



### **Cabinet Member (Business, Enterprise and Employment)**

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**Time and Date**

10.00 am on Thursday, 11th September, 2014

**Place**

Diamond Room 5 - Council House

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**Public Business**

1. **Apologies**
2. **Declaration of Interests**
3. **Draft Strategic Housing Land Availability Assessment (SHLAA) - Technical Evidence Paper 2014** (Pages 3 - 304)

Report of the Executive Director, Place

(NOTE: Pursuant to Paragraph 19 of the City Council's Constitution, Councillor Skipper, the Chair of the Scrutiny Co-ordination Committee, has been invited to attend for the consideration of this matter and to agree the need for urgency such that call-in arrangements will not apply. The reason for urgency is that the publication of the draft Strategic Housing Land Availability Assessment (SHLAA) update forms an integral part of the Local Plan public engagement process, which commences on 12<sup>th</sup> September, 2014. This is particularly in relation to the Duty to Cooperate and the Council's on-going engagement with its neighbouring authorities in relation to housing need and supply. The SHLAA is also a technical evidence paper, which will help inform local communities and stakeholders about the Council's housing land supply and allow for consultation feedback to be collected and used to help inform the final version of the document. As such, it is urgent that the draft SHLAA be made available alongside the Local Plan paper to support the public engagement process.)

4. **Report recommending the confirmation of the Article 4(1) Direction**  
(Pages 305 - 320)

Report of Executive Director, Place

5. **Outstanding Issues**

There are no outstanding issues

6. **Any other items of public business which the Cabinet Member decides to take as matters of urgency because of the special circumstances involved.**

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Chris West, Executive Director, Resources, Council House Coventry

Wednesday, 3 September 2014

Note: The person to contact about the agenda and documents for this meeting is Suzanne Bennett (Tel. 024 7683 3072).

Membership:

Councillor Maton, Cabinet Member (Business, Enterprise and Employment)  
Councillor McNicholas, Cabinet Member (Business, Enterprise and Employment)  
Councillor Birdi, Shadow Cabinet Member (Business, Enterprise and Employment)

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**Public report**  
Cabinet Member

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Cabinet Member Meeting (Business, Enterprise and Employment)

11 September 2014

**Name of Cabinet Member:**

Cabinet Member (Business, Enterprise and Employment) – Councillor Maton

**Director Approving Submission of the report:**

Executive Director Place

**Ward(s) affected:**

All

**Title:**

*Draft Strategic Housing Land Availability Assessment (SHLAA) – Technical Evidence Paper (2014)*

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**Is this a key decision?**

No

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**Executive Summary:**

A Strategic Housing Land Availability Assessment (SHLAA) is a fundamental requirement of National Guidance and a part of the Council's Evidence base that supports the preparation and development of its new Local Plan. The purpose of the SHLAA is to consider the availability of land within Coventry that is suitable for housing development. It must consider all reasonable options for possible development, which includes land within the Green Belt. This is with a view to identifying sufficient land to meet the Council's objectively assessed need for housing, which is a minimum of 23,600 homes between 2011 and 2031 (as evidenced by the Joint Strategic Housing Market Assessment (Joint SHMA)).

It is important to clarify however that the identification of a site within the document does not determine whether or not a site will be allocated for housing through the Local Plan, nor does it guarantee that the site will receive planning permission.

The SHLAA examines all components of housing land supply, considering their suitability for housing, their availability for housing and their achievability/viability to deliver new homes within the plan period. Within this assessment are 480 sites that do not currently have planning permission. Of these 480 sites a total of 168 sites have been shortlisted as potential residential or mixed use opportunities. These sites are known as 'SHLAA sites', and some are currently situated within the Coventry Green Belt. The remaining 312 sites were discounted as being unsuitable for potential housing delivery for a variety of reasons. Examples included well

established employment land, high quality green spaces and essential social or community provisions.

The table below highlights the different components of the total housing land supply position at April 1<sup>st</sup> 2014. This table shows that the city's identified supply is 271 homes short of the minimum housing need identified in the Joint SHMA of 23,600 dwellings.

Components of Land Supply (2011-2031)	Total Dwellings
Past Net Completions (2011-2014)	2,998
Sites with an Extant Planning Permission (at April 1 <sup>st</sup> 2014)	5,259
Sites Under Construction (at April 1 <sup>st</sup> 2014)	857
SHLAA Sites	6,260
Indicative Green Belt SHLAA Sites	6,864
Outstanding Allocations from the 2001 Development Plan	695
Windfall Allowance (for sites delivering less than 5 homes)	396
<b>Total</b>	<b>23,329</b>

As part of assessing these sites however it is necessary to make assumptions about site density. In relation to sites currently within the Green Belt the SHLAA has included a market sensitivity test that reflects a lower density assumption for these particular sites. If this alternative density is used then the total supply reduces to 22,117 homes, creating a shortfall of 1,483 dwellings over the plan period.

The SHLAA also presents an update on the Councils 5 year housing land supply position, which shows that the Council currently have a 6 year supply of deliverable housing land. When we consider longer term supply however there are greater issues to consider. Firstly, we are seeing annual completion rates increasing year on year, whilst we also see a significant proportion of longer term brownfield sites either focused on higher density options within or adjacent to centres or situated on operational employment sites. Although these sites remain suitable for consideration due to developer or land owner promotion, both issues present viability pressures and restrict site availability that may prevent their short term development. Of further importance is the recent trend in sites previously identified for housing coming forward for employment generating uses. The SHLAA suggests that sites previously expected to deliver upwards of 700 homes have now been utilised for the creation and/or retention of jobs throughout the city meaning they are no longer available to provide new homes.

This highlights the importance of maintaining a flexible and varied supply of housing land that is capable of responding to market demands and conditions and that can continue to meet the housing needs of the city. It also highlights the need to balance the city's limited land supply between meeting the needs for housing and the needs for other uses such as employment, retail, community uses and high quality green spaces. It is for these reasons that sites that currently sit within the Coventry Green Belt now have to be considered for development.

**Recommendations:**

**The Cabinet Member is requested to:**

1. Approve the publication of the "Draft Strategic Housing Land Availability Assessment (SHLAA)(2014)" to support the period of public engagement associated with the Council's new Local Plan document. This will be made available for public engagement between 12<sup>th</sup> September and 31<sup>st</sup> October 2014.

**List of Appendices included:**



- Appendix 1: Draft Strategic Housing Land Availability Assessment (SHLAA) (2014)

**Other useful background papers:**

- New Coventry Local Plan – Delivering Sustainable Growth (2011-2031) – Report to be considered by Coventry City Council Cabinet on the 2<sup>nd</sup> September 2014 and Council on the 9<sup>th</sup> September 2014. Document is available to view via the following link:  
<http://democraticservices.coventry.gov.uk/ieListDocuments.aspx?CId=124&MId=10268&Ver=4>

**Has it been or will it be considered by Scrutiny?**

The report itself will not be considered by Scrutiny; however the results of its publication as a supporting document to the Local Plan public engagement paper will be considered by Scrutiny Board 3 at its meeting on the 12<sup>th</sup> November 2014

**Has it been or will it be considered by any other Council Committee, Advisory Panel or other body?**

No

**Will this report go to Council?**

No

**Report title:** *Draft Strategic Housing Land Availability Assessment (SHLAA) – Technical Evidence Paper (2014)*

**1. Context (or background)**

- 1.1 A Strategic Housing Land Availability Assessment (SHLAA) is a fundamental part of the Council's Evidence base that supports the preparation and development of its new Local Plan. It is also a principal requirement of the National Planning Policy Framework (NPPF) and is therefore necessary to deliver a sound Local Plan.
- 1.2 The purpose of the SHLAA is to consider the availability of land within Coventry that is suitable for housing development. It must consider all reasonable options for possible development, which includes land within the Green Belt. This is with a view to identifying sufficient land to meet the Council's objectively assessed need for housing, which is based on the Coventry and Warwickshire Joint Strategic Housing Market Assessment (Joint SHMA). This identifies a housing need in Coventry of between 23,600 and 36,220 homes between 2011 and 2031. A key variation in these numbers however is the distribution of housing need throughout Coventry and Warwickshire (The Housing Market Area), which has been brought about by new population projections released by Government. As such Coventry's minimum housing need is considered to be 23,600 homes, which is supported by at least some of the difference between the two numbers already being planned for across Warwickshire.
- 1.3 Once land is identified through the SHLAA, this information will also help inform the Council's 5 year housing land supply. It is important to clarify however that the identification of a site within the document does not determine whether or not a site will be allocated for housing through the Local Plan, nor does it guarantee that the site will receive planning permission. It is a review of potential housing land at a point in time. Sites must then come forward through the planning process having regard to the policy position at the time of the application.
- 1.4 The Council does have an existing SHLAA document, which was published in July 2012 to support the previous Core Strategy Submission Draft. As a result, the supply of land identified within that document is restricted to meeting a housing requirement that has been deemed undeliverable as part of the Duty to Cooperate, and has subsequently been updated through new evidence. As such, the land supply identified in the 2012 SHLAA is insufficient to meet the city's housing need in the Joint SHMA.
- 1.5 The SHLAA examines all components of housing land supply, considering their suitability for housing, their availability for housing and their achievability/viability to deliver new homes within the plan period (2011-2031). Within this assessment are 480 sites that do not currently have planning permission. Of these 480 sites a total of 168 sites have been shortlisted as potential residential or mixed use opportunities. These sites cover approximately 488ha of gross developable land area and contribute up to 13,120 dwellings to the total land supply. Included within these sites is a selection of sites currently situated within the Coventry Green Belt. These sites total around 300Ha of land. The remaining 312 sites were discounted as being unsuitable for housing development. Of the sites discounted 207 were Greenfield Sites, with 45 of these constrained by their Green Belt designation. Reasons for discounting Greenfield sites included: an unacceptable loss of well used and maintained allotments or playing fields, inappropriate loss of incidental public open space that form integral parts of street scenes and urban setting and other additional issues such as flood risk, historic landscape character and access. With regards Green Belt sites, similar issues were apparent as were issues of openness and impact on the Meriden Gap. The remaining 105 sites that were discounted included 16 on established employment sites, 12 on active social and/or community land, 67 would have resulted in an

unacceptable or inappropriate loss of off street parking / garage facilities, and a further 10 were made up of sites that despite being largely vacant suffered from access or other site specific issue.

- 1.6 The SHLAA also includes a small allowance of 396 dwellings within the land supply for the delivery of sites of less than 5 dwellings. This reflects the threshold of sites promoted by the Practice Guidance and the difficulty of trying to identify sites that deliver this small number of homes. The number of homes identified in the supply is reflective of long term trends in Coventry and includes an allowance for the conversion of houses to flats or small infill developments of 1 or 2 homes.
- 1.7 The table below highlights the different components of the total housing land supply position at April 1<sup>st</sup> 2014. This table shows that the city's identified supply is 189 homes short of the minimum housing need identified in the Joint SHMA.

Components of Land Supply (2011-2031)	Total Dwellings
Past Net Completions (2011-2014)	2,998
Sites with an Extant Planning Permission (at April 1 <sup>st</sup> 2014)	5,259
Sites Under Construction (at April 1 <sup>st</sup> 2014)	857
SHLAA Sites	6,260
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Outstanding Allocations from the 2001 Development Plan	695
Windfall Allowance (for sites delivering less than 5 homes)	396
<b>Total</b>	<b>23,329</b>

- 1.8 As part of assessing these sites however it is necessary to make assumptions about site density. In relation to sites currently within the Green Belt the SHLAA has included a market sensitivity test that reflects a lower density assumption for these particular sites. If this alternative density is used then the total supply reduces to 22,117 homes, creating a shortfall of 1,483 dwellings over the plan period. A key aspect of publishing this SHLAA as part of the Local Plan public engagement process will be to test the robustness of these density assumptions.
- 1.9 The SHLAA also presents an update on the Councils 5 year housing land supply position. The SHLAA identifies a supply of 7,764 homes available within the next 5 years compared to a requirement (based on the Joint SHMA) of around 6,450. This shows that the Council currently have a 6 year supply of deliverable housing land.
- 1.10 When we consider longer term supply however there are greater issues to consider. Firstly we are seeing annual completion rates increasing year on year, which is eroding the Councils housing land supply quicker than before. A significant proportion of longer term brownfield sites are also either focused on higher density options within or adjacent to centres or situated on operational employment sites. Although these sites remain suitable for consideration due to developer or land owner promotion, both issues present viability pressures and restrict site availability that may prevent their short term development. Of further importance is the recent trend in sites previously identified for housing coming forward for employment generating uses. The SHLAA suggests that sites previously expected to deliver upwards of 700 homes have now been utilised for the creation and/or retention of jobs throughout the city meaning they are no longer available to provide new homes.
- 1.11 This highlights the importance of maintaining a flexible and varied supply of housing land that is capable of responding to market demands and conditions and that can continue to

meet the housing needs of the city. It also highlights the need to balance the city's limited land supply between meeting the needs for housing and the needs for other uses such as employment, retail, community uses and high quality green spaces. It is for these reasons that sites that currently sit within the Coventry Green Belt now have to be considered for development.

## **2. Options considered and recommended proposal**

- 2.1 In relation to the SHLAA there are 3 realistic options available. The first of these is to retain the Councils existing SHLAA from July 2012. This option has been discounted as it referred to a level of housing need that was found to be undeliverable in association with the Duty to Cooperate and as such does not meet the most up to date housing need for Coventry. To continue with this version of the SHLAA would not support a sound Local Plan.
- 2.2 The second option is to withdraw the 2012 SHLAA and continue preparing the Local Plan without a SHLAA. This option is discounted as it is a fundamental requirement of a sound Local Plan to be supported by a robust and up to date SHLAA.
- 2.3 The third option is presented in this report and is set out in Appendix 1. This involves publishing a new, up to date SHLAA, that has full regard to the most up to date housing needs of Coventry and which can therefore support the development of a sound Local Plan and the Duty to Cooperate process.

## **3. Results of consultation undertaken**

- 3.1 There has been no consultation undertaken to date in relation to this version of the SHLAA.

## **4. Timetable for implementing this decision**

- 4.1 Subject to the approval by the appropriate Cabinet Member, the draft SHLAA will be published alongside the Local Plan Public Engagement paper on the 12<sup>th</sup> September for a period of 7 weeks public engagement (ending on the 31<sup>st</sup> October 2014).
- 4.2 Following this, the outcomes of the public engagement will be reported to Scrutiny Board 3 at its November meeting.
- 4.3 The SHLAA will then be updated to reflect any necessary changes and new evidence before being finalised in the summer of 2015 to support the next stage of the Local Plan.

## **5. Comments from Executive Director, Resources**

- 5.1 Financial implications  
There are no direct financial implications of the recommendations in this report. It should be noted however that there are a small number of sites proposed to be shortlisted in the SHLAA that are currently in the ownership of Coventry City Council. This may support the delivery of capital receipts in the future.
- 5.2 Legal implications  
There are no direct legal implications of the recommendations in this report. The document has been prepared in accordance with the National Planning Policy Framework (NPPF) and the National Planning Practice Guidance (NPPG) - Housing and economic land availability assessment.

In developing the SHLAA, all reasonable sites have been considered within Coventry including Green Belt options. This demonstrates the City Council's continued commitment to fulfilling its responsibilities associated with the Duty to Cooperate.

## **6. Other implications**

### **6.1 How will this contribute to achievement of the Council's key objectives / corporate priorities (corporate plan/scorecard) / organisational blueprint / Local Area Agreement (or Coventry Sustainable Community Strategy)?**

- A prosperous Coventry: An up to date SHLAA will promote and support the right approach to delivering the city's housing needs and help to ensure that sufficient new homes are provided to meet the needs of local people, and that businesses are not deprived of staff through a lack of housing;
- Providing a good choice of housing: An up to date SHLAA will help deliver the right homes in the right locations to meet the city's housing needs.

### **6.2 How is risk being managed?**

The report being considered is a technical document intended to contribute towards the evidence base for the new Local Plan. Any risks that may materialise from the document will be minimal, if at all, and will be managed directly through the Local Plan process.

### **6.3 What is the impact on the organisation?**

No direct impact.

### **6.4 Equalities / EIA**

The Council will be undertaking a full Equality and Consultation Analysis (ECA) on the New Local Plan and its supporting documents (including the SHLAA) as they are developed over the coming months. The period of community and stakeholder engagement, due to start in September, will inform the ECA and enable the impact of these documents on key protected groups in the city to be fully understood and considered prior to finalisation of the Plan.

Notwithstanding, there are likely to be significant economic and social benefits to the city through the development of new homes in Coventry. This will be promoted by urban regeneration and the redevelopment of land currently sitting vacant and derelict as well as increased opportunities for job creation and the delivery of new infrastructure. The SHLAA identifies sites to support the delivery of these new homes.

### **6.5 Implications for (or impact on) the environment**

There are expected to be some environmental impacts brought about by the level of housing that has been identified for Coventry and subsequently due to the sorts of sites that have had to be identified through the SHLAA.

The SHLAA is however a technical evidence document and does not allocate land for development or guarantee a planning consent will be granted. It will however help to inform the Local Plan, which already contains a commitment to protecting the city's highest value and most sensitive green spaces. Detailed assessment of these issues, as they have been considered through the Local Plan can be found in the Sustainability Appraisal Report (SA/SEA) that will be made available as part of the Public Engagement process.

## 6.6 Implications for partner organisations?

There are no direct implications for partner organisations as a result of this SHLAA that cannot be mitigated or managed through the supporting work that has already been undertaken and will be prepared by the Council as it moves towards the final version of the SHLAA and its new Local Plan.

There will however be potential implications for the Council's neighbouring authorities as part of the Duty to Cooperate as the SHLAA does identify a potential shortfall in housing land supply relative to the Councils objectively assessed need. These impacts are however expected to be minimised through the on-going development of a shared and consistent evidence base and will be considered through an active, constructive and on-going process as part of the Duty to Cooperate.

### Report author(s):

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<b>Names of approvers for submission: (officers and members)</b>				
Finance: Phil Helm	Finance Manager (Place)	Resources	29/08/14	29/08/14
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Executive Director: Nigel Clews on behalf of Martin Yardley	Assistant Director (Property Asset Management) on behalf of Executive Director for Place	Place	01/09/14	01/09/14
Members: Cllr Kevin Maton	Cabinet Member for Business, Enterprise and Employment	Place	01/09/14	02/09/14

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[www.coventry.gov.uk/councilmeetings](http://www.coventry.gov.uk/councilmeetings)

## Appendices

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## **Appendix**

1. Pro-Forma's of Shortlisted SHLAA Sites within the existing Urban Area
2. Pro-Forma's of Indicative Shortlisted SHLAA Sites within the Green Belt
3. Discounted SHLAA Sites
4. Analysis of Sites within the planning System (includes extant permissions, sites under construction and outstanding CDP allocations) and wider SHLAA Site Analysis
5. Full housing Trajectory (April 1st 2014)
6. Initial identification of previous SHLAA sites developed for employment generating uses

## **1. Introduction**

1.1 The National Planning Policy Framework was issued in March 2012 and continued to require Local Authorities to produce a Strategic Housing Land Availability Assessment (SHLAA). In March 2014 the Government also published an update to its National Planning Practice Guidance, including an updated section on producing and developing SHLAA's. This draft version of Coventry City Council's SHLAA has regard to this new guidance.

## **2. Purpose and Context**

2.1 The SHLAA is principally an evidence document which supports the new Coventry Local Development Plan (The Local Plan). Its principal aim is to identify sufficient sites within the local authority area that are capable of meeting the requirements identified for housing development over the plan period. It is important to clarify that the identification of a site within the document does not determine whether or not a site will be allocated for housing through the Local Plan, nor does it imply that the site will receive planning permission.

2.2 As suggested above, the purpose of the SHLAA is to consider the availability of land within a designated area that could contribute towards sustainable housing development. Once identified, this information can contribute towards the development of housing policy for the City. The main outputs from the SHLAA are to:

- provide evidence to support the development of new local planning policy;
- support the identification of a 5, 10 and 15 year supply of housing land;
- identify sites with potential for housing;
- assess the housing potential and capacity of sites by analysing their suitability, availability and achievability;
- assess when identified sites are likely to be developed;
- identify constraints to the delivery of identified sites and provide recommendations for overcoming these constraints; and
- consider the need for broad locations and / or windfall allowances.

2.3 In undertaking the assessment of sites the Council are required to involve other key parties who are able to input into the assessment and identification of deliverable sites. Prime examples include house builders, Registered Providers (RP's), local property agents and consultants, local communities and the Homes and Communities Agency (HCA). In recent years the Council have consulted on draft versions of its SHLAA and have received many representations from various stakeholders. These responses have helped inform this draft version of the SHLAA. In addition, comments and additional sites received in response to this draft document will help formulate the final version of the SHLAA that will support the next stage of the Local Plan.

### **3. Background**

- 3.1 In response to national requirements the SHLAA has been developed over a number of years, incorporating numerous 'call for sites' exercises and consultation on draft reports. This has helped achieve the primary objective of compiling a comprehensive list of potential developable land across the City. Initial rounds of consultation culminated in the publication of previous SHLAA reports in March 2009 and July 2012, which supported the submission of previous draft Core Strategies. The land supply data from these reports has subsequently been updated through Annual Monitoring Reports (AMR), ensuring that the targets and supply figures are kept up to date.
- 3.2 Following the publication of the NPPF and the proposed removal of the regional planning tier, an opportunity has arisen to fully review the Councils SHLAA as well as the housing requirements against which it is considered. This has involved a reassessment of all identified sites as well as the assessment of new sites through focused consultation and partnership working with agents, land owners and consultants. As such, this new draft document is to be published in support of the new Local Plan public engagement paper, which focuses on delivering sustainable growth for Coventry.
- 3.3 Once complete the new SHLAA will supersede the previous versions published in 2009 and 2012 and inform the new Local Plan and City Centre Area Action Plan (AAP).
- 3.4 The new SHLAA assesses the level of supply against the requirement identified through the new Local Plan process. This has been informed by the Joint Strategic Housing Market Assessment for Coventry and Warwickshire (Joint SHMA) (2013) and it's supporting Annex (2014).
- 3.5 The Joint SHMA identified Coventry and Warwickshire as the strategic Housing Market Area (HMA), which means the 6 authorities need to work together to meet the housing needs of that area in the most appropriate and sustainable way. The Joint SHMA (2013) identified a housing need in Coventry of 23,600 homes set within the context of the HMA need of 76,000 homes between 2011 and 2031.
- 3.6 Following the release of the 2012 based sub-national population projections by the ONS (In June 2014), the Coventry and Warwickshire authorities commissioned independent consultants to provide an Annex to the Joint SHMA and consider whether its conclusions and recommendations remained appropriate.
- 3.7 The SHMA Annex identified an increase in the housing need of the HMA by just 4,000 homes over the plan period (meaning a total need of 80,000 homes), however of greater importance was the redistribution of that need across the six authorities. In particular, this

increased Coventry's need to 36,220 with significant reductions in housing need across the Warwickshire authorities.

- 3.8 Due to the progress being made with respective Local Plans in Warwickshire however it has been proposed that the distribution identified in the Joint SHMA operates as a starting point to managing housing need across the HMA. This would mean Coventry needs to plan for a minimum of 23,600 homes (between 2011 and 2031), where possible and sustainable within its own boundary. This is equivalent to 1,180 homes per annum.

#### **4. Review Methodology**

- 4.1 The new Planning Practice Guidance sets out an updated 5 stage methodology to ensure the assessment findings are justified and robust.

##### **Stage 1: Site / broad location identification**

- 4.2 The practice guidance recommends that the Council should explore the opportunity to undertake a joint SHLAA with other Local Authorities in their wider Housing Market Area. As part of the review process the possibility of this approach was explored, however neighbouring authorities are at varying stages of their Local Plan preparation meaning a collaborative assessment would be impractical at this time. It has not been ruled out however and forms a key part of the initial Duty to Cooperate agreement approved by the Coventry and Warwickshire Joint Committee in spring 2014 meaning this is to be considered further as part of subsequent plan reviews.
- 4.4 The table below identifies the types of data sources that are recommended for consideration by the practice guidance.

**Table 1: Data Sources for Assessment**

Type of site	Potential data source
Existing housing and economic development allocations and site development briefs not yet with planning permission	Local and neighbourhood plans Planning applications records Development briefs
Planning permissions for housing and economic development that are unimplemented or under construction	Planning application records Development starts and completions records
Planning applications that have been refused or withdrawn	Planning application records

Type of site	Potential data source
Land in the local authority's ownership	Local authority records
Surplus and likely to become surplus public sector land	National register of public sector land Engagement with strategic plans of other public sector bodies such as County Councils, Central Government, National Health Service, Policy, Fire Services, utilities providers, statutory undertakers
Vacant and derelict land and buildings (including empty homes, redundant and disused agricultural buildings, potential permitted development changes e.g. offices to residential)	Local authority empty property register English House Condition Survey National Land Use Database Commercial property databases (e.g. estate agents and property agents) Valuation Office database Active engagement with sector
Additional opportunities in established uses (e.g. making productive use of under-utilised facilities such as garage blocks)	Ordnance Survey maps Aerial photography Planning applications Site surveys
Business requirements and aspirations	Enquiries received by local planning authority Active engagement with sector
Sites in rural locations	Local and neighbourhood plans Planning applications Ordnance Survey maps Aerial photography Site surveys
Large scale redevelopment and redesign of existing residential or economic areas	
Sites in and adjoining villages or rural settlements and rural exception sites	

Type of site	Potential data source
Potential urban extensions and new free standing settlements	

**Source:** <http://planningguidance.planningportal.gov.uk/blog/guidance/housing-and-economic-land-availability-assessment/methodologystage-1-identification-of-sites-and-broad-locations-determine-assessment-area-and-site-size/>

- 4.5 Of these recommended sources two categories have been ruled out at this stage of the assessment. The first covers rural exception sites which, as alluded to in Paragraphs 54 and 55 of the NPPF relate specifically to housing provision within rural communities. As such, they do not apply to Coventry, and have been excluded from consideration. Secondly, opportunities for new free standing settlements are seriously constrained within Coventry due to the authority's tightly defined boundaries. In deed, no suitable area exists within the City boundary to accommodate an entirely new settlement. For this reason this example has also been discounted.
- 4.6 To supplement the desktop site identification a number of 'call for sites' consultation exercises have been held over the previous six years, with the most recent in autumn 2013. This helped provide further assurance that all potential sites were registered in the SHLAA database.
- 4.7 All sites that were recorded through this stage have been identified within a complete database and mapping system. This ensures that all sites are prepared for surveying and duplicate sites are removed.
- 4.8 Stage 1 of the updated guidance also clarifies that a site threshold of 0.25ha or 5 dwellings should be applied, although plan makers may wish to reduce this threshold where appropriate. Previous versions of Coventry's SHLAA have considered a minimum site threshold of 0.2ha and/or a capacity of 5 dwellings as they considered the assessment of sites smaller than this to be inappropriate and overly resource intensive. This is also reflective of the nature of these smaller sites within an urban context as they are often inclusive of conversions and infill opportunities which can not be pre-determined through the SHLAA process. After giving further consideration to this approach it was felt that it remained the most reasonable and appropriate course of action.
- 4.9 When reviewing the database it became apparent that all sites proposed through the SHLAA that were below the 0.2ha threshold, had originated through consultation exercises or had already been granted planning permission. No further sites were identified by the Council through alternative means for the reasons set out above. As such, a small selection of sites that were below the 0.2ha threshold were retained within the assessment. This approach was based solely on the location of the sites and their capability of accommodating a higher

density to deliver a capacity of 5 or more dwellings. These sites were often located within designated centres, areas of existing high density or close to key public transport nodes. They were also largely vacant and cleared sites that were readily available for development.

