	<b>475</b>
H2:7	Land at Sutton Stop	285	Outline consent	262	0	<b>0</b>
H2:8	Land West of Cromwell Lane	240	Under construction	240	0	<b>0</b>
H2:9	Land at London Road/Allard Way	200	Under construction	293	0	<b>0</b>
H2:10	Former Lyng Hall Playing Fields	185	Complete	178	178	<b>0</b>
H2:11	Elm Fields Farm	150	Complete	148	148	<b>0</b>
H2:12	LTI Factory, Holyhead Road	110	Under construction	78	32	<b>23</b>
H2:13	Grange Farm	105	Complete	107	107	<b>0</b>
H2:14	Former Transco Site, Abbots Lane	100	Hybrid consent	690	0	<b>0</b>
H2:15	Land at Sandy Lane	90	No consent	0	0	<b>90</b>
H2:16	Land at Carlton Road	85	No consent	0	0	<b>85</b>
H2:17	Chestnut and Hawkesmill Nursery Sites	80	Complete	81	81	<b>0</b>
H2:18	Former Mercia Sports Centre, Kingfield Road	75	Complete	84	84	<b>0</b>
H2:19	Land at Mitchell Avenue	50	No consent	0	0	<b>50</b>
H2:20	Land at Durbar Avenue (mixed use JE2:7)	45	No consent	0	0	<b>45</b>

H2:21	Woodfield School Site, Stoneleigh Road	30	Outline pending	0	0	<b>24*</b>
H2:22	Land at Jardine Crescent	25	Outline pending	0	0	<b>25</b>
H2:23	Cryfield Heights	20	Complete	22	22	<b>0</b>
H2:24	West of Cheltenham Croft	15	Complete	15	15	<b>0</b>
H2:25	Grange Childrens Home, Waste Lane	15	No consent	0	0	<b>0**</b>
<b>Total</b>		<b>10,060</b>		<b>9,860</b>	<b>2,715</b>	<b>1,692</b>

*'Local Plan Housing Allocation summary' shows the potential number of dwellings that may be achieved subject to planning consent. The 'Total dwellings consented' column uses both outline and detailed planning permissions. Where an outline planning permission has had full reserved matters granted, the reserved matters figures are used (and may differ slightly to the original outline figure). Otherwise, the outline figure is used. \*Woodfield School assessed capacity of 30 reduced to 24 due to pending application. \*\*Grange Childrens Home removed due to live application for use other than housing.*

## Housing density

- 3.31 Policy H9 of the adopted Local Plan sets out the minimum number of dwellings per hectare that should be achieved. Eleven major planning applications (10 or more dwellings) were granted consent in 2024/25: 3 outline applications and 8 full applications (reserved matters applications excluded where the principle for density has previously been established at the outline stage).
- 3.32 At 460 dwellings per hectare, the average density for new applications on PDL sites inside the ring road was much higher than the minimum 200 dph required by Policy H9 (**Table 11**). PDL outside the ring road is also much higher at 146 dph. Two major greenfield provide a dph of 24.

**Table 11 Housing density of major planning permissions granted 2024/25**

Location type	Policy dph target	Average dph - all
PDL inside Ring Road	200	<b>460</b>
PDL outside Ring Road	35	<b>146</b>
Greenfield	30	<b>24</b>

*Housing density of major planning application granted 2024/25 includes all major outline and full planning applications of 10 or more dwellings (includes care and PBSA accommodation dwelling equivalents where applicable). 'Dph' = dwellings per hectare.*

## Previous land use

3.33 The NPPF Glossary<sup>15</sup> defines previously developed land as:

*'Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or was last occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill, where provision for restoration has been made through development management procedures; land in built-up areas such as residential gardens, parks, recreation grounds and allotments; and land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape.'*

3.34 The majority of completions (53%) in 2024/25 were on previously developed land, with the remainder on greenfield sites. No developments were recorded on green belt land (Figure 5).

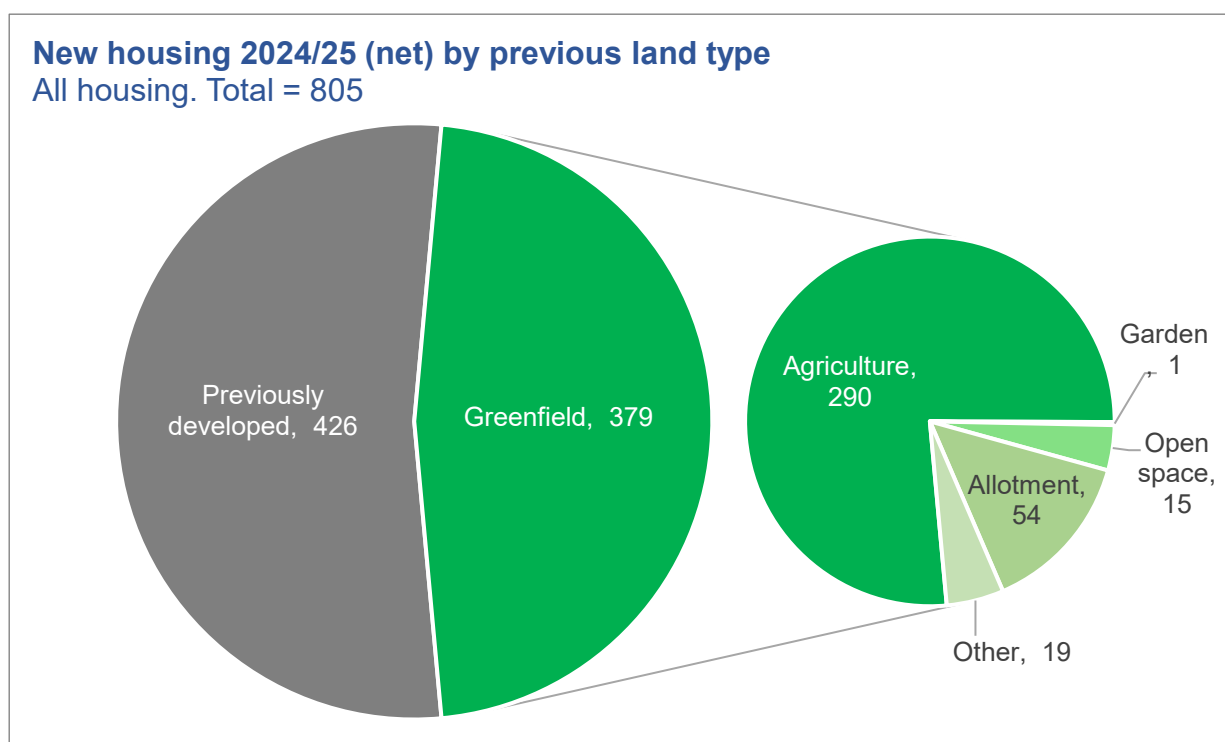


Figure 5 Includes net delivery of all development types that count towards housing delivery: dwellinghouses (C3), PBSA (Sui Generis), HMO (C4 or Sui Generis), and Care (C2).

<sup>15</sup> National Planning Policy Framework. Available at: <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

3.35 Of 379 homes built on greenfield sites, most were on former agricultural land removed from the green belt and allocated for housing during the adoption of the 2017 Local Plan. Of these, 148 were at Elm Fields Farm (policy reference H2:11), 110 were at Keresley SUE (H2:01), and 32 were at Eastern Green SUE (H2:02). The following categories of greenfield sites are used:

- Agriculture: land for commercial farming, grazing, forestry and general grasslands
- Allotment: former allotment sites
- Garden: residential gardens
- Leisure: land attached to former sites of leisure, such as sports clubs, social clubs
- Open space: public open spaces
- Other: pockets of land with no known use

## Housing Delivery Test

3.36 The Housing Delivery Test ('HDT') is an annual calculation based on housing delivery returns submitted to the Government. It measures an LPA's net housing delivery against its requirement over the previous three-year period. If an HDT result is below 95%, the LPA has six months to prepare an action plan from the date the HDT results were published.<sup>16</sup>

3.37 The most recent calculation published by the Government (The Housing Delivery Test 2023 published in December 2024) was for the monitoring period 2020/21 to 2022/23. It gave Coventry a score of 180%, meaning the housing requirement was exceeded with no further action needed.<sup>17</sup>

## Local housing need

3.40. With Coventry's Local Plan being more than 5 years old, the previously established housing requirement is out of date, and the *standard method calculation* must be used to calculate the *minimum annual local housing need*.

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<sup>16</sup> Information on HDT action plans is available on the Planning Advisory Service. Available at <https://tinyurl.com/PAS-HDT>

<sup>17</sup> Housing Delivery Test 2023 measurement available online at <https://www.gov.uk/government/publications/housing-delivery-test-2023-measurement>

- 3.41. The calculation in Table 12 shows the steps used to determine Coventry's minimum annual local housing need based on the latest data.

**Table 12 Minimum local housing need using the December 2024 standard method<sup>17</sup>**

Step	Details	Figure
1. Set the baseline (0.8% of existing housing stock)	Existing housing stock 2024	148,006
	Baseline figure	1,184
2. Adjustment for affordability	Affordability ratio 2024 (latest 5-year average)	5.93
	Adjustment factor	1.17670
<b>Minimum annual local housing need</b>		<b>1,393</b>

## Housing Land Supply

- 3.42. LPAs need to be able to demonstrate a 5-year housing land supply when dealing with planning applications and appeals. This can be done by using the latest available evidence such as a HELAA or an AMR.
- 3.43. At 31<sup>st</sup> March 2025, the Council can demonstrate a projected housing delivery of **8,623** additional homes over the next five years (Table 13).

**Table 13 Housing land supply at 31<sup>st</sup> March 2025**

Supply component	Remaining homes 31 March 2025	Forecast years from 1 <sup>st</sup> April 2025		
		1-5	6-10	11+
<b>Commitments</b>	<b>12,867</b>	<b>7,916</b>	<b>3,461</b>	<b>1,490</b>
Under construction	5,945	5,536	409	0
Detailed consent	2,956	2,204	752	0
Outline consent	4,204	2,300	1,490	688
Permitted development	(238)	(238)	0	0
<b>Identified sites</b>	<b>7,143</b>	<b>307</b>	<b>3,366</b>	<b>3,470</b>
Adopted Allocations 2017	1,852	0	1,097	755
Proposed Allocations	3,146	257	1,609	1,280
Other (identified in the HELAA 2024)	2,145	50	660	1,435
<b>Windfall allowance</b>	<b>2,600</b>	<b>400</b>	<b>1,000</b>	<b>1,200</b>



Total deliverable supply	22,610	8,623	
Minimum annual local housing need (standard method) +5% buffer		1,460	
5YHLS		5.91	

*Housing land supply at 31<sup>st</sup> March 2025 shows future potential supply of housing and includes a windfall allowance of 200 homes per year from year 4 onwards. All figures are dwelling equivalent for communal accommodation where applicable. Data available in Appendices.*

- 3.44. Completion rates are projected for sites with extant planning permission and sites that do not have planning permission but are identified in the Local Plan or HELAA and expected to come forward. Additionally, it is likely that smaller windfall sites will continue to come forward. It should be noted that a site is classed as under construction when early ground works or other material development has commenced but build rates may vary considerably.

## Gypsy and Traveller Pitches

- 3.45. The provision of 12 permanent pitches for Gypsies and Travellers at Sisken Drive was completed in 2024/25 (planning application reference FUL/2022/0337).

## 4 Employment

### Key policy indicators

- (DS1) 1b. A minimum of 128 ha of employment land within the city's administrative boundary, including:
  - at least 176,000 sqm of office floor space at Friargate and the wider city centre
  - the continued expansion of Whitley Business Park; and
  - 15ha strategic allocation adjoining the A45 as part of the Eastern Green sustainable urban extension
- (JE2) 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.

- 4.1 In the context of the Local Plan, 'employment land' refers to commercial development designated with the following Use Classes:

- **E(g)** (previously B1 Business – see below for further explanation)

- **B2** General industrial
- **B8** Storage or distribution

- 4.2 On 1<sup>st</sup> September 2020, a new **E Use Class** was introduced that effectively replaced the now-revoked class B1. Use Class E is intended to provide greater flexibility and simplicity in the planning system by allowing commercial premises to move between a broader range of sub-classes without the need for planning permission. For example, an office building formerly classed as B1(a) would now be classed as E(g), allowing it to change use to E(a) (retail) without planning permission.
- 4.3 As a consequence of the changes, monitoring of use class E has become very challenging. To be as informative as possible, only industrial developments falling within Use Classes B2, B8 or mixed (E(g)/B2/B8) are now reported as employment land. As office buildings usually have relatively small footprints and the omission of such developments has only a marginal impact on the delivery of employment land. Many B2 and B8 developments include comparatively small ancillary office spaces, which may be included in the figures for B2 or B8 employment land.
- 4.4 The principal measurement stated in the Local Plan is for the delivery of 128 hectares of new employment land across the plan period. Measurements in hectares may represent the entirety of a site including its curtilage. Where possible, gross internal floorspace is also presented in square metres. So, for example, a single storey building would have a floorspace smaller than its site area, whereas a multi-storey building is likely to have floorspace exceeding its site area.

## Employment land delivery and supply

- 4.5 The monitoring year 2024/25 saw gross completions of 1.65 ha of B2/B8 employment land in Coventry. All were on previously developed land and bring the cumulative delivery across the plan period to 129.6 ha, which is 45% above the requirement of 89.6 ha at this point in the trajectory (Figure 6).