- 4.10 The initial stages of the assessment have also suggested that it would be more appropriate to consider those sites currently within the planning system as of April 1<sup>st</sup> 2014 (i.e. with an extant permission, under construction or allocated within the adopted development plan) separately to those sites which had been identified through alternative means. As sites within the planning system have already been considered suitable in principle for housing development their separation at this stage allowed greater focus to be given to the suitability of newly identified sites. This will be discussed further in later stages of this report.
- 4.11 As previously suggested the initial site assessment process was supported by the mapping of sites in GIS, which helped filter duplicate sites and refine the database. It also allowed cross referencing of sites with key transport corridors, designated centres and priority regeneration areas. It also allowed for the highlighting of potential development hotspots within Coventry. Through the mapping process and information review the SHLAA recorded 480 possible housing sites that were not already in the planning system. Through the course of developing the SHLAA, this total figure has varied from time to time as sites have moved in and out of the planning process. This is to be expected however when maintaining an up to date assessment of housing land availability.

### **Carrying out the Survey**

- 4.12 Once all sites were recorded within the database they were assessed through an initial desk top survey and site visits in order to determine a number of issues. These included:
- Site size and boundary;
  - Current use;
  - Character of the surrounding area and natural characteristics;
  - Physical constraints, including: gradient, land contamination, proximity to air and/or noise polluting sources, location of utilities infrastructure, flood concerns, size and shape of site, mining legacy and presence of protected trees;
  - Highways and accessibility issues;
  - Proximity to services such as shops and public transport; and
  - Archaeological interests recorded through the Councils Historic Environment Record
- 4.15 The desktop survey built upon the information identified through the initial mapping process. This allowed different layers of information to be directly compared to the site boundaries inputted through the mapping exercise. Specific technical information was then acquired through input from other Council departments in order to supplement

the information contained in the GIS databases. A key example of this was contaminated land information relating to a selection of employment sites across the city.

- 4.16 The desktop review was also supported by additional evidence documents, with consideration being given to the Green Space Strategy and Green Belt Review documents (2007 - 2009). These documents identified a number of sites suitable for further consideration, but also flagged up the delicate city wide position of green space provision. Consultation with representatives of the PCT and Sport England has also highlighted the importance of retaining high quality open spaces, sports pitches and play areas throughout the city, in order to promote sporting involvement, support health improvements and decrease the levels of obesity across Coventry. Feedback from community groups has also highlighted the importance of green spaces to community cohesion, and how the existence of such spaces act as 'green lungs' for the city.
- 4.17 Through the desktop assessment 9 sites were discounted (C26, F26, He12, Ho5, L35, S7, Wy10, Wy11 and Wy15) due to irresolvable constraints such as the presence of a severe mining legacy or significant flood concerns. With regards site L35, the unsuitability of the land for residential development was highlighted by UK Coal and the British Geological Survey through consultation. The remaining sites were highlighted through GIS mapping as being entirely or predominantly situated within flood zones 2 and/or 3, without any reasonable opportunity of overcoming flooding concerns. It was decided that these sites would not be visited as they were already deemed unsuitable for housing development.

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

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

### **Developing Density Assumptions**

- 4.19 As part of improving this aspect of the methodology the SHLAA has built upon consultation and stakeholder engagement and now applies a net density approach. Greater account has also been taken of site specific features as well as the incorporation of views and advice from the Council's urban design team.
- 4.20 Sites located within the existing urban area were initially considered against a site capacity matrix, which established the conversion of site areas from gross to net developable area. This site matrix utilised the density assessment work that has been undertaken by the Council to support the new Local Plan and this SHLAA review. Following the



assessment 95% of gross developable area was applied to apartment schemes and 85% to all other sites. On balance these were considered acceptable, and should allow for adequate provision of other site features such as open space and highways, whilst promoting an efficient use of land.

- 4.21 The net site areas were then assessed against a range of density levels ranging from 30 dwellings per hectare (dph) to 200dph. Despite the removal of the minimum density requirements in national guidance, 30dph was retained as a minimum site density as it is considered to represent the lowest level of land efficiency, especially within a compact urban area such as Coventry. Higher density assumptions were then made based on recent developments across different parts of the city, with the highest density being reflective of recent apartment schemes within and on the edge of the city centre. In all cases sites were considered on an individual basis, taking account of similar sized schemes within Coventry, surrounding density levels and site specific features. In the majority of cases a density of 30, 35, 45, 55 or 200dph was applied based on the findings of the density assessment. This differs from the assumptions made in the original SHLAA, but seeks to apply a more robust and justified approach to capacity projections. In terms of what this means for property types, the findings of the density assessment have been applied to provide broad assumptions (Table 2).

**Table 2: Property Types by Density**

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

- 4.22 Where sites had previously been subject to planning applications that had either been refused (for non capacity reasons) or had expired these densities were retained where they were still considered suitable and achievable.
- 4.23 To support the broader density assumptions a selection of sites were discussed with the Council’s urban design officers in order to develop potential schemes. In these cases the sites were either situated within a prominent gateway style location, were of significant size or had difficult, site specific features that would affect their capacity.
- 4.24 In addition to sites within the existing urban area a number of sites were assessed that currently sit within the Coventry Green Belt. Density assumptions on these sites were initially consistent to those of Greenfield sites within the existing urban area, with a 30dph assumption applied to 85% of the gross site area. As part of assessing

these sites however it was identified that there would be greater pressure on site infrastructure in order to support sustainable development. As such, the net-gross ratio was reduced to 80%. Further sensitivity analysis was applied to reflect a potential development industry approach. This offers more of a conservative reflection to density on these sites and is equivalent to 19dph on 100% of the site area. As part of the assessments both site capacities have been presented with sites offering a range of possible housing provision.

### **Assessing the Deliverability of Sites**

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

### **Assessing Suitability for Housing**

4.26 Assessing the suitability of sites or broad locations for development should be guided by:

- the development plan, emerging plan policy and national policy;
- market and industry requirements in that housing market or functional economic market area.
- physical limitations or problems such as access, infrastructure, ground conditions, flood risk, hazardous risks, pollution or contamination;
- potential impacts including the effect upon landscapes including landscape features, nature and heritage conservation;
- appropriateness and likely market attractiveness for the type of development proposed;
- contribution to regeneration priority areas;
- environmental/amenity impacts experienced by would be occupiers and neighbouring areas.

4.27 In undertaking this stage of the appraisal a balance must be reached between policy considerations and further site analysis. For example with regards Green Belt designations, some sites may be considered suitable if very special circumstances were to be demonstrated. In a situation where such circumstances are not demonstrated however then such sites would remain unsuitable and inappropriate for development. This must also be considered within the context of

meeting the Objectively Assessed Need for housing though, which in itself can constitute a need to amend Green Belt boundaries. This approach is consistent with the NPPF.

- 4.28 In addition any sites that impacted on Local Wildlife or Geological Sites have been considered unsuitable.

### **Assessing Availability for Housing**

- 4.29 The vast majority of sites identified through the SHLAA have been put forward by either the land owner or developer with confirmation that they are either available now, or will become available at some point during the plan period. Where sites have been identified by the Council through site visits or desktop analysis, ownership details have been secured to allow an informed assessment to take place. In more general terms, when considering availability, consideration has been given to existing site occupation, dereliction and likely contamination or other site preparation issues.

### **Assessing Achievability for Housing**

- 4.30 A site is considered achievable for development where there is a reasonable prospect that housing will be developed on the site at a particular point in time. This is essentially a judgement about the economic viability of a site, and the capacity of the developer to complete the development over a certain period.
- 4.31 In line with time frames identified in the NPPF, the achievability of sites for housing has been considered within 1 of 4 time frames. These include
- The short term: Years 1 to 5 of the remaining plan period covering April 1<sup>st</sup> 2014 to March 31<sup>st</sup> 2019;
  - The medium term: Years 6-10 of the remaining plan period covering April 1<sup>st</sup> 2019 to March 31<sup>st</sup> 2024;
  - The long term: Years 11-15 of the remaining plan period covering April 1<sup>st</sup> 2024 to March 31<sup>st</sup> 2029; and
  - The final 2 years of the plan period: Years 16 and 17, which will cover April 1<sup>st</sup> 2029 to March 31<sup>st</sup> 2031.
- 4.32 In terms of site viability, this has been considered based on site knowledge, size, location, market activity and suitable residential types. For example sites that will comprise predominantly flatted developments are not considered to be deliverable under current market conditions, unless site specific information has suggested otherwise. This is because of lending restrictions and development viability associated with such developments. With regards former employment sites, consideration has also been given to the continuing delivery of new homes on similar sites across the city. Coventry's industrial heritage means that many employment sites will share similar remediation and abnormal costs. As such, the continued delivery of new dwellings on former employment sites suggests this land

continues to offer a viable and profitable development option within Coventry.

- 4.33 With regards delivery factors for larger sites in particular, consideration has been given to recent delivery patterns, as well as site specific details to project the likely build out rates of specific sites, and phases there of. At a time where the NPPF is promoting a significant increase in housing delivery however, there must be an acceptance that previous rates of house building will represent an absolute minimum in terms of delivery rates. Alongside the need for local authorities to identify additional land, there must also be an allowance for the development industry to develop more homes at a quicker rate to ensure housing needs are met at the rates projected. Without this approach then local authorities can identify all the land they wish, but housing need will not be met.
- 4.34 Further detailed analysis in terms of viability testing SHLAA sites will be undertaken as part of developing the Community Infrastructure Levy for Coventry. This additional information will be included within the final version of the SHLAA.

### **Overcoming Constraints**

- 4.35 Practice guidance also requires attention to be given to identifying constraints and how they may be overcome in order to unlock development. As previously mentioned 9 sites were discounted through earlier assessment due to insurmountable constraints such as severe flood risk or mining legacy.
- 4.35 Other constraints identified through the site appraisals have included unsuitable access, minor flood risk, river culverts, existing occupants of alternative uses, need for site clearance, multiple ownership, historic landscape character and agricultural land classification. Where these constraints could not be overcome due to site specific issues or through reasonable investment in infrastructure<sup>1</sup>, they have been discounted for the appropriate reasons (as highlighted in Appendix 3). Where manageable constraints have been identified they have been highlighted in the appropriate shortlisted sites pro-forma (See Appendix 1 and 2).
- 4.36 As suggested in Para 4.27, creating a balance between planning policy and site suitability has proved a key issue in developing the revised SHLAA for Coventry. Having regard to Para 14 of the NPPF it is clear that Green Belt policy and other site specific designations represent a constraint that can, in some circumstances, reasonably lead to sites being discounted in the SHLAA process.
- 4.37 This is primarily linked to the sites proximity to the existing urban area or the potential impact on openness and the purposes of Green Belt

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<sup>1</sup> Being mindful of pressures on development viability

that could arise as a result of development. Appendix 2 therefore identifies a number of sites currently situated within the Green Belt that could be considered suitable for housing development, subject to the amendment of Green belt boundaries through the Local Plan process. It is important to stress however that these sites are identified on an initial basis at this stage, based on existing evidence available to the Council. This evidence includes:

- The 2007 and 2009 Green belt reviews
- Historic Landscape Character Assessments
- 2008 Environmental analysis
- Commentary and evidence from previous Core Strategy examinations , planning applications and site proposals

4.38 To support the final consideration of these sites the Council is commissioning a new Green Belt review jointly with its Warwickshire neighbours, which will consider all Green Belt land across Coventry and Warwickshire with a view to considering its appropriateness against the purposes of Green Belt set out in the NPPF. In addition the Council are also commissioning an update of its Green Belt environmental analysis, which will consider the biodiversity and ecological value of land currently identified within the Green Belt. The outcomes of these evidence studies alongside the feedback received to this version of the draft SHLAA will help finalise the city's housing land supply and list of deliverable / developable sites.

### **Considering Sites Already in the Planning System**

4.39 As part of the wider assessment process all sites with a valid planning permission as of April 1<sup>st</sup> 2014 were analysed and considered. The assessment also included sites currently under construction and outstanding development plan allocations, totalling 178 sites. The progress being made on these sites and the likelihood of the existing permission being delivered formed a key aspect of the assessment. Such an appraisal is required by the practice guidance as planning permissions can be achieved for sites not owned by the applicant, hence bringing into question the availability of a site, or could be achieved for valuation purposes only, suggesting achievability and availability may be questioned. In terms of suitability however the granting of planning permission or identification of a site as a housing allocation is largely considered adequate justification that a site is suitable for residential development. In order to insure no site specific issues had changed since permission or allocation was approved however, this was reconsidered as part of each site appraisal.

4.40 An assessment of site availability and achievability has also been undertaken through site visits and desktop appraisals, giving the same consideration to the issues identified when analysing the SHLAA sites.

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

- 4.41 The revised Practice Guidance for SHLAA's brings the allowance for windfall sites back to the forefront of housing land supply. The Practice Guidance suggests that such a provision can be included in the first 5 years where it can be justified but that in later years of the plan period such an allowance should be covered by broad locations.
- 4.42 Notwithstanding, as previously highlighted a threshold was applied to the site assessment process of 0.2ha and/or a 5 dwelling capacity, as the analysis of sites below this size was impractical and overly resource intensive. It is also reflective of the threshold identified in the Practice Guidance. Despite the use of the threshold, monitoring of past completion rates demonstrates a continued contribution of housing completions on smaller sites of less than 5 dwellings. It is therefore proposed that a windfall allowance is included within the SHLAA capacity to reflect expected contributions from these smaller sites.
- 4.43 In order to provide a robust basis from which to gauge a reasonable windfall allowance an assessment has been undertaken of all completions on small sites since 1991 (covering a 23 year period). An annualised average based on these figures has been used to develop a trend based approach over a considerable period of time. The majority of small site completions occur through the conversion of non-residential buildings into housing, the separation of houses into flats and the development of small infill plots (for 1 or 2 dwellings) situated within existing residential areas. In accordance with the NPPF however, previous completions on residential gardens have been discounted from the trend based projections. The Council therefore consider these to reflect genuine local circumstances and an additional robust and justified supply of housing land. Such a view was also supported by the Inspectors Report to the 2009 Core Strategy Submission Draft<sup>2</sup>, which reached such a conclusion with less evidence than is available now.
- 4.44 Despite the commentary in Para 48 of the NPPF and subsequently within the Practice Guidance no allowance for windfalls is made within the 1<sup>st</sup> 5 year period. To include such an allowance would risk the double counting of small sites already with planning permission and would bring into question the robustness of the assessment.
- 4.45 No further allowance has been made for windfall contributions, despite some evidence relating to larger conversions and employment land churn. In turn no deduction has been made for the non-delivery of projected schemes or permissions as the two assumptions are considered to counter balance each other.

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<sup>2</sup> more detailed evidence is now available as part of the Councils evidence base - Analysis of Small Site Windfall Developments in Coventry (1991-2014)

- 4.46 A detailed overview of the Councils approach to establishing a small site windfall allowance is available as part of the council's Annual Monitoring Report.

#### **Stage 4: Assessment Review**

- 4.47 Stage 4 requires the development of an indicative housing trajectory based upon the assessments in earlier stages. This sets out how much housing can be provided, and at what point in the future. It also allows a comparison to be made against the objectively assessed need for housing and highlights any need for further assessment of sites and/or a review of density assumptions. The indicative trajectory is set out in Appendix 5.
- 4.48 Through stage 2 of the assessment, 480 sites were analysed for their suitability, availability and achievability<sup>3</sup>. As previously highlighted 9 additional sites were discounted as part of earlier stages of the assessment due to insurmountable issues with flood risk and mining legacy.
- 4.49 Of the 480 sites, 312 were discounted for a variety of reasons. Of the sites discounted 207 were Greenfield Sites, with 45 of these constrained by their Green Belt designation. Reasons for discounting Greenfield sites included: an unacceptable loss of well used and maintained allotments or playing fields, inappropriate loss of incidental public open space that form integral parts of street scenes and urban setting and other additional issues such as flood risk, historic landscape character and access. With regards Green Belt sites, similar issues were apparent as were issues of openness and impact on the Meriden Gap. As previously discussed the policy designation was also of importance in discounting some of these particular sites.
- 4.50 The remaining 105 sites that were discounted included 16 on established employment sites, 12 on active social and/or community land, 67 would have resulted in an unacceptable or inappropriate loss of off street parking / garage facilities, and a further 10 were made up of sites that despite being largely vacant suffered from access or other site specific issue.
- 4.51 The remaining 168 sites have been assessed and shortlisted as deliverable or developable residential or mixed use opportunities<sup>4</sup>. These sites cover approximately 488ha of gross developable land area and contribute between 11,914 and 13,120 dwellings to the total land supply. The total varies depending on the density assumptions applied to sites currently within the Green Belt.

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<sup>3</sup> This does not include sites already in the planning system

<sup>4</sup> 26 of the 168 shortlisted sites are identified as mixed use opportunities

- 4.52 A number of sites, both shortlisted and discounted were designated employment land within the existing urban area. All employment sites were assessed against the findings of the council's Employment Land Review (July 2012) to ensure the identification of such sites would not compromise the Council's ability to provide adequate employment land of high quality alongside land for housing. This is a fine balance and inevitably there will be an impact on the total amount of land identified for housing as some of that land will be identified as suitable for employment uses.
- 4.53 This is a fine balancing act, and has been highlighted in recent years by a trend in some land that had been identified as a possible housing opportunity being converted to or retained for employment generating activity. Prime examples have included the long term occupation of an employment site at Waterman Road, which had sat empty for some time prior to occupation and the development of 2 sites at Wickman's Drive, which had previously been promoted for up to 100 homes, but have now been developed for a care facility and industrial premises. In total, sites that had been considered for around 700 homes have subsequently been brought forward or retained for employment generating uses.
- 4.54 Existing employment sites that were discounted through the SHLAA assessment process included those that were of the best quality or situated within the most suitable and viable locations. Sites that were shortlisted were largely of poor quality and/or posed negative impacts on the wider environment. In such cases replacement residential provision and relocation of any existing uses could be beneficial to all concerned. Where sites were identified as being of poorer structural quality but of a higher locational standard, sites were identified as mixed use opportunities. This promotes the redevelopment of existing employment sites that incorporates a degree of enabling housing development to support new employment provision. In this instance an allowance has been made for a 50/50 split of the site between housing and employment provision. It should be stressed that this figure is used as a guide to allow for a potential housing capacity to be developed on site. Each site will be considered on its own merit when it progresses through the planning system and will, amongst other things, be dependant on site viability. In order to reduce risk and overcome occupancy constraints in particular, the Council will strive to work with landowners and employers to deliver the best possible schemes.

### **Comparing Housing Supply and Need**

- 4.55 Having drawn together the site assessments from the previous stages of the SHLAA, Tables 3 and 4 highlight the total identified supply for all aspects of land supply in Coventry, having regard to both the higher density and lower density figures for the indicative Green Belt sites. This shows a total supply of between 22,117 and 23,329 dwellings



from identified sites, including between 11,914 and 13,120 that are not already within the planning system and that have been identified through the SHLAA process.

**Table 3: Total Identified Supply from all components 2011-2031 (including higher density assumption for Indicative Green Belt sites)**

	Years 1 - 5	Years 6 - 10	Years 11-15	Year 16+17	Total
	2014/15 - 2018/19	2019/20 - 2023/24	2024/25 - 2028/29	2029/30 - 2030/31	
Past Net Completions	-	-	-	-	2,998
Extant Permissions	3,831	951	477	0	5,259
Under Construction	857	0	0	0	857
SHLAA Sites	2,506	2,474	1,280	0	6,260
Indicative Green Belt SHLAA Options	0	2,860	2,860	1,144	6,864
Outstanding Allocations	570	40	85	0	695
Windfall Allowances	0	165	165	66	396
<b>Total</b>	<b>7,764</b>	<b>6,490</b>	<b>4,867</b>	<b>1,210</b>	<b>23,329</b>

**Table 4: Total Identified Supply from all components 2011-2031 (including lower density assumption for Indicative Green Belt sites)**

	Years 1 - 5	Years 6 - 10	Years 11-15	Year 16+17	Total
	2014/15 - 2018/19	2019/20 - 2023/24	2024/25 - 2028/29	2029/30 - 2030/31	
Past Net Completions	-	-	-	-	2,998
Extant Permissions	3,831	951	477	0	5,259
Under Construction	857	0	0	0	857
SHLAA Sites	2,506	2,474	1,280	0	6,260
Indicative Green Belt SHLAA Options	0	2,355	2,355	942	5,652
Outstanding Allocations	570	40	85	0	695
Windfall Allowances	0	165	165	66	396
<b>Total</b>	<b>7,764</b>	<b>5,985</b>	<b>4,362</b>	<b>1,008</b>	<b>22,117</b>

4.56 The objectively assessed need for housing in Coventry has been developed through a Joint Strategic Housing Market Assessment (SHMA) for the Coventry and Warwickshire Strategic Housing Market Area. This study was initially issued in November 2013 and identified a need for Coventry of 23,600 homes, set within the context of need

across the whole HMA of 76,000 homes between 2011 and 2031. As previously outlined, this study has formed the basis upon which at least 3 authorities within the HMA have developed Publication Drafts of their new Local Plan. There does appear to be a commitment to continuing with the distribution of housing need identified within this study, regardless of the latest ONS projections and what they suggest about a refocusing of housing need to the city (Joint SHMA Annex 2014). This approach would remain in keeping with what the NPPF states about meeting the needs of the HMA as a whole alongside meeting local needs.

- 4.57 With this in mind, Table 3 demonstrates a minimal shortfall against the objectively assessed need for housing of 271 dwellings, whilst Table 4 shows a slightly increased shortfall of 1,483 dwellings.
- 4.58 If this level of supply was to be considered against the higher level of need set out in the SHMA Annex (2014) of 36,220 homes between 2011 and 2031, then the shortfall would increase to 12,891 (relative to Table 3) or 14,103 (relative to Table 4)
- 4.59 Given the draft nature of this SHLAA document and the minimal nature of the shortfalls in Tables 3 and 4 relative to the objectively assessed need in the Joint SHMA (23,600), no further efforts are being made at this stage to make up this shortfall. This is also reflective of the detailed assessments already undertaken with a view to maximising supply options in Coventry. It is also reflective of the need to undertake additional evidence through the Joint Green Belt review and environmental analysis as well as on-going communications through the Duty to Cooperate.

### Five Year Supply

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

**Table 5: Five Year Supply Assessment**

Joint SHMA (2013) 2014-2019	Liverpool	Sedgefield
Total 5 Year Supply	7,764	7,764
Total 5 Year Requirement	6,081	6,442
Requirement Annualised	1,216	1,288
<b>Number of Years Supply</b>	<b>6.38</b>	<b>6.03</b>
<b>Supply as a % of requirement</b>	<b>128%</b>	<b>121%</b>

- 4.61 Table 5 clearly shows that the identified supply is sufficient to meet the 5 year supply requirement associated with the new Local Plan and the

objectively assessed need (based on the Joint SHMA (2013)). This has full regard to previous completion rates relative to requirements and considers future supply against a 5% and 20% buffer. As part of this assessment no allowance for development in the Green Belt has been included within the next 5 years of the plan period.

### Stage 5: Final Evidence Base

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

standard outputs	Output met:
a list of all sites or broad locations considered, cross-referenced to their locations on maps;	All sites considered through the SHLAA are listed in Appendices 1-3, with sites already in the planning system set out in Appendix 4. All sites shortlisted through the SHLAA are included in Appendix 1 and 2 with site plans for ease of reference.
an assessment of each site or broad location, in terms of its suitability for development, availability and achievability (including whether the site/broad location is viable) to determine whether a site is realistically expected to be developed and when;	Appendix 4 includes discussion on site suitability, availability and achievability, including references to viability as part of the site assessment process. Additional work on site viability will be introduced to the SHLAA as part of the councils work on CIL. This will feed into the final version of the SHLAA.
contain more detail for those sites which are considered to be realistic candidates for development, where others have been discounted for clearly evidenced and justified reasons;	Site Pro-forma's are included in Appendix 1 and 2 for sites which are shortlisted in the SHLAA. This provides greater detail for these sites relative to those that have been discounted.  Appendix 3 sets out a list of discounted sites with reasons for them having been discounted.
the potential type and quantity of development that could be delivered on each site/broad location, including a reasonable	Each shortlisted site is assigned a site density and capacity. In turn the density's reflect the type of housing likely to be delivered on

<p>estimate of build out rates, setting out how any barriers to delivery could be overcome and when;</p>	<p>site, having regard to viability. The SHMA identifies housing need issues and this will be reflected through the Local Plan. The SHLAA has been developed in a strategic sense with a view to offering a flexible and varied supply of land for housing in order to meet the city's housing needs.</p>
<p>an indicative trajectory of anticipated development and consideration of associated risks.</p>	<p>Appendix 5 includes an indicative housing trajectory. The principal risks associated with the delivery of housing are not considered to rest with the land supply angle as a flexible and varied supply of land is being promoted through the Local Plan. The principal risk is linked to macro-economic issues such as affordability, mortgage access and economic stability etc.</p>

## **5. Monitoring, Review and the Duty to Cooperate**

- 5.1 The details of the Council's housing requirement is yet to be finalised and will be considered further as part of public engagement of the Local Plan. What is clear however is that it's a minimum of 23,600 dwellings between 2011 and 2031. It is also clear that the city's housing requirement will be reflective of housing plans and proposals across the 5 Warwickshire authorities and agreements through the Duty to Cooperate.
- 5.2 In this context the SHLAA will be closely monitored through the Councils Annual Monitoring Report to ensure continued progress is made against the requirements.
- 5.3 Having regard to the above, Coventry and Warwickshire have now established a sub-regional monitoring group to ensure every effort is made to align monitoring practices, especially those relating to the SHLAA and housing delivery. This will strive to share best practice and coordinate methodologies and site assessments to ensure consistent approaches across the 6 authorities.

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## **Appendix 1 – Shortlisted Sites within the existing Urban Area**

### **Introduction**

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

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

The identification of sites within this appendix however does not guarantee the granting of planning consent or the allocation of a site through the Local Plan.

### **SHLAA Reference and Ward Codes**

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

<b>SHLAA Code</b>	<b>Ward</b>	<b>Number of Shortlisted Sites</b>
Bab	Bablake	3
BW	Binley and Willenhall	5
C	Cheylesmore	0
E	Earlsdon	4
F	Foleshill	26
He	Henley	6
Ho	Holbrook's	7
L	Longford	7
LS	Lower Stoke	9
R	Radford	11
S	Sherbourne	4
StM	St Michaels	32
US	Upper Stoke	2
Wa	Wainbody	0
We	Westwood	2
Who	Whoberley	6
Wo	Woodlands	3
Wy	Wyken	2

<b>Site Name:</b> Garages off Bowness Close	<b>Site Ref:</b> Bab3	<b>Site Area Gross (ha):</b> 0.12
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**Site Location Plan**



**Constraints:**

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

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

**Indicative Density**

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

**Potential Delivery Timeframe**

Short term

**Potential number of units (net)**

10

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

**Site Assessment Overview**


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

**Conclusion:**

Include in SHLAA



<b>Site Name:</b> Garage Court adjacent 40 the wardens Avenue		<b>Site Ref:</b> Bab4	<b>Site Area Gross (ha):</b> 0.12
<b>Site Location Plan</b>			
<b>Constraints:</b>			
Over culvert		TPOs	
Contaminated Land		Conservation Area	
Nature Designation		Listed or Local List	
Archaeological Merit		Flood Concerns	
Other: New development will need to assess the impact of the loss of car parking provision.			
<b>Indicative Density</b> Site specific density based on adjacent dwellings.			
<b>Potential Delivery Timeframe</b> Short term	<b>Potential number of units (net)</b> 6		
<b>Viability Assessment</b> Site is expected to offer a viable development opportunity			
<b>Site Assessment Overview</b> The site is situated within a residential area. The garages are derelict and unused. The site therefore appears available and unconstrained.			
<b>Conclusion:</b> Include in SHLAA			

<b>Site Name:</b> Land to the rear of 284 Sadler Road	<b>Site Ref:</b> Bab12	<b>Site Area Gross (ha):</b> 0.16
<b>Site Location Plan</b>		
		
<b>Constraints:</b>		
Over culvert		TPOs
Contaminated Land		Conservation Area
Nature Designation		Listed or Local List
Archaeological Merit		Flood Concerns
Other: Development will need to ensure adequate access is provided. Suitable separation distances to existing dwellings should also be provided.		
<b>Indicative Density</b> 45dph		
<b>Potential Delivery Timeframe</b> Short term	<b>Potential number of units (net)</b> 6	
<b>Viability Assessment</b> Site is expected to offer a viable development opportunity		
<b>Site Assessment Overview</b> Site comprises a vacant area of hard standing used mainly for informal parking provision. The site is readily available and offers an achievable development opportunity.		
<b>Conclusion:</b> Include in SHLAA		

<b>Site Name:</b> Parking area, Santos Close	<b>Site Ref:</b> BW1	<b>Site Area Gross (ha):</b> 0.07
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**Site Location Plan**



**Constraints:**

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

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

**Indicative Density**

Site specific density reflective of adjacent developments.

<b>Potential Delivery Timeframe</b> Short term	<b>Potential number of units (net)</b> 5
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**Viability Assessment**

Site is expected to offer a viable development opportunity


**Site Assessment Overview**

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

**Conclusion:**

Include in SHLAA



<b>Site Name:</b> Dunsmore Avenue Garages (rear of 412 and 440)	<b>Site Ref:</b> BW3	<b>Site Area Gross (ha):</b> 0.10
<b>Site Location Plan</b>		
		
<b>Constraints:</b>		
Over culvert		TPOs
Contaminated Land		Conservation Area
Nature Designation		Listed or Local List
Archaeological Merit		Flood Concerns
Other: Need to assess the loss of informal parking areas.		
<b>Indicative Density</b> Site specific density based on adjoining properties and the opportunity to complete the 2 rows of housing.		
<b>Potential Delivery Timeframe</b> Short term	<b>Potential number of units (net)</b> 6	
<b>Viability Assessment</b> Site is expected to offer a viable development opportunity		
<b>Site Assessment Overview</b> The site is situated within a residential area and has been identified as readily available. Adequate parking provision appears to be provided to the rear of existing dwellings, whilst the existing parking court is a poorly used area of hard standing.		
<b>Conclusion:</b> Include in SHLAA		

<b>Site Name:</b> Willenhall Triangle	<b>Site Ref:</b> BW6	<b>Site Area Gross (ha):</b> 10
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**Site Location Plan**



**Constraints:**

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

Other: Site contains a number of trees that could be identified for protection. There may also be some need to divert public footpaths and mitigate the high powered cables that run above the site.

**Indicative Density**  
30dph

<b>Potential Delivery Timeframe</b> Short term	<b>Potential number of units (net)</b> 255
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**Viability Assessments**  
Site is expected to offer a viable development opportunity

**Site Assessment Overview**  
Available site situated within a residential area and expected to offer a viable development option in the first 5 years of the plan period. Development of the site should make on site provision for public open space as part of a comprehensive development.

**Conclusion:**  
Include in SHLAA

<b>Site Name:</b> Stretton Avenue Offices	<b>Site Ref:</b> BW22	<b>Site Area Gross (ha):</b> 0.72
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**Site Location Plan**



**Constraints:**

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

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

**Indicative Density**

55dph

<b>Potential Delivery Timeframe</b> Short term	<b>Potential number of units (net)</b> 34
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**Viability Assessment**

Site is expected to offer a viable development opportunity

**Site Assessment Overview**

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

**Conclusion:**

Include in SHLAA



<b>Site Name:</b> Former Social Club, Grange Avenue	<b>Site Ref:</b> BW36	<b>Site Area Gross (ha):</b> 0.51
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**Site Location Plan**



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**Constraints:**

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

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

**Indicative Density**

Site specific density linked to site proposals

<b>Potential Delivery Timeframe</b> Short term	<b>Potential number of units (net)</b> 20
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**Viability Assessments**

Site is expected to offer a viable development opportunity

**Site Assessment Overview**

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

**Conclusion:**

Include in SHLAA

<b>Site Name:</b> Former Wisteria Lodge	<b>Site Ref:</b> E1	<b>Site Area Gross (ha):</b> 0.49
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**Site Location Plan**



**Constraints:**

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

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

**Indicative Density**

30dph

<b>Potential Delivery Timeframe</b> Medium term	<b>Potential number of units (net)</b> 12
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**Viability Assessments**

Site is expected to offer a viable development opportunity


**Site Assessment Overview**

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

**Conclusion:**

Include in SHLAA



<b>Site Name:</b> Land at Sir Henry Parkes Road (COVRAD)	<b>Site Ref:</b> E2	<b>Site Area Gross (ha):</b> 6.10
<b>Site Location Plan</b>		
		
<b>Constraints:</b>		
Over culvert		TPOs
Contaminated Land	✓	Conservation Area
Nature Designation		Listed or Local List
Archaeological Merit		Flood Concerns
Other: Need to mitigate the proximity to the railway line and will need to satisfy employment land protection policies. New development will have to ensure that a suitable environment is created with the existing uses on adjoining sites.		
<b>Indicative Density</b>		
45dph		
<b>Potential Delivery Timeframe</b> Medium term	<b>Potential number of units (net)</b> 117	
<b>Viability Assessment</b>		
Site is expected to offer a viable development opportunity, especially when considered as a whole site in order to create a high quality built environment.		
<b>Site Assessment Overview</b>		
Site identified due to a likely relocation of the existing occupants. Site offers opportunity for new modern employment provisions to link in with adjoining business park with residential development to help facilitate regeneration. Site remains occupied at the present time so is not readily available. Site specific issues are likely to require attention and deliver is projected to the medium term.		
<b>Conclusion:</b>		
Include in SHLAA as a mixed use opportunity		

<b>Site Name:</b> Bob Mansfield Heating and Plumbing, Warwick Street		<b>Site Ref:</b> E4	<b>Site Area Gross (ha):</b> 0.17
<b>Site Location Plan</b>			
<b>Constraints:</b>			
Over culvert		TPOs	
Contaminated Land	possible	Conservation Area	
Nature Designation		Listed or Local List	
Archaeological Merit		Flood Concerns	
Other: Redevelopment of the site will need to satisfy employment protection policies.			
<b>Indicative Density</b>			
Site specific density to reflect recently completed scheme adjacent to the site on Clarendon Street.			
<b>Potential Delivery Timeframe</b>		<b>Potential number of units (net)</b>	
Short term		9	
<b>Viability Assessment</b>			
Site is expected to offer a viable development opportunity			
<b>Site Assessment Overview</b>			
Agent representation has clarified the availability and likely deliverability of the site within the next 5 years. Site would require some clearance, but is situated within an area of transition and has potential to link in with recent developments on Clarendon Street.			
<b>Conclusion:</b>			
Include in SHLAA			

<b>Site Name:</b> 19-35 Warwick Street	<b>Site Ref:</b> E5	<b>Site Area Gross (ha):</b> 0.13
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**Site Location Plan**



**Constraints:**

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

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

**Indicative Density**

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

<b>Potential Delivery Timeframe</b>	<b>Potential number of units (net)</b>
Short term	7

**Viability Assessment**

Site is expected to offer a viable development opportunity


**Site Assessment Overview**

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

**Conclusion:**

Include in SHLAA



<b>Site Name:</b> Training Centre between George Eliot Road (rear of 29-77) and canal		<b>Site Ref:</b> F2	<b>Site Area Gross (ha):</b> 0.43
<b>Site Location Plan</b>			
			
<b>Constraints:</b>			
Over culvert		TPOs	✓
Contaminated Land	✓	Conservation Area	✓
Nature Designation		Listed or Local List	
Archaeological Merit		Flood Concerns	
<p>Other: New scheme is likely to have to satisfy employment protection policies. New proposals will also need to ensure a suitable access is created, whilst specific consideration is given to separation distances and the positioning of the canal.</p>			
<b>Indicative Density</b> 55dph			
<b>Potential Delivery Timeframe</b> Medium term		<b>Potential number of units (net)</b> 20	
<b>Viability Assessment</b> Site is expected to offer a viable development opportunity			
<b>Site Assessment Overview</b> Site remains in active use and is not readily available. Representations have however suggested availability later in the plan period. The site also offers an excellent opportunity to create a high quality canal frontage, contributing towards the canal conservation area improvements.			
<b>Conclusion:</b> Include in SHLAA			

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



**Constraints:**

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

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

**Indicative Density**

Site specific assumption based on previous permission

**Potential Delivery Timeframe**

Short term

**Potential number of units (net)**

12

**Viability Assessment**


Site is expected to offer a viable development opportunity

**Site Assessment Overview**

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

**Conclusion:**

Include in SHLAA

<b>Site Name:</b> Burbidge and Son, Awson Street / Stoney Stanton Road		<b>Site Ref:</b> F4	<b>Site Area Gross (ha):</b> 0.89
<b>Site Location Plan</b>			
			
<b>Constraints:</b>			
Over culvert		TPOs	
Contaminated Land	✓	Conservation Area	
Nature Designation		Listed or Local List	
Archaeological Merit		Flood Concerns	
Other: Will need to satisfy employment land protection policies and mitigate potential noise issue from neighbouring uses.			
<b>Indicative Density</b> 55dph			
<b>Potential Delivery Timeframe</b> Medium term		<b>Potential number of units (net)</b> 42	
<b>Viability Assessment</b> Site viability is expected to require stronger market conditions linked to the need for decontamination.			
<b>Site Assessment Overview</b> Site representation made by land owner through call for sites process. Site remains in some use but offers an excellent regeneration opportunity within a predominantly residential area. Site is not readily available but is considered suitable and achievable in the medium term, especially under stronger market conditions.			
<b>Conclusion:</b> Include in SHLAA			



<b>Site Name:</b> Cromwell Street, Bright Street	<b>Site Ref:</b> F5	<b>Site Area Gross (ha):</b> 0.57
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**Site Location Plan**



**Constraints:**

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

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

**Indicative Density**  
55dph

<b>Potential Delivery Timeframe</b> Medium term	<b>Potential number of units (net)</b> 27
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**Viability Assessment**  
Site viability is expected to require stronger market conditions linked to the need for decontamination.

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

**Conclusion:**  
Include in SHLAA

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



**Constraints:**

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

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

**Indicative Density**  
55dph

<b>Potential Delivery Timeframe</b> Medium term	<b>Potential number of units (net)</b> 15
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**Viability Assessment**  
Site viability is expected to require stronger market conditions linked to the need for decontamination.

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

**Conclusion:**  
Include in SHLAA



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



**Constraints:**

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

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

**Indicative Density**  
55dph


<b>Potential Delivery Timeframe</b> Short term	<b>Potential number of units (net)</b> 16
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**Viability Assessment**  
Site is expected to offer a viable development opportunity

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

**Conclusion:**  
Include in SHLAA

<b>Site Name:</b> Foleshill Social Club, Parkstone Road		<b>Site Ref:</b> F12	<b>Site Area Gross (ha):</b> 0.29
<b>Site Location Plan</b>			
<b>Constraints:</b>			
Over culvert		TPOs	
Contaminated Land		Conservation Area	✓
Nature Designation		Listed or Local List	
Archaeological Merit		Flood Concerns	
Other: Site sits adjacent to the canal conservation area. New scheme will have to satisfy community facilities protection policies.			
<b>Indicative Density</b> 55dph			
<b>Potential Delivery Timeframe</b> Short term		<b>Potential number of units (net)</b> 14	
<b>Viability Assessment</b> Site is expected to offer a viable development opportunity			
<b>Site Assessment Overview</b> Site representations have been made by the land owner through call for sites process. The site is considered readily available and suitable as it is within a well-established residential area. The sites canal frontage also offers a design opportunity.			
<b>Conclusion:</b> Include in SHLAA			

<b>Site Name:</b> Land rear of The Three Horseshoes Pub, Foleshill Road		<b>Site Ref:</b> F15	<b>Site Area Gross (ha):</b> 0.36
<b>Site Location Plan</b>			
			
<b>Constraints:</b>			
Over culvert		TPOs	✓
Contaminated Land	✓	Conservation Area	
Nature Designation		Listed or Local List	
Archaeological Merit		Flood Concerns	
Other: scheme will need to ensure suitable access			
<b>Indicative Density</b> 55dph			
<b>Potential Delivery Timeframe</b> Long term		<b>Potential number of units (net)</b> 17	
<b>Viability Assessment</b> Site is expected to offer a viable development opportunity once the site becomes available			
<b>Site Assessment Overview</b> Site representation has been made by the land owner through call for sites process. The site has limited use, with significant areas of hard standing. It is considered to offer an excellent regeneration opportunity within a mixed use area, undergoing key regeneration activity following the closure of the Acetate site. Although parts of the site remain occupied large parts are now vacant and readily available. Site appears to remain in viable operation, suggesting redevelopment of the site is more likely to occur under better market conditions than can be expected in the short term. This has been acknowledged through representations.			
<b>Conclusion:</b> Include in SHLAA as a mixed use opportunity			



<b>Site Name:</b> Builders Yard, Cash's Lane	<b>Site Ref:</b> F19	<b>Site Area Gross (ha):</b> 0.11
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**Site Location Plan**



**Constraints:**

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

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

**Indicative Density**

55dph

**Potential Delivery Timeframe**

Short term

**Potential number of units (net)**

5

**Viability Assessment**

Site is expected to offer a viable development opportunity

**Site Assessment Overview**

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

**Conclusion:**

Include in SHLAA

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



**Constraints:**

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

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

**Indicative Density**

30dph

<b>Potential Delivery Timeframe</b> Medium term	<b>Potential number of units (net)</b> 5
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**Viability Assessments**


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

**Site Assessment Overview**


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

**Conclusion:**

Include in SHLAA

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



<b>Site Name:</b> Land rear of 1113-1127 Foleshill Road		<b>Site Ref:</b> F22	<b>Site Area Gross (ha):</b> 0.15
<b>Site Location Plan</b>			
			
<b>Constraints:</b>			
Over culvert		TPOs	✓
Contaminated Land		Conservation Area	
Nature Designation		Listed or Local List	
Archaeological Merit		Flood Concerns	
Other:			
<b>Indicative Density</b> Site specific density assumption linked to previous planning permission and in keeping with adjoining properties.			
<b>Potential Delivery Timeframe</b> Short term		<b>Potential number of units (net)</b> 5	
<b>Viability Assessment</b> Site is expected to offer a viable development opportunity			
<b>Site Assessment Overview</b> Site has previously been subject of planning permission establishing the principle of residential development. Land owner has indicated the site to be readily available and deliverable within the next 5 years.			
<b>Conclusion:</b> Include in SHLAA			

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



**Constraints:**

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

Other: Site sits adjacent to the new canal conservation area. Development will need to satisfy employment protection policies. It will also need to ensure the new development forms suitable interactions with the adjoining sites to the east. The site is proposed for a mixed use development, including new employment provisions and residential.

**Indicative Density**

45dph

<b>Potential Delivery Timeframe</b> Medium term	<b>Potential number of units (net)</b> 136
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**Viability Assessment**

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

**Site Assessment Overview**

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

**Conclusion:**

Include in SHLAA



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



**Constraints:**

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

Other:

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

<b>Potential Delivery Timeframe</b> Short term	<b>Potential number of units (net)</b> 10
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**Viability Assessment**

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

**Conclusion:**  
 Include in SHLAA

<b>Site Name:</b> Land at 157-171 Lythalls Lane	<b>Site Ref:</b> F33	<b>Site Area Gross (ha):</b> 0.08
<b>Site Location Plan</b>		
<b>Constraints:</b>		
Over culvert		TPOs
Contaminated Land		Conservation Area
Nature Designation		Listed or Local List
Archaeological Merit		Flood Concerns
Other: Need to ensure suitable parking provision and separation distances to adjacent properties		
<b>Indicative Density</b>		
Site Specific density assumption based on completion of street pattern.		
<b>Potential Delivery Timeframe</b>	<b>Potential number of units (net)</b>	
Short term	6	
<b>Viability Assessment</b>		
Site is expected to offer a viable development opportunity		
<b>Site Assessment Overview</b>		
Corner site situated within a well-established residential area, confirming suitability for new housing. Residential development would complete the street pattern. Site is readily available and considered achievable within the first 5 years.		
<b>Conclusion:</b>		
Include in SHLAA		

<b>Site Name:</b> Land at Durbar Avenue	<b>Site Ref:</b> F44	<b>Site Area Gross (ha):</b> 2.42
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**Site Location Plan**



**Constraints:**

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

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

**Indicative Density**

45dph

<b>Potential Delivery Timeframe</b> Medium term	<b>Potential number of units (net)</b> 46
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**Viability Assessment**

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


**Site Assessment Overview**

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

**Conclusion:**

Include in SHLAA as a mixed use opportunity



<b>Site Name:</b> Carlton Road / Old Church Road	<b>Site Ref:</b> F45	<b>Site Area Gross (ha):</b> 1.78
<b>Site Location Plan</b>		
		
<b>Constraints:</b>		
Over culvert		TPOs
Contaminated Land	✓	Conservation Area
Nature Designation		Listed or Local List
Archaeological Merit		Flood Concerns
<p>Other: Site is within the new canal conservation area. Scheme will also need to mitigate noise from the A444 and satisfy employment land protection policies.</p>		
<b>Indicative Density</b>		
55dph		
<b>Potential Delivery Timeframe</b>	<b>Potential number of units (net)</b>	
Medium term	42	
<b>Viability Assessment</b>		
<p>Site viability is expected to require stronger market conditions linked to the need for decontamination.</p>		
<b>Site Assessment Overview</b>		
<p>Site identified for regeneration through the Draft Core Strategy process. Site offers opportunity to support the canal conservation improvements with enhancements of canal frontage. Site is situated close to residential area and within close proximity of key facilities. Site is also expected to link in with wider Acetate redevelopment programme. It is readily available but is likely to offer a medium term opportunity with links to the adjoining site</p>		
<b>Conclusion:</b>		
<p>Include in SHLAA as a mixed use opportunity</p>		

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



**Constraints:**

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

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

**Indicative Density**

45dph

**Potential Delivery Timeframe**

Longer term

**Potential number of units (net)**

54

**Viability Assessment**

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

**Site Assessment Overview**

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

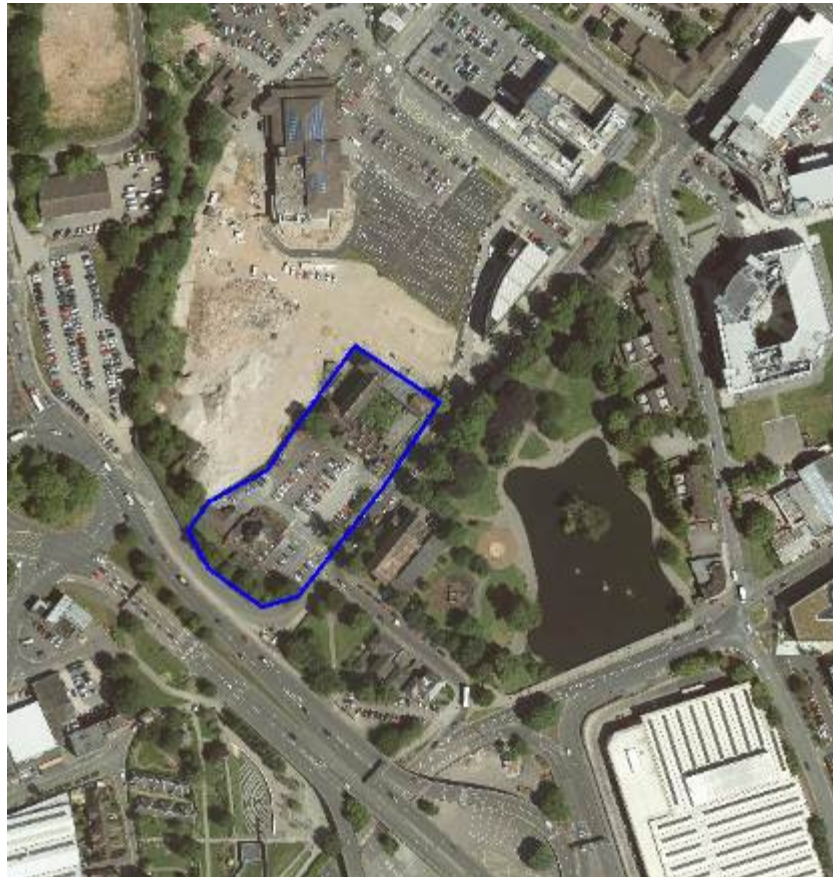
**Conclusion:**

Include in SHLAA



<b>Site Name:</b> Coventry & Warwickshire Hospital site	<b>Site Ref:</b> F47	<b>Site Area Gross (ha):</b> 0.63
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**Site Location Plan**



<b>Constraints:</b>			
Over culvert	✓	TPOs	✓
Contaminated Land		Conservation Area	
Nature Designation		Listed or Local List	✓
Archaeological Merit	✓	Flood Concerns	
Other: Culvert runs below far north eastern tip of site, adjacent to the new health centre. Redevelopment of the site will also need to mitigate noise and air quality issues from the Ring Road junction. Site is shortlisted for mixed use development and is likely to make provision for some community uses.			
<b>Indicative Density</b>			
45dph on 60% of site to reflect listed building conversion and protected trees.			
<b>Potential Delivery Timeframe</b>		<b>Potential number of units (net)</b>	
Short term		76	
<b>Viability Assessment</b>			
Site is expected to offer a viable development opportunity			
<b>Site Assessment Overview</b>			
The site has been identified through previous consultation exercises. It is clear and being actively marketed for redevelopment, with a development guide recently completed. It is considered readily available for development and suitable given its proximity to existing residential provisions and key services. Delivery has been highlighted for the next 5 year period.			
<b>Conclusion:</b>			
Include in SHLAA			

<b>Site Name:</b> Mercia Sports Field and surrounding land, Lockhurst Lane	<b>Site Ref:</b> F51	<b>Site Area Gross (ha):</b> 2.61
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**Site Location Plan**



**Constraints:**

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

Other: Development of the site should contain on site public open space to compensate for loss of current green space and introduce high quality road frontages, especially to Lockhurst Lane.

**Indicative Density**

45dph

**Potential Delivery Timeframe**

Short term

**Potential number of units (net)**

100

**Viability Assessments**

Site is expected to offer a viable development opportunity


**Site Assessment Overview**

Available site situated within a residential area and expected to offer a viable development option in the first 5 years of the plan period. Development of the site should make on site provision for public open space to mitigate the loss of green space.

**Conclusion:**

Include in SHLAA



<b>Site Name:</b> Paragon Park, Foleshill Road		<b>Site Ref:</b> F54	<b>Site Area Gross (ha):</b> 18.25
<b>Site Location Plan</b>			
			
<b>Constraints:</b>			
Over culvert		TPOs	✓
Contaminated Land	✓	Conservation Area	✓
Nature Designation		Listed or Local List	✓
Archaeological Merit	✓	Flood Concerns	
<p>Other: Parts of the site situated within the new canal conservation. Site will need to satisfy employment protection policies. It will also need to mitigate any noise and air quality concerns arising from adjoining uses to the south east. New development is proposed to be mixed use including new employment, residential, open space and community facilities.</p>			
<b>Indicative Density</b>			
Site specific density based on recent planning application – yet to be determined.			
<b>Potential Delivery Timeframe</b>		<b>Potential number of units (net)</b>	
Short term		450	
<b>Viability Assessment</b>			
Site is expected to offer a viable development opportunity			
<b>Site Assessment Overview</b>			
<p>Site is clear and readily available for development. Site has been subject to previous mixed use planning applications which have included housing development so it is considered suitable in principle. There have been some issues over site layout and interaction with adjoining uses but pre-application discussions remain on-going. It is still reasonable to assume delivery of the site within the first 5 years.</p>			
<b>Conclusion:</b>			
Include in SHLAA as a mixed use opportunity			



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



**Constraints:**

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

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

**Indicative Density**

Site specific density to reflect previous permission.

<b>Potential Delivery Timeframe</b>	<b>Potential number of units (net)</b>
Medium term	14

**Viability Assessment**

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

**Site Assessment Overview**

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

**Conclusion:**

Include in SHLAA

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



**Constraints:**

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

Other:

**Indicative Density**  
55dph

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

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

**Conclusion:**  
Include in SHLAA

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



**Constraints:**

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

Other:

**Indicative Density**  
Site specific density reflective of extant permission.

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

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

**Conclusion:**  
Include in SHLAA



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



**Constraints:**

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

Other:

**Indicative Density**

55dph

**Potential Delivery Timeframe**

Short term

**Potential number of units (net)**

10

**Viability Assessments**

Site is expected to offer a viable development opportunity

**Site Assessment Overview**

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

**Conclusion:**

Include in SHLAA

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



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

<b>Site Name:</b> Hinckley Road Service Station	<b>Site Ref:</b> He1	<b>Site Area Gross (ha):</b> 0.32
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**Site Location Plan**



**Constraints:**

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

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

**Indicative Density**

55dph

**Potential Delivery Timeframe**

Medium term

**Potential number of units (net)**

15

**Viability Assessment**

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

**Site Assessment Overview**

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

**Conclusion:**

Include in SHLAA



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



**Constraints:**

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

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

**Indicative Density**

55dph

<b>Potential Delivery Timeframe</b> Medium term	<b>Potential number of units (net)</b> 7
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**Viability Assessment**

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

**Site Assessment Overview**

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

**Conclusion:**

Include in SHLAA



<b>Site Name:</b> Elms Farm Extension	<b>Site Ref:</b> He8	<b>Site Area Gross (ha):</b> 2
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**Site Location Plan**



**Constraints:**

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

Other:

**Indicative Density**

30dph

**Potential Delivery Timeframe**

Short term

**Potential number of units (net)**

51

**Viability Assessments**

Site is expected to offer a viable development opportunity

**Site Assessment Overview**

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

**Conclusion:**

Include in SHLAA

<b>Site Name:</b> Land at Cheltenham Croft	<b>Site Ref:</b> He9	<b>Site Area Gross (ha):</b> 0.14
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**Site Location Plan**



**Constraints:**

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

Other: Site area has been substantially reduced to reflect and formalise appropriate Green Belt boundaries and flood plain constraints.

**Indicative Density**

Site specific density to reflect surrounding homes

<b>Potential Delivery Timeframe</b> Short term	<b>Potential number of units (net)</b> 6
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**Viability Assessments**

Site is expected to offer a viable development opportunity

**Site Assessment Overview**

Clear and vacant scrub land site situated within an established residential area. Development of this plot would also help formalise the adjacent GB boundary.