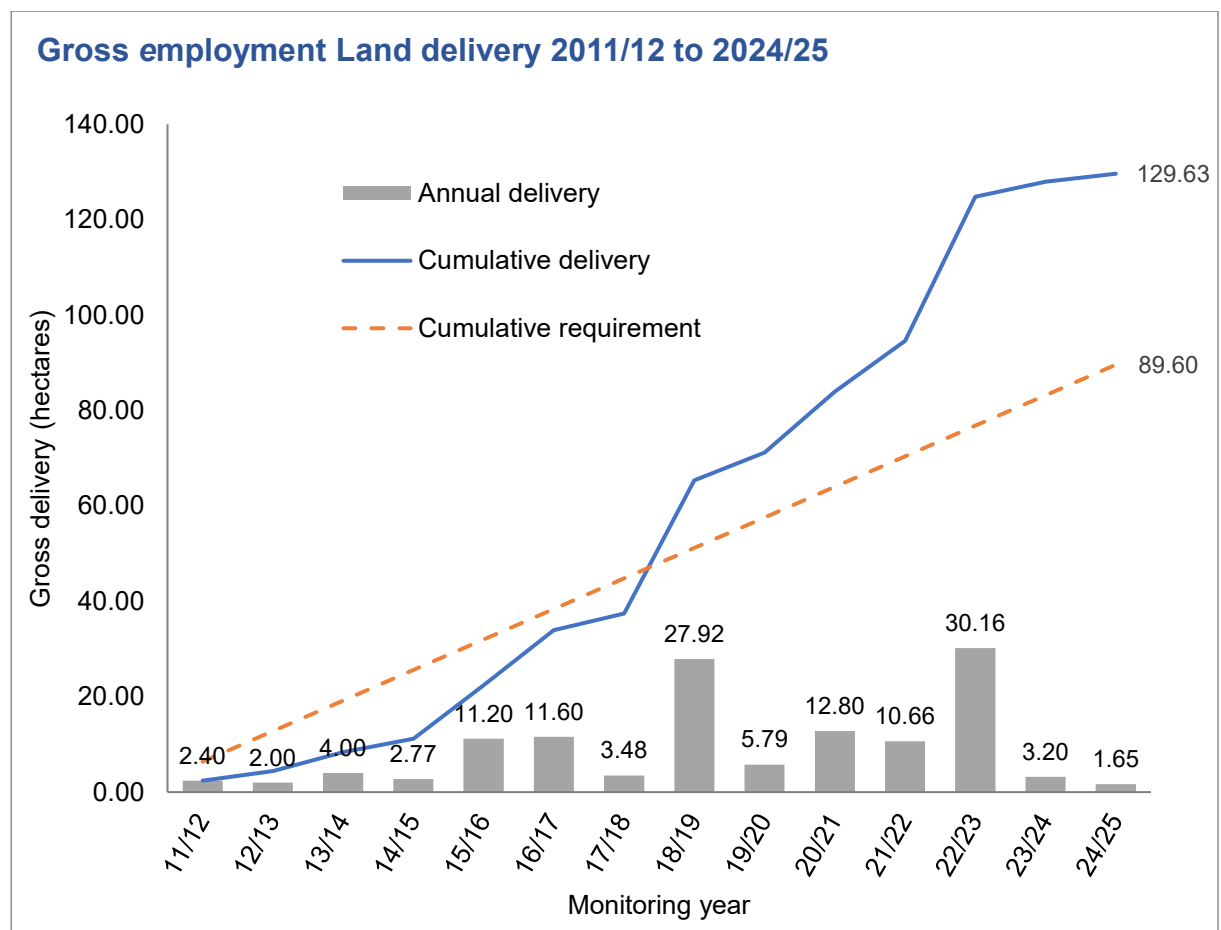


Figure 6 Gross employment land delivery 2011-2025 excludes office space from 2023/24 onwards.

- 4.6 Figure 7 shows gains and losses of floorspace in 2024/25. Although overall numbers are relatively small, they indicate a continued downward trend for office floorspace.

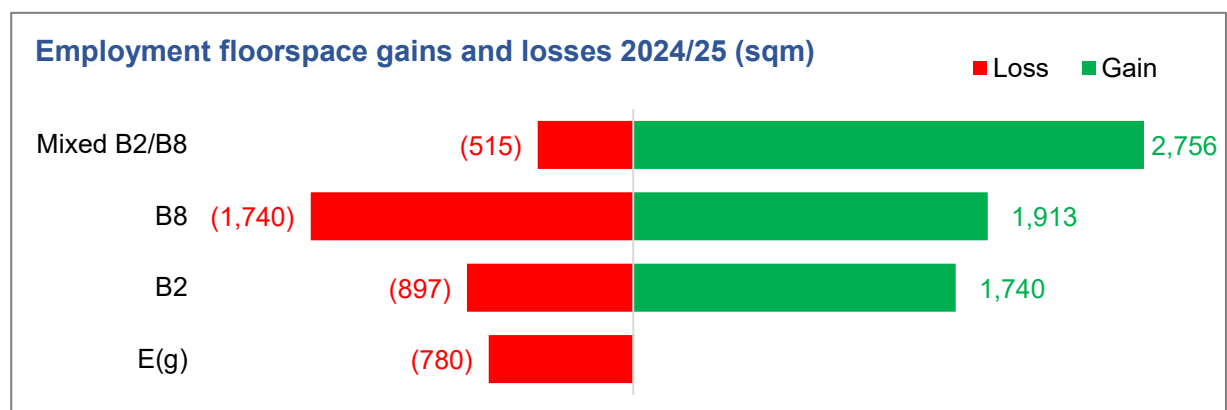


Figure 7 Employment floorspace gains and losses 2024/25 figures in square metres.

- 4.7 The Local Plan requires a minimum supply of 58 hectares of new employment land on a 5-year rolling cycle to be available at all times in Coventry and on sites outside but

adjacent to the city's administrative boundary (the 'Minimum Reservoir'). The current gross supply of employment land in Coventry's administrative area is 65.15 ha (**Table 14**).

**Table 14 Industrial employment land supply at 31<sup>st</sup> March 2025**

Supply type	Area (hectares)
<b>Commitments</b>	<b>21.56</b>
<i>Under construction</i>	3.00
<i>Detailed consent</i>	3.56
<i>Outline consent</i>	15.00
<b>Identified sites without consent</b>	<b>45.59</b>
<i>Allocations: remaining capacity</i>	37.35
<i>HELAA 2024</i>	8.24
<b>Employment supply at 31<sup>st</sup> March 2025</b>	<b>65.15</b>

*Figures include use classes B2 and B8 only. The figure for remaining allocated capacity differs in this table to that shown in Table 15 because Eastern Green SUE has extant planning permissions for 15 ha of employment land and is included here as outline consent rather than remaining allocated capacity.*

- 4.8 The figures in Table 14 include both strategic and non-strategic sites referred to in the HEDNA 2022. Since the HEDNA 2022 was published, further work on strategic sites has been undertaken across the wider West Midlands region in the '*West Midlands Strategic Employment Sites Study 2023/24 (August 2024)*'. The relevant local authorities commissioned a further report called the '*Coventry & Warwickshire HEDNA – WMSESS Alignment Paper (November 2024)*' ('Alignment Paper') to explain how the two studies relate and what implications there may be for future plan making.
- 4.9 The Alignment Paper states that one site in Coventry's employment supply—Baginton Fields—meets the criteria of a strategic site and is categorised differently to local supply. However, the figures in Table 14 include Baginton Fields in the allocated supply.
- 4.10 It is important to note that the employment figures in this AMR may vary slightly from those in other reports due to differences in methodology. For instance, some figures are calculated using site areas from planning application forms, while others are based on floorspace conversions shown in site plans.

## Employment allocations

4.11 The Local Plan identified eight sites that were anticipated to provide up to 107 hectares of employment land. To 31<sup>st</sup> March 2025, delivery on these sites totalled 51.2 hectares (including over-delivery at Lyons Park) with 55.8 ha now remaining (

4.12 Table 15).

**Table 15 Allocated employment site completions 2011/12 to 2024/25 (figures in hectares)**

Policy ref.	Site name	Allocated capacity	Completions to 24/25	Remaining capacity
JE2:1	Friargate	7.0	0.5	<b>6.5</b>
JE2:2	Lyons Park	19.0	22.1	<b>0.0</b>
JE2:3	Whitley Business Park	30.0	23.5	<b>6.5</b>
JE2:4	Land at Baginton Fields and South East of Whitley Business Park	25.0	0.0	<b>25.0</b>
JE2:5	Eastern Green	15.0	0.0	<b>15.0</b>
JE2:6	Whitmore Park	8.0	5.1	<b>2.9</b>
JE2:7	Durbar Avenue	1.5	0.0	<b>1.5</b>
JE2:8	Land at Aldermans Green Road & Sutton Stop	1.5	0.0	<b>1.5</b>
<b>Total</b>		<b>107.00</b>	<b>51.2</b>	<b>55.8</b>

*Allocated employment site completions 2011/12 to 2024/25 includes office space at Friargate (JE2:1). Figures are in hectares and show remaining capacity after completions but excluding extant planning permissions.*

4.13 Of the 55.8 hectares that remain unbuilt on allocated sites, 15 hectares have extant outline planning permission at Eastern Green SUE (planning application reference OUT/2018/3225). Friargate currently has extant outline planning permission (reference OUT/2011/0036) for additional office space alongside two completed office buildings at One Friargate and Two Friargate. However, due to a general national decline in demand for office space, full delivery of this consent is now considered unlikely. The Local Plan Review proposes reducing the amount of office space at Friargate in favour of more housing.

4.14 As well as employment land in Coventry, the Local Plan established an additional sub-regional need that increased the overall requirement to 215 ha across the plan period.

These sites are being delivered by surrounding local authorities as part of a *Memorandum of Understanding*.<sup>18</sup>

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<sup>18</sup> Employment Land Memorandum of Understanding. Available at: <https://edemocracy.coventry.gov.uk/documents/s31244/s>



## Appendices

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The following codes are used for wards in some of the following appendices:

- BAB = Bablake
- BIN = Binley & Willenhall
- CHE = Cheylesmore
- EAR = Earlsdon
- FOL = Foleshill
- HEN = Henley
- HOL = Holbrook
- LON = Longford
- LST = Lower Stoke
- RAD = Radford
- SHE = Sherbourne
- STM = St Michaels
- UST = Upper Stoke
- WAI = Wainbody
- WES = Westwood
- WHO = Whoberley
- WOO = Woodlands
- WYK = Wyken

## Appendix 1.1: Housing completions 2024/25 – new build

*In order of tenure category then total completions (largest to smallest) | All figures are dwelling equivalent for communal accommodation*

No.	Planning application	Decision date	Site	Ward	Supply type	Policy ref	Market housing	Affordable housing	Total
<b>Dwellinghouses (C3)</b>							<b>385</b>	<b>357</b>	<b>742</b>
1	FM/2020/0668	28/05/2021	Holbrook Lane	HOL	Allocation	H2:04	128	36	<b>164</b>
2	RMM/2022/1028	16/12/2022	Elm Fields Farm, Wigston Road	HEN	Allocation	H2:11		148	<b>148</b>
3	FUL/2021/2411	07/07/2022	Holbrook Lane	HOL	Allocation	H2:04	69	30	<b>99</b>
4	RM/2020/2399	29/11/2021	Land Bounded by Hall Brook Bennetts Road South, Sandpits Lane and Tamworth Road	BAB	Allocation	H2:01	55	24	<b>79</b>
5	FUL/2020/1142	27/11/2023	Holyhead Road	SHE	Allocation	H2:12		32	<b>32</b>
6	RMM/2019/1030	22/11/2019	Land bounded by Hall Brook, Bennetts Rd South, Sandpits Lane and Tamworth Rd	BAB	Allocation	H2:01	14	10	<b>24</b>
7	FUL/2020/1992	15/12/2021	Land at Pickford Green Lane	BAB	Allocation	H2:02	22		<b>22</b>
8	PL/2023/0000750/RESM	15/09/2023	Land In Cheltenham Croft	HEN	Allocation	H2:24		15	<b>15</b>
9	FUL/2020/1059	01/07/2021	Land at Pickford Green Lane	BAB	Allocation	H2:02	4	4	<b>8</b>
10	RMM/2022/1982	21/12/2023	Land At Thompsons Farm Thompsons Road	BAB	Allocation	H2:01	4		<b>4</b>
11	RMM/2022/2615	21/12/2023	Land At Thompsons Farm Thompsons Road	BAB	Allocation	H2:01	3		<b>3</b>
12	PL/2023/0000554/RESM	21/07/2023	Land At Pickford Green Lane	BAB	Allocation	H2:02	2		<b>2</b>
13	FUL/2020/2401	06/05/2021	19-35 Warwick Street	EAR	SHLAA-2016	E10	15		<b>15</b>
14	FUL/2022/1484	10/10/2022	Land Rear of 1-13 Wycliffe Road West	UST	SHLAA-2016	US4	14		<b>14</b>
15	FUL/2021/3395	03/10/2022	Land at Meadow Road	HOL	Windfall			54	<b>54</b>
16	FUL/2015/3913	21/03/2016	57-59 Lower Ford Street	STM	Windfall		12		<b>12</b>