**Conclusion:**

Include in SHLAA

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



**Constraints:**

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

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

**Indicative Density**

55dph

**Potential Delivery Timeframe**

Medium term

**Potential number of units (net)**

57

**Viability Assessments**

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

**Site Assessment Overview**

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

**Conclusion:**

Include in SHLAA



<b>Site Name:</b> Watcombe Centre, 20 Watcombe Road	<b>Site Ref:</b> He15	<b>Site Area Gross (ha):</b> 0.7
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**Site Location Plan**



**Constraints:**

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

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

**Indicative Density**

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

<b>Potential Delivery Timeframe</b> Short term	<b>Potential number of units (net)</b> 6
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**Viability Assessments**


Site is expected to offer a viable development opportunity

**Site Assessment Overview**

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

**Conclusion:**

Include in SHLAA

<b>Site Name:</b> Land R/o Parkville Close		<b>Site Ref:</b> Ho1	<b>Site Area Gross (ha):</b> 0.20
<b>Site Location Plan</b>			
			
<b>Constraints:</b>			
Over culvert		TPOs	✓
Contaminated Land		Conservation Area	
Nature Designation		Listed or Local List	
Archaeological Merit		Flood Concerns	
Other: Site is generally considered scrub land; however any development will need to contribute towards the enhancement or creation of formalised public open space.			
<b>Indicative Density</b> 30dph			
<b>Potential Delivery Timeframe</b> Short term		<b>Potential number of units (net)</b> 5	
<b>Viability Assessment</b> Site is expected to offer a viable development opportunity			
<b>Site Assessment Overview</b> Residential provision recently completed on adjoining site, with this plot offering an extension opportunity. Site is considered readily available and suitable for residential development. Given the recent completion and deliverability of the adjoining scheme it is reasonable to assume that the market conditions are adequate to allow delivery of this site also.			
<b>Conclusion:</b> Include in SHLAA			



<b>Site Name:</b> Buildbase, Lythalls Lane	<b>Site Ref:</b> Ho2	<b>Site Area Gross (ha):</b> 1.05
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**Site Location Plan**



**Constraints:**

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

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

**Indicative Density**

55dph

<b>Potential Delivery Timeframe</b> Short term	<b>Potential number of units (net)</b> 34
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**Viability Assessment**

Site is expected to offer a viable development opportunity

**Site Assessment Overview**

Site remains in some use but offers an excellent regeneration opportunity within a predominantly residential area. Representations have confirmed that the site has been vacant since November 2008. The site is readily available for development.

**Conclusion:**

Include in SHLAA

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



**Constraints:**

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

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

**Indicative Density**

55dph

**Potential Delivery Timeframe**

Medium term

**Potential number of units (net)**

23

**Viability Assessment**

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

**Site Assessment Overview**

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

**Conclusion:**

Include in SHLAA

<b>Site Name:</b> Rocking Horse Nursery, Giles Close	<b>Site Ref:</b> Ho4	<b>Site Area Gross (ha):</b> 0.27
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**Site Location Plan**



**Constraints:**

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

Other: Redevelopment of site is likely to have to satisfy the community facilities protection policy. It will also need to ensure the access is adequate to service the number of dwellings created. Possible conversion opportunity.

**Indicative Density**

Site specific density reflective of previous permission.

**Potential Delivery Timeframe**

Short term

**Potential number of units (net)**

6

**Viability Assessment**

Site is expected to offer a viable development opportunity


**Site Assessment Overview**

Site is situated within a well-established residential area. A recent planning permission has also confirmed suitability of the site for residential development. Site appears vacant and readily available and is considered achievable within the first 5 years.

**Conclusion:**

Include in SHLAA



<b>Site Name:</b> Site of Meggitt, Stadco and Dunlop Aerospace (Whitmore Park), Holbrook Lane		<b>Site Ref:</b> Ho10	<b>Site Area Gross (ha):</b> 30.10
<b>Site Location Plan</b>			
			
<b>Constraints:</b>			
Over culvert		TPOs	
Contaminated Land	✓	Conservation Area	
Nature Designation		Listed or Local List	
Archaeological Merit		Flood Concerns	
Other: Redevelopment of the site will need to satisfy employment land protection policies, whilst mitigating noise and air quality concerns relating to adjoining residential developments and other employment uses if they are retained. The private playing field should either be retained or relocated as part of any new scheme.			
<b>Indicative Density</b> 35dph			
<b>Potential Delivery Timeframe</b> Short term		<b>Potential number of units (net)</b> 543	
<b>Viability Assessment</b> Site is expected to offer a viable development opportunity			
<b>Site Assessment Overview</b> Site representation made through call for site process and consultation exercises. Provision of residential development is necessary to facilitate new employment provisions. Site is partially cleared and located adjacent to existing residential areas. Land owners have suggested delivery within the next 5 year period is achievable. Revised site capacity reflects part of the site being granted permission in 2012/13 for 94 units, which is a higher density development and fully affordable.			
<b>Conclusion:</b> Include in SHLAA as a mixed use opportunity			

<b>Site Name:</b> Garage site at 318 Holbrook Lane	<b>Site Ref:</b> Ho29	<b>Site Area Gross (ha):</b> 0.45
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**Site Location Plan**



**Constraints:**

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

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

**Indicative Density**

55dph

**Potential Delivery Timeframe**

Short term

**Potential number of units (net)**

21

**Viability Assessment**

Site is expected to offer a viable development opportunity

**Site Assessment Overview**

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

**Conclusion:**

Include in SHLAA



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



**Constraints:**

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

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

**Indicative Density**  
Site specific density reflective of previous permission.

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

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

**Conclusion:**  
Include in SHLAA

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



**Constraints:**

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

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

**Indicative Density**

55dph

<b>Potential Delivery Timeframe</b> Short term	<b>Potential number of units (net)</b> 7
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**Viability Assessment**

Site is expected to offer a viable development opportunity

**Site Assessment Overview**

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

**Conclusion:**

Include in SHLAA

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



**Constraints:**

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

Other:

**Indicative Density**  
55dph

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

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

**Conclusion:**  
Include in SHLAA



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



**Constraints:**

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

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

**Indicative Density**  
30dph

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

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

**Conclusion:**  
Include in SHLAA

<b>Site Name:</b> Alderman's Green Scout Hut	<b>Site Ref:</b> L8	<b>Site Area Gross (ha):</b> 0.14
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**Site Location Plan**



**Constraints:**

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

Other:

**Indicative Density**

55dph

**Potential Delivery Timeframe**

Short term

**Potential number of units (net)**

7

**Viability Assessments**

Site is expected to offer a viable development opportunity

**Site Assessment Overview**

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

**Conclusion:**

Include in SHLAA



<b>Site Name:</b> Grange Farm, Longford	<b>Site Ref:</b> L16	<b>Site Area Gross (ha):</b> 3.95
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**Site Location Plan**



**Constraints:**

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

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

**Indicative Density**

30dph

<b>Potential Delivery Timeframe</b>	<b>Potential number of units (net)</b>
Short term	101

**Viability Assessments**


Site is expected to offer a viable development opportunity

**Site Assessment Overview**

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

**Conclusion:**

Include in SHLAA

<b>Site Name:</b> Site of former Longford Power Station, Hawkesbury Junction	<b>Site Ref:</b> L23	<b>Site Area Gross (ha):</b> 11.46
<b>Site Location Plan</b>		
		
<b>Constraints:</b>		
Over culvert		TPOs
Contaminated Land	✓	Conservation Area
Nature Designation		Listed or Local List
Archaeological Merit	✓	Flood Concerns
Other: Previously developed site within the Green Belt. Site also contains overhead power lines, which may need to be placed below the ground or diverted.		
<b>Indicative Density</b>		
Site specific density based on initial site proposals		
<b>Potential Delivery Timeframe</b>	<b>Potential number of units (net)</b>	
Short term	24	
<b>Viability Assessment</b>		
Site is expected to offer a viable development opportunity		
<b>Site Assessment Overview</b>		
Site represents a regeneration opportunity linked to the improvement of the canal and its Green Belt settings. Although the site is likely to suffer from abnormal costs linked to remediation etc, it is situated within a prime location. As such, a redevelopment of the site for a mixed use scheme including some residential provision should still deliver a suitable and viable development in this instance.		
<b>Conclusion:</b>		
Include in SHLAA		

<b>Site Name:</b> Industrial Unit, Sydnall Road	<b>Site Ref:</b> L34	<b>Site Area Gross (ha):</b> 0.08
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**Site Location Plan**



**Constraints:**

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

Other: Site is in close proximity to 3 locally listed buildings and within the Canal Conservation Area.

**Indicative Density**

Site specific density based on adjacent dwellings

**Potential Delivery Timeframe**

Short term

**Potential number of units (net)**

9

**Viability Assessment**

Site is expected to offer a viable development opportunity


**Site Assessment Overview**

Site is situated within a predominantly residential area and has been vacant for some time. It is fast becoming derelict and representations have been made to bring the site forward for regeneration. Redevelopment would need to enhance the setting of the locally listed building to the north as well as the canal to the south. It is also likely to improve residential environment for surrounding properties

**Conclusion:**

Include in SHLAA



<b>Site Name:</b> Employment land between Brays Lane, Walsgrave Road and Harefield Road	<b>Site Ref:</b> LS2	<b>Site Area Gross (ha):</b> 0.49
<b>Site Location Plan</b> 		
<b>Constraints:</b>		
Over culvert		TPOs
Contaminated Land	✓	Conservation Area
Nature Designation		Listed or Local List
Archaeological Merit	✓	Flood Concerns
Other: Site of former Stoke Tile Kilns. Site is on the edge of Ball Hill centre. Will also need to satisfy employment land protection policies.		
<b>Indicative Density</b> Site specific density linked to approved planning permission on adjoining site.		
<b>Potential Delivery Timeframe</b> Medium term	<b>Potential number of units (net)</b> 53	
<b>Viability Assessment</b> Site viability is expected to require stronger market conditions linked to higher density development proposals		
<b>Site Assessment Overview</b> This site has potential to link to the adjacent development proposals, and density assumptions reflect this. Scheme situated in an area of residential provision and is considered suitable, with excellent links to local amenities. Site has been identified through representations as being readily available and deliverable within the first 5 years. Likely form of development however suggests it is more reasonable to project a medium term delivery following on from the approved site.		
<b>Conclusion:</b> Include in SHLAA		



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



**Constraints:**

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

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

**Indicative Density**

30dph

**Potential Delivery Timeframe**

Short term

**Potential number of units (net)**

11

**Viability Assessments**


Site is expected to offer a viable development opportunity

**Site Assessment Overview**

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

**Conclusion:**

Include in SHLAA

<b>Site Name:</b> Land at the Sphinx – rear of Siddeley Avenue and West of Riverslea Road	<b>Site Ref:</b> LS7a+b	<b>Site Area Gross (ha):</b> 1.7	
<b>Site Location Plan</b>			
			
<b>Constraints:</b>			
Over culvert		TPOs	✓
Contaminated Land		Conservation Area	
Nature Designation		Listed or Local List	
Archaeological Merit		Flood Concerns	
Other: Development of these sites should ensure investment in the surrounding sports pitches, improving quality and accessibility.			
<b>Indicative Density</b> 45dph			
<b>Potential Delivery Timeframe</b> Short term		<b>Potential number of units (net)</b> 65	
<b>Viability Assessments</b> Sites are expected to offer a viable development opportunity			
<b>Site Assessment Overview</b> Suitable and available sites that are expected to offer a viable development option. It is also expected that development of the sites will help support wider improvements of the remaining Sphinx sports facilities. Site is clear and readily available.			
<b>Conclusion:</b> Include in SHLAA			

<b>Site Name:</b> Land South of Whitworth Avenue	<b>Site Ref:</b> LS14	<b>Site Area Gross (ha):</b> 0.43
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**Site Location Plan**



**Constraints:**

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

Other:

**Indicative Density**  
55dph

<b>Potential Delivery Timeframe</b> Short term	<b>Potential number of units (net)</b> 22
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**Viability Assessment**

Site is expected to offer a viable development opportunity

**Site Assessment Overview**

Residential and retail development promoted on this site through the Stoke Aldermoor Masterplan. Situated within an existing residential area and close to local amenities it is considered suitable for housing development. The site has been vacant for some time and is readily available. Site is considered free from constraint and deliverable within the first 5 years of the plan period.

**Conclusion:**

Include in SHLAA



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



**Constraints:**

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

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

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

<b>Potential Delivery Timeframe</b> Short term	<b>Potential number of units (net)</b> 16
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**Viability Assessment**  
Site is expected to offer a viable development opportunity

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

**Conclusion:**  
Include in SHLAA



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



**Constraints:**

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

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

**Indicative Density**

Site specific density reflective of previous permission

<b>Potential Delivery Timeframe</b> Medium term	<b>Potential number of units (net)</b> 7
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**Viability Assessments**

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

**Site Assessment Overview**

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

**Conclusion:**

Include in SHLAA

<b>Site Name:</b> Land between 51 and 191 Whitworth Avenue	<b>Site Ref:</b> LS18	<b>Site Area Gross (ha):</b> 0.88
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**Site Location Plan**



**Constraints:**

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

Other:

**Indicative Density**

55dph

<b>Potential Delivery Timeframe</b> Short term	<b>Potential number of units (net)</b> 41
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**Viability Assessments**

Site is expected to offer a viable development opportunity

**Site Assessment Overview**

Suitable and available site that is expected to offer a viable development option, potentially for affordable units given existing land owner.

**Conclusion:**

Include in SHLAA

<b>Site Name:</b> 7-9 Brays Lane	<b>Site Ref:</b> LS19	<b>Site Area Gross (ha):</b> 0.38
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**Site Location Plan**



**Constraints:**

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

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

**Indicative Density**

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

<b>Potential Delivery Timeframe</b>	<b>Potential number of units (net)</b>
Medium term	45

**Viability Assessments**

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

**Site Assessment Overview**

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

**Conclusion:**

Include in SHLAA



<b>Site Name:</b> Former Coal Yard, Radford Road	<b>Site Ref:</b> R1	<b>Site Area Gross (ha):</b> 0.44
<b>Site Location Plan</b>		
<b>Constraints:</b>		
Over culvert		TPOs
Contaminated Land	✓	Conservation Area
Nature Designation		Listed or Local List
Archaeological Merit	✓	Flood Concerns
Other: Will need to satisfy employment land protection policies.		
<b>Indicative Density</b> 55dph		
<b>Potential Delivery Timeframe</b> Short term	<b>Potential number of units (net)</b> 21	
<b>Viability Assessment</b> Site is expected to offer a viable development opportunity		
<b>Site Assessment Overview</b> Site located adjacent to existing residential provision and within close proximity of local amenities. Site is therefore considered suitable for housing development. The site has been identified through consultation and representations have suggested a deliverable option within the first 5 year period of the plan.		
<b>Conclusion:</b> Include in SHLAA		



<b>Site Name:</b> Bulwer road / 1-7 Heathcoat street	<b>Site Ref:</b> R2	<b>Site Area Gross (ha):</b> 0.03
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**Site Location Plan**



**Constraints:**

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

Other: Will need to ensure sufficient off street parking provision.

**Indicative Density**

Site specific density assumption. Development of the site is likely to comprise a 2/3 storey apartment block, with density based on similar buildings in the surrounding area. Any development would however be dependent on suitable design and managed impact on surrounding properties.

**Potential Delivery Timeframe**

Short term

**Potential number of units (net)**

5

**Viability Assessment**

Site is expected to offer a viable development opportunity

**Site Assessment Overview**

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

**Conclusion:**

Include in SHLAA

<b>Site Name:</b> Garages adj. 58 Capmartin Road	<b>Site Ref:</b> R4	<b>Site Area Gross (ha):</b> 0.08
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**Site Location Plan**



**Constraints:**

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

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

**Indicative Density**

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

<b>Potential Delivery Timeframe</b> Short term	<b>Potential number of units (net)</b> 6
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**Viability Assessment**

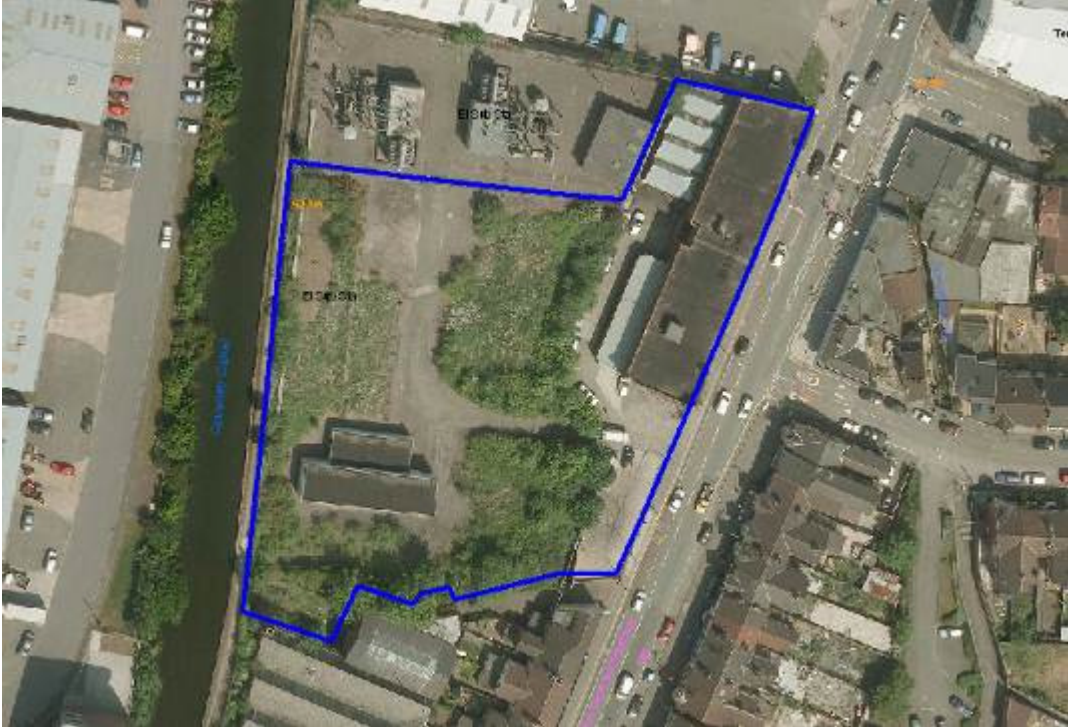
Site is expected to offer a viable development opportunity

**Site Assessment Overview**

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

**Conclusion:**

Include in SHLAA

<b>Site Name:</b> The O'Brian Building, Foleshill Road and adjoining curtilage		<b>Site Ref:</b> R6	<b>Site Area Gross (ha):</b> 0.66
<b>Site Location Plan</b>			
			
<b>Constraints:</b>			
Over culvert		TPOs	
Contaminated Land	✓	Conservation Area	✓
Nature Designation		Listed or Local List	✓
Archaeological Merit	✓	Flood Concerns	
<p>Other: Site is within the new canal conservation area. New scheme is likely to have to satisfy employment protection policies and retain locally listed building fronting Foleshill Road. The redeveloped site will also have to be mindful of the electric substation, whilst incorporating a high quality frontage to the canal.</p>			
<b>Indicative Density</b> 55dph			
<b>Potential Delivery Timeframe</b> Short term		<b>Potential number of units (net)</b> 31	
<b>Viability Assessment</b> Site is expected to offer a viable development opportunity			
<b>Site Assessment Overview</b> The existing structures are locally listed and offer an opportunity for conversion to residential development. The building is also surrounded by vacant hard standing which offers opportunities for extension or stand-a-alone new build development. Site appears largely vacant and is considered readily available and deliverable within the first 5 years of the plan period. Site also offers opportunity to link into neighbouring schemes.			
<b>Conclusion:</b> Include in SHLAA			



<b>Site Name:</b> Merrick Lodge Hotel, St Nicholas Street		<b>Site Ref:</b> R7	<b>Site Area Gross (ha):</b> 0.26
<b>Site Location Plan</b>			
<b>Constraints:</b>			
Over culvert		TPOs	✓
Contaminated Land		Conservation Area	
Nature Designation		Listed or Local List	
Archaeological Merit		Flood Concerns	
Other: Likely to represent a conversion opportunity or as part of a comprehensive redevelopment with site R15.			
<b>Indicative Density</b> Site specific density based on conversion opportunity			
<b>Potential Delivery Timeframe</b> Medium term		<b>Potential number of units (net)</b> 16	
<b>Viability Assessment</b> Site is expected to offer a viable development opportunity once the site becomes available			
<b>Site Assessment Overview</b> Site situated in close proximity to city centre and offers excellent redevelopment opportunity. Although the building is not listed, it does offer a conversion opportunity from its existing hotel use, which is likely to be the most viable option. Site not readily available but is considered deliverable within the medium timeframe.			
<b>Conclusion:</b> Include in SHLAA			



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



**Constraints:**

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

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


**Indicative Density**  
45dph

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

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

**Conclusion:**  
Include in SHLAA

<b>Site Name:</b> "Wickes Site" Radford Road		<b>Site Ref:</b> R13	<b>Site Area Gross (ha):</b> 1.31
<b>Site Location Plan</b>			
			
<b>Constraints:</b>			
Over culvert		TPOs	
Contaminated Land	✓	Conservation Area	
Nature Designation		Listed or Local List	
Archaeological Merit	✓	Flood Concerns	
<p>Other: Site will need to assess a species protection area which adjoins the site to the north. It will also need to mitigate any noise and air quality concerns arising from the proximity of the Ring Road. New development will also need to ensure suitable access provision whilst reflecting the changing levels between the site and the Radford Road in particular.</p>			
<b>Indicative Density</b> 45dph			
<b>Potential Delivery Timeframe</b> Long term		<b>Potential number of units (net)</b> 50	
<b>Viability Assessment</b> Site is expected to offer a viable development opportunity once the site becomes available			
<b>Site Assessment Overview</b> The site remains in active operation and is not readily available. It does however offer a sustainable location close to key services and facilities and represents a longer term opportunity as part of the broader city centre regeneration programme. The site is also situated adjacent to existing residential provision suggesting it is suitable and achievable within the plan period.			
<b>Conclusion:</b> Include in SHLAA			

<b>Site Name:</b> Sandy Lane	<b>Site Ref:</b> R15	<b>Site Area Gross (ha):</b> 2.48
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**Site Location Plan**



**Constraints:**

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

Other: A small part of the site is situated within the new canal conservation area. New scheme is likely to have to satisfy employment protection policies and retain locally listed building fronting Sandy Lane. Site offers excellent opportunity to extend the Drapers Fields development and offers the potential to link with site R7.

**Indicative Density**

45dph

<b>Potential Delivery Timeframe</b> Medium term	<b>Potential number of units (net)</b> 47
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**Viability Assessment**

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

**Site Assessment Overview**

Previous planning permissions have acknowledged the principle of redeveloping this site for residential development. Site remains in some use but offers an excellent regeneration opportunity within an area of transition. Site not readily available but is considered suitable and achievable in the medium term, especially under stronger market conditions.

**Conclusion:**

Include in SHLAA as a mixed use opportunity



<b>Site Name:</b> Private Sports Field, Yelverton Road	<b>Site Ref:</b> R16	<b>Site Area Gross (ha):</b> 2.35
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**Site Location Plan**



**Constraints:**

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

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

**Indicative Density**

30dph

<b>Potential Delivery Timeframe</b> Short term	<b>Potential number of units (net)</b> 60
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**Viability Assessments**

Site is expected to offer a viable development opportunity

**Site Assessment Overview**

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

**Conclusion:**

Include in SHLAA



<b>Site Name:</b> Kings Automotive, Chelmarsh	<b>Site Ref:</b> R26	<b>Site Area Gross (ha):</b> 2.55
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**Site Location Plan**



**Constraints:**

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

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

**Indicative Density**

30dph

**Potential Delivery Timeframe**

Medium term

**Potential number of units (net)**

49

**Viability Assessments**

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

**Site Assessment Overview**

Site is situated adjacent to recent residential development and is considered suitable for residential development in principle. Site also offers important employment opportunities within the local area and as such a mixed use opportunity may be most suitable.

**Conclusion:**

Include in SHLAA as a mixed use opportunity

<b>Site Name:</b> Coundon Library, Moseley Avenue	<b>Site Ref:</b> R27	<b>Site Area Gross (ha):</b> 0.17
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**Site Location Plan**



**Constraints:**

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

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

**Indicative Density**

30dph

**Potential Delivery Timeframe**

Medium term

**Potential number of units (net)**

8

**Viability Assessments**


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

**Site Assessment Overview**

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

**Conclusion:**

Include in SHLAA

<b>Site Name:</b> Land around the rugby stadium, between the Butts and railway line	<b>Site Ref:</b> S3	<b>Site Area Gross (ha):</b> 1.72	
<b>Site Location Plan</b>			
			
<b>Constraints:</b>			
Over culvert		TPOs	✓
Contaminated Land		Conservation Area	
Nature Designation		Listed or Local List	
Archaeological Merit		Flood Concerns	
<p>Other: Need to mitigate the proximity to the railway line and ensure that a suitable environment is created with the existing uses on adjoining sites. Scheme is likely to involve a mixed use development including leisure, car parking facilities and an active frontage to the Butts. The provision of residential development must complement the existing uses and should not undermine the location of the rugby stadium. Flood concerns are to the far north of the site, but not within it.</p>			
<b>Indicative Density</b>			
Site specific density relates to outline proposals as part of the initial redevelopment of the site.			
<b>Potential Delivery Timeframe</b>	<b>Potential number of units (net)</b>		
Medium term	85		
<b>Viability Assessment</b>			
Site viability is expected to require stronger market conditions linked to higher density development proposals			
<b>Site Assessment Overview</b>			
<p>Previous planning permission on site has deemed residential development as suitable. Site is currently clear, vacant and available now for development. Site representations have been made through previous consultation; however delivery of the site is likely to require a stronger market and is more likely to link in with adjacent on going developments at the former college site.</p>			
<b>Conclusion:</b>			
Include in SHLAA as a mixed use opportunity			



<b>Site Name:</b> LTI Factory, Holyhead Road	<b>Site Ref:</b> S4	<b>Site Area Gross (ha):</b> 2.96
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**Site Location Plan**



**Constraints:**

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

Other: Development will need to satisfy employment protection policies. It will also need to mitigate the impact of the railway line to the east.

**Indicative Density**

45dph

**Potential Delivery Timeframe**

Medium term

**Potential number of units (net)**

57

**Viability Assessment**

Site is expected to offer a viable development opportunity should the site become available, which is reflective of adjoining residential development

**Site Assessment Overview**

Site identified through the consultation process for a medium to long term opportunity to regenerate the existing industrial site. Site is situated adjacent to new residential developments suggesting residential proposals would be suitable. Site is not readily available but delivery is projected in line with initial representations.

**Conclusion:**

Include in SHLAA as a mixed use opportunity



<b>Site Name:</b> Transco site, Abbots Lane	<b>Site Ref:</b> S5	<b>Site Area Gross (ha):</b> 2.19
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**Site Location Plan**



**Constraints:**

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

Other: Site has a long established frontage with the Naul's Mill Conservation Area and adjoins a locally listed building to the west. A new development should reflect this in design terms. Any proposals should also satisfy employment protection policies and mitigate any identified noise and air quality concerns associated with the Ring Road.

**Indicative Density**

55dph

<b>Potential Delivery Timeframe</b> Medium term	<b>Potential number of units (net)</b> 51
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**Viability Assessment**

Site viability is expected to require stronger market conditions linked to higher density development proposals and mixed use opportunities for site.

**Site Assessment Overview**

Site has been cleared, but given its proximity to the Ring Road the site is likely to require a higher density development, which could mean it is more likely to occur under better market conditions than can be expected in the short term. Notwithstanding this representations have highlighted an interest in redeveloping the site during the plan period..