No.	Planning application	Decision date	Site	Ward	Supply type	Policy ref	Market housing	Affordable housing	Total
17	RMM/2022/2337	24/03/2023	Brucker (uk) Ltd Banner Lane	WES	Windfall		12		12
18	RMM/2021/3790	22/09/2022	Watery Lane	BAB	Windfall		9		9
19	FUL/2022/2378	17/10/2022	Wall Hill Hall, Wall Hill Road	BAB	Windfall		5		5
20	S73/2021/1817	01/10/2021	Garages to rear 20-28 Thimble Road	WES	Windfall			4	4
21	FUL/2022/3133	30/11/2023	Codys Court, Silverdale Close	LON	Windfall		3		3
22	FUL/2017/2156	20/11/2017	RO 2-8 Christchurch Road	RAD	Windfall		2		2
23	FUL/2021/1720	15/10/2021	1 Wykeley Road	UST	Windfall		2		2
24	FUL/2021/2337	01/10/2021	Land adjacent to 25 Leopold Road	STM	Windfall		2		2
25	RM/2021/0464	10/05/2021	Land to north of 2 Union Place	LON	Windfall		2		2
26	FUL/2020/0550	05/05/2020	Land adjacent to 391 Green Lane	WAI	Windfall		1		1
27	FUL/2021/2322	14/09/2021	14 Briars Close	LST	Windfall		1		1
28	FUL/2021/3315	13/01/2022	119 Kenpas Highway, CV3 6PF	WAI	Windfall		1		1
29	FUL/2022/0195	21/06/2022	21 Squires Way	WAI	Windfall		1		1
30	FUL/2022/1948	28/09/2022	39 Eastern Green Road	WOO	Windfall		1		1
31	PL/2024/0002151/FUL	17/12/2024	72 Sir Henry Parkes Road	EAR	Windfall		1		1
<b>Care</b>							<b>6</b>	<b>0</b>	<b>6</b>
32	FUL/2020/2174	13/11/2020	Bablake House Birmingham Road	BAB	Windfall				6
	<b>Total</b>						<b>391</b>	<b>357</b>	<b>748</b>

## Appendix 1.2: Housing completions 2024/25 – change of use

*In order of total completions (largest to smallest) then decision date (oldest to newest) | All figures are dwelling equivalent for communal accommodation*

No.	Planning application	Decision date	Location	Ward	Supply type	Policy ref	C3 net	HMO net	PBSA net	Care net	Total net
1	PL/2023/0001230/FUL	09/08/2023	76 Whitefriars Street	STM	Windfall		0	0	9	0	9
2	RM/2021/1421	23/06/2021	Land to rear 42-68 Wyken Way	UST	Windfall		5	0	0	0	5
3	FUL/2021/3064	30/06/2022	66-70 Earlsdon Street	EAR	Windfall		5	0	0	0	5
4	FUL/2022/1839	06/09/2022	University Of Warwick, Hampton Hall, 157 Warwick Road	CHE	Windfall		0	17	-13	0	4
5	PL/2024/0001118/FUL	08/10/2024	31 Dorset Road	RAD	Windfall		-1	5	0	0	4
6	PL/2024/0002291/LDCE	09/01/2025	26 Lower Holyhead Road	STM	Windfall		-1	5	0	0	4
7	FUL/2019/1358	07/08/2019	250 Charter Avenue	WES	Windfall		-1	4	0	0	3
8	FUL/2020/0721	15/05/2020	71 Charter Avenue	WES	Windfall		-1	4	0	0	3
9	FUL/2022/1507	30/09/2022	137 Marlborough Road	LST	Windfall		5	-2	0	0	3
10	PL/2023/0000926/FUL	06/07/2023	156 Charter Avenue	WES	Windfall		-1	4	0	0	3
11	PL/2023/0000953/FUL	06/07/2023	180 Charter Avenue	WES	Windfall		-1	4	0	0	3
12	PL/2023/0000607/FUL	24/08/2023	59 Charter Avenue	WAI	Windfall		-1	4	0	0	3
13	PL/2023/0001315/FUL	24/08/2023	62 Charter Avenue	WES	Windfall		-1	4	0	0	3
14	FUL/2022/2988	15/12/2023	5 Blackthorn Close	WAI	Windfall		-1	4	0	0	3
15	PL/2024/0000168/FUL	29/08/2024	66 Centenary Road	WES	Windfall		-1	4	0	0	3
16	PL/2024/0001286/LDCE	29/08/2024	103 De Montfort Way	WAI	Windfall		-1	4	0	0	3
17	PL/2024/0001519/LDCE	07/10/2024	10 Charter Avenue	WES	Windfall		-1	4	0	0	3
18	PL/2024/0001678/LDCE	04/11/2024	7 Coundon Street	SHE	Windfall		-1	4	0	0	3
19	PL/2024/0002173/LDCE	09/12/2024	7 Meriden Street	SHE	Windfall		-1	4	0	0	3
20	PL/2024/0002193/LDCE	18/12/2024	20 Coundon Road	SHE	Windfall		-1	4	0	0	3
21	PL/2024/0002437/LDCE	30/01/2025	8 Chester Street	SHE	Windfall		-1	4	0	0	3
22	LDCP/2021/3189	09/12/2021	2 Ethelfield Road	LST	Windfall		-1	3	0	0	2

No.	Planning application	Decision date	Location	Ward	Supply type	Policy ref	C3 net	HMO net	PBSA net	Care net	Total net
23	FUL/2021/3139	02/02/2022	302 Mitchell Avenue	WES	Windfall		-1	3	0	0	2
24	FUL/2021/2847	14/04/2022	300A Foleshill Road	FOL	Windfall		0	2	0	0	2
25	PL/2023/0000278/LDCP	04/04/2023	2 Sheriff Avenue	WES	Windfall		-1	3	0	0	2
26	PL/2023/0000530/FUL	29/06/2023	47 St Patricks Road	STM	LP2017-CCAAP	CC26	-1	3	0	0	2
27	PL/2023/0001217/FUL	08/08/2023	114 Kingsway	UST	Windfall		-1	3	0	0	2
28	PL/2023/0001559/LDCP	26/09/2023	61 St Georges Road	STM	Windfall		-1	3	0	0	2
29	PL/2023/0001560/LDCP	27/09/2023	202 Gulson Road	STM	Windfall		-1	3	0	0	2
30	PL/2023/0001857/FUL	27/10/2023	31 St Osburgs Road	LST	Windfall		2	0	0	0	2
31	PL/2023/0002283/FUL	26/02/2024	13 Clarendon Street, Coventry, CV5 6EW	EAR	Windfall		-1	3	0	0	2
32	PL/2023/0002372/FUL	28/02/2024	Green Farm Blackberry Lane, Coventry, CV2 3JS	UST	Windfall		2	0	0	0	2
33	PL/2024/0000275/LDCE	04/04/2024	14 Kirby Corner Road	WES	Windfall		-1	3	0	0	2
34	PL/2024/0000438/LDCE	30/04/2024	287 St Georges Road	STM	Windfall		-1	3	0	0	2
35	PL/2024/0000473/LDCE	03/05/2024	99 Northfield Road	STM	Windfall		-1	3	0	0	2
36	PL/2024/0000724/LDCE	11/06/2024	230 Gulson Road	STM	Windfall		-1	3	0	0	2
37	PL/2024/0000692/LDCE	14/06/2024	29 Waveley Road	SHE	Windfall		-1	3	0	0	2
38	PL/2024/0001103/LDCE	23/07/2024	62 Lower Ford Street	STM	Windfall		-1	3	0	0	2
39	PL/2024/0001199/LDCE	01/08/2024	54 Oxford Street	STM	Windfall		-1	3	0	0	2
40	PL/2024/0001244/LDCE	12/08/2024	15 Chester Street	SHE	Windfall		-1	3	0	0	2
41	PL/2024/0001300/LDCE	09/09/2024	48 Dean Street	UST	Windfall		-1	3	0	0	2
42	PL/2024/0001431/LDCE	17/09/2024	26 Gresham Street	UST	Windfall		-1	3	0	0	2
43	PL/2024/0001435/LDCE	27/09/2024	43 Wren Street	STM	Windfall		-1	3	0	0	2
44	PL/2024/0001753/LDCE	31/10/2024	54 Marlborough Road	UST	Windfall		-1	3	0	0	2
45	PL/2024/0001711/LDCE	05/11/2024	183 Fletchamstead Highway	WES	Windfall		-1	3	0	0	2
46	PL/2024/0001789/LDCE	15/11/2024	33 Welland Road	STM	Windfall		-1	3	0	0	2
47	PL/2024/0001823/LDCE	18/11/2024	Goodlife House, 18 Brooklyn Road	FOL	Windfall		2	0	0	0	2

No.	Planning application	Decision date	Location	Ward	Supply type	Policy ref	C3 net	HMO net	PBSA net	Care net	Total net
48	PL/2024/0001159/FUL	18/11/2024	2 Bede Road	RAD	Windfall		-1	3	0	0	2
49	PL/2024/0001489/FUL	22/11/2024	378 Grangemouth Road	RAD	Windfall		-1	3	0	0	2
50	PL/2024/0001857/LDCE	17/12/2024	13 Waveley Road	SHE	Windfall		-1	3	0	0	2
51	PL/2024/0002130/LDCE	17/12/2024	31 Meriden Street	SHE	Windfall		-1	3	0	0	2
52	PL/2025/0000112/LDCE	12/03/2025	71 Charter Avenue	WAI	Windfall		-1	3	0	0	2
53	PL/2025/0000215/LDCE	27/03/2025	242 Sir Henry Parkes Road	WES	Windfall		-1	3	0	0	2
54	PAM/2021/2695	09/11/2021	37A Earlsdon Street	EAR	Windfall		1			0	1
55	FUL/2022/0254	24/03/2022	198 Dorchester Way	WYK	Windfall		-1	0	0	2	1
56	FUL/2022/1337	28/07/2022	Harvest Hill Farm Oak Lane	BAB	Windfall		1	0	0	0	1
57	PL/2022/0000195/FUL	17/03/2023	37 Hawkes Mill Lane	BAB	Windfall		1	0	0	0	1
58	PL/2023/0000917/LDCP	22/06/2023	13 Grafton Street	STM	Windfall		-1	2	0	0	1
59	PL/2023/0001320/FUL	03/08/2023	17 Boyd Close	HEN	Windfall		1	0	0	0	1
60	PL/2023/0000894/LDCP	08/09/2023	7 Canal View	RAD	Windfall		-1	2	0	0	1
61	PL/2023/0001068/FUL	19/09/2023	212 Charter Avenue	WES	Windfall		0	1	0	0	1
62	PL/2024/0000356/LDCE	03/04/2024	37 Melville Road	SHE	Windfall		-1	2	0	0	1
63	PL/2024/0000347/LDCE	08/04/2024	19 Sheriff Avenue	WES	Windfall		-1	2	0	0	1
64	PL/2024/0000461/LDCE	01/05/2024	78 Stoney Stanton Roa	FOL	Windfall		1	0	0	0	1
65	PL/2024/0000755/LDCE	18/06/2024	17 Sheriff Avenue	WES	Windfall		-1	2	0	0	1
66	PL/2024/0000587/FUL	08/07/2024	43 Harefield Road	LST	Windfall		-1	2	0	0	1
67	PL/2024/0000988/LDCE	18/07/2024	43 Grafton Street	STM	Windfall		-1	2	0	0	1
68	PL/2024/0001046/LDCE	30/07/2024	8 Pershore Place	WAI	Windfall		-1	2	0	0	1
69	PL/2024/0001380/LDCE	03/09/2024	2 Lichen Green	WAI	Windfall		-1	2	0	0	1
70	PL/2024/0001636/LDCE	24/10/2024	31 Terry Road	LST	Windfall		-1	2	0	0	1
71	PL/2024/0002099/FUL	05/12/2024	62 Lower Ford Street	STM	Windfall		0	1	0	0	1
72	PL/2024/0001873/LDCE	19/12/2024	7 Squires Way	WAI	Windfall		-1	2	0	0	1
73	PL/2025/0000100/FUL	12/03/2025	Elastic Inn, 2-4 Lower Ford Street	STM	Windfall		0	6	-5	0	1
74	FUL/2022/0684	24/11/2022	88 Craven Street	WHO	Windfall		3	-3	0	0	0

No.	Planning application	Decision date	Location	Ward	Supply type	Policy ref	C3 net	HMO net	PBSA net	Care net	Total net
75	PL/2024/0001510/LDCE	26/09/2024	23 Charter Avenue	WAI	Windfall		-1	1	0	0	0
76	FUL/2021/3377	08/03/2022	160 Aldermans Green Road	LON	Windfall		-1	0	0	0	-1
77	FUL/2021/2960	11/03/2022	137 Avon Street	UST	Windfall		-1	0	0	0	-1
78	PL/2023/0002531/FUL	11/03/2024	85 Harnall Lane East	STM	Windfall		-1	0	0	0	-1
79	PL/2024/0001541/LDCE	10/10/2024	Ravenswood, 31 Westminster Road	STM	Windfall		1	0	0	-3	-2
80	FUL/2020/2279	21/01/2021	Milverton Gates Care Home Dawson Road	LST	Windfall		10	0	0	-16	-6
	<b>Total</b>						<b>-21</b>	<b>195</b>	<b>-9</b>	<b>-17</b>	<b>148</b>