**Conclusion:**

Include in SHLAA as a mixed use opportunity

<b>Site Name:</b> 1-10 Mill Street	<b>Site Ref:</b> S12	<b>Site Area Gross (ha):</b> 0.08
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**Site Location Plan**



**Constraints:**

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

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

**Indicative Density**

Site specific density based on previous permission

<b>Potential Delivery Timeframe</b> Medium term	<b>Potential number of units (net)</b> 9
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**Viability Assessment**

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

**Site Assessment Overview**

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

**Conclusion:**

Include in SHLAA

<b>Site Name:</b> Land at Gulson Road	<b>Site Ref:</b> StM1	<b>Site Area Gross (ha):</b> 0.45
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**Site Location Plan**



**Constraints:**

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

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

**Indicative Density**  
55dph


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

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

**Conclusion:**  
Include in SHLAA



<b>Site Name:</b> Coventry Wholesale Fruit & Vegetable Market, Swan Lane		<b>Site Ref:</b> StM2	<b>Site Area Gross (ha):</b> 0.22
<b>Site Location Plan</b>			
			
<b>Constraints:</b>			
Over culvert		TPOs	
Contaminated Land		Conservation Area	✓
Nature Designation		Listed or Local List	
Archaeological Merit		Flood Concerns	
Other: Site situated within the new canal conservation area. Development will also need to ensure it reflects the level and positioning of the canal.			
<b>Indicative Density</b> 55dph			
<b>Potential Delivery Timeframe</b> Long term		<b>Potential number of units (net)</b> 10	
<b>Viability Assessment</b> Site is expected to offer a viable development opportunity once site becomes available			
<b>Site Assessment Overview</b> Site representation made through consultation process. Site remains in commercial use but offers an excellent regeneration opportunity within a predominantly residential area. Site not readily available but is considered suitable and achievable in the longer term, especially under stronger market conditions.			
<b>Conclusion:</b> Include in SHLAA			



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



**Constraints:**

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

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

**Indicative Density**

200dph

**Potential Delivery Timeframe**

Medium term

**Potential number of units (net)**

95

**Viability Assessment**


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


**Site Assessment Overview**

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

**Conclusion:**

Include in SHLAA

<b>Site Name:</b> Land at the junction of Charles Street and Canterbury Street	<b>Site Ref:</b> StM4	<b>Site Area Gross (ha):</b> 0.08
<b>Site Location Plan</b>		
		
<b>Constraints:</b>		
Over culvert		TPOs
Contaminated Land		Conservation Area
Nature Designation		Listed or Local List
Archaeological Merit		Flood Concerns
Other: Development may need to retain some servicing capacity for retail units that front Victoria Street.		
<b>Indicative Density</b>		
Site specific density to reflect adjacent properties and continuation of street pattern.		
<b>Potential Delivery Timeframe</b> Medium term	<b>Potential number of units (net)</b> 5	
<b>Viability Assessment</b>		
Site is expected to offer a viable development opportunity, but perhaps as part of a wider regeneration programme		
<b>Site Assessment Overview</b>		
Site comprises an outside storage area, which appears under used. Development offers an opportunity to consolidate existing operations whilst aiding local regeneration. The site is situated adjacent to recent residential developments and is considered suitable. Likely to be some concerns over the deliverability of the site as it may be linked to some wider regeneration processes in the Local Centre.		
<b>Conclusion:</b>		
Include in SHLAA		

<b>Site Name:</b> Swan Lane - storage site, north of Frederick Bird School		<b>Site Ref:</b> StM9	<b>Site Area Gross (ha):</b> 0.64
<b>Site Location Plan</b>			
			
<b>Constraints:</b>			
Over culvert		TPOs	
Contaminated Land	✓	Conservation Area	
Nature Designation		Listed or Local List	
Archaeological Merit		Flood Concerns	
Other: Will need to satisfy employment land protection policies. Site will also need to mitigate noise concerns from the A444.			
<b>Indicative Density</b> 55dph			
<b>Potential Delivery Timeframe</b> Short term		<b>Potential number of units (net)</b> 30	
<b>Viability Assessment</b> Site is expected to offer a viable development opportunity			
<b>Site Assessment Overview</b> Site representation made through consultation process. Site is largely vacant and available for development and offers an excellent regeneration opportunity within a predominantly residential area. Site considered suitable and achievable in the short term, following recent completion of similar scheme on Swan Lane.			
<b>Conclusion:</b> Include in SHLAA			



<b>Site Name:</b> Land adjacent 57 Berry Street	<b>Site Ref:</b> StM10	<b>Site Area Gross (ha):</b> 0.06
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**Site Location Plan**



**Constraints:**

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

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

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

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

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

**Conclusion:**  
Include in SHLAA



<b>Site Name:</b> Vecqueray Street Builders Yard	<b>Site Ref:</b> StM11	<b>Site Area Gross (ha):</b> 0.44
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**Site Location Plan**



**Constraints:**

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

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

**Indicative Density**

55dph

**Potential Delivery Timeframe**

Longer term

**Potential number of units (net)**

21

**Viability Assessment**


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

**Site Assessment Overview**

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

**Conclusion:**

Include in SHLAA

<b>Site Name:</b> Builders Merchants, Swan Lane		<b>Site Ref:</b> StM12	<b>Site Area Gross (ha):</b> 0.39
<b>Site Location Plan</b>			
			
<b>Constraints:</b>			
Over culvert		TPOs	
Contaminated Land	✓	Conservation Area	
Nature Designation		Listed or Local List	
Archaeological Merit		Flood Concerns	
Other: Will need to satisfy employment land protection policies. Site will also need to mitigate noise concerns from the A444.			
<b>Indicative Density</b> 55dph			
<b>Potential Delivery Timeframe</b> Medium term		<b>Potential number of units (net)</b> 18	
<b>Viability Assessment</b> Site is expected to offer a viable development opportunity once it becomes available			
<b>Site Assessment Overview</b> Site representation made through consultation process. Site remains in active commercial use but offers an excellent regeneration opportunity within a predominantly residential area. Site not readily available but is considered suitable and achievable in the medium term, especially under stronger market conditions.			
<b>Conclusion:</b> Include in SHLAA			

<b>Site Name:</b> Burlington Road, 11 Hammond Road and 39 Lowther Street	<b>Site Ref:</b> StM13	<b>Site Area Gross (ha):</b> 0.08
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**Site Location Plan**



**Constraints:**

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

Other: Will need to satisfy employment land protection policies.

**Indicative Density**

Site specific assumption based on previous permission

<b>Potential Delivery Timeframe</b> Medium term	<b>Potential number of units (net)</b> 11
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**Viability Assessment**

Site viability is expected to be impacted by higher density development proposals and may require a stronger market to bring the site forward

**Site Assessment Overview**

Previous planning permission confirmed suitability for residential development. Site appears vacant and readily available however there remains a concern over site viability, especially at the higher densities being proposed.

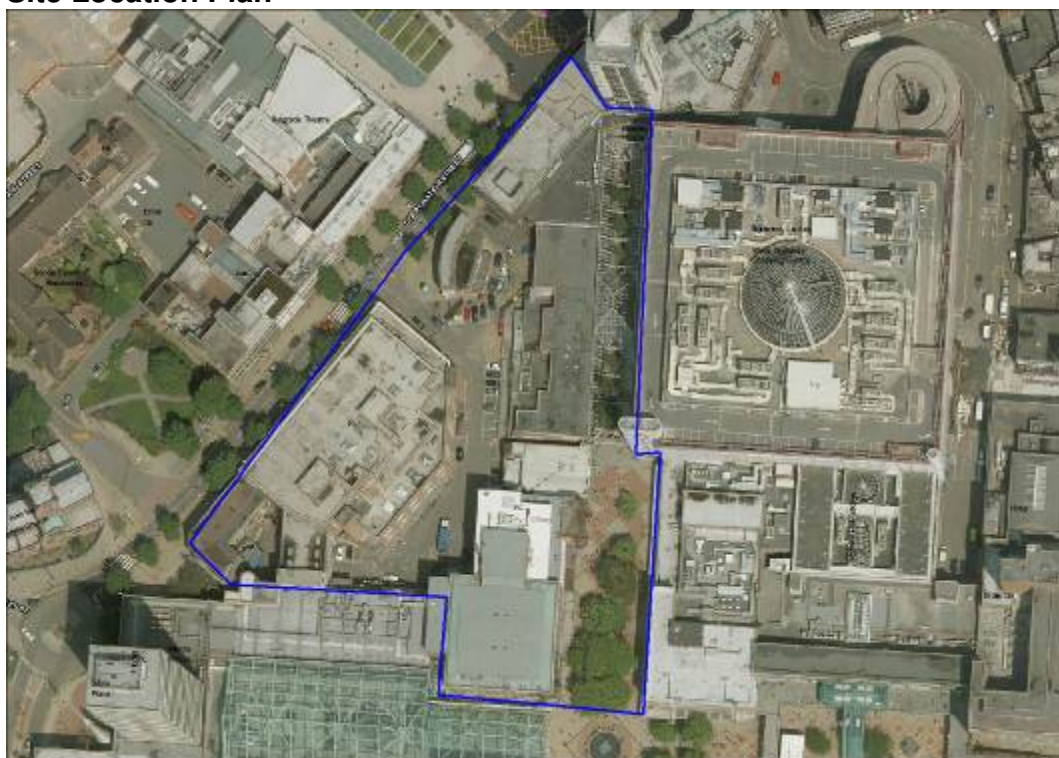
**Conclusion:**

Include in SHLAA



<b>Site Name:</b> Central Shopping Area North	<b>Site Ref:</b> StM27	<b>Site Area Gross (ha):</b> 1.56
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**Site Location Plan**



**Constraints:**

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

Other: Primarily a retail lead development with ancillary residential as part of regenerating the city centre.

**Indicative Density**

Site specific density based on master planning assumptions.

<b>Potential Delivery Timeframe</b> Longer term	<b>Potential number of units (net)</b> 300
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**Viability Assessment**

High density development proposal that is linked to the delivery of other supporting uses.

**Site Assessment Overview**

The broader site comprises a key regeneration project to revitalise the city centre. The residential aspect represents a small part of the scheme which will be primarily focused around retail and leisure opportunities. A longer term projection is made based on the need to develop the scheme through the planning system and economic markets.

**Conclusion:**

Include in SHLAA



<b>Site Name:</b> Existing factory unit, Godiva Place	<b>Site Ref:</b> StM29	<b>Site Area Gross (ha):</b> 1
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**Site Location Plan**



**Constraints:**

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

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

**Indicative Density**

200dph

<b>Potential Delivery Timeframe</b> Long term	<b>Potential number of units (net)</b> 190
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**Viability Assessment**

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

**Site Assessment Overview**

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

**Conclusion:**

Include in SHLAA

<b>Site Name:</b> Land at St Patrick's Road and Friars Road	<b>Site Ref:</b> StM32	<b>Site Area Gross (ha):</b> 0.34
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**Site Location Plan**



**Constraints:**

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

Other: New development will need to mitigate noise and air quality concerns from the Ring Road. Site situated within a prominent location so will need to be of high quality design.

**Indicative Density**

Site specific density reflective of representations.

<b>Potential Delivery Timeframe</b> Medium term	<b>Potential number of units (net)</b> 36
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**Viability Assessment**

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

**Site Assessment Overview**

Suitability of site for residential development confirmed by previous planning application and also previous uses. A high density scheme is considered most suitable and achievable within the medium term creating links with the proposed developments around Friargate (train station). Site is considered readily available and free from specific site constraints.

**Conclusion:**

Include in SHLAA

<b>Site Name:</b> Land North and South of Tower Street	<b>Site Ref:</b> StM33	<b>Site Area Gross (ha):</b> 0.99
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**Site Location Plan**



**Constraints:**

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

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

**Indicative Density**

200dph

<b>Potential Delivery Timeframe</b> Medium term	<b>Potential number of units (net)</b> 94
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**Viability Assessment**

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

**Site Assessment Overview**

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

**Conclusion:**

Include in SHLAA as a mixed use opportunity



<b>Site Name:</b> Land and buildings at Whitefriars Lane	<b>Site Ref:</b> StM34	<b>Site Area Gross (ha):</b> 1.37
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**Site Location Plan**



**Constraints:**

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

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

**Indicative Density**

200dph

**Potential Delivery Timeframe**

Medium term

**Potential number of units (net)**

130

**Viability Assessment**

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

**Site Assessment Overview**

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

**Conclusion:**

Include in SHLAA as a mixed use option



<b>Site Name:</b> Lower Ford Street - Former Planet Site	<b>Site Ref:</b> StM35	<b>Site Area Gross (ha):</b> 0.36
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**Site Location Plan**



**Constraints:**

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

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

**Indicative Density**  
200dph

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

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

**Conclusion:**  
Include in SHLAA

<b>Site Name:</b> Brandish's garage, Lower Ford street	<b>Site Ref:</b> StM38	<b>Site Area Gross (ha):</b> 0.500
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**Site Location Plan**



**Constraints:**

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

Other:

**Indicative Density**  
55dph

<b>Potential Delivery Timeframe</b> Long term	<b>Potential number of units (net)</b> 23
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**Viability Assessment**  
Site viability is expected to require stronger market conditions linked to higher density development

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

**Conclusion:**  
Include in SHLAA

<b>Site Name:</b> Land at Hales Street and Trinity Street	<b>Site Ref:</b> StM41	<b>Site Area Gross (ha):</b> 0.21
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**Site Location Plan**



**Constraints:**

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

Other: Sites position within the Central shopping Area means an active frontage will be essential with A1-A4 uses possible at the ground floor at least. Development will also need to mitigate noise and air quality issues associated with bus depot and busy highway.

**Indicative Density**

Site specific density based on previous permission.

<b>Potential Delivery Timeframe</b>	<b>Potential number of units (net)</b>
Medium term	60

**Viability Assessment**

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

**Site Assessment Overview**

Site previously granted planning permission for a mixed use scheme involving a residential aspect. The site is also adjacent to established residential provisions as part of mixed use schemes and is therefore considered suitable. The site is considered readily available having been cleared and is situated in a highly sustainable location. The need for a high density development on this site however is likely to mean that viability pressures will require a stronger market.

**Conclusion:**

Include in SHLAA as a mixed use opportunity



<b>Site Name:</b> Ringway House, Hill Street	<b>Site Ref:</b> StM42	<b>Site Area Gross (ha):</b> 0.15
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**Site Location Plan**



**Constraints:**

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

Other: Development of the site will need to mitigate noise and air quality concerns from the Ring Road, whilst satisfying the employment protection policies. It will also need to have regard to the new foot bridge to the north west and consider suitable design principles within the Spon End Conservation Area.

**Indicative Density**  
200dph.

<b>Potential Delivery Timeframe</b> Long term	<b>Potential number of units (net)</b> 29
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**Viability Assessment**  
Site viability is expected to require stronger market conditions linked to higher density development

**Site Assessment Overview**  
Site has been subject to previous planning enquiries and representations have been made through the consultation process. The site remains in use at ground floor but offers an excellent regeneration opportunity within a highly sustainable location. Site also offers further opportunities to link with adjacent development at Belgrade Plaza. Likely to be deliverable under stronger market conditions.

**Conclusion:**  
Include in SHLAA



<b>Site Name:</b> Land off Cheetah Road	<b>Site Ref:</b> StM43	<b>Site Area Gross (ha):</b> 0.86
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**Site Location Plan**



**Constraints:**

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

Other: New development will need to mitigate noise and air quality concerns relating to the Ring Road and London Road. The new development should also link in well with the new University technology park and the recent residential scheme to the south.

**Indicative Density**  
Site specific density

<b>Potential Delivery Timeframe</b> Short term	<b>Potential number of units (net)</b> 50
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**Viability Assessment**

**Site Assessment Overview**

The site has been put forward through the call for sites process and forms 1 of a number of plots in this regeneration area. The site is clear and vacant and is expected to offer a viable development option as a continuation of the adjoining residential scheme.

**Conclusion:**  
Include in SHLAA

<b>Site Name:</b> Cox Street Student Union	<b>Site Ref:</b> StM44	<b>Site Area Gross (ha):</b> 0.2
<b>Site Location Plan</b>		
<b>Constraints:</b>		
Over culvert		TPOs
Contaminated Land		Conservation Area
Nature Designation		Listed or Local List
Archaeological Merit	✓	Flood Concerns
Other: Site will need to mitigate possible noise and air quality concerns from the Ring Road.		
<b>Indicative Density</b> 200dph		
<b>Potential Delivery Timeframe</b> Medium term	<b>Potential number of units (net)</b> 38	
<b>Viability Assessment</b> Site viability is expected to require stronger market conditions linked to higher density development		
<b>Site Assessment Overview</b> Site representation made by land owner through call for sites process. Site has previously been used for educational purposes but is now clear and vacant. The site offers an excellent regeneration opportunity within a highly sustainable location. Site also offers further opportunities to link with adjacent regeneration proposals as part of university Masterplan.		
<b>Conclusion:</b> Include in SHLAA		

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



**Constraints:**

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

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

**Indicative Density**

200dph

<b>Potential Delivery Timeframe</b> Medium term	<b>Potential number of units (net)</b> 84
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**Viability Assessment**

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


**Site Assessment Overview**

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

**Conclusion:**

Include in SHLAA as a mixed use opportunity



<b>Site Name:</b> Land West of Bishop Street	<b>Site Ref:</b> StM57a+b	<b>Site Area Gross (ha):</b> 0.25
<b>Site Location Plan</b>		
		
<b>Constraints:</b>		
Over culvert		TPOs
Contaminated Land		Conservation Area
Nature Designation		Listed or Local List
Archaeological merit	✓	Flood Concerns
Other:		
<b>Indicative Density</b>		
Site specific density associated with previous permission.		
<b>Potential Delivery Timeframe</b>	<b>Potential number of units (net)</b>	
Medium term	37	
<b>Viability Assessment</b>		
Site viability is expected to require stronger market conditions linked to higher density development		
<b>Site Assessment Overview</b>		
Site has previously been granted planning permission for a mixed use scheme involving residential provision. The landowner has expressed a desire to bring the site forward for a high density development, but not within the next 5 years due to site and market issues.		
<b>Conclusion:</b>		
Include in SHLAA as a mixed use opportunity		



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



**Constraints:**

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

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

**Indicative Density**  
200dph

<b>Potential Delivery Timeframe</b> Long term	<b>Potential number of units (net)</b> 77
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**Viability Assessment**  
Site viability is expected to require stronger market conditions linked to higher density development

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

**Conclusion:**  
Include in SHLAA as a mixed use opportunity

<b>Site Name:</b> Chestnut School, 8 Park Road	<b>Site Ref:</b> StM60	<b>Site Area Gross (ha):</b> 0.15
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**Site Location Plan**



**Constraints:**

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

Other:

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

<b>Potential Delivery Timeframe</b>	<b>Potential number of units (net)</b>
Short term	6

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

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

**Conclusion:**  
 Include in SHLAA

<b>Site Name:</b> Land at Bond Street, Hill Street, Ring way Hill Cross and Upper Well Street	<b>Site Ref:</b> StM61	<b>Site Area Gross (ha):</b> 0.75
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**Site Location Plan**



**Constraints:**

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

Other: Development of the site will need to have regard to adjoining conservation area and heritage assets. Development will also need to mitigate the proximity to the Ring Road, especially with regard to noise and air quality.

**Indicative Density**

Site specific density to reflect previous permission

<b>Potential Delivery Timeframe</b> Medium term	<b>Potential number of units (net)</b> 95
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**Viability Assessments**

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

**Site Assessment Overview**

This is a clear and vacant regeneration site within the city centre, which is considered most suitable for a high density development. As such it is expected to require a stronger market to be deliverable.

**Conclusion:**

Include in SHLAA as a mixed use site



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



**Constraints:**

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

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

**Indicative Density**

55dph

**Potential Delivery Timeframe**

Medium term

**Potential number of units (net)**

8

**Viability Assessments**

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

**Site Assessment Overview**

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

**Conclusion:**

Include in SHLAA



<b>Site Name:</b> Land at Paradise Street	<b>Site Ref:</b> StM64	<b>Site Area Gross (ha):</b> 1.99
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**Site Location Plan**



**Constraints:**

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

Other: New development will need to mitigate noise and air quality concerns relating to the Ring Road and London Road. The new development should also link in well with the new University technology park and the recent residential scheme to the south.

**Indicative Density**

200dph

**Potential Delivery Timeframe**

Long term

**Potential number of units (net)**

169

**Viability Assessments**

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

**Site Assessment Overview**

Site is considered suitable in principle for residential development as a key aspect of regeneration in the London Road gateway. The site has been identified as becoming available later in the plan period, at which time it should provide a viable development option.

**Conclusion:**

Include in SHLAA

<b>Site Name:</b> Land North of Parkside	<b>Site Ref:</b> StM65	<b>Site Area Gross (ha):</b> 0.79
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**Site Location Plan**



**Constraints:**

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

Other: New development will need to mitigate noise and air quality concerns relating to the Ring Road. The new development should also link in well with the new University technology park and the recent residential scheme to the south.

**Indicative Density**

200dph

**Potential Delivery Timeframe**

Long term

**Potential number of units (net)**

67

**Viability Assessments**

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

**Site Assessment Overview**

Site is considered suitable in principle for residential development as a key aspect of regeneration in the London Road gateway. The site has been identified as becoming available later in the plan period, at which time it should provide a viable development option.

**Conclusion:**

Include in SHLAA

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



**Constraints:**

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

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

**Indicative Density**

Site specific density to reflect adjacent development proposals

<b>Potential Delivery Timeframe</b>	<b>Potential number of units (net)</b>
Long term	66

**Viability Assessments**

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

**Site Assessment Overview**

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

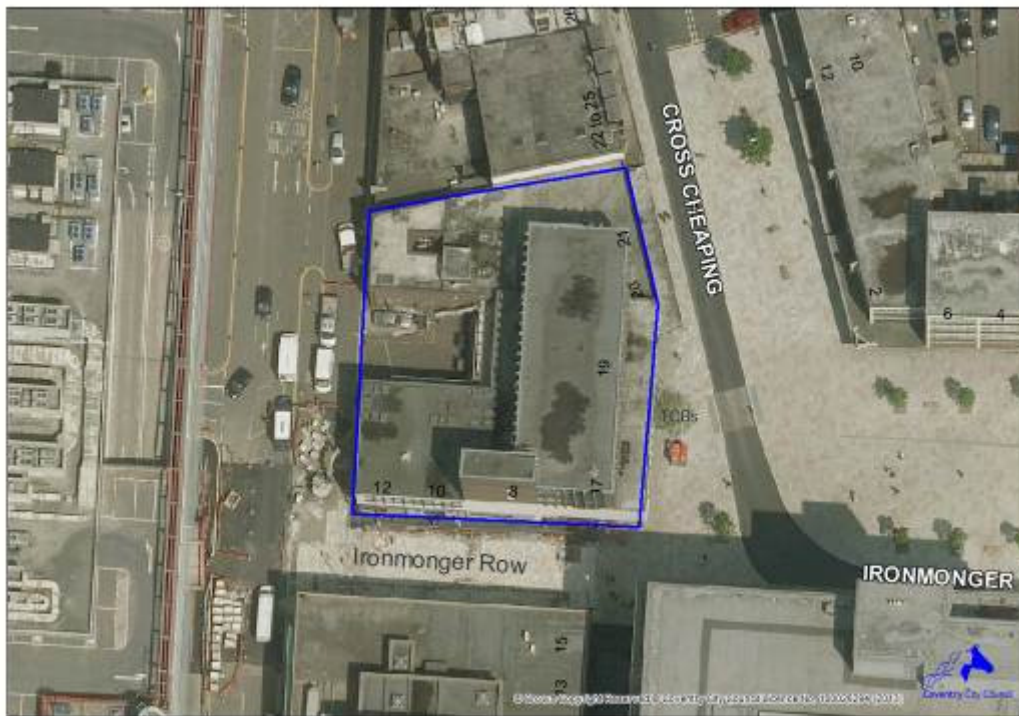
**Conclusion:**

Include in SHLAA as a mixed use site



<b>Site Name:</b> 17-21 Cross Cheeping	<b>Site Ref:</b> StM68	<b>Site Area Gross (ha):</b> 0.15
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**Site Location Plan**



**Constraints:**

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

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

**Indicative Density**

Site specific density to reflect development proposals

<b>Potential Delivery Timeframe</b>	<b>Potential number of units (net)</b>
Short term	67

**Viability Assessments**

Site is expected to offer a viable development option

**Site Assessment Overview**

Site is readily available and suitable and is expected to offer a viable conversion opportunity in the short term.

**Conclusion:**

Include in SHLAA



<b>Site Name:</b> Land at Watch Close	<b>Site Ref:</b> StM69	<b>Site Area Gross (ha):</b> 0.29
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**Site Location Plan**



**Constraints:**

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

Other: New development will need to mitigate noise and air quality concerns relating to the Ring Road. It may also need to satisfy employment protection policies.

**Indicative Density**

200dph

**Potential Delivery Timeframe**

Long term

**Potential number of units (net)**

77

**Viability Assessments**

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

**Site Assessment Overview**

Site is considered suitable in principle for residential development, helping to improve the environment around Spon Street and the frontage to the Ring Road. The site has been identified as available later in the plan period, at which time it should provide a viable development option. Site currently contains a number of commercial uses however it is expected to become available later in the plan period as part of wider regeneration projects.

**Conclusion:**

Include in SHLAA

<b>Site Name:</b> Site of the Former Travelodge hotel, Broadgate	<b>Site Ref:</b> StM70	<b>Site Area Gross (ha):</b> 0.10
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**Site Location Plan**



**Constraints:**

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

Other: New development will need to mitigate noise and air quality concerns relating to the Ring Road. It may also need to satisfy employment protection policies.

**Indicative Density**

Site specific density to reflect development proposals

<b>Potential Delivery Timeframe</b>	<b>Potential number of units (net)</b>
Short term	39

**Viability Assessments**

Site is expected to offer a viable development option

**Site Assessment Overview**

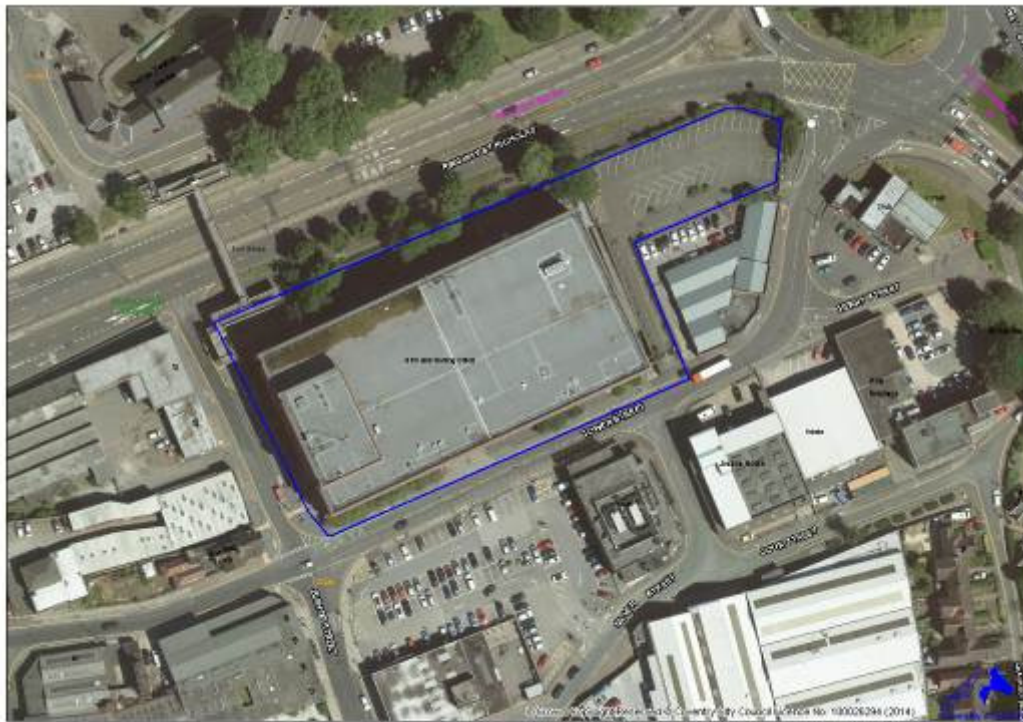
Site is readily available and situated in a suitable and sustainable location. Representations and proposals have confirmed a viable and achievable conversion opportunity in the next few years. Site situated within a highly sustainable location within the city centre. First phase of the site has recently completed. Phases 2 and 3 are currently being considered through planning. They include a total of 47 new bed spaces within 39 self-contained units. Site is considered suitable in principle.

**Conclusion:**

Include in SHLAA

<b>Site Name:</b> Land Known as Bishopgate	<b>Site Ref:</b> StM71	<b>Site Area Gross (ha):</b> 0.7
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**Site Location Plan**



**Constraints:**

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

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

**Indicative Density**

Site specific density to reflect development proposals.

<b>Potential Delivery Timeframe</b> Medium term	<b>Potential number of units (net)</b> 404
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**Viability Assessments**

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

**Site Assessment Overview**

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

**Conclusion:**

Include in SHLAA



<b>Site Name:</b> 27-31 Avon Street	<b>Site Ref:</b> US3	<b>Site Area Gross (ha):</b> 0.14
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**Site Location Plan**



**Constraints:**

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

Other:


**Indicative Density**  
55dph


<b>Potential Delivery Timeframe</b> Short term	<b>Potential number of units (net)</b> 7
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**Viability Assessment**

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

**Conclusion:**  
Include in SHLAA

<b>Site Name:</b> Land rear of 1 Wycliffe Road West	<b>Site Ref:</b> US4	<b>Site Area Gross (ha):</b> 0.15
<b>Site Location Plan</b>		
		
<b>Constraints:</b>		
Over culvert		TPOs
Contaminated Land		Conservation Area
Nature Designation		Listed or Local List
Archaeological Merit		Flood Concerns
Other: Design of scheme will need to ensure suitable distances are maintained with existing properties.		
<b>Indicative Density</b> 55dph		
<b>Potential Delivery Timeframe</b> Short term	<b>Potential number of units (net)</b> 7	
<b>Viability Assessment</b> Site is expected to offer a viable development option		
<b>Site Assessment Overview</b> Site representation made through consultation process. Site currently comprises a vacant area of hard standing with some overgrown vegetation. It offers an excellent regeneration opportunity within a predominantly residential area. Site considered readily available, suitable and achievable in the short term.		
<b>Conclusion:</b> Include in SHLAA		

<b>Site Name:</b> Garages at Bramston Crescent	<b>Site Ref:</b> We9	<b>Site Area Gross (ha):</b> 0.16
<b>Site Location Plan</b>		
		
<b>Constraints:</b>		
Over culvert		TPOs
Contaminated Land		Conservation Area
Nature Designation		Listed or Local List
Archaeological Merit		Flood Concerns
Other: Redevelopment proposals will need to assess the impact on parking provision following loss of garages. Scheme will also need to incorporate a new formalised area of open space		
<b>Indicative Density</b> 55dph		
<b>Potential Delivery Timeframe</b> Short term	<b>Potential number of units (net)</b> 7	
<b>Viability Assessment</b> Site is expected to offer a viable development option		
<b>Site Assessment Overview</b> The site is situated within a well-established residential area so is considered suitable for development. The garages appear derelict and unused, whilst the existing green space appears subject to anti-social behaviour and informal parking. The site therefore appears readily available and unconstrained, offering excellent opportunities to provide environmental improvements through new formalised parking opportunities and open space provisions.		
<b>Conclusion:</b> Include in SHLAA		



<b>Site Name:</b> Land East of Alan Marcell Close and north of Torrington Avenue	<b>Site Ref:</b> We32	<b>Site Area Gross (ha):</b> 0.7
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**Site Location Plan**



**Constraints:**

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

Other: Western half of the site has archaeological merit, whilst eastern half will need to ensure suitable buffers with neighbouring commercial uses. A scheme will also need to satisfy employment protection policies and mitigate noise concerns from neighbouring uses.

**Indicative Density**

55dph

<b>Potential Delivery Timeframe</b> Short term	<b>Potential number of units (net)</b> 33
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**Viability Assessment**

Site is expected to offer a viable development option

**Site Assessment Overview**

Site representation made through consultation process. Site is largely clear and considered readily available. It also offers an excellent regeneration opportunity within an area of transition, allowing for links into adjoining development (which remains on-going). Site considered suitable and achievable in the short term.

**Conclusion:**

Include in SHLAA

<b>Site Name:</b> 40-44 Shakleton Road	<b>Site Ref:</b> Who1	<b>Site Area Gross (ha):</b> 0.13
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**Site Location Plan**



**Constraints:**

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

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

**Indicative Density**

55dph

<b>Potential Delivery Timeframe</b> Longer term	<b>Potential number of units (net)</b> 6
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**Viability Assessment**

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

**Site Assessment Overview**

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

**Conclusion:**

Include in SHLAA

<b>Site Name:</b> Vehicle Rentals, Hearsall Lane	<b>Site Ref:</b> Who2	<b>Site Area Gross (ha):</b> 0.11
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**Site Location Plan**



**Constraints:**

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

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

**Indicative Density**

55dph

**Potential Delivery Timeframe**

Short term

**Potential number of units (net)**

5

**Viability Assessment**

Site is expected to offer a viable development option

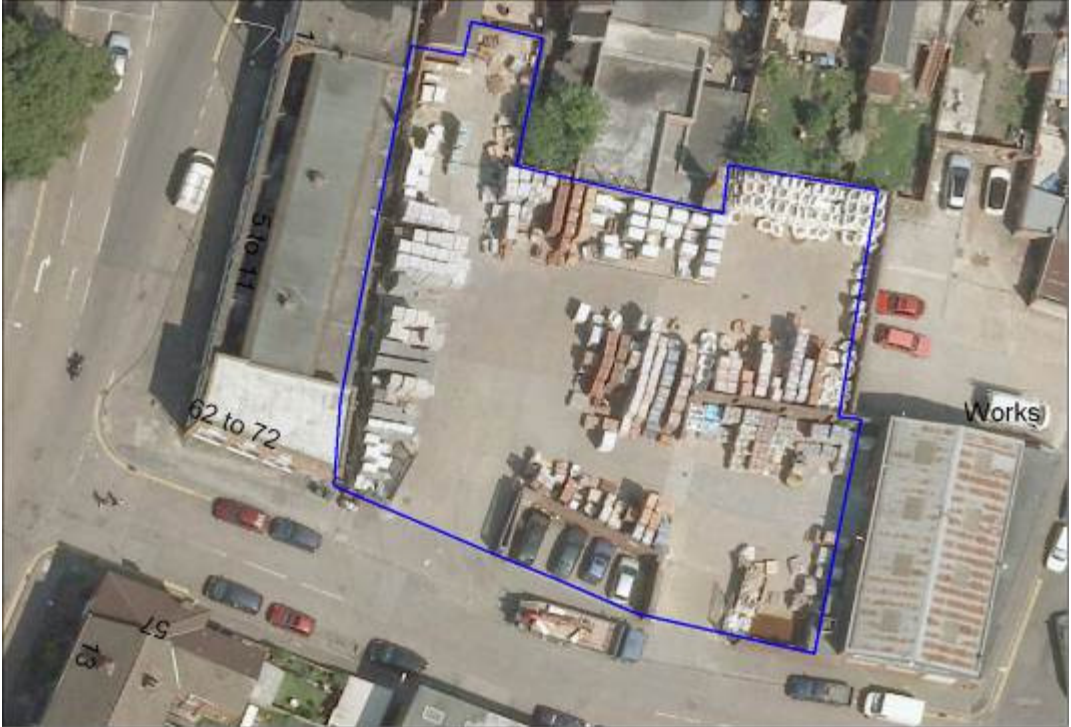
**Site Assessment Overview**

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

**Conclusion:**

Include in SHLAA



<b>Site Name:</b> Builders Yard, Opposite 51 Broomfield Place	<b>Site Ref:</b> Who3	<b>Site Area Gross (ha):</b> 0.14
<b>Site Location Plan</b>		
		
<b>Constraints:</b>		
Over culvert		TPOs
Contaminated Land	✓	Conservation Area
Nature Designation		Listed or Local List
Archaeological Merit	✓	Flood Concerns
Other: Will need to satisfy employment land protection policies.		
<b>Indicative Density</b> 55dph		
<b>Potential Delivery Timeframe</b> Short term	<b>Potential number of units (net)</b> 7	
<b>Viability Assessment</b> Site is expected to offer a viable development option		
<b>Site Assessment Overview</b> Site representation made through consultation process. Site is largely clear and considered readily available. It also offers an excellent regeneration opportunity within a predominantly residential area. Site considered suitable and achievable in the short term.		
<b>Conclusion:</b> Include in SHLAA		

<b>Site Name:</b> Argyle House, Collingwood Road	<b>Site Ref:</b> Who13	<b>Site Area Gross (ha):</b> 0.2
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**Site Location Plan**



**Constraints:**

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

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

**Indicative Density**

55dph

<b>Potential Delivery Timeframe</b> Short term	<b>Potential number of units (net)</b> 9
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**Viability Assessment**

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

**Site Assessment Overview**

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

**Conclusion:**

Include in SHLAA

<b>Site Name:</b> Garage courts at Overdale Road, rear of Lyndale Road	<b>Site Ref:</b> Who18	<b>Site Area Gross (ha):</b> 0.31
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**Site Location Plan**



**Constraints:**

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

Other: New development will need to provide new formal parking provisions and replacement incidental green space. It will also need to create active street frontages and accommodate adequate separation distances.

**Indicative Density**

55dph

**Potential Delivery Timeframe**

Short term

**Potential number of units (net)**

14

**Viability Assessment**

Site is expected to offer a viable development option

**Site Assessment Overview**

The site is situated within a residential area and has been promoted through consultation as a short term development option. The vast majority of garages are derelict and unused, whilst the used parking provision is informal. The site therefore appears available and unconstrained.

**Conclusion:**

Include in SHLAA



<b>Site Name:</b> Eric Williams House, Brookside Avenue	<b>Site Ref:</b> Who19	<b>Site Area Gross (ha):</b> 0.47
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**Site Location Plan**



**Constraints:**

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

Other:

**Indicative Density**

55dph

<b>Potential Delivery Timeframe</b> Medium term	<b>Potential number of units (net)</b> 22
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**Viability Assessment**

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

**Site Assessment Overview**

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

**Conclusion:**

Include in SHLAA

<b>Site Name:</b> Bestways, Banner Lane	<b>Site Ref:</b> Wo27	<b>Site Area Gross (ha):</b> 4.01
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**Site Location Plan**



**Constraints:**

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

Other:

**Indicative Density**

45dph

<b>Potential Delivery Timeframe</b> Longer term	<b>Potential number of units (net)</b> 153
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**Viability Assessment**

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

**Site Assessment Overview**

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

**Conclusion:**

Include in SHLAA

<b>Site Name:</b> Land at the Junction of Jardine Crescent and Jobs Lane	<b>Site Ref:</b> Wo28	<b>Site Area Gross (ha):</b> 0.46
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**Site Location Plan**



**Constraints:**

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

Other: The site lends itself to a high density proposal to reflect its proximity to the district centre, with a high quality design providing a feature building for this location. Development of the site will also need to ensure adequate access is created.

**Indicative Density**

200dph

<b>Potential Delivery Timeframe</b> Medium term	<b>Potential number of units (net)</b> 87
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**Viability Assessment**

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

**Site Assessment Overview**

Vacant site situated adjacent to a District Centre. Site has long been clear and is considered available now for development. Site appears unconstrained, although development viability of a higher density scheme may delay delivery until the later part of the plan period.

**Conclusion:**

Include in SHLAA



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



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

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

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

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

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

**Conclusion:**  
Include in SHLAA

<b>Site Name:</b> Dartmouth School, Tiverton Road	<b>Site Ref:</b> Wy18	<b>Site Area Gross (ha):</b> 1.02
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**Site Location Plan**



**Constraints:**

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

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

**Indicative Density**

45dph

<b>Potential Delivery Timeframe</b> Medium term	<b>Potential number of units (net)</b> 39
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**Viability Assessment**

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

**Site Assessment Overview**

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

**Conclusion:**

Include in SHLAA

<b>Site Name:</b> Axholme House, Axholme Road	<b>Site Ref:</b> Wy20	<b>Site Area Gross (ha):</b> 0.2
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**Site Location Plan**



**Constraints:**

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

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

**Indicative Density**

55dph

**Potential Delivery Timeframe**

Medium term

**Potential number of units (net)**

9

**Viability Assessments**

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

**Site Assessment Overview**

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

**Conclusion:**

Include in SHLAA



## **Appendix 2 – Initial Shortlisted Sites Within the Green Belt**

The following pages highlight the initial shortlisted sites that are currently within the Coventry Green Belt that have been identified through the revised SHLAA document. Each site is identified as part of a pro-forma assessment, which highlights the sites potential capacity, area, name, reference and delivery timeframe. The pro-forma also highlights likely constraints and site issues, which will need to be resolved should the sites come forward through the planning process as well as providing an overview of deliverability/developability. It should be clarified however that at the current time these sites sit within the Coventry Green Belt and as such remain constrained by Green Belt policy. As such, these sites will not be considered truly deliverable until such time as the land is considered for removal from the Green Belt through the Local Plan process. The identification of sites within this appendix therefore does not guarantee the granting of planning consent or the allocation of a site through the Local Plan.

These sites do however offer an initial overview of developable land option within the Coventry Green Belt based on existing and available evidence. It should be clarified however that additional evidence is actively being prepared and as such these sites remain subject to change. As such, the issues highlighted have been developed following a thorough site assessment process, however these are representative of a given moment in time and may not therefore represent a comprehensive list. The principle purpose for identifying these sites now is to support on-going discussions with Warwickshire authorities in so far as Coventry is able to sustainably meet its housing needs within its own boundaries.

### **SHLAA Reference and Ward Codes**

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

<b>SHLAA Code</b>	<b>Ward</b>	<b>Number of Shortlisted Sites</b>
Bab	Bablake	29
BW	Binley and Willenhall	1
C	Cheylesmore	0
E	Earlsdon	0
F	Foleshill	0
He	Henley	1
Ho	Holbrook's	0
L	Longford	1
LS	Lower Stoke	0
R	Radford	0
S	Sherbourne	0
StM	St Michaels	0
US	Upper Stoke	0
Wa	Wainbody	1
We	Westwood	6
Who	Whoberley	0
Wo	Woodlands	0
Wy	Wyken	0

<b>Site Name:</b> The Grange Waste Lane	<b>Site Ref:</b> Bab7	<b>Site Area Gross (ha):</b> 2.37
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**Site Location Plan**



**Constraints:**

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

Other: Site situated in the Green belt.

**Indicative Density**

Site specific density that is reflective of the surrounding and conversion opportunity.

**Potential Delivery Timeframe**

Short term

**Potential number of units (net)**

15

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

**Site Assessment Overview**

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

**Conclusion:**

Include in SHLAA

<b>Site Name:</b> Former Jaguar Cars expansion land, Brown's Lane	<b>Site Ref:</b> Bab8	<b>Site Area Gross (ha):</b> 10.39
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**Site Location Plan**



**Constraints:**

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

Other: Site situated in the Green belt.

**Indicative Density** Green Belt density range

<b>Potential Delivery Timeframe</b> Medium-Long Term	<b>Potential number of units (net)</b> 99-125
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**Viability Assessment** Site should offer a viable development option within the next 5 years.

**Site Assessment Overview**

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

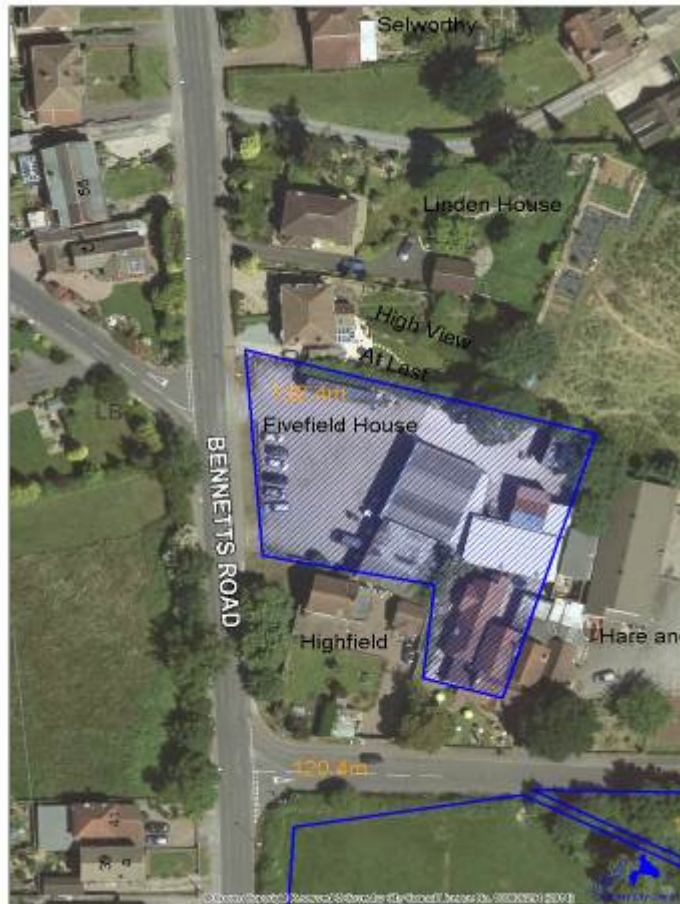
**Conclusion:**

Include in SHLAA as mixed use option



<b>Site Name:</b> Fivefield House, Bennetts Road	<b>Site Ref:</b> Bab15	<b>Site Area Gross (ha):</b> 0.23
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**Site Location Plan**



**Constraints:**

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

Other: Site situated in the Green belt.

**Indicative Density**

Green Belt density range

**Potential Delivery Timeframe**

Medium-Long Term

**Potential number of units (net)**

4-6

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

**Site Assessment Overview**

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

**Conclusion:**

Include in SHLAA

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



**Constraints:**

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

Other: Site situated in the Green belt.

**Indicative Density**

Site specific density linked to outline planning application and site masterplan.

<b>Potential Delivery Timeframe</b> Medium-Long Term	<b>Potential number of units (net)</b> 800
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**Viability Assessment:** Site should offer a viable development option within the next 5 years.

**Site Assessment Overview**

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

**Conclusion:**

Include in SHLAA

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



**Constraints:**

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

Other: Site situated in the Green belt.

**Indicative Density** Green Belt density range

<b>Potential Delivery Timeframe</b> Medium-Long Term	<b>Potential number of units (net)</b> 372-470
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**Viability Assessment** Site should offer a viable development option within the next 5 years.

**Site Assessment Overview**

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

**Conclusion:**

Include in SHLAA



<b>Site Name:</b> Rookery Farm, Watery Lane	<b>Site Ref:</b> Bab 21	<b>Site Area Gross (ha):</b> 1.6
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**Site Location Plan**



**Constraints:**

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

Other: Site situated in the Green belt.

**Indicative Density** Green Belt density range

<b>Potential Delivery Timeframe</b> Medium-Long Term	<b>Potential number of units (net)</b> 30-38
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**Viability Assessment** Site should offer a viable development option within the next 5 years.

**Site Assessment Overview**

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

**Conclusion:**

Include in SHLAA

<b>Site Name:</b> Land South of 37 Bennetts Road	<b>Site Ref:</b> Bab15	<b>Site Area Gross (ha):</b> 0.78
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**Site Location Plan**



**Constraints:**

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

Other: Site situated in the Green belt.

**Indicative Density**

Green Belt density range

<b>Potential Delivery Timeframe</b> Medium-Long Term	<b>Potential number of units (net)</b> 15-19
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**Viability** Site should offer a viable development option within the next 5 years.

**Site Assessment Overview**

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

**Conclusion:**

Include in SHLAA

<b>Site Name:</b> Land east of holy Gate, Fivefield Road	<b>Site Ref:</b> Bab 24	<b>Site Area Gross (ha):</b> 1
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**Site Location Plan**



**Constraints:**

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

Other: Site situated in the Green belt.

**Indicative Density** Green Belt density range

<b>Potential Delivery Timeframe</b> Med-Long	<b>Potential number of units (net)</b> 19-24
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**Viability Assessment** Site should offer a viable development option within the next 5 years.

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

**Conclusion:**  
Include in SHLAA



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



**Constraints:**

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

Other: Site situated in the Green belt.

**Indicative Density** Site specific density linked to adjacent properties

<b>Potential Delivery Timeframe</b> Medium-Long term	<b>Potential number of units (net)</b> 7
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**Viability Assessment** Site should offer a viable development option within the next 5 years.

**Site Assessment Overview**

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

**Conclusion:**

Include in SHLAA

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



**Constraints:**

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

Other: Site situated in the Green belt.

**Indicative Density** Green Belt density range

<b>Potential Delivery Timeframe</b> Medium-Long term	<b>Potential number of units (net)</b> 157-198
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**Viability Assessment:** Site should offer a viable development option within the next 5 years.

**Site Assessment Overview**

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

**Conclusion:**

Include in SHLAA

<b>Site Name:</b> Land at Junction of Pickford Green Lane and Upper Eastern Green Lane	<b>Site Ref:</b> Bab 34	<b>Site Area Gross (ha):</b> 2.95
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**Site Location Plan**



<b>Constraints:</b>			
Over culvert		TPOs	
Contaminated Land		Conservation Area	
Nature Designation		Listed or Local List	
Archaeological Merit		Flood Concerns	
Other: Site situated in the Green belt.			
<b>Indicative Density</b> Green Belt density range			
<b>Potential Delivery Timeframe</b> Medium-Long term		<b>Potential number of units (net)</b> 56-71	
<b>Viability Assessment</b> Site should offer a viable development option within the next 5 years.			
<b>Site Assessment Overview</b> In isolation this site would not represent a natural extension of the existing urban area. Site could be considered suitable however if brought forward as part of a phased scheme or a comprehensive development subject to overcoming Green belt constraint and provision of adequate infrastructure and design proposals.			
<b>Conclusion:</b> include in SHLAA Include in SHLAA			



<b>Site Name:</b> Land East of Pickford Green Lane and North of Upper Eastern Green Lane - southern plot	<b>Site Ref:</b> Bab 37	<b>Site Area Gross (ha):</b> 44.5
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**Site Location Plan**



**Constraints:**

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

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

**Indicative Density** Green Belt density range

<b>Potential Delivery Timeframe</b> Medium-Long term	<b>Potential number of units (net)</b> 849-1069
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**Viability Assessment:** Site should offer a viable development option within the next 5 years.

**Site Assessment Overview**

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

**Conclusion:**

Include in SHLAA

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



**Constraints:**

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

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

**Indicative Density** Green Belt density range

<b>Potential Delivery Timeframe</b> Medium-Long term	<b>Potential number of units (net)</b> 52-66
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**Viability Assessment:** Site should offer a viable development option within the next 5 years.

**Site Assessment Overview**

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

**Conclusion:**

Include in SHLAA

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



**Constraints:**

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

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

**Indicative Density** Green Belt density range

<b>Potential Delivery Timeframe</b> Medium-Long term	<b>Potential number of units (net)</b> 190-240
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**Viability Assessment:**

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

**Conclusion:**

Include in SHLAA



<b>Site Name:</b> Recreation Ground, Fivefield Road	<b>Site Ref:</b> Bab 52	<b>Site Area Gross (ha):</b> 2.7
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**Site Location Plan**



**Constraints:**

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

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

**Indicative Density** Green Belt density range

<b>Potential Delivery Timeframe</b> Medium-Long term	<b>Potential number of units (net)</b> 51-65
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**Viability Assessment:** Site should offer a viable development option within the next 5 years.

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

**Conclusion:**  
Include in SHLAA

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



**Constraints:**

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

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

**Indicative Density** Green Belt density range

<b>Potential Delivery Timeframe</b> Medium-Long Term	<b>Potential number of units (net)</b> 85-107
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**Viability Assessment:** Site should offer a viable development option within the next 5 years.

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

**Conclusion:**  
Include in SHLAA



<b>Site Name:</b> Land at Fivefield Road	<b>Site Ref:</b> Bab 57	<b>Site Area Gross (ha):</b> 12.96
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**Site Location Plan**



**Constraints:**

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

Other: Site situated in the Green belt.

**Indicative Density** Green Belt density range

<b>Potential Delivery Timeframe</b> Medium-Long Term	<b>Potential number of units (net)</b> 245-311
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**Viability Assessment:** Site should offer a viable development option within the next 5 years.

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

**Conclusion:**

Include in SHLAA



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



**Constraints:**

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

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

**Indicative Density** Green Belt density range

<b>Potential Delivery Timeframe</b> Medium-Long Term	<b>Potential number of units (net)</b> 29-36
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**Viability Assessment:** Site should offer a viable development option within the next 5 years.

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

**Conclusion:**

Include in SHLAA

<b>Site Name:</b> Land rear of Durham Close, Fivefield Road	<b>Site Ref:</b> Bab 62	<b>Site Area Gross (ha):</b> 0.35
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**Site Location Plan**



**Constraints:**

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

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

**Indicative Density** Green Belt density range

<b>Potential Delivery Timeframe</b> Medium-Long Term	<b>Potential number of units (net)</b> 7-8
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**Viability Assessment:** Site should offer a viable development option within the next 5 years.

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

**Conclusion:**

Include in SHLAA

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



**Constraints:**

Over culvert		TPOs	
Contaminated Land		Conservation Area	
Nature Designation		Listed or Local List	
Archaeological Merit	✓	Flood Concerns	
Other: Site situated in the Green belt. Site will need to create appropriate access			

**Indicative Density** Green Belt density range

<b>Potential Delivery Timeframe</b> Medium-Long Term	<b>Potential number of units (net)</b> 12-16
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**Viability Assessment:** Site is expected to offer a viable development option

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

**Conclusion:**

Include in SHLAA



<b>Site Name:</b> Johney Rea Golf centre	<b>Site Ref:</b> Bab 67	<b>Site Area Gross (ha):</b> 5.06
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**Site Location Plan**



**Constraints:**

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

Other: Site situated in the Green belt.

**Indicative Density** Green Belt density range

<b>Potential Delivery Timeframe</b> Medium-Long Term	<b>Potential number of units (net)</b> 96-121
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**Viability Assessment:** Site should offer a viable development option within the next 5 years.

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

**Conclusion:**

Include in SHLAA

<b>Site Name:</b> Land north of Thompsons Road	<b>Site Ref:</b> Bab 68	<b>Site Area Gross (ha):</b> 21.58
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**Site Location Plan**



<b>Constraints:</b>			
Over culvert		TPOs	possible
Contaminated Land		Conservation Area	
Nature Designation	adjacent	Listed or Local List	
Archaeological Merit	✓	Flood Concerns	
Other: Site situated in the Green belt.			
<b>Indicative Density</b> Green Belt density range			
<b>Potential Delivery Timeframe</b> Medium-Long Term		<b>Potential number of units (net)</b> 410-518	
<b>Viability Assessment:</b> Site is expected to offer a viable development option			
<b>Site Assessment Overview:</b> In isolation this site would not represent a natural extension of the existing urban area. Site could be considered suitable however if brought forward as part of a phased scheme or a comprehensive development subject to overcoming Green belt constraint and provision of adequate infrastructure and design proposals.			
<b>Conclusion:</b> Include in SHLAA			



<b>Site Name:</b> Land North of Upper Eastern Green Lane	<b>Site Ref:</b> Bab 69	<b>Site Area Gross (ha):</b> 18.7
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**Site Location Plan**



**Constraints:**

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

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

**Indicative Density** Green Belt density range

<b>Potential Delivery Timeframe</b> Medium-Long Term	<b>Potential number of units (net)</b> 355-449
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**Viability Assessment:** Site should offer a viable development option within the next 5 years.