## Appendix 1.3: Housing completions 2024/25 – conversions

*In order of total completions (largest to smallest) then decision date (oldest to newest) | All figures are dwelling equivalent for communal accommodation*

No.	Planning application	Decision date	Location	Ward	C3 gain	C3 loss	Net Total
1	PL/2024/0002087/LDCE	18/12/2024	16 Meriden Street	SHE	7	-1	<b>6</b>
2	PL/2024/0001534/LDCE	04/10/2024	67 Middleborough Road	SHE	6	-1	<b>5</b>
3	PL/2024/0001537/LDCE	15/10/2024	46 Middleborough Road	SHE	6	-1	<b>5</b>
4	PL/2025/0000128/LDCE	13/03/2025	6 Northumberland Road	SHE	6	-1	<b>5</b>
5	PL/2024/0000882/LDCE	04/07/2024	96 Bruce Road	RAD	5	-1	<b>4</b>
6	PL/2024/0000779/LDCE	18/07/2024	Flat A, 44 Oxford Street	STM	5	-1	<b>4</b>
7	PL/2023/0000004/FUL	30/03/2023	30 Grafton Street	STM	4	-1	<b>3</b>
8	PL/2023/0000301/FUL	06/06/2023	49 Welland Road	STM	4	-1	<b>3</b>
9	PL/2024/0001105/LDCE	09/08/2024	12 Uxbridge Avenue	LST	4	-1	<b>3</b>
10	PL/2024/0001102/LDCE	02/09/2024	146 Bell Green Road	LON	4	-1	<b>3</b>
11	FUL/2022/2016	19/12/2022	41 Allesley Old Road	WHO	5	-3	<b>2</b>
12	PL/2024/0000683/LDCE	24/05/2024	22 David Road	STM	3	-1	<b>2</b>
13	PL/2024/0001540/LDCE	08/10/2024	139 Terry Road	STM	3	-1	<b>2</b>
14	PL/2024/0002205/LDCE	12/12/2024	35, 35a, 37, 37a And 39 Humber Road	LST	5	-3	<b>2</b>
15	FUL/2021/2749	19/01/2022	68 Henley Road	LON	2	-1	<b>1</b>
16	PL/2023/0000896/FUL	27/06/2023	55 Silverton Road	FOL	2	-1	<b>1</b>
17	PL/2024/0001535/LDCE	08/10/2024	28a Raleigh Road	LST	2	-1	<b>1</b>
18	PL/2024/0001538/LDCE	08/10/2024	77 Kingsway	UST	2	-1	<b>1</b>
19	PL/2024/0002072/LDCE	11/12/2024	207 Gulson Road	STM	2	-1	<b>1</b>
20	PL/2024/0002204/LDCE	12/12/2024	130 Terry Road	STM	2	-1	<b>1</b>
21	FUL/2021/3350	22/02/2023	35-37 Stanley Road	EAR	1	-1	<b>0</b>
	<b>Total</b>				<b>80</b>	<b>-25</b>	<b>55</b>



## Appendix 1.4: Housing demolitions 2024/25

No.	Planning application	Decision date	Location	C3	HMO	PBSA	Care	Net Total
1	DEM/2022/2541	13/10/2022	Vincent Wiles House Attoxbhall Road	-144	0	0	0	<b>-144</b>
2	FUL/2019/2682	06/03/2020	40 Red Lane	-1	0	0	0	<b>-1</b>
3	PL/2024/0001481/FUL	14/11/2024	294 Grange Road	-2	0	0	0	<b>-2</b>
	<b>Total</b>			<b>-147</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>-147</b>

## Appendix 2: New build housing bedroom mix 2024/25

No.	Planning application	Location	Ward	1B	2B	3B	4B+	Total
	<b>Market housing</b>			<b>30</b>	<b>78</b>	<b>168</b>	<b>109</b>	<b>385</b>
1	FM/2020/0668	Holbrook Lane	Holbrook		34	70	24	128
2	FUL/2015/3913	57-59 Lower Ford Street	St Michaels	7	5			12
3	FUL/2017/2156	RO 2-8 Christchurch Road	Radford		2			2
4	FUL/2020/0550	Land adjacent to 391 Green Lane	Wainbody			1		1
5	FUL/2020/1059	Land at Pickford Green Lane	Bablake		2		2	4
6	FUL/2020/1992	Land at Pickford Green Lane	Bablake		1	13	8	22
7	FUL/2020/2401	19-35 Warwick Street	Earlsdon	6	9			15
8	FUL/2021/1720	1 Wykeley Road	Upper Stoke	2				2
9	FUL/2021/2322	14 Briars Close	Lower Stoke		1			1
10	FUL/2021/2337	Land adjacent to 25 Leopold Road	St Michaels			2		2
11	FUL/2021/2411	Holbrook Lane	Holbrook		21	38	10	69
12	FUL/2021/3315	119 Kenpas Highway, CV3 6PF	Wainbody				1	1
13	FUL/2022/0195	21 Squires Way	Wainbody			1		1
14	FUL/2022/1484	Land Rear of 1-13 Wycliffe Road West	Upper Stoke	14				14
15	FUL/2022/1948	39 Eastern Green Road	Woodlands			1		1
16	FUL/2022/2378	Wall Hill Hall, Wall Hill Road	Bablake			2	3	5
17	FUL/2022/3133	Codys Court, Silverdale Close	Longford			3		3
18	PL/2023/0000554/RESM	Land At Pickford Green Lane	Bablake			1	1	2
19	PL/2024/0002151/FUL	72 Sir Henry Parkes Road	Earlsdon	1				1
20	RM/2020/2399	Land Bounded by Hall Brook Bennetts Road South, Sandpits Lane and Tamworth Road	Bablake		2	20	33	55
21	RM/2021/0464	Land to north of 2 Union Place	Longford				2	2
22	RMM/2019/1030	Land bounded by Hall Brook, Bennetts Rd South, Sandpits Lane and Tamworth Rd	Bablake			5	9	14

23	RMM/2021/3790	Watery Lane	Bablake			2	7	9
24	RMM/2022/1982	Land At Thompsons Farm Thompsons Road	Bablake			1	3	4
25	RMM/2022/2337	Bruker (uk) Ltd Banner Lane	Westwood		1	6	5	12
26	RMM/2022/2615	Land At Thompsons Farm Thompsons Road	Bablake			2	1	3
	<b>Affordable housing</b>			<b>52</b>	<b>157</b>	<b>122</b>	<b>26</b>	<b>357</b>
27	RMM/2022/1028	Elm Fields Farm, Wigston Road	Henley	6	64	67	11	148
28	RMM/2022/1982	Land At Thompsons Farm Thompsons Road	Bablake			1	3	4
29	RMM/2022/2337	Bruker (uk) Ltd Banner Lane	Westwood		1	6	5	12
30	RMM/2022/2615	Land At Thompsons Farm Thompsons Road	Bablake			2	1	3
31	S73/2021/1817	Garages to rear 20-28 Thimble Road	Westwood	4				4
32	FM/2020/0668	Holbrook Lane	Holbrook		27	4	5	36
33	FUL/2020/1059	Land at Pickford Green Lane	Bablake		4			4
34	FUL/2020/1142	Holyhead Road	Sherbourne	24	8			32
35	FUL/2021/2411	Holbrook Lane	Holbrook		22	6	2	30
36	FUL/2021/3395	Land at Meadow Road	Holbrook	12	6	30	6	54
	<b>Total</b>			<b>82</b>	<b>235</b>	<b>290</b>	<b>135</b>	<b>742</b>

### Appendix 3: Homes in Multiple Occupation completions 2024/25

No.	Planning application	Location	Ward	C3 dwelling	C4 Small HMO	SG Large HMO	HMO beds (net)	HMO dwellings	Net dwelling equivalent
	<b>Dwellinghouses to HMO</b>								
1	FUL/2019/1358	250 Charter Avenue	Westwood	-1		-1	7	4	3
2	FUL/2020/0721	71 Charter Avenue	Westwood	-1		-1	7	4	3
3	LDCP/2021/3189	2 Ethelfield Road	Lower Stoke	-1	-1		6	3	2
4	FUL/2021/3139	302 Mitchell Avenue	Westwood	-1	-1		6	3	2
5	PL/2023/0000278/LDCP	2 Sheriff Avenue	Westwood	-1	-1		5	3	2
6	PL/2023/0000917/LDCP	13 Grafton Street	St Michaels	-1	-1		4	2	1
7	PL/2023/0000530/FUL	47 St Patricks Road	St Michaels	-1	-1		6	3	2
8	PL/2023/0000953/FUL	180 Charter Avenue	Westwood	-1	-1		7	4	3
9	PL/2023/0000926/FUL	156 Charter Avenue	Westwood	-1	-1		8	4	3
10	PL/2023/0001217/FUL	114 Kingsway	Upper Stoke	-1	-1		6	3	2
11	PL/2023/0001315/FUL	62 Charter Avenue	Westwood	-1		-1	7	4	3
12	PL/2023/0000607/FUL	59 Charter Avenue	Wainbody	-1	-1		7	4	3
13	PL/2023/0000894/LDCP	7 Canal View	Radford	-1	-1		4	2	1
14	PL/2023/0001068/FUL	212 Charter Avenue	Westwood	-1		-1	1	1	0
15	PL/2023/0001559/LDCP	61 St Georges Road	St Michaels	-1	-1		5	3	2
16	PL/2023/0001560/LDCP	202 Gulson Road	St Michaels	-1	-1		6	3	2
17	FUL/2022/2988	5 Blackthorn Close	Wainbody	-1		-1	7	4	3
18	PL/2023/0002283/FUL	13 Clarendon Street, Coventry	Earlsdon	-1	-1		5	3	2
19	PL/2024/0000356/LDCE	37 Melville Road	Sherbourne	-1	-1		4	2	1
20	PL/2024/0000275/LDCE	14 Kirby Corner Road	Westwood	-1	-1		6	3	2
21	PL/2024/0000347/LDCE	19 Sheriff Avenue	Westwood	-1	-1		4	2	1
22	PL/2024/0000438/LDCE	287 St Georges Road	St Michaels	-1	-1		5	3	2

No.	Planning application	Location	Ward	C3 dwelling	C4 Small HMO	SG Large HMO	HMO beds (net)	HMO dwellings	Net dwelling equivalent
23	PL/2024/0000473/LDCE	99 Northfield Road	St Michaels	-1	-1		5	3	2
24	PL/2024/0000724/LDCE	230 Gulson Road	St Michaels	-1	-1		5	3	2
25	PL/2024/0000692/LDCE	29 Waveley Road	Sherbourne	-1	-1		6	3	2
26	PL/2024/0000755/LDCE	17 Sheriff Avenue	Westwood	-1	-1		4	2	1
27	PL/2024/0000587/FUL	43 Harefield Road	Lower Stoke	-1	-1		4	2	1
28	PL/2024/0000988/LDCE	43 Grafton Street	St Michaels	-1	-1		4	2	1
29	PL/2024/0001103/LDCE	62 Lower Ford Street	St Michaels	-1	-1		6	3	2
30	PL/2024/0001046/LDCE	8 Pershore Place	Wainbody	-1	-1		4	2	1
31	PL/2024/0001199/LDCE	54 Oxford Street	St Michaels	-1	-1		5	3	2
32	PL/2024/0001244/LDCE	15 Chester Street	Sherbourne	-1	-1		6	3	2
33	PL/2024/0001286/LDCE	103 De Montfort Way	Wainbody	-1		-1	7	4	3
34	PL/2024/0000168/FUL	66 Centenary Road	Westwood	-1	-1		8	4	3
35	PL/2024/0001380/LDCE	2 Lichen Green	Wainbody	-1	-1		4	2	1
36	PL/2024/0001300/LDCE	48 Dean Street	Upper Stoke	-1	-1		5	3	2
37	PL/2024/0001431/LDCE	26 Gresham Street	Upper Stoke	-1	-1		5	3	2
38	PL/2024/0001435/LDCE	43 Wren Street	St Michaels	-1	-1		6	3	2
39	PL/2024/0001519/LDCE	10 Charter Avenue	Westwood	-1		-1	8	4	3
40	PL/2024/0001118/FUL	31 Dorset Road	Radford	-1		-1	10	5	4
41	PL/2024/0001636/LDCE	31 Terry Road	Lower Stoke	-1	-1		4	2	1
42	PL/2024/0001753/LDCE	54 Marlborough Road	Upper Stoke	-1	-1		6	3	2
43	PL/2024/0001678/LDCE	7 Coundon Street	Sherbourne	-1		-1	8	4	3
44	PL/2024/0001711/LDCE	183 Fletchamstead Highway	Westwood	-1	-1		6	3	2
45	PL/2024/0001789/LDCE	33 Welland Road	St Michaels	-1	-1		6	3	2
46	PL/2024/0001159/FUL	2 Bede Road	Radford	-1	-1		5	3	2