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

**Conclusion:**

Include in SHLAA



<b>Site Name:</b> Land East of Pickford Green Lane and North of Upper Eastern Green Lane - northern plot	<b>Site Ref:</b> Bab 70	<b>Site Area Gross (ha):</b> 74.25
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**Site Location Plan**



**Constraints:**

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

Other: Site situated in the Green belt. Proposals would need to ensure appropriate noise mitigation measures where the site meets the A45.

**Indicative Density** Green Belt density range

<b>Potential Delivery Timeframe</b> Medium-Long Term	<b>Potential number of units (net)</b> 705-891
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**Viability Assessment:** Site should offer a viable development option within the next 5 years.

**Site Assessment Overview:** Northern and southern plots put forward through call for sites as a single option. Sites separated due to availability, constraints and phasing. Site is expected to be considered suitable for a mixed use opportunity in order to help mitigate impact of A45 that adjoins the site to the north.

**Conclusion:**  
Include in SHLAA as mixed use opportunity

<b>Site Name:</b> Land off Wall Hill Road	<b>Site Ref:</b> Bab 71	<b>Site Area Gross (ha):</b> 0.14
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**Site Location Plan**



**Constraints:**

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

Other: Site situated in the Green belt.

**Indicative Density** Green Belt density range

<b>Potential Delivery Timeframe</b> Medium-Long Term	<b>Potential number of units (net)</b> 3
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**Viability Assessment:** Site should offer a viable development option within the next 5 years.

**Site Assessment Overview:** In isolation the site does offer a small infill opportunity alongside a small collection of existing residential and commercial property. Site would be most suitable brought forward as part of a group of infill sites to form a comprehensive scheme (including Bab71-74).

**Conclusion:**  
Include in SHLAA

<b>Site Name:</b> Land opposite Grove Farm, Wall Hill Road	<b>Site Ref:</b> Bab 72	<b>Site Area Gross (ha):</b> 0.66
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**Site Location Plan**



<b>Constraints:</b>			
Over culvert		TPOs	possible
Contaminated Land		Conservation Area	
Nature Designation		Listed or Local List	
Archaeological Merit		Flood Concerns	
Other: Site situated in the Green belt.			
<b>Indicative Density</b>			
Green Belt density range			
<b>Potential Delivery Timeframe</b>		<b>Potential number of units (net)</b>	
Medium-Long Term		13-16	
<b>Viability Assessment:</b> Site should offer a viable development option within the next 5 years.			
<b>Site Assessment Overview:</b> In isolation the site does offer a small infill opportunity alongside a small collection of existing residential and commercial property. Site would be most suitable brought forward as part of a group of infill sites to form a comprehensive scheme (including Bab71-74).			
<b>Conclusion:</b>			
Include in SHLAA			



<b>Site Name:</b> Land East of 86 Hawkes Mill Lane	<b>Site Ref:</b> Bab 73	<b>Site Area Gross (ha):</b> 0.3
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**Site Location Plan**



**Constraints:**

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

Other: Site situated in the Green belt.

**Indicative Density**

Green Belt density range

**Potential Delivery Timeframe**

Medium-Long Term

**Potential number of units (net)**

6-7

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

**Site Assessment Overview:** In isolation the site does offer a small infill opportunity alongside a small collection of existing residential and commercial property. Site would be most suitable brought forward as part of a group of infill sites to form a comprehensive scheme (including Bab71-74).

**Conclusion:**

Include in SHLAA

<b>Site Name:</b> Land opposite 39 Hawkesmill Lane	<b>Site Ref:</b> Bab 74	<b>Site Area Gross (ha):</b> 0.22
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**Site Location Plan**



<b>Constraints:</b>			
Over culvert		TPOs	possible
Contaminated Land		Conservation Area	
Nature Designation		Listed or Local List	
Archaeological Merit		Flood Concerns	
Other: Site situated in the Green belt.			
<b>Indicative Density</b>			
Green Belt density range			
<b>Potential Delivery Timeframe</b>		<b>Potential number of units (net)</b>	
Medium-Long Term		4-5	
<b>Viability Assessment:</b> Site should offer a viable development option within the next 5 years.			
<b>Site Assessment Overview:</b> In isolation the site does offer a small infill opportunity alongside a small collection of existing residential and commercial property. Site would be most suitable brought forward as part of a group of infill sites to form a comprehensive scheme (including Bab71-74).			
<b>Conclusion:</b>			
Include in SHLAA			



<b>Site Name:</b> Nursery Sites, Browns Lane	<b>Site Ref:</b> Bab 75	<b>Site Area Gross (ha):</b> 2.90
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**Site Location Plan**



**Constraints:**

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

Other: Site situated in the Green belt.

**Indicative Density**

Green Belt density range

**Potential Delivery Timeframe**

Medium-Long Term

**Potential number of units (net)**

55-70

**Viability Assessment:** Site is expected to offer a viable development option

**Site Assessment Overview:** Site is partially previously developed and represents a back land site to the rear of existing residential provision. Site is suitable for development subject to overcoming Green belt constraint and providing adequate infrastructure with high quality design.

**Conclusion:**

Include in SHLAA



<b>Site Name:</b> Land at the junction of London Road and Allard Way	<b>Site Ref:</b> BW38b	<b>Site Area Gross (ha):</b> 3.5
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**Site Location Plan**



**Constraints:**

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

Other: Site situated in the Green belt.

**Indicative Density** Green Belt density range

<b>Potential Delivery Timeframe</b> Med-Long	<b>Potential number of units (net)</b> 67-84
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**Viability Assessment:** Site should offer a viable development option within the next 5 years.

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

**Conclusion:**  
Include in SHLAA

<b>Site Name:</b> Walsgrave Hill Farm, Southern extension	<b>Site Ref:</b> HE14	<b>Site Area Gross (ha):</b> 6.6
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**Site Location Plan**



<b>Constraints:</b>			
Over culvert		TPOs	possible
Contaminated Land		Conservation Area	
Nature Designation		Listed or Local List	✓
Archaeological Merit	✓	Flood Concerns	
Other: Site situated in the Green belt. Noise assessments will also be required to ensure appropriate mitigation from the adjacent A46.			
<b>Indicative Density</b> Green Belt density range			
<b>Potential Delivery Timeframe</b> Medium-Long Term		<b>Potential number of units (net)</b> 125-158	
<b>Viability Assessment:</b> Site should offer a viable development option within the next 5 years.			
<b>Site Assessment Overview:</b> Site represents a natural extension of the site allocated at Walsgrave Hill Farm and is considered suitable in this context, subject to appropriate design around the listed building to the south east of the site.			
<b>Conclusion:</b> Include in SHLAA			



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



**Constraints:**

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

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

**Indicative Density**

Green Belt density range

**Potential Delivery Timeframe**

Medium-Long Term

**Potential number of units (net)**

163-206

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

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

**Conclusion:**

Include in SHLAA



<b>Site Name:</b> Land west of Cryfield Heights, Gibbet Hill	<b>Site Ref:</b> Wa6	<b>Site Area Gross (ha):</b> 1.53
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**Site Location Plan**



**Constraints:**

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

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

**Indicative Density**

Green Belt density range

**Potential Delivery Timeframe**

Medium-Long Term

**Potential number of units (net)**

29-37

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

**Site Assessment Overview:** Site is situated to the rear of existing residential properties on 3 sides and would offer a natural infill opportunity within the local area. Site could be considered suitable subject to overcoming Green belt constraint and provision of adequate infrastructure and design proposals

**Conclusion:**

Include in SHLAA

<b>Site Name:</b> Land between 50 and 80 Cromwell Lane	<b>Site Ref:</b> We15	<b>Site Area Gross (ha):</b> 0.17
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**Site Location Plan**



<b>Constraints:</b>			
Over culvert		TPOs	possible
Contaminated Land		Conservation Area	
Nature Designation		Listed or Local List	
Archaeological Merit		Flood Concerns	
Other: Site situated in the Green belt.			
<b>Indicative Density</b>			
Green Belt density range			
<b>Potential Delivery Timeframe</b>		<b>Potential number of units (net)</b>	
Medium-Long Term		3	
<b>Viability Assessment:</b> Site should offer a viable development option within the next 5 years.			
<b>Site Assessment Overview:</b> Well vegetated area of green space. Site is likely to offer a suitable infill opportunity however to continue the existing street pattern of housing along Cromwell Lane. Site is to be considered alongside other opportunities along Cromwell Lane.			
<b>Conclusion:</b>			
Include in SHLAA			

<b>Site Name:</b> Sports field North of Westwood Heath Road	<b>Site Ref:</b> We21	<b>Site Area Gross (ha):</b> 13.2
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**Site Location Plan**



**Constraints:**

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

Other: Site situated in the Green belt. Need for replacement sports pitch provision

**Indicative Density**

Green Belt density range

<b>Potential Delivery Timeframe</b> Medium-Long Term	<b>Potential number of units (net)</b> 251-317
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**Viability Assessment:** Site should offer a viable development option within the next 5 years.

**Site Assessment Overview:** Site remains in active use for private sports, however it is situated adjacent to existing residential development and offers a sustainable development option in close proximity to key services and facilities. Site could be considered suitable for development subject to provision of new sports pitches within the local community.

**Conclusion:**

Include in SHLAA



<b>Site Name:</b> Land West of Cromwell Lane	<b>Site Ref:</b> We28	<b>Site Area Gross (ha):</b> 11.59
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**Site Location Plan**



**Constraints:**

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

Other: Site situated in the Green belt.

**Indicative Density**  
Site specific density

<b>Potential Delivery Timeframe</b> Medium-Long Term	<b>Potential number of units (net)</b> 230
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**Viability Assessment:** Site should offer a viable development option within the next 5 years.

**Site Assessment Overview:** Extensive area of agricultural land to the rear of existing residential development. A carefully designed scheme does provide an opportunity however to link in with existing farm house and be developed within the north south building limits of the city's western boundary. Site could be considered suitable subject to overcoming Green belt constraint and provision of adequate infrastructure and design proposals. Site is to be considered alongside other opportunities along Cromwell Lane.

**Conclusion:**  
Include in SHLAA

<b>Site Name:</b> Land between 46 to and including 50 Cromwell Lane	<b>Site Ref:</b> We33	<b>Site Area Gross (ha):</b> 0.18
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**Site Location Plan**



**Constraints:**

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

Other: Site situated in the Green belt.

**Indicative Density**

Green Belt density range

**Potential Delivery Timeframe**

Medium-Long Term

**Potential number of units (net)**

3

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

**Site Assessment Overview:** Site currently occupied by a single dwelling with large area of curtilage. Opportunity to provide higher density provision and infill existing gaps in street scene. Site is to be considered alongside other opportunities along Cromwell Lane.

**Conclusion:**

Include in SHLAA

<b>Site Name:</b> Land between 94 and 114 Cromwell Lane	<b>Site Ref:</b> We34	<b>Site Area Gross (ha):</b> 0.22
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**Site Location Plan**



<b>Constraints:</b>			
Over culvert		TPOs	possible
Contaminated Land		Conservation Area	
Nature Designation		Listed or Local List	
Archaeological Merit		Flood Concerns	
Other: Site situated in the Green belt.			
<b>Indicative Density</b> Green Belt density range			
<b>Potential Delivery Timeframe</b> Medium-Long Term		<b>Potential number of units (net)</b> 4	
<b>Viability Assessment:</b> Site should offer a viable development option within the next 5 years.			
<b>Site Assessment Overview:</b> Well vegetated area of green space. Site is likely to offer a suitable infill opportunity however to continue the existing street pattern of housing along Cromwell Lane. Site is to be considered alongside other opportunities along Cromwell Lane.			
<b>Conclusion:</b> Include in SHLAA			



<b>Site Name:</b> Land at Mitchell Avenue, opposite Xcel centre	<b>Site Ref:</b> We36	<b>Site Area Gross (ha):</b> 2.04
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**Site Location Plan**



**Constraints:**

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

Other: Site situated in the Green belt. Need for replacement sports pitch provision

**Indicative Density**

Green Belt density range

**Potential Delivery Timeframe**

Medium-Long Term

**Potential number of units (net)**

39-49

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

**Site Assessment Overview:** Site remains in active use for private sports, however it is situated adjacent to existing residential development and offers a sustainable development option in close proximity to key services and facilities. Site could be considered suitable for development subject to provision of new sports pitches within the local community.

**Conclusion:**

Include in SHLAA

### Appendix 3 Discounted SHLAA Sites

Ref	Sites	Ward	Site Area	GF/BF	Deliverability Assessment		
					Suitable?	Available?	Achievable?
Bab6	Windmill Industrial Estate, Birmingham Road	Bablake	1.66	BF & GB	This is an established employment site that fronts the main A45 dual carriageway. There is likely to be significant noise and air quality issues with this site for residential development.	Well located and well used industrial estate. To be retained for employment use.	Site is well occupied and considered viable for its existing use.
Bab9	Land adjacent 23 Tamworth Road	Bablake	0.06	GB	Principle of residential development is established however development of the curtilage is likely to result in an inappropriate loss of amenity space for the existing property and is therefore considered unsuitable at this time.	Site forms part of residential curtilage and is not considered readily available.	Land is well used but is likely to prove a viable option for redevelopment.
Bab10	Garage site between 19 and 46 Packington Avenue	Bablake	0.07	BF	Site provides important garage provision and off street parking spaces for existing residents. Removal of the garages is likely to result in an unacceptable impact on on-street parking. The site is therefore considered unsuitable at this time.	site appears in good condition and well used.	small infill plot, but within higher value area of the city meaning viability should be ok.
Bab11	Garage site rear of 11-21 Flynt Avenue	Bablake	0.10	BF	Site provides important garage provision and off street parking spaces for existing residents. Removal of the garages is likely to result in an unacceptable impact on on-street parking. The site is therefore considered unsuitable at this time.	site appears in good condition and well used.	small infill plot, but within higher value area of the city meaning viability should be ok.
Bab17	Coundon Hall farm and Allotments east of Long Lane and north of Browns Hill Green Road	Bablake	20.57	GB	Well used and maintained allotment and agricultural provision situated within a rural setting. Residential development is likely to unacceptable in the Green Belt.	Land is well used for allotments and agricultural activity provision and does not appear available at this time.	Site is likely to represent a viable development option.
Bab18	Land at Falklands Green and Chamberlain's Green, between Thistley Field West & Thistley Field East,	Bablake	0.40	GF	Well used and maintained area of public open space which provides a vital local facility for surrounding properties. Residential development would be unsuitable due to the loss of this provision.	Site is a well maintained area of public open space and is not considered available at this current time.	Site is likely to represent a viable development option.
Bab20	Keresley Manor & curtilage, Tamworth Road	Bablake	3.08	GB	Site appears to be in active use and is not considered available.	The costs and loss of site value associated with the retention of the wooded area and listed structures is likely to mean development is unviable and unachievable at this time.	Site currently contains a number of listed structures and the surrounding curtilage is rich with protected trees and woodland. Clearance of this site for extensive development is considered inappropriate and unsuitable. The conversion or addition of a single dwelling may be acceptable if it was deemed necessary to support the retention and preservation of the wider site. This would however require further investigation.

Appendix 3 Discounted SHLAA Sites

Page 206 Bab24	Land North of Watery Lane and East of Bennetts Road South	Bablake	5.90	GB	The majority of the site is situated within the Green Belt and appears to form a protective buffer between existing residential properties and Pro-Logis park to the north. Development of this plot would erode this buffer and is not considered suitable at this time.	Site is a well vegetated area forming a vital buffer between residential and employment land. It is not considered available at this current time.	There are some small pockets of flood risk across the site, however it is expected that these can be mitigated and that the site would represent a viable development option.
Bab25	Land South West of Fivefield Road	Bablake	2.77	GB	Site comprises a well established area of farm land within the Green Belt. Development of this site is likely to have significant impact on the views and openness of this area of Green Belt. The site is also rich in archaeological and conservation value so is not considered suitable or appropriate for residential development.	Site is actively farmed at this current time.	There are some risks associated with the site including gas pipelines. The site is also rich in archaeological and conservation value. It is expected however that the site would still provide a viable development.
Bab26	Land at Hounds Hill, Fivefield Road	Bablake	11.24	GB	Site comprises a well established area of farm land within the Green Belt. Development of this site is likely to have significant impact on the views and openness of this area of Green Belt. The site is also rich in archaeological and conservation value so is not considered suitable or appropriate for residential development.	Site is actively farmed at this current time.	There are some risks associated with the site including gas pipelines. The site is also rich in archaeological and conservation value. It is expected however that the site would still provide a viable development.
Bab28	Land south of Keresley House, Tamworth Road	Bablake	3.82	GB	Land appears to be readily available, however it is situated within an area of higher historical landscape character, has some evidence of surface water suggesting there is question marks over its suitability for development.	The achievability of a viable development is uncertain at this time given the previous site uses and the legacy it may have left behind. Subject to further investigation and having regard to the sites location it is likely that a viable development could be achieved.	Residential development of the site is likely to generate inappropriate and unsuitable impact on the openness of the Green Belt in this particular location. There are also concerns about ground stability on this particular site.
Bab30	Land at Church Farm, Staircase Lane	Bablake	12.94	GB	Well maintained agricultural land situated within the Coundon Wedge separating the main urban area of Coventry from Allesley Village. Site is also designated a local wildlife site and nature conservation area. Residential development in this location is considered inappropriate in the Green Belt.	Land appears to be in existing agricultural use, however representations have suggested site availability.	Site is likely to represent a viable development option.
Bab31	Land at Church Lane Farm, Coundon Wedge Drive	Bablake	6.73	GB	Well maintained agricultural land situated within the Coundon Wedge separating the main urban area of Coventry from Allesley Village. Site is also designated a local wildlife site and nature conservation area. Residential development in this location is considered inappropriate in the Green Belt.	Land appears to be in existing agricultural use, however representations have suggested site availability.	Site is likely to represent a viable development option.
Bab32	Land at Hollyfast Farm, Wall Hill Road	Bablake	27.06	GB	Land is within the Meriden Gap Green Bel and serves an important function separating Allesley Village from the wider built area. Residential development on this site in isolation would have a significant and unacceptable impact on he Green Belt.	Site is actively farmed at this current time.	Site is likely to represent a viable development option.



### Appendix 3 Discounted SHLAA Sites

Bab33	Land at Brownshill Green, Wall Hill Road	Bablake	1.44	GB	Area of well maintained agricultural land within a rural setting. Adjacent residential and farm properties are at very low density. Further residential development, especially at higher density is likely to unacceptable in the Green Belt.	Site appears to be in active agricultural use at this current time.	Site is likely to represent a viable development option.
Bab35	Allotments and surrounding land north of Butt Lane	Bablake	1.19	GB	Well used and maintained allotment provision situated within a semi-rural setting. Residential development is likely to unacceptable in the Green Belt.	Land is well used for allotment provision and does not appear available at this time.	Site is likely to represent a viable development option.
Bab36	Land at Pickford Green	Bablake	29.86	GB	Area of well maintained agricultural land within a rural setting. Site has some flood risk concerns and extends beyond the existing built line of the city's urban area. This suggests development of this site would cause substantial harm to the Green Belt and the established Meriden Gap. Residential development is therefore likely to be unacceptable in this Green Belt location.	Site appears to be in active agricultural use at this current time, however representations have suggested site availability.	Site is likely to represent a viable development option.
Bab38	Hogs End Farm rear of 260 Hawkes Mill Lane	Bablake	0.65	GB	Well established agricultural holding with barns and farm buildings. Surrounding buildings are at very low density and any intensification is likely to result in unsuitable and inappropriate development in the Green Belt.	Site appears to be available at this current time.	Site is likely to represent a viable development option.
Bab39	Copse Drive (east side) Meriden Business Park	Bablake	1.89	GB	Site is adjacent to an established business park and A45 dual carriageway. It also contains numerous protected trees. Residential development in this location is considered unsuitable.	Site appears to be available at this current time.	Developable site area will be significantly impacted by numerous protected trees. This may bring viability into question.
Bab40	Copse Drive (west side) Meriden Business Park	Bablake	6.69	GB	Site is adjacent to an established business park and A45 dual carriageway. Residential development in this location is considered unsuitable within this area of Green Belt.	Site appears to be available at this current time.	Site is likely to represent a viable development option.
Bab41	Land East of Allesley Primary School, Antrim Close	Bablake	0.23	GB	Well established area of urban green space with value to surrounding residential properties. The site is also of importance to the adjacent primary school meaning residential development at this time would be unsuitable.	Site appears to be available at this current time.	Site is likely to represent a viable development option.
Bab42	Land east of Brackley Close	Bablake	0.95	GB	Well used and maintained area of public open space which provides a vital local facility for surrounding properties. Residential development would be unsuitable due to the loss of this provision.	Site is a well maintained area of public open space and is not considered available at this current time.	Site is likely to represent a viable development option.
Bab43	Land at the junction of Tamworth Road and Keresley Green Road	Bablake	1.01	GB	Well used and maintained area of public open space within a prominent suburban location. Residential development is likely to unacceptable in the Green Belt.	Site appears to be available at this current time.	Site is likely to represent a viable development option.
Bab44	Land between 26 and 50 Holloway Field	Bablake	0.18	GB	Well used and maintained area of public open space which provides a vital local facility for surrounding properties. Residential development would be unsuitable due to the loss of this provision.	Site is a well maintained area of public open space and is not considered available at this current time.	Site is likely to represent a viable development option.

Appendix 3 Discounted SHLAA Sites

Bab45	Land North of 166 Scots Lane	Bablake	0.08	GB	Well used and maintained area of public open space which provides a vital local facility for surrounding properties. Residential development would be unsuitable due to the loss of this provision.	Site is a well maintained area of public open space and is not considered available at this current time.	Site is likely to represent a viable development option.
Bab46	Corner Birmingham Road and Allesley Croft	Bablake	0.75	GB	Well established area of urban green space providing a vital amenity to surrounding residents and containing a significant number of protected trees. Land is not considered suitable for residential development at this time.	Site would require some clearance but is considered available.	Site is likely to represent a viable development option.
Bab47	Land at Watery Lane adjacent Jubilee Woodland	Bablake	4.1	GB	Site has been planted out as a Jubilee Woodland to celebrate the Queens diamond jubilee. Development of the site is therefore considered unsuitable.	The site has been planted as woodland and is no longer available.	Site is expected to offer a viable development option, although its developability is heavily constrained by the presence of newly planted woodland.
Bab49	Land West of Cameron Close and The Windmill Hill	Bablake	2.75	GB	Site appears to be a well maintained area of urban green space providing a key link into the Green Belt. Residential development in this location is considered inappropriate in the Green Belt.	Site appears to be available at this current time.	Site is likely to represent a viable development option.
Bab50	Land around Thompsons Farm, west of Bennetts Road North	Bablake	9.17	GB	Development of this site is likely to have significant impact on the views and openness of this area of Green Belt. It is also likely to have a significant impact on the historic woodland that adjoins the site. At this time it is not considered suitable or appropriate for residential development.	Site appears to be in active agricultural use suggesting it is not readily available. However representations have confirmed the possibility of the site becoming available within the plan period.	Site has gas pipelines running to the south west tip of its boundary with pockets of archaeological interest and flood risk. It is however likely to represent a viable development option.
Bab51b	Land North of Fivefield Road	Bablake	9.60	GB	Development of this site is likely to have significant impact on the views and openness of this area of Green Belt. It is also likely to have a significant impact on the historic woodland that adjoins the site. At this time it is not considered suitable or appropriate for residential development.	Site appears to be in active agricultural use suggesting it is not readily available. However representations have confirmed the possibility of the site becoming available within the plan period.	Site has gas pipelines running to the south west tip of its boundary with pockets of archaeological interest and flood risk. It is however likely to represent a viable development option.
Bab53	Land west of football ground, Fivefield Road.	Bablake	1.67	GB	Site comprises a well established area of farm land within the Green Belt. Development of this site is likely to have significant impact on the views and openness of this area of Green Belt. The site is also rich in archaeological and conservation value. Development would also have a likely impact on the adjacent protected woodland, so is not considered suitable or appropriate for residential development.	Site is actively farmed at this current time.	There are some risks associated with the site including gas pipelines. The site is also rich in archaeological and conservation value. It is expected however that the site would still provide a viable development.
Bab55	Land north of Queenswood Court, Tamworth Road	Bablake	1.5	GB	Site has well established boundaries on all 4 sides with well established trees and hedgerows. There may be opportunities for limited low density infill on the site, but unlikely to be above the 5 dwelling threshold	site is readily available for development - as put forward by existing land owner	site is likely to offer a viable option, and subject to further review of the green belt could be acceptable for limited infill low density housing.
Bab59	Playing Fields, Waste Lane	Bablake	9.34	GB	Area of well maintained playing fields within a suburban setting. Residential development is likely to result in an unacceptable loss of established playing fields and recreation land.	Site appears to be in active recreation use at this current time.	Site is likely to represent a viable development option.

### Appendix 3 Discounted SHLAA Sites

Bab61	Merton College Land, South of Brownshill Green Road	Bablake	50.66	GB	Well maintained agricultural land situated within the Coundon Wedge separating the main urban area of Coventry from Allesley Village. Residential development in this location is considered inappropriate in the Green Belt.	Representations suggest the site is readily available, although it appears to be in existing agricultural use.	Site is likely to represent a viable development option.
Bab64	Land rear of Troyswood House, Tamworth Road	Bablake	1.1	GB	Site has well established boundaries on all 4 sides with well established trees and hedgerows. There may be opportunities for limited low density infill on the site, but unlikely to be able to create an appropriate access into the site.	site is readily available for development - as put forward by existing land owner	site is likely to offer a viable option
Bab65	Land at Hall Hill Cottage, Fivefield Road	Bablake	1.5	GB	Site is unlikely to be suitable in isolation but could be suitable as part of a wider development scheme. Site situated within the Green belt and does have changes in gradient that may constrain development. Site also has historical landscape importance which could justify protection.	Site readily available now for development	Site is expected to offer a viable development option
BW5	Allotments, adjacent 25 Lorenzo Close	Binley and Willenhall	0.08	GF	Well established area of urban green space providing amenity to surrounding residents. Site also suffers from significant access constraints. Land is not considered suitable for residential development at this time.	Site would require some clearance but is considered available.	Site is likely to represent a viable development option.
BW7	Land at junction of Middle Ride and WinnalThorpe	Binley and Willenhall	0.25	GF	Well used and maintained area of public open space which provides a vital local facility for surrounding properties. Residential development would be unsuitable due to the loss of this provision.	Site is a well maintained area of public open space and is not considered available at this current time.	Site is likely to represent a viable development option.
BW8	Garages and parking area adjacent 13 York Close	Binley and Willenhall	0.04	BF	Site provides important off street parking spaces for existing residents. Loss of these spaces is likely to result in an unacceptable impact on on-street parking. The site is therefore considered unsuitable at this time.	site appears in good condition and well used.	small infill plot, but minimal constraints meaning viability should be ok.
BW9	Land rear of 58 William McKee Close	Binley and Willenhall	0.03	BF	Site provides important off street parking spaces for existing residents. Loss of these spaces is likely to result in an unacceptable impact on on-street parking. The site is therefore considered unsuitable at this time.	site appears in good condition and well used.	small infill plot, but with minimal constraints meaning viability should be ok.
BW10	Hagard Community Centre, Remembrance Road	Binley and Willenhall	0.23	BF	Well established and used community centre facility, situated within a designated local centre. Although residential development may be suitable in this location due to its proximity to services it would not be suitable as a full replacement provision.	site is well used and occupied. It is not considered readily available.	Due to lower market values its uncertain if a replacement mixed use scheme would be viable in this location.
BW11	Garages, Adjacent 22 Lorenzo Close and rear of 99-113 Meadfoot Road	Binley and Willenhall	0.17	BF	Site provides important off street parking spaces for existing residents. Loss of these spaces is likely to result in an unacceptable impact on on-street parking. The site is therefore considered unsuitable at this time.	site appears in good condition and well used.	small infill plot, but with minimal constraints meaning viability should be ok.
BW12	Land facing 1-23 Arnhem Corner	Binley and Willenhall	0.40	GF	Well used and maintained area of public open space which provides a vital local facility for surrounding properties. Residential development would be unsuitable due to the loss of this provision.	Site is a well maintained area of public open space and is not considered available at this current time.	Site is likely to represent a viable development option.