No.	Planning application	Location	Ward	C3 dwelling	C4 Small HMO	SG Large HMO	HMO beds (net)	HMO dwellings	Net dwelling equivalent
47	PL/2024/0001489/FUL	378 Grangemouth Road	Radford	-1	-1		6	3	2
48	PL/2024/0002173/LDCE	7 Meriden Street	Sherbourne	-1		-1	7	4	3
49	PL/2024/0002130/LDCE	31 Meriden Street	Sherbourne	-1	-1		6	3	2
50	PL/2024/0001857/LDCE	13 Waveley Road	Sherbourne	-1	-1		6	3	2
51	PL/2024/0002193/LDCE	20 Coundon Road	Sherbourne	-1		-1	7	4	3
52	PL/2024/0001873/LDCE	7 Squires Way	Wainbody	-1	-1		4	2	1
53	PL/2024/0002291/LDCE	26 Lower Holyhead Road	St Michaels	-1		-1	9	5	4
54	PL/2024/0002437/LDCE	8 Chester Street	Sherbourne	-1		-1	7	4	3
55	PL/2025/0000112/LDCE	71 Charter Avenue	Wainbody	-1	-1		6	3	2
56	PL/2025/0000215/LDCE	242 Sir Henry Parkes Road	Westwood	-1	-1		6	3	2
<b>Small HMO (C4) to large HMO (SG)</b>									
57	FUL/2021/2847	300A Foleshill Road	Foleshill		-1	1	4	2	2
58	PL/2023/0001068/FUL	212 Charter Avenue	Westwood		-1	1	1	1	
59	PL/2024/0002099/FUL	62 Lower Ford Street	St Michaels		-1	1	1	1	1
<b>PBSA to HMO</b>									
60	FUL/2022/1839	University Of Warwick, Hampton Hall, 157 Warwick Road	Cheylesmore			1	32	17	4
61	PL/2025/0000100/FUL	Elastic Inn, 2-4 Lower Ford Street	St Michaels			1	12	6	1
<b>Small HMO (C4) to dwelling (C3)</b>									
62	FUL/2022/1507	137 Marlborough Road	Lower Stoke	5	-1		-4	-2	3
<b>Total</b>				<b>-51</b>	<b>-47</b>	<b>-8</b>	<b>370</b>	<b>198</b>	<b>128</b>

## Appendix 4.1: Housing commitments – under construction at 31<sup>st</sup> March 2025

*Remaining capacity of all extant detailed planning permissions | All figures are dwelling equivalent for communal accommodation | In order of total dwellings remaining.*

No.	Planning application	Decision date	Location	Ward	C3 dwellings	HMO	PBSA	Care	Total	5-year completion forecast
1	FM/2022/0980	06/12/2022	Land At Avon House Swift House And Welland House Longwood Close	WES	131	0	662	0	<b>793</b>	793
2	PL/2024/0000906/RVC	12/08/2024	Former Gala Bingo Fairfax Street	STM	420	0	0	0	<b>420</b>	420
3	PL/2023/0000654/FULM	08/03/2024	Progress House Westwood Way	WES	0	0	366	0	<b>366</b>	366
4	RMM/2022/1982	21/12/2023	Land At Thompsons Farm Thompsons Road	BAB	-4	0	0	0	<b>324</b>	324
5	RM/2020/2399	29/11/2021	Land bounded by Hall Brook, Bennetts Rd South, Sandpits Lane and Tamworth Rd	BAB	-100	0	0	0	<b>294</b>	244
6	PL/2023/0001888/RESM	10/06/2024	Land Between Bennetts Road And Fivefield Road	BAB	290	0	0	0	<b>290</b>	250
7	RMM/2022/0633	11/03/2024	25 Fivefield Road, Coventry, CV7 8JE	BAB	280	0	0	0	<b>280</b>	250
8	PL/2024/0000246/RESM	18/09/2024	Land Between Bennetts Road And Fivefield Road	BAB	260	0	0	0	<b>260</b>	250
9	PL/2023/0000554/RESM	21/07/2023	Land At Pickford Green Lane	BAB	-2	0	0	0	<b>245</b>	245
10	RMM/2019/3059	17/12/2021	Land to the west of Cromwell Lane	WES	240	0	0	0	<b>240</b>	240
11	RMM/2022/0678	28/11/2024	Land At Tamworth Road, 25 Fivefield Road	BAB	201	0	0	0	<b>201</b>	201
12	FUL/2022/0583	24/07/2023	Brookside House Burnsall Road	EAR	0	0	196	0	<b>196</b>	196
13	PL/2023/0000936/RESM	15/12/2023	The Sphinx Club Sphinx Drive	LST	196	0	0	0	<b>196</b>	196

No.	Planning application	Decision date	Location	Ward	C3 dwellings	HMO	PBSA	Care	Total	5-year completion forecast
14	RMM/2018/2246	28/11/2018	157 Corporation Street (Lamb Street, Chapel Street and Bishop Street) - PHASE 2	STM	0	0	191	0	<b>191</b>	0
15	RMM/2022/2615	21/12/2023	Land At Thompsons Farm Thompsons Road	BAB	-3	0	0	0	<b>168</b>	168
16	FM/2020/0668	28/05/2021	Land at Whitmore Park, Holbrook Lane	HOL	-335	0	0	0	<b>164</b>	164
17	PL/2023/0002359/RESM	18/10/2024	Whitley Pumping Station London Road	BIN	149	0	0	0	<b>149</b>	149
18	PL/2023/0001225/RESM	14/12/2023	Land At Allard Way	BIN	125	0	0	0	<b>125</b>	125
19	FUL/2021/2411	07/07/2022	Holbrook Lane	HOL	-99	0	0	0	<b>124</b>	124
20	RMM/2022/2337	24/03/2023	Bruker UK Banner Lane	WES	-12	0	0	0	<b>107</b>	107
21	PL/2024/0000824/PAMA	24/06/2024	Sutherland House Matlock Road	FOL	102	0	0	0	<b>102</b>	102
22	PL/2023/0001869/FULM	18/06/2024	Land At Isadora Lea	LST	93	0	0	0	<b>93</b>	93
23	FUL/2018/1713	23/09/2019	Land at junction of Harper Road and Humber Avenue	STM	0	0	64	0	<b>64</b>	64
24	FUL/2020/0640	13/08/2020	152 Far Gosford Street	STM	0	0	60	0	<b>60</b>	60
25	FUL/2020/1142	27/11/2023	Holyhead Road	SHE	-32	0	0	0	<b>55</b>	55
26	FUL/2020/1059	01/07/2021	Land at Pickford Green Lane	BAB	-69	0	0	0	<b>46</b>	46
27	FUL/2019/3114	14/05/2021	Land at Well Street and Bishop St	STM	40	0	0	0	<b>40</b>	0
28	RMM/2020/3151	16/06/2021	Land East Of Brade Drive	HEN	28	0	0	0	<b>28</b>	28
29	FUL/2021/1325	18/06/2021	49 Primrose Hill Street	STM	0	0	25	0	<b>25</b>	25
30	FUL/2018/2444	21/01/2019	367 Foleshill Road	FOL	24	0	0	0	<b>24</b>	0
31	FUL/2019/3027	25/03/2020	The O'Brian Building, Foleshill Road and adjoining curtilage	RAD	24	0	0	0	<b>24</b>	24
32	FUL/2022/0178	24/03/2022	Land adjacent St Patricks Church Deedmore Road	HEN	21	0	0	0	<b>21</b>	21



No.	Planning application	Decision date	Location	Ward	C3 dwellings	HMO	PBSA	Care	Total	5-year completion forecast
33	FUL/2020/2684	21/12/2021	Reform Church, Harefield Road	LST	18	0	0	0	18	18
34	FUL/2018/3286	23/05/2019	75-77 Albany Road	EAR	15	0	0	0	15	15
35	FUL/2019/3081	07/06/2021	Land Adjacent to 49 and 51 Corporation Street	STM	15	0	0	0	15	0
36	FUL/2020/1534	16/02/2022	35-37 Whitefriars Gate Much Park St	STM	0	0	14	0	14	14
37	PL/2023/0000805/FULM	12/09/2023	St Clair Gardens Livingstone Road	FOL	0	0	0	14	14	14
38	FUL/2020/0617	26/05/2021	The Old Police Station 519 Tile Hill Lane	WES	13	0	0	0	13	13
39	FUL/2014/4231	09/03/2015	1a Sydnall Road	LON	9	0	0	0	9	0
40	FUL/2019/0548	29/05/2019	116 Humber Road	LST	9	0	0	0	9	9
41	FUL/2020/0382	07/05/2020	St Marys Church Hall Athol Road	HEN	9	0	0	0	9	9
42	FUL/2021/2968	22/03/2022	18 Regent Street	STM	9	0	0	0	9	9
43	FUL/2020/0178	18/03/2020	103 Holyhead Road	SHE	8	0	0	0	8	8
44	FUL/2021/2574	11/11/2021	Magnolia View, Wall Hill Road	BAB	8	0	0	0	8	8
45	FUL/2022/1288	08/09/2022	57 Ansty Road	UST	8	0	0	0	8	8
46	FUL/2022/2287	07/09/2023	land to rear of 46 Henley Road &, Garage Block Miles Meadow	LON	7	0	0	0	7	7
47	PL/2023/0002143/FUL	21/03/2024	The Bear And Staff Princethorpe Way	BIN	7	0	0	0	7	7
48	PL/2024/0000299/FUL	28/11/2024	Ainsley Grange Pickford Green Lane	BAB	7	0	0	0	7	7
49	PL/2023/0000105/FUL	14/03/2023	Warwick House, 7 Warwick Street	EAR	6	0	0	0	6	6
50	FUL/2020/1992	15/12/2021	Land at Pickford Green Lane	BAB	-55	0	0	0	5	5
51	FUL/2018/1040	03/10/2018	473 Sewall Highway	UST	4	0	0	0	4	4

No.	Planning application	Decision date	Location	Ward	C3 dwellings	HMO	PBSA	Care	Total	5-year completion forecast
52	FUL/2018/0783	25/10/2018	r/o Albany Road	EAR	4	0	0	0	4	4
53	RM/2021/3791	04/04/2022	260A Hawkes Mill Lane	BAB	4	0	0	0	4	4
54	FUL/2017/0850	#N/A	Land to the rear of 77-91 Alder Road	LON	4	0	0	0	4	4
55	FUL/2019/0926	10/06/2019	58 Brighton Street	UST	3	0	0	0	3	3
56	FUL/2021/0582	28/05/2021	15 Shakespeare Street	UST	0	3	0	0	3	3
57	FUL/2022/1994	04/11/2022	36 Providence Street	EAR	3	0	0	0	3	3
58	PL/2022/0000223/FULM	23/02/2023	Jer 4x4, The Piggeries Wall Hill Road	BAB	3	0	0	0	3	3
59	FUL/2019/2876	20/01/2020	5 Arbury Avenue	FOL	2	0	0	0	2	2
60	FUL/2020/1480	30/01/2021	28 Stivichall Croft	EAR	2	0	0	0	2	2
61	FUL/2021/3672	16/02/2022	Land at Troyes Close	CHE	2	0	0	0	2	2
62	FUL/2021/3674	16/02/2022	Garage Block Heather Road	LON	2	0	0	0	2	2
63	FUL/2021/3776	23/03/2022	77 Queen Margarets Road	WES	(1)	3	0	0	2	2
64	FUL/2022/0813	19/05/2022	Garage Block at Fern Close	LON	2	0	0	0	2	2
65	PL/2022/0000125/FUL	27/03/2023	59 Ullswater Road	BIN	2	0	0	0	2	2
66	PL/2023/0001252/FUL	16/08/2023	Allisons Butchers, 82-84 Standard Avenue	WES	2	0	0	0	2	2
67	FUL/2020/1605	16/09/2020	60 Blackwatch Road	RAD	1	0	0	0	1	1
68	FUL/2020/2161	24/11/2020	Keresley Manor Tamworth Road	BAB	1	0	0	0	1	1
69	FUL/2021/0433	20/05/2021	45 Hawkes Mill Lane	BAB	1	0	0	0	1	1
70	FUL/2021/2048	10/01/2022	Blantyre Farm, 120 Wall Hill Road	BAB	1	0	0	0	1	1
71	FUL/2022/3213	05/01/2023	Manor Farm, Bennetts Road South	BAB	1	0	0	0	1	1

## Appendix 4.2: Housing commitments – detailed consent at 31<sup>st</sup> March 2025

*Remaining capacity of all extant detailed planning permissions | All figures are dwelling equivalent for communal accommodation | In order of total dwellings remaining.*

No.	Planning app	Decision date	Location	Ward	C3 Dwellings	HMO	PBSA	Care	Total	5-year completion forecast
1	PL/2023/0002533/RESM	04/03/2024	City Centre South Warwick Row	STM	991	0	0	0	<b>991</b>	638
2	FUL/2020/0748	19/12/2024	Land at Bennetts Road and Penny Park Lane	BAB	388	0	0	0	<b>388</b>	150
3	PL/2023/0002576/RVC	31/05/2024	Paradise Street	STM	303	0	0	0	<b>303</b>	303
4	PL/2024/0001129/RESM	13/11/2024	Former Whem Development Site Deedmore Road [Phase 6]	HEN	190	0	0	0	<b>190</b>	120
5	PL/2023/0001191/FULM	21/03/2024	2 The Oaks Westwood Way	WES	0	0	165	0	<b>165</b>	165
6	PL/2023/0001042/FULM	21/10/2024	Mills Forgings Ltd Charterhouse Road	STM	0	0	130	0	<b>130</b>	130
7	FUL/2021/1734	10/11/2023	The Empire, 150 Far Gosford Street	STM	0	0	91	0	<b>91</b>	0
8	RMM/2022/0636	27/10/2023	25 Fivefield Road	BAB	35	0	0	0	<b>35</b>	35
9	PL/2024/0001282/FULM	23/07/2025	The New Haven Dillotford Avenue	CHE	31	0	0	0	<b>31</b>	31
10	PL/2023/0000329/RESM	17/05/2023	8 Park Road	STM	21	0	0	0	<b>21</b>	21
11	PL/2023/0000763/FULM	21/11/2023	1 Lincoln Street	FOL	20	0	0	0	<b>20</b>	0
12	PL/2023/0002666/FULM	25/09/2024	St Nicholas Church Hall Sherwood Jones Close	RAD	0	0	0	20	<b>20</b>	20
13	RM/2022/2875	20/12/2023	22-25 Cross Cheaping	STM	0	0	19	0	<b>19</b>	19
14	RMM/2022/0679	20/09/2024	Tamworth Road	BAB	19	0	0	0	<b>19</b>	19
15	PL/2024/0001249/FUL	11/09/2024	Police Station Chace Avenue	BIN	0	18	0	0	<b>18</b>	18
16	PL/2024/0001558/FUL	13/12/2024	Block 50 To 64 Corporation Street	STM	15	0	0	0	<b>15</b>	15
17	PL/2023/0002649/RESM	07/11/2024	401 London Road	BIN	14	0	0	0	<b>14</b>	14
18	PL/2023/0000657/FUL	08/11/2023	Methodist Church Macdonald Road	LST	10	0	0	0	<b>10</b>	10
19	FUL/2022/2402	05/01/2024	Land Adjacent, 203-269 Foleshill Road	RAD	0	0	10	0	<b>10</b>	10

No.	Planning app	Decision date	Location	Ward	C3 Dwellings	HMO	PBSA	Care	Total	5-year completon forecast
20	FUL/2022/0220	30/06/2022	The Grapes, 85 Radford Road	RAD	0	9	0	0	9	9
21	PL/2023/0002504/FUL	23/01/2024	Intercare Community Support, 11-13 Queen Victoria Road	STM	9	0	0	0	9	9
22	PL/2022/0000129/FUL	06/03/2024	204-206 Longford Road	LON	8	0	0	0	8	8
23	PL/2023/0002572/FUL	19/07/2024	Pond Farm House Upper Eastern Green Lane	WOO	8	0	0	0	8	8
24	FUL/2022/0543	01/06/2022	256 Humber Road	LST	7	0	0	0	7	7
25	PL/2023/0002357/FUL	30/01/2024	St Thomas House Albany Road	STM	7	0	0	0	7	7
26	PL/2023/0002511/FUL	08/02/2024	Wellbeing Pharmacy, 8 Prior Deram Walk	WES	7	0	0	0	7	7
27	FUL/2022/0625	24/05/2022	12 Regent Street	STM	0	0	0	6	6	6
28	FUL/2022/0242	10/02/2023	34 Chester Street	SHE	5	0	0	0	5	5
29	PL/2022/0000218/FUL	17/02/2023	Avalon Guest House, 28 Friars Road	STM	0	5	0	0	5	5
30	FUL/2022/2284	17/03/2023	Ainsley Grange Pickford Green Lane	BAB	5	0	0	0	5	5
31	OUT/2020/2521	12/05/2023	Whitley Pumping Station London Road	BIN	5	0	0	0	5	5
32	PL/2023/0000177/FUL	14/05/2023	6 Warwick Row	STM	5	0	0	0	5	5
33	PL/2023/0001798/FUL	16/11/2023	Land And Buildings On The East Side Of Wilsons Lane	LON	5	0	0	0	5	5
34	PL/2023/0000167/FUL	13/09/2024	Garage Block Meadfoot Road	BIN	5	0	0	0	5	5
35	FUL/2022/1548	28/07/2022	13c-13d Kensington Road and 1 Westwood Road	WHO	4	0	0	0	4	4
36	PL/2023/0001033/FUL	02/11/2023	16-18 Henley Road	LON	0	0	0	4	4	4
37	PL/2023/0001274/FUL	15/01/2024	79 Sandy Lane	RAD	4	0	0	0	4	4
38	PL/2023/0002538/FUL	01/03/2024	The Stables, Styvechale Manor Courtyard Leamington Road, Coventry, CV3 6GG	EAR	4	0	0	0	4	4
39	PL/2023/0000786/FUL	21/03/2024	Garage Block Bramston Crescent	WES	4	0	0	0	4	4

No.	Planning app	Decision date	Location	Ward	C3 Dwellings	HMO	PBSA	Care	Total	5-year completion forecast
40	PL/2024/0000426/FUL	25/06/2024	108a Station Street East	FOL	4	0	0	0	4	4
41	PL/2024/0000964/FUL	18/07/2024	48 Irving Road	STM	0	4	0	0	4	4
42	PL/2024/0001387/FUL	01/10/2024	45 St Patricks Road	STM	4	0	0	0	4	4
43	PL/2024/0000953/FUL	09/10/2024	Nisaextra, 10, Westmede Centre Winsford Avenue	WHO	4	0	0	0	4	4
44	PL/2023/0002444/FUL	22/10/2024	52 Moor Street	EAR	4	0	0	0	4	4
45	PL/2024/0002037/FUL	23/12/2024	Land Adjoining, Garages Congleton Close	FOL	0	4	0	0	4	4
46	PL/2024/0002331/FUL	11/02/2025	49 Allesley Old Road	WHO	8	-4	0	0	4	4
47	FUL/2022/0117	06/04/2022	197 Charter Avenue	WES	-1	4	0	0	3	3
48	FUL/2022/0363	13/04/2022	Land between 15 and 17 Charter Avenue	WES	3	0	0	0	3	3
49	FUL/2022/0497	14/12/2022	38 Park Road	STM	7	-4	0	0	3	3
50	PL/2022/0000066/FUL	13/02/2023	32 Centenary Road	WES	-1	4	0	0	3	3
51	PL/2023/0000485/FUL	04/05/2023	78 Charter Avenue	WES	-1	4	0	0	3	3
52	PL/2023/0000517/FUL	22/06/2023	124 Queen Margarets Road	WES	-1	4	0	0	3	3
53	PL/2023/0001072/FUL	08/08/2023	127 Charter Avenue	WAI	-1	4	0	0	3	3
54	PL/2023/0000487/FUL	24/08/2023	85 John Rous Avenue	WES	-1	4	0	0	3	3
55	PL/2023/0001381/FUL	13/12/2023	200 Charter Avenue	WES	-1	4	0	0	3	3
56	PL/2023/0001307/FUL	01/02/2024	Congleton Close	FOL	3	0	0	0	3	3
57	PL/2024/0000393/FUL	24/04/2024	Flat, 181 Spon Street	STM	3	0	0	0	3	3
58	PL/2024/0001381/FUL	11/09/2024	9, 10 And 11 Priory Row	STM	3	0	0	0	3	3
59	PL/2024/0000825/FUL	16/09/2024	2 Grasscroft Drive	CHE	-1	4	0	0	3	3
60	PL/2024/0000020/FUL	25/10/2024	Westmede Centre Winsford Avenue	WHO	3	0	0	0	3	3
61	PL/2024/0002019/FUL	17/12/2024	126 Paynes Lane	STM	3	0	0	0	3	3
62	PL/2024/0002387/FUL	22/01/2025	253-255 Cross Road	FOL	-2	5	0	0	3	3

No.	Planning app	Decision date	Location	Ward	C3 Dwellings	HMO	PBSA	Care	Total	5-year completion forecast
63	PL/2024/0002453/FUL	30/01/2025	1 Swanswell Street	STM	0	3	0	0	3	3
64	PL/2025/0000187/FUL	27/03/2025	9 Charter Avenue	WES	3	0	0	0	3	3
65	FUL/2021/3812	05/04/2022	89b and 89c Far Gosford Street	STM	2	0	0	0	2	2
66	FUL/2022/2141	10/10/2022	Garage blocks Sampson Close Rear of Nos. 6 to 10 Benedict Square	LON	2	0	0	0	2	2
67	FUL/2022/1691	15/12/2022	126 De Montfort Way	WAI	-1	0	0	3	2	2
68	FUL/2022/3288	27/01/2023	257 Humber Avenue	STM	-1	3	0	0	2	2
69	PL/2023/0000226/FUL	28/03/2023	Flat, 358-360 Aldermans Green Road	LON	2	0	0	0	2	2
70	PL/2023/0000352/FUL	31/03/2023	30 Binley Road	STM	2	0	0	0	2	2
71	PL/2023/0000304/HHA	04/04/2023	64 Charter Avenue	WES	-1	3	0	0	2	2
72	PL/2023/0000300/HHA	04/04/2023	40 Charter Avenue	WES	-1	3	0	0	2	2
73	FUL/2022/2621	05/04/2023	144 Whitworth Avenue	LST	2	0	0	0	2	2
74	PL/2023/0000357/HHA	17/04/2023	230 Sir Henry Parkes	WES	-1	3	0	0	2	2
75	PL/2023/0000415/HHA	18/04/2023	296 Mitchell Avenue	WES	-1	3	0	0	2	2
76	PL/2023/0000652/FUL	22/05/2023	41 Tomson Avenue	RAD	2	0	0	0	2	2
77	PL/2023/0000196/FUL	30/05/2023	Garage Block Foresters Road	CHE	2	0	0	0	2	2
78	FUL/2022/3224	22/06/2023	Garages To The Rear Of 10 To 16 Dillam Close	LON	2	0	0	0	2	2
79	PL/2023/0000706/FUL	05/09/2023	Former Garage Site Adjacent To 2-26 Everdon Road	HOL	2	0	0	0	2	2
80	PL/2023/0001069/FUL	14/09/2023	230 Sir Henry Parkes Road	WES	0	2	0	0	2	2
81	PL/2023/0001054/FUL	14/09/2023	10 Lichen Green	WAI	0	2	0	0	2	2
82	FUL/2022/2851	10/10/2023	Garage Block On East Side Next To 19 And 41 Thimble Road	WES	2	0	0	0	2	2
83	PL/2023/0000794/FUL	16/11/2023	Garage Block Rear Of 96-100 Luscombe Road	HEN	2	0	0	0	2	2
84	PL/2023/0001848/FUL	30/11/2023	50 Centenary Road	WES	0	2	0	0	2	2

No.	Planning app	Decision date	Location	Ward	C3 Dwellings	HMO	PBSA	Care	Total	5-year completon forecast
85	PL/2023/0002315/FUL	04/01/2024	67 Holyhead Road	SHE	0	2	0	0	2	2
86	PL/2023/0001201/FUL	17/01/2024	8 Orlescote Road	WAI	0	2	0	0	2	2
87	PL/2023/0002551/LDCP	29/01/2024	35 Blandford Drive	WYK	-1	3	0	0	2	2
88	PL/2023/0002173/FUL	19/02/2024	193 Allesley Old Road	WHO	-1	3	0	0	2	2
89	PL/2024/0000070/LDCP	06/03/2024	143 Northfield Road	STM	-1	3	0	0	2	2
90	PL/2023/0002604/FUL	08/03/2024	15 Willowbank Mews	STM	0	0	2	0	2	2
91	PL/2024/0000385/FUL	30/04/2024	14 Bromleigh Drive	LST	2	0	0	0	2	2
92	PL/2024/0000697/FUL	07/06/2024	371 Ansty Road	WYK	2	0	0	0	2	2
93	PL/2023/0000197/FUL	24/06/2024	Garage Block Rear Of 152 To 174 Dillotford Avenue	CHE	2	0	0	0	2	2
94	PL/2024/0001179/FUL	18/10/2024	40 Ansty Road	LST	0	0	0	2	2	2
95	PL/2024/0002376/FUL	15/01/2025	Lant To The East Of, 4 Welford Place	FOL	2	0	0	0	2	2
96	PL/2024/0002553/FUL	07/02/2025	6 Middleborough Road	SHE	3	-1	0	0	2	2
97	FUL/2022/0388	27/05/2022	37 Wheelwright Lane	HOL	1	0	0	0	1	1
98	FUL/2022/0874	27/05/2022	12 South Avenue	LST	1	0	0	0	1	1
99	FUL/2022/0817	31/05/2022	45 Grindle Road	LON	1	0	0	0	1	1
100	FUL/2022/1338	25/07/2022	121 Leicester Causeway	FOL	1	0	0	0	1	1
101	FUL/2022/1731	25/08/2022	31 Uxbridge Avenue	LST	1	0	0	0	1	1
102	FUL/2022/1901	31/08/2022	73 Northumberland Road	SHE	1	0	0	0	1	1
103	FUL/2022/1892	07/09/2022	8 Bates Road	EAR	1	0	0	0	1	1
104	FUL/2022/2374	16/11/2022	108 The Boxhill	LST	1	0	0	0	1	1
105	FUL/2022/2620	30/11/2022	Former Garage Site East 34-36 The Vale	LST	1	0	0	0	1	1
106	FUL/2022/3120	16/12/2022	11 Humber Road	LST	1	0	0	0	1	1
107	FUL/2022/2560	16/12/2022	60 Nod Rise	WOO	1	0	0	0	1	1