Appendix 3 Discounted SHLAA Sites

Page 210	Land adjacent 55 Wroxhall Drive	Binley and Willenhall	0.04	BF	Small site within a densely developed area. Garage provision appears derelict although off street parking facilities in this area would be desirable.	site appears available now for delivery given its derelict status	Site constraints in terms of separation distances to existing dwellings and creation of suitable residential environment bring achievability of the site into question.
BW14	Land rear of 51 Cardiff Close	Binley and Willenhall	0.17	BF	Site provides important off street parking spaces for existing residents. Loss of these spaces is likely to result in an unacceptable impact on on-street parking. The site is therefore considered unsuitable at this time.	site appears in good condition and well used.	Site constraints in terms of separation distances to existing dwellings and creation of suitable residential environment bring achievability of the site into question.
BW15	Land rear of 32 Littlethorpe	Binley and Willenhall	0.20	BF	Site provides important off street parking spaces for existing residents. Loss of these spaces is likely to result in an unacceptable impact on on-street parking. The site is therefore considered unsuitable at this time.	site appears in good condition and well used.	small infill plot, but with minimal constraints meaning viability should be ok.
BW16	Land rear of 1 Ridgethorpe	Binley and Willenhall	0.16	BF	Site provides important off street parking spaces for existing residents. Loss of these spaces is likely to result in an unacceptable impact on on-street parking. The site is therefore considered unsuitable at this time.	site appears in good condition and well used.	small infill plot, but with minimal constraints meaning viability should be ok.
BW17	Land adjacent 76 Mary Slessor Street	Binley and Willenhall	0.04	BF	Site provides important off street parking spaces for existing residents. Loss of these spaces is likely to result in an unacceptable impact on on-street parking. The site is therefore considered unsuitable at this time.	site appears in good condition and well used.	small infill plot, but with minimal constraints meaning viability should be ok.
BW18	Land adjacent 5 Chepstow Close	Binley and Willenhall	0.04	BF	Site provides important off street parking spaces for existing residents. Loss of these spaces is likely to result in an unacceptable impact on on-street parking. The site is therefore considered unsuitable at this time.	site appears in good condition and well used.	small infill plot, but with minimal constraints meaning viability should be ok.
BW19	Garages 1-31 Jamescroft	Binley and Willenhall	0.07	BF	Site provides important off street parking spaces for existing residents. Loss of these spaces is likely to result in an unacceptable impact on on-street parking. The site is therefore considered unsuitable at this time.	site appears in good condition and well used.	Site constraints in terms of separation distances to existing dwellings and creation of suitable residential environment bring achievability of the site into question.
BW20	Garages 1-7 Sandythorpe	Binley and Willenhall	0.07	BF	Site provides important off street parking spaces for existing residents. Loss of these spaces is likely to result in an unacceptable impact on on-street parking. The site is therefore considered unsuitable at this time.	site appears in good condition and well used.	Site constraints in terms of separation distances to existing dwellings and creation of suitable residential environment bring achievability of the site into question.

### Appendix 3 Discounted SHLAA Sites

BW21	Garage area, Tintagel Close	Binley and Willenhall	0.40	BF	Site provides important off street parking spaces for existing residents. Loss of these spaces is likely to result in an unacceptable impact on on-street parking. The site is therefore considered unsuitable at this time.	site appears in good condition and well used.	Site constraints in terms of separation distances to existing dwellings and creation of suitable residential environment bring achievability of the site into question.
BW23	Land adjacent Willenhall Community Primary School, Middle Ride	Binley and Willenhall	1.26	GF	Well used and maintained area of public open space which provides a vital local facility for surrounding properties. Residential development would be unsuitable due to the loss of this provision.	Site is a well maintained area of public open space and is not considered available at this current time.	Site is likely to represent a viable development option.
BW24	Land rear of 112-122 Carnbroe Avenue	Binley and Willenhall	0.15	GF	Well used and maintained area of public open space which provides a vital local facility for surrounding properties. Residential development would be unsuitable due to the loss of this provision.	Site is a well maintained area of public open space and is not considered available at this current time.	Site is likely to represent a viable development option.
BW25	Land North of 28 Alex Grierson Close	Binley and Willenhall	0.10	GF	Well used and maintained area of public open space which provides a vital local facility for surrounding properties. Residential development would be unsuitable due to the loss of this provision.	Site is a well maintained area of public open space and is not considered available at this current time.	Site is likely to represent a viable development option.
BW26	Land North of 44 John McGuire Crescent	Binley and Willenhall	0.09	GF	Well used and maintained area of public open space which provides a vital local facility for surrounding properties. Residential development would be unsuitable due to the loss of this provision.	Site is a well maintained area of public open space and is not considered available at this current time.	Site is likely to represent a viable development option.
BW27	Land between 34a & 46 John McGuire Crescent	Binley and Willenhall	0.15	GF	Well used and maintained area of public open space which provides a vital local facility for surrounding properties. Residential development would be unsuitable due to the loss of this provision.	Site is a well maintained area of public open space and is not considered available at this current time.	Site is likely to represent a viable development option.
BW28	Land between 21 & 22 Alex Grierson Close	Binley and Willenhall	0.38	GF	Well used and maintained area of public open space which provides a vital local facility for surrounding properties. Residential development would be unsuitable due to the loss of this provision.	Site is a well maintained area of public open space and is not considered available at this current time.	Site is likely to represent a viable development option.
BW29	Land South of 8-14 Bakewell Close, Bredon Avenue	Binley and Willenhall	1.23	GF	Well used and maintained area of public open space which provides a vital local facility for surrounding properties. Residential development would be unsuitable due to the loss of this provision.	Site is a well maintained area of public open space and is not considered available at this current time.	Site is likely to represent a viable development option.
BW30	Recreation Ground at Pontypool Avenue	Binley and Willenhall	6.01	GF	Area of well maintained playing fields. Residential development is likely to result in an unacceptable loss of established playing fields and recreation land.	Site appears to be in active recreation use at this current time.	Site is likely to represent a viable development option.
BW31	Land at The Canyon and Wroxall Drive	Binley and Willenhall	0.46	GF	Well used and maintained area of public open space which provides a vital local facility for surrounding properties. Residential development would be unsuitable due to the loss of this provision.	Site is a well maintained area of public open space and is not considered available at this current time.	Site is likely to represent a viable development option.
BW32	Land north of Binley Little Wood	Binley and Willenhall	0.65	GF	Well used and maintained area of public open space which provides a vital local facility for surrounding properties. Residential development would be unsuitable due to the loss of this provision.	Site is a well maintained area of public open space and is not considered available at this current time.	Site is likely to represent a viable development option.

Appendix 3 Discounted SHLAA Sites

BW38a	Land at London Road and Allard Way	Binley and Willenhall	4.50	GB	Area of grassland that has steep gradient around Allard Way. Unlikely that this site will be suitable for development due to ground conditions and natural grasslands.	Site has been identified as readily available.	Site may offer a viable development option especially to the eastern fringes of the site which adjoins site BW38b.
C2	Land adjacent 172 Fenside Avenue	Cheylesmore	0.17	BF	Site provides important garage provision and off street parking spaces for existing residents. Removal of the garages is likely to result in an unacceptable impact on on-street parking. The site is therefore considered unsuitable at this time.	Site appears in good condition and well used.	Small infill plot, which may have some difficulty creating suitable residential lay out due to location of access and proximity to adjoining properties.
C3	Cheylesmore Community Centre, Poitiers Road	Cheylesmore	0.60	BF	Well established and used community centre facility. Residential development may be suitable in this location due to the conformity with surrounding uses however, if replacement community facility was provided.	Site is well used and occupied. It is not considered readily available.	It is uncertain if the provision of alternative facilities would lead to viability issues. This site is currently considered unachievable in the current market.
C4	Land adjacent 15 and 17 Forester's Road	Cheylesmore	0.08	BF	Site provides important garage provision and off street parking spaces for existing residents. Removal of the garages is likely to result in an unacceptable impact on on-street parking. The site is therefore considered unsuitable at this time.	Site appears in good condition and well used.	Site is likely to represent a viable development option.
C5	Land rear of 108-130 Dillotford Avenue	Cheylesmore	0.10	BF	Site provides important garage provision and off street parking spaces for existing residents. Removal of the garages is likely to result in an unacceptable impact on on-street parking. The site is therefore considered unsuitable at this time.	Site appears in good condition and well used.	Long narrow site creating concerns about suitable residential environment and impact/proximity to existing properties. Site not considered achievable at this time.
C6	Land rear of 152-174 Dillotford Avenue	Cheylesmore	0.11	BF	Site provides important garage provision and off street parking spaces for existing residents. Removal of the garages is likely to result in an unacceptable impact on on-street parking. The site is therefore considered unsuitable at this time.	Site appears in good condition and well used.	Long narrow site creating concerns about suitable residential environment and impact/proximity to existing properties. Site not considered achievable at this time.
C7	Land between 208-210 Dillotford Avenue	Cheylesmore	0.19	BF+GF	Site is in 2 halves. The southern part provides important garage provision and off street parking spaces for existing residents. The removal of the garages is likely to result in an unacceptable impact on on-street parking. The northern half is a well maintained area of public open space which provides amenity value to the surrounding properties. The loss of this open space is considered unacceptable at this time. The site is therefore considered unsuitable.	Both parts of the site are well used and well maintained.	Site is likely to represent a viable development option.
C8	Land between 216-218 Dillotford Avenue	Cheylesmore	0.10	BF+GF	Site is in 2 halves. The southern part provides important garage provision and off street parking spaces for existing residents. The removal of the garages is likely to result in an unacceptable impact on on-street parking. The northern half is a well maintained area of public open space which provides amenity value to the surrounding properties. The loss of this open space is considered unacceptable at this time. The site is therefore considered unsuitable.	Both parts of the site are well used and well maintained.	Site is likely to represent a viable development option.



### Appendix 3 Discounted SHLAA Sites

C9	Land adjacent 9 Troyes Close	Cheylesmore	0.05	BF	Site provides important garage provision and off street parking spaces for existing residents. Removal of the garages is likely to result in an unacceptable impact on on-street parking. The site is therefore considered unsuitable at this time.	site appears in good condition and well used.	Site is likely to represent a viable development option.
C10	Land adjacent Eric Innot House	Cheylesmore	0.10	GF	Well used and maintained area of public open space which provides a vital local facility for surrounding properties. Residential development would be unsuitable due to the loss of this provision.	Site is a well maintained area of public open space and is not considered available at this current time.	Site is likely to represent a viable development option.
C11	Land adjacent 20 Kent Close	Cheylesmore	0.04	BF	Site provides important off street parking spaces for existing residents. Loss of this facility is likely to result in an unacceptable impact on on-street parking. The site is therefore considered unsuitable at this time.	Site appears well maintained and well used.	Site is likely to represent a viable development option.
C12	Land adjacent 17 Agincourt Road	Cheylesmore	0.05	BF	Site provides important garage provision and off street parking spaces for existing residents. Removal of the garages is likely to result in an unacceptable impact on on-street parking. The site is therefore considered unsuitable at this time.	site appears in good condition and well used.	Site is likely to represent a viable development option.
C13	Land adjacent Royce Court, 54 Arundel Road	Cheylesmore	0.36	GF	Well used and maintained area of public open space which provides a vital local facility for surrounding properties. Residential development would be unsuitable due to the loss of this provision.	Site is a well maintained area of public open space and is not considered available at this current time.	Site is likely to represent a viable development option.
C14	Land adjacent 1 Cascade Close	Cheylesmore	0.09	GF	Well used and maintained area of public open space which provides a vital local facility for surrounding properties. Residential development would be unsuitable due to the loss of this provision.	Site is a well maintained area of public open space and is not considered available at this current time.	Site is likely to represent a viable development option.
C15	Land adjacent 1-4 Bettman Close	Cheylesmore	0.04	BF + GF	Site is in 2 halves. The southern part provides important garage provision and off street parking spaces for existing residents. The removal of the garages is likely to result in an unacceptable impact on on-street parking. The northern half is a well maintained area of public open space which provides amenity value to the surrounding properties. The loss of this open space is considered unacceptable at this time. The site is therefore considered unsuitable.	Both parts of the site are well used and well maintained.	Site is likely to represent a viable development option.
C16	Land adjacent 1-8 Brisbane Close	Cheylesmore	0.06	BF	Site provides important off street parking spaces for existing residents. Loss of this facility is likely to result in an unacceptable impact on on-street parking. The site is therefore considered unsuitable at this time.	Site appears well maintained and well used.	Site is likely to represent a viable development option.
C17	Bagington Fields School, and surrounding land, Sedgemoor Road	Cheylesmore	1.07	BF	Site is situated within a predominantly residential area suggesting new dwellings would be suitable in principle on this site. It does adjoin the Green Belt however on 3 sides and part of the site is a local wildlife designation, so any development would need to be mindful of this when being designed.	Site is not currently available due to its continued use for educational purposes. Site is linked to the extant CDP allocation and to shortlist would risk double counting of numbers at this time.	Should the site become available it is likely to represent a viable development option, however substantial parts of the identified site would need to be protected given their conservation value.

Appendix 3 Discounted SHLAA Sites

	The Extra care Charitable Trust, abbey Park, Humber Road	Cheylesmore	0.50	BF	Proximity of site to the Council depot creates concerns about residential environment. Give the existing care home provision any development of this site is likely to be best suited to extension of care home provision rather than C3 development.	Part of the site remains in use for administration purposes as well as extensive parking provision. Representation has suggested the land would be readily available though.	Representation has suggested an achievable scheme within the first 5 years of the plan period.
C20	Land at Fernside Avenue	Cheylesmore	0.72	GF	Well used and maintained area of public open space which provides a vital local facility for surrounding properties. Site may also have some issues over surface water flooding from small inland waterway. Residential development would be unsuitable due to the loss of this provision.	Site is a well maintained area of public open space and is not considered available at this current time.	Site is likely to represent a viable development option.
C21	Land at Charminster Drive	Cheylesmore	0.25	GF	Well used and maintained area of public open space which provides a vital local facility for surrounding properties. Site may also have some issues over surface water flooding from small inland waterway. Residential development would be unsuitable due to the loss of this provision.	Site is a well maintained area of public open space and is not considered available at this current time.	Site is likely to represent a viable development option.
C22	Land East of Leaf Lane and West of Stivichall & Cheylesmore Bypass	Cheylesmore	8.28	GF	Well used and maintained area of public open space which provides a vital local facility for surrounding properties. The land also provides a buffer from the A46 to properties on Leaf Lane. Residential development is therefore considered unsuitable at this time. Site is however likely to be linked to the Coventry and Warwick Gateway development, once the delivery of this scheme becomes clearer the site will be reviewed.	Site is a well maintained area of public open space and is not considered available at this current time.	Site is likely to represent a viable development option.
C23	Land at Chatsworth Rise	Cheylesmore	0.32	GF	Well used and maintained area of public open space which provides a vital local facility for surrounding properties. Residential development would be unsuitable due to the loss of this provision.	Site is a well maintained area of public open space and is not considered available at this current time.	Site is likely to represent a viable development option.
C24	Open Space at Esher Drive	Cheylesmore	0.31	GF	Well used and maintained area of public open space which provides a vital local facility for surrounding properties. Residential development would be unsuitable due to the loss of this provision.	Site is a well maintained area of public open space and is not considered available at this current time.	Site is likely to represent a viable development option.
C25	Land at Stonebridge Highway and Rowley Road	Cheylesmore	3.42	GF	Land situated adjacent to major highway junction and business park. Residential development is not considered suitable in this location.	site is readily available although it is currently uncertain if it will be required as part of highway improvement programmes.	Due to air quality and noise constraints the site is unlikely to be achievable for residential development.
C26	Land South of Middlemarch Business Park, Siskin Drive	Cheylesmore	3.44	GF	Site is situated on the edge of the city adjacent to industrial estates. The land is also situated within Flood zones 2 and 3 and as a result residential development is not considered suitable in this location.	site is readily available	Due to flood risk and proximity to business use there are concerns if the site would be achievable for residential development.
C27	Stoney Road Allotments	Cheylesmore	5.01	GF	The site is a well used and maintained allotment garden, which is of importance to the surrounding community and users from wider afield. It provides a key piece of green infrastructure and as such residential development would be unsuitable.	Site is a well used allotment provision and is not considered available at this current time.	Site is likely to represent a viable development option.

### Appendix 3 Discounted SHLAA Sites

C28	Land East of 16 Shortley Road	Cheylesmore	0.49	GF	Well used and maintained area of public open space which provides a vital local facility for surrounding properties. Residential development would be unsuitable due to the loss of this provision.	Site is a well maintained area of public open space and is not considered available at this current time.	Site is likely to represent a viable development option.
C29	Land adjacent 7 Barons Field Road, off Daventry Road	Cheylesmore	0.01	GF	Site is triangular in shape and situated on a corner plot of a 4 way junction. There are concerns that it may be difficult to produce a suitable residential environment, especially given the size and shape of the plot.	Site appears readily available for development.	if issues over separation distances can be overcome then this plot should offer a viable development opportunity.
C30	Alice Stevens School, Ashington Grove	Cheylesmore	0.86	BF	Site is situated within a predominantly residential area suggesting new dwellings would be suitable in principle on this site.	Site is not currently available due to its continued use for educational purposes. The site is no longer expected to become available during the plan period.	Should the site become available it is likely to represent a viable development option.
E5	Land at Junction of Fletchamstead Highway and Kenilworth Road	Earlsdon	0.19	GF	Well maintained and extensive residential curtilage within a prominent location in the conservation area. Sensitively designed single property may be suitable in this location.	Land is privately owned as part of adjoining property. Availability is currently uncertain.	A creation of a suitable access is likely to be the key issue given the proximity to a main junction. Plot is likely to yield a viable development however.
E6	Land at Junction of Kenpass Highway and Kenilworth Road	Earlsdon	0.13	GF	Well maintained and extensive residential curtilage within a prominent location in the conservation area. Sensitively designed single property may be suitable in this location.	Land is privately owned as part of adjoining property. Availability is currently uncertain.	A creation of a suitable access, management of adjacent pond and protection of trees are likely to be the key issues to delivering an achievable scheme. The plot is likely to yield a viable development however.
E7	Land rear of Spencer Club, Albany Road	Earlsdon	0.85	GF	Area of urban green space and playing fields, which appeared to be linked to the social club and enjoy a varied degree of use and maintenance. Residential development is likely to result in an unacceptable loss of this amenity space and recreation land. The creation of a suitable access may also be an issue without the loss of sports and social club.	Due to the mixed use of the site its availability at this time is uncertain.	Site is likely to represent a viable development option so long as suitable access arrangements could be made.
	Beechwood Avenue Allotments	Earlsdon	8.04	GF	The site is a well used and maintained allotment garden, which is of importance to the surrounding community and users from wider afield. It provides a key piece of green infrastructure and as such residential development would be unsuitable.	Site is a well used allotment provision and is not considered available at this current time.	Site is likely to represent a viable development option.



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Page 216	Coat of Arms Cottage and surrounding curtilage, Coat of Arms Bridge Road	Earlsdon	0.63	GB	Residential development acceptable in principle, however the extensive curtilage comprises significant amount of vegetation and mature trees that may be subject to protection. Situated in a low density area and adjacent to a slightly raised section of the railway line an intensification of development may not be suitable in this location, especially given its location within the Green Belt and Kenilworth Road Conservation Area.	site does not appear readily available.	Site is likely to represent a viable development option.
F1	Belgrade Theatre Workshop, Edward Street	Foleshill	0.17	BF	Situated within a predominantly residential area, the site is likely to be suitable for residential redevelopment	The site is not considered available however due to lease constraints .	Site is likely to have some issues over achieving a suitable and viable lay out.
F10	Car sales premises, junction Livingstone Road and Lockhurst Lane	Foleshill	0.20	BF	Site is situated within an established area of commercial uses and any residential development of this site is unlikely to be in keeping with its surrounding or be able to create a suitable residential environment.	Site appears to be in use for car sales and is not readily available.	Prominent location in close proximity to services and public amenities should create a viable development opportunity.
F13	Fairview Walk, Land between 3 and 5 Bedlam Lane	Foleshill	0.29	BF	Given surrounding residential provisions there may some potential for suitable infill development. A comprehensive scheme is unlikely however due to access and site lay out constraints.	Large parts of the site appear vacant and the site is considered to be available for redevelopment.	Given the difficulties with access and the creation of a comprehensive scheme it is uncertain if viability will be achievable, especially in the current market.
F17	Car Park adjacent Foleshill House, Foleshill Road	Foleshill	0.64	BF	Site provides important parking provision as part of an established business park. Any development of the site is likely to be best suited to employment purposes to be in keeping with its surroundings. The site is therefore considered unsuitable at this time.	site appears in good condition and well used.	Site is likely to represent a viable development option.
F23	Godiva Industrial Estate, Cross Road and Canal Road	Foleshill	4.61	BF	Well established industrial site situated in a commercial 'ribbon' along this section of the A444. The site also adjoins existing residential development however and a redevelopment of the site for new housing may be suitable under the right circumstances.	The site remains in existing viable use and is not readily available.	The site is likely to have some contamination issues but given its size should be able to create a viable development opportunity.
F24	Former Council Depot, 961 Foleshill Road	Foleshill	0.51	BF	The site forms an integrated part of an established and relatively modern industrial park. The most suitable form of development on this site would be a continuation of these employment provisions.	Site has recently been cleared and is readily available for development.	Site is likely to represent a viable development option.
F25	Land north of 1000a, Foleshill Road - New Inn Bridge Industrial Estate	Foleshill	0.40	BF	Well established industrial site in close proximity to the A444. Considered most suitable to remain in current use, although given some neighbouring residential provisions and proximity to Arena Mark MDC a residential proposal may well be suitable.	Site remains in established employment use and is not readily available.	Site remains well occupied suggesting employment provisions remain the most viable option on this site.

### Appendix 3 Discounted SHLAA Sites

F26	Car Park and Sutherland House, Matlock Road	Foleshill	1.38	BF	Much of the site is within flood zones 2 and 3 suggesting some flood risk concerns associated with redeveloping the site. Although the site does sit adjacent to a large residential area, it also forms part of an established business park. Residential development is not considered suitable at this time, especially in light of flooding concerns.	Site remains in established employment use and is not readily available.	Site remains well occupied suggesting employment provisions remain the most viable option on this site.
F28	11a Lythalls Lane	Foleshill	0.32	BF	The site forms an integrated part of an established and relatively modern industrial park. It is also adjacent to the A44 suggesting a residential development of the whole site may be constrained by noise and air quality issues.	Site remains in established employment use and is not readily available.	Site remains well occupied suggesting employment provisions remain the most viable option on this site.
F29	8a Lythalls Lane	Foleshill	0.41	BF	The site forms an integrated part of an established and relatively modern industrial park. The most suitable form of development on this site would remain employment provisions.	Site remains in established employment use and is not readily available.	Site remains well occupied suggesting employment provisions remain the most viable option on this site.
F32	Land to south-east of Bartlett Close, Lythalls Lane	Foleshill	0.16	GF	Site is situated within a residential area and is considered suitable for the development of new homes.	Land appears readily available now.	Although site appears suitable and available there are serious question marks over achievability due to significant access constraints. There may be some potential from either Crown Green or Bartlett Close however these are likely to include ransom strips which is likely to impact on viability.
F34	Land South of Paradise House Eden Street	Foleshill	0.48	GF	Well vegetated area of urban green space which provides amenity for surrounding properties. Residential development is therefore considered unsuitable.	Site is a key area of urban green space and is not considered available at this current time.	Site is likely to represent a viable development option.
F35	Holmsdale Road (car park), off Foleshill Road	Foleshill	0.10	BF	Site provides important off street parking provision for the adjacent District Centre. Removal of these spaces is likely to result in an unacceptable impact on on-street parking and the vitality of the centre. The site is therefore considered unsuitable at this time.	site appears in good condition and well used.	Site is likely to represent a viable development option.

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	Land rear of 6 Cromwell Street	Foleshill	0.07	BF	Site provides important garage provision and off street parking spaces for existing residents. Removal of the garages is likely to result in an unacceptable impact on on-street parking. The site is therefore considered unsuitable at this time.	Site appears in good condition and well used.	This is a relatively narrow site which raises concerns about suitable residential environment and impact/proximity to existing properties. Site not considered achievable at this time.
F37	UEES Exhausts Site, Beresford Avenue	Foleshill	4.52	BF	Large , well established industrial works with significant frontage to the A444 and excellent motorway access. The site does adjoin a large area off residential properties to the south however suggesting a redevelopment could be suitable under the right circumstances.	Site remains in established employment use and is not readily available.	Site remains well occupied suggesting employment provisions remain the most viable option on this site.
F38	Vauxhall Working Men's Club, Eld road	Foleshill	0.01	BF	Small club site, which may provide an opportunity for residential conversion. Significant concerns however over residents parking provision which would need to be satisfied to create a suitable development option.	Site availability is currently uncertain.	Conversion of the site is likely to create a viable opportunity.
F39	Challenge Close Car Park	Foleshill	0.15	BF	Site currently provides important parking provision to supporting existing commercial activity along Foleshill Road. The western half of the site is also situated within the flood plain. It is likely therefore that residential development is unsuitable in this particular area.	Site is vacant and readily available.	The reduced net developable area of the site is likely to cause some concerns over the viability and achievability of the site.
F40	Gas workers Social Club, 970 Foleshill Road	Foleshill	0.31	BF	Site is likely to be suitable for residential development.	Land owners have stated that the site is not available for redevelopment and shouldn't be shortlisted in the SHLAA.	If the site was to come forward it is likely that a viable development could be provided. This could be strengthened however if it was linked in with the adjoining site to the south (F12).
F49	John Gulson School Playing field, Eagle Street	Foleshill	0.82	GF	Area of well maintained playing fields that provide amenity value to local school. Residential development is likely to result in an unacceptable loss of established playing fields and recreation land.	Site appears to be in active recreation use at this current time.	Site is likely to represent a viable development option.
F50	Allotments rear of 1-29 Medina Road	Foleshill	0.34	GF	Well used and maintained allotment provision, providing valuable urban green space within a densely built area. Residential development will result in an unacceptable loss of this valuable amenity.	Land