No.	Planning app	Decision date	Location	Ward	C3 Dwellings	HMO	PBSA	Care	Total	5-year completon forecast
108	FUL/2022/2619	05/01/2023	Former Garage Site, West Of 8-10 The Vale	LST	1	0	0	0	1	1
109	FUL/2022/2629	18/01/2023	22 Woodshires Road	LON	1	0	0	0	1	1
110	RM/2022/2982	10/02/2023	Oaken End Farm Oak Lane	BAB	1	0	0	0	1	1
111	PL/2023/0000057/FUL	21/02/2023	174 Shakespeare Street	UST	-1	0	0	2	1	1
112	FUL/2022/3210	06/03/2023	1 Lyttleton Close	WYK	-1	0	0	2	1	1
113	PL/2022/0000109/FUL	09/03/2023	Harvest Hill Car Sales, At Oak Lane	BAB	1	0	0	0	1	1
114	FUL/2022/2603	21/03/2023	Garage Block Ashburton Road	HEN	1	0	0	0	1	1
115	PL/2023/0000092/FUL	23/03/2023	11 Spencer Avenue	EAR	1	0	0	0	1	1
116	PL/2023/0000384/FUL	17/04/2023	944 Broad Lane	WOO	1	0	0	0	1	1
117	PL/2023/0000202/FUL	19/04/2023	Land At Wroxhall Drive	BIN	1	0	0	0	1	1
118	FUL/2022/2372	23/05/2023	Garages (rear Of The Lindfield And Treforest Road) Whitworth Avenue	LST	1	0	0	0	1	1
119	PL/2023/0000289/FUL	25/05/2023	Merton House Cryfield Grange Road	WAI	1	0	0	0	1	1
120	PL/2023/0000901/FUL	29/06/2023	Street Record The Lindfield	LST	1	0	0	0	1	1
121	PL/2023/0000077/FUL	26/07/2023	Garage Block Brisbane Close	CHE	1	0	0	0	1	1
122	PL/2023/0001071/FUL	18/09/2023	40 Charter Avenue	WES	0	1	0	0	1	1
123	PL/2023/0001566/FUL	07/12/2023	34 Old Mill Avenue	WAI	1	0	0	0	1	1
124	PL/2023/0001405/FUL	17/01/2024	154 Charter Avenue	WES	4	-3	0	0	1	1
125	PL/2023/0002482/FUL	17/01/2024	104 Kenilworth Road	WAI	1	0	0	0	1	1
126	PL/2023/0002153/FUL	24/01/2024	Harvest Hill Farm Oak Lane	BAB	1	0	0	0	1	1
127	PL/2023/0002540/FUL	29/01/2024	2 Holmcroft	HEN	1	0	0	0	1	1
128	PL/2023/0002135/FUL	01/02/2024	163 Hall Green Road	LON	1	0	0	0	1	1
129	PL/2023/0002629/FUL	09/02/2024	42 Gresley Road	HEN	1	0	0	0	1	1
130	PL/2023/0002622/FUL	23/02/2024	144 Meadfoot Road	BIN	1	0	0	0	1	1
131	PL/2024/0000042/FUL	27/02/2024	40 Gresley Road, Coventry, CV2 1AZ	HEN	1	0	0	0	1	1



No.	Planning app	Decision date	Location	Ward	C3 Dwellings	HMO	PBSA	Care	Total	5-year completion forecast
132	PL/2024/0000249/FUL	04/04/2024	48a Stratford Street	UST	1	0	0	0	1	1
133	PL/2023/0002471/FUL	11/04/2024	23 Charter Avenue	WES	0	1	0	0	1	1
134	PL/2024/0000396/FUL	23/04/2024	9 Stoney Road	STM	1	0	0	0	1	1
135	PL/2023/0002524/FUL	23/05/2024	88 Station Street West	FOL	1	0	0	0	1	1
136	PL/2023/0002525/FUL	24/05/2024	60 Princess Street	FOL	1	0	0	0	1	1
137	PL/2023/0002522/FUL	24/05/2024	12 St Elizabeths Road	FOL	1	0	0	0	1	1
138	PL/2024/0000191/FUL	29/05/2024	16 Middlecotes	WES	-1	2	0	0	1	1
139	PL/2023/0002521/FUL	31/05/2024	14 Eld Road	FOL	1	0	0	0	1	1
140	PL/2024/0000762/LDCE	06/06/2024	PL/2024/0000762/LDCE	WES	-1	2	0	0	1	1
141	PL/2024/0000434/FUL	19/06/2024	21 Larch Tree Avenue	WES	1	0	0	0	1	1
142	PL/2024/0000771/FUL	25/06/2024	21 Thimble Road	WES	1	0	0	0	1	1
143	PL/2024/0000177/FUL	04/07/2024	9 Newfield Road	RAD	1	0	0	0	1	1
144	PL/2024/0000427/FUL	10/07/2024	113 Holmsdale Road	FOL	1	0	0	0	1	1
145	PL/2023/0000199/FUL	30/07/2024	Garage Block Bowness Close	BAB	1	0	0	0	1	1
146	PL/2024/0000462/FUL	08/08/2024	583 Foleshill Road	FOL	1	0	0	0	1	1
147	PL/2024/0001402/FUL	17/09/2024	5 Ulverscroft Road	CHE	1	0	0	0	1	1
148	PL/2024/0001126/FUL	10/10/2024	18-22 Gulson Road	STM	1	0	0	0	1	1
149	PL/2024/0001599/FUL	11/10/2024	37 Walsgrave Road	STM	0	1	0	0	1	1
150	PL/2024/0001188/FUL	17/10/2024	703 Stoney Stanton Road	FOL	1	0	0	0	1	1
151	PL/2024/0000539/FUL	06/11/2024	Birch Tree Farm Wall Hill Road	BAB	1	0	0	0	1	1
152	PL/2024/0001407/FUL	14/11/2024	394 Grangemouth Road	RAD	1	0	0	0	1	1
153	PL/2023/0000792/FUL	14/11/2024	38 Broad Park Road	HEN	1	0	0	0	1	1
154	PL/2024/0001836/FUL	22/11/2024	24 Hugh Road	LST	1	0	0	0	1	1
155	PL/2024/0002254/FUL	09/01/2025	2 Jackers Road	LON	1	0	0	0	1	1
156	PL/2024/0001990/FUL	17/01/2025	10 Park Street	FOL	1	0	0	0	1	1

No.	Planning app	Decision date	Location	Ward	C3 Dwellings	HMO	PBSA	Care	Total	5-year completon forecast
157	PL/2024/0002162/FUL	21/01/2025	9 Waterloo Street	STM	-1	2	0	0	1	1
158	PL/2024/0001842/FUL	28/01/2025	190 Longford Road	LON	1	0	0	0	1	1
159	PL/2024/0002165/RES	04/02/2025	1 Sefton Road	WAI	1	0	0	0	1	1
160	PL/2024/0002555/FUL	06/02/2025	Goodlife House, 18 Brooklyn Road	FOL	1	0	0	0	1	1
161	PL/2024/0002577/FUL	11/03/2025	161 Cherry Tree Drive	WES	1	0	0	0	1	1
162	PL/2025/0000051/FUL	19/03/2025	10 Sunway Grove	EAR	1	0	0	0	1	1
163	FUL/2022/1001	31/05/2022	70 John Rous Avenue	WES	-1	0	0	0	-1	-1
164	FUL/2022/1371	15/07/2022	32 Courtelle Road	FOL	-1	0	0	0	-1	-1
165	PL/2022/0000101/LDCP	13/02/2023	57 Stanley Road	EAR	-1	0	0	0	-1	-1
166	PL/2023/0000782/FUL	14/06/2023	Pearl Hyde Primary School Dorchester Way	WYK	-1	0	0	0	-1	-1
167	PL/2023/0001017/LDCP	22/09/2023	22 Woodshires Road	LON	-1	0	0	0	-1	-1
168	PL/2023/0001118/FUL	02/11/2023	19 Camelia Road	LON	-1	0	0	0	-1	-1
169	PL/2023/0002159/FUL	01/12/2023	28 Cheshire Close	LST	-1	0	0	0	-1	-1
170	PL/2023/0002199/FUL	09/01/2024	Waterworks House Doe Bank Lane	SHE	-1	0	0	0	-1	-1
171	PL/2023/0002404/FUL	10/01/2024	54 Johnson Road	LON	-1	0	0	0	-1	-1
172	PL/2023/0002423/FUL	01/03/2024	56 Macaulay Road, Coventry, CV2 5FB	LST	-1	0	0	0	-1	-1
173	PL/2024/0000332/FUL	04/04/2024	2b Awson Street	FOL	-1	0	0	0	-1	-1
174	PL/2024/0000221/FUL	04/04/2024	25 Fieldfare Way	WES	-1	0	0	0	-1	-1
175	PL/2024/0000266/FUL	05/04/2024	21 Arena Avenue	HOL	-1	0	0	0	-1	-1
176	PL/2024/0000315/FUL	08/04/2024	23 Berry Street	STM	-1	0	0	0	-1	-1
177	PL/2023/0002596/FUL	12/04/2024	88 Tomson Avenue	RAD	-1	0	0	0	-1	-1
178	PL/2024/0000417/FUL	26/04/2024	1 Burns Road	LST	-1	0	0	0	-1	-1
179	PL/2024/0000510/FUL	10/05/2024	4 Manor Hall Mews	BIN	-1	0	0	0	-1	-1
180	PL/2024/0000060/FUL	29/05/2024	37 Daventry Road	CHE	-1	0	0	0	-1	-1

No.	Planning app	Decision date	Location	Ward	C3 Dwellings	HMO	PBSA	Care	Total	5-year completon forecast
181	PL/2024/0000826/FUL	05/06/2024	24 Bishopton Close	WOO	-1	0	0	0	-1	-1
182	PL/2024/0001031/FUL	24/07/2024	38 The Martyrs Close	CHE	-1	0	0	0	-1	-1
183	PL/2024/0000951/FUL	13/08/2024	2 Arena Avenue	HOL	-1	0	0	0	-1	-1
184	PL/2024/0001032/FUL	05/09/2024	12 Queen Isabels Avenue	CHE	-1	0	0	0	-1	-1
185	PL/2024/0001363/FUL	06/09/2024	385 Stoney Stanton Road	FOL	-1	0	0	0	-1	-1
186	PL/2024/0001359/FUL	10/09/2024	383 Stoney Stanton Road	FOL	-1	0	0	0	-1	-1
187	PL/2024/0001204/FUL	24/09/2024	50 Owens Road	FOL	-1	0	0	0	-1	-1
188	PL/2024/0001950/FUL	11/12/2024	42 Deedmore Road	HEN	-1	0	0	0	-1	-1
189	PL/2024/0002123/FUL	19/12/2024	34 Old Mill Avenue	WAI	-1	0	0	0	-1	-1
190	PL/2024/0002129/FUL	20/12/2024	26 Threadneedle Street	FOL	-1	0	0	0	-1	-1
191	PL/2024/0002127/FUL	20/12/2024	37 Threadneedle Street	FOL	-1	0	0	0	-1	-1
192	PL/2024/0002386/FUL	07/01/2025	25 Romsley Road	RAD	-1	0	0	0	-1	-1
193	PL/2024/0002349/FUL	13/01/2025	3 Cornwall Road	STM	-1	0	0	0	-1	-1
194	PL/2024/0002567/FUL	15/01/2025	9 Watersmeet Road	UST	-1	0	0	0	-1	-1
195	PL/2024/0002341/FUL	17/01/2025	Caretakers Bungalow, President Kennedy School And Community College Rookery Lane	HOL	-1	0	0	0	-1	-1
196	PL/2025/0000167/FUL	24/03/2025	102 Glencoe Road	LST	-1	0	0	0	-1	-1
197	PL/2023/0001645/FUL	26/10/2023	92-94 Binley Road	LST	-2	0	0	0	-2	-2
198	PL/2024/0000085/FUL	08/03/2024	113-115 Kirby Corner Road	WAI	-2	0	0	0	-2	-2
199	FUL/2022/2040	21/09/2022	340 Tile Hill Lane	WES	0	-3	0	0	-3	-3
200	PL/2023/0002397/FUL	08/02/2024	Lynden House, 3-5 Spencer Road	EAR	11	9	-24	0	-4	-4
201	PL/2024/0000415/FUL	17/05/2024	29 Middleborough Road	SHE	0	0	0	-4	-4	-4
202	PL/2024/0002452/FUL	31/01/2025	1-5 Hamlet Mews Shakespeare Street	UST	-5	0	0	0	-5	-5
	<b>Total</b>				<b>2,219</b>	<b>117</b>	<b>393</b>	<b>35</b>	<b>2,764</b>	<b>1,992</b>

## Appendix 4.3: Housing commitments – outline consent at 31<sup>st</sup> March 2025

*Remaining capacity of all extant outline planning permissions | All figures are dwelling equivalent for communal accommodation | In order of total dwellings remaining.*

No.	Planning app	Decision date	Location	Ward	C3 Dwellings	HMO	PBSA	Care	Total	5-year completion forecast
1	OUT/2018/3225	03/06/2021	Land At Pickford Green Lane	BAB	2,153	0	0	0	<b>2,153</b>	250
2	PL/2023/0002218/RVC	15/12/2023	City Centre South Warwick Row	STM	584	0	0	0	<b>584</b>	0
3	OUT/2020/2009	17/10/2023	Land adjacent to Windmill Village Hotel Birmingham Road	BAB	566	0	0	0	<b>566</b>	0
4	OUT/2021/3576	16/10/2023	Former Transco Site, Abbotts Lane	SHE	478	0	0	0	<b>478</b>	212
5	OUT/2021/3041	03/03/2023	Land at Sutton Stop	LON	262	0	0	0	<b>262</b>	62
6	OUT/2021/3576	16/10/2023	Former Transco Site, Abbotts Lane	SHE	212	0	0	0	<b>212</b>	212
7	PL/2024/0002252/RESM	13/02/2025	30 Regent Street	STM	101	0	0	0	<b>101</b>	101
8	PL/2023/0001155/OUTM	23/12/2024	Hall Hill Cottage Fivefield Road	BAB	40	0	0	0	<b>40</b>	0
9	OUT/2022/1700	01/12/2023	Peri-peri, 6 Carter Road	LST	12	0	0	0	<b>12</b>	0
10	OUT/2022/1753	20/12/2023	Land At Corner Of Cedar Avenue And Max Road	SHE	7	0	0	0	<b>7</b>	0
11	OUT/2022/2261	17/10/2022	296 Westwood Heath Road	WES	1	0	0	0	<b>1</b>	1
	<b>Total</b>				<b>4,416</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>4,416</b>	<b>838</b>

## Appendix 4.4: Housing commitments – permitted development at 31<sup>st</sup> March 2025

*Remaining capacity of all permitted development approvals | All figures are dwelling equivalent for communal accommodation | In order of total dwellings remaining.*

No.	Planning app	Decision date	Location	Ward	C3 Dwellings	HMO	PBSA	Care	Total	5-year completion forecast
1	PL/2024/0000572/PAMA	12/06/2024	Oakwood House St Patricks Road	STM	20	0	0	0	<b>20</b>	20
2	PL/2023/0001077/PAMA	18/07/2023	358-360 Aldermans Green Road	LON	2	0	0	0	<b>2</b>	2
3	PL/2024/0001353/PAG	27/08/2024	124 Albany Road	EAR	2	0	0	0	<b>2</b>	2
4	PL/2024/0001351/PAG	27/08/2024	126 Albany Road	EAR	2	0	0	0	<b>2</b>	2
5	PAM/2022/0052	09/09/2022	2 Holbrook Lane	HOL	1	0	0	0	<b>1</b>	1
6	PL/2023/0001198/PAMA	11/09/2023	21 Parkhill Drive	WOO	1	0	0	0	<b>1</b>	1
7	PL/2024/0000229/PAQ	22/03/2024	Slashpitts Farm Wall Hill Road	BAB	1	0	0	0	<b>1</b>	1
8	PL/2024/0000602/PAMA	23/05/2024	173a -175a Ansty Road	WYK	1	0	0	0	<b>1</b>	1
9	PL/2024/0001191/PAQ	15/08/2024	Agricultural Barn Hazel Grove Farm Hollyfast Lane, CV7 8AB	BAB	1	0	0	0	<b>1</b>	1
10	PL/2024/0001349/PAG	27/08/2024	122 Albany Road	EAR	1	0	0	0	<b>1</b>	1
11	PL/2024/0001229/PAMA	10/09/2024	73a Biggin Hall Crescent	LST	1	0	0	0	<b>1</b>	1
12	PL/2024/0002565/LDCP	21/02/2025	186 Norman Place Road	BAB	-1	2	0	0	<b>1</b>	1
13	PL/2024/0000248/PAPD	05/03/2024	27 Westwood Heath Road	WES	-1	0	0	0	<b>-1</b>	-1
14	PL/2024/0002256/LDCP	14/01/2025	10 John Murphy Gardens	BAB	-1	0	0	0	<b>-1</b>	-1
15	PL/2024/0002018/PAPD	26/11/2024	William Malcolm House Attothall Road	WYK	-112	0	0	0	<b>-112</b>	-112
16	PL/2024/0000876/PAPD	19/06/2024	Trafalgar House, Meadow Street, Milestone House, Kerry House Windsor Street [Spon End]	SHE	-158	0	0	0	<b>-158</b>	-158
<b>Total</b>					<b>-240</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>-238</b>	<b>-238</b>

## Appendix 5: Remaining identified housing capacity

*Ordered by: supply type > capacity (largest to smallest)*

No.	Location	Ward	Policy ref.	Dwellings remaining	5-year completion forecast
<b>Allocations 2017</b>				<b>1,852</b>	<b>0</b>
1	Walsgrave Hill Farm	Henley	H2:03	700	20
2	Land at Browns Lane	Bablake	H2:06	475	2
3	Land at Sandy Lane	Radford	H2:15	250*	2
4	Keresley SUE	Bablake	H2:01	175	2
5	LTI Factory, Holyhead Road	Sherbourne	H2:12	23	1
6	Woodfield School Site, Stoneleigh Road	Wainbody	H2:21	24	1
7	Land at Carlton Road	Foleshill	H2:16	85	1
8	Land at Mitchell Avenue	Wainbody	H2:19	50	1
9	Land at Durbar Avenue (mixed use JE2:7)	Foleshill	H2:20	45	1
10	Land at Jardine Crescent	Woodlands	H2:22	25	1
<b>Allocations proposed</b>				<b>3,146</b>	<b>257</b>
11	Friargate – Land bounded by Railway, Grosvenor Road, Manor Road and including Greyfriars Green and Station	St Michaels	H2:38	1,350	0
12	Land at Spon End	Sherbourne	H2:36	433	257
13	Dale Buildings, Tower Street	St Michaels	H2:32	200	0
14	Coventry Central Police Station, Little Park Street	St Michaels	H2:26	600	0
15	Former Chace School, Chace Avenue	Binley & Willenhall	H2:34	60	0
16	The Allesley Hotel, Birmingham Road	Bablake	H2:33	48	0
17	Whitefriars Street Car Park	St Michaels	H2:30	185	0
18	New Union Street Car Park	St Michaels	H2:27	170	0

19	Former Vintage House, St Nicolas Street / Leicester Row	Radford	H2:29	100	0
	<b>HELAA and other identified sites</b>			<b>2,145</b>	<b>50</b>
20	City Centre North, Northern Regeneration Area	St Michaels	TBC	1,500	0
21	Fmr CovRad Sir Henry Parkes Rd	Earlsdon	EAR-002-24	190	0
22	Land at Attoxhall Road	Wyken	WYK-002-24	63	0
23	Burbidge and Son South Side Of Awson	Foleshill	FOL-002-24	63	0
24	Former Faseman House, Faseman	Woodlands	WOO-001-23	50	50
25	Bishop Street/Tower Street	St Michaels	STM-017-24	129	0
26	Land at Caradoc Close, Henley,	Henley	HEN-001-23	30	0
27	Newfield House, Kingfield Road	Foleshill	FOL-007-24	50	0
28	146-164 Lockhurst Lane/Livingstone Rd	Foleshill	FOL-001-24	45	0
29	Land at Roseberry Avenue	Longford	LON-002-24	10	0
30	Lansdowne Street	St Michaels	STM-006-24	8	0
31	Wisteria Lodge Earlsdon	Earlsdon	EAR-001-24	8	0
32	Bridge Street	Foleshill	FOL-009-24	4	0
33	Land off Park Hill Lane	Bablake	BAB-023-24	5	0
34	Land off Longford Road, Coventry, CV6 6BH	Longford	LON-001-23	12	0
35	Land at Halford Lane	Holbrook	HOL-004-24	10	0
36	Land at Nickson Road	Westwood	WES-009-24	10	0
37	2 Lewis Road	Foleshill	FOL-006-24	4	0
38	Silverton Road	Foleshill	FOL-003-24	3	0
39	Land at Ferrers Close	Woodlands	WOO-002-24	(49)	0
				<b>7,143</b>	<b>307</b>

\*Sandy Lane (adopted allocation reference H2:15) shows a revised capacity of 250 as proposed in the Local Plan Review (the previous capacity adopted in the Local Plan was 90).

## Appendix 5: Employment completions (gross) 2024/25

No.	Planning app	Location	Supply type	Dev type	Floorspace (sqm)				Land (ha)
					B2	B8	B2/B8 mix	Total	
1	FUL/2021/3129	Unit 2 Blackburn Road	Windfall	Change of use	1740	500	0	2240	0.63
2	PL/2023/0002090/FULM	Unit J1 Central Boulevard, Prologis Park	Windfall	Newbuild	0	0	2432	2432	0.3
3	PL/2023/0001974/FUL	Kautex Unipart Ltd Renown Avenue	Windfall	Newbuild	0	984	0	984	0.25
4	PL/2024/0000136/FUL	Sam Leisure, 13 Falkland Close	Windfall	Newbuild	0	342	0	342	0.04
5	FUL/2021/0261	Land at Farren Road, Clifford Bridge Road and Bodmin Road	Windfall	Change of use	0	0	324	324	0.41
6	FUL/2022/0054	Son of a Gunn Barras Lane	Windfall	Change of use	0	87	0	87	0.02
<b>Total</b>					<b>1,740</b>	<b>1,913</b>	<b>2,756</b>	<b>6,409</b>	<b>1.65</b>



## Appendix 6: Employment losses (gross) 2024/25

No.	Planning app	Location	Supply type	Dev type	Floorspace (sqm)				Land (ha)
					B2	B8	B2/B8 mix	Total	
1	FUL/2021/3129	Unit 2 Blackburn Road	Windfall	Change of use	0	0	-1740	<b>-1740</b>	<b>-0.63</b>
2	FUL/2020/2401	19-35 Warwick Street	Windfall	Demolition	-897	0	0	<b>-897</b>	<b>-0.12</b>
3	DEMN/2021/2974	Unit 4a/b, Unit 5 and Unit 5a/b Torrington Avenue	Windfall	Demolition	0	0	-515	<b>-515</b>	<b>-0.05</b>
<b>Total</b>					<b>-897</b>	<b>-1,170</b>	<b>-515</b>	<b>-3,152</b>	<b>-0.80</b>

## Appendix 7: Employment commitments

Remaining capacity of all employment planning permissions.

No.	Planning app	Location	Supply type	Dev type	Floorspace (sqm)				Land (ha)	
					E(g)	B2	B8	B2/B8 mix		Total
	Under construction									
1	PL/2023/0000501/FUL	2 Croft Road [former IKEA building]	Windfall	Change of use	24,442	0	6,682	0	31,124	1.13
2	FUL/2022/1942	Becketts Foods Ltd, Oak House Heyford Close	Windfall	New build	0	0	1,639	0	1,639	0.74
3	FUL/2022/1905	Unit 35 To 36, Albion Industrial Estate Endemere Road	Windfall	New build	0	0	0	4,228	4,228	0.72
4	FUL/2021/3422	Unit 3 Bodmin Road, CV2 5DB	Windfall	New build	0	0	0	1,617	1,617	0.41
	Detailed consent									
5	PL/2023/0002554/FUL	Citroen Car Showroom Herald Avenue	Windfall	New build	0	0	7,066	2,676	9,742	1.15
6	PL/2025/0000208/FUL	Former Sainsburys Supermarket Austin Drive, Coventry, CV6 7NS	Windfall	Change of use	0	0	6,633	0	6,633	1.13
7	FM/2022/2191	Land at Serck Controls Ltd Rowley Drive	Windfall	New build	0	0	0	4,680	4,680	0.73
8	PL/2023/0002566/FUL	Land At Newport Road, Coventry	Windfall	New build	0	0	374	0	374	0.2
9	PL/2024/0001521/FUL	Unit C Clutch Centre Challenge Close	Windfall	New build	0	181	0	0	181	0.05
10	PL/2024/0001225/FUL	Technology House Sir William Lyons Road	Windfall	New build	362	0	0	0	362	0.04
11	PL/2024/0000285/FUL	Unit 4 Bodmin Road	Windfall	New build	0	110	0	0	110	0.03

12	PL/2024/0001227/FUL	Lifeline Fire & Safety Systems, Kings House, 9 Falkland Close	Windfall	New build	0	150	0	0	150	0.02
13	PL/2024/0002267/FUL	Carwood Technical Service Herald Way	Windfall	New build	0	171	0	0	171	0.02
14	PL/2024/0001507/FUL	Kingfield House Kingfield Road	Windfall	New build	0	0	208	0	208	0.02
15	FUL/2022/2085	Former Public Convenience Albany Road	Windfall	Change of use	41	0	0	0	41	0.01
16	PL/2023/0001368/FUL	7 Edison Buildings Electric Wharf	Windfall	New build	60	0	0	0	60	0.01
17	PL/2023/0001947/FUL	2 Binns Close	Windfall	New build	43	0	59	0	102	0
18	PL/2023/0001585/FUL	British Telecom Midland Road	Windfall	New build	0	0	15	0	15	0
	<b>Outline consent</b>									
19	OUT/2018/3225	Land At Pickford Green Lane	Allocation	New build	0	0	0	67,500	67,500	15
20	OUT/2011/0036	Friargate - remaining outline consent	Allocation	New build	138,381	0	0	0	138,381	6.52
	<b>Total</b>				<b>163,329</b>	<b>612</b>	<b>22,676</b>	<b>80,701</b>	<b>267,318</b>	<b>27.93</b>

[END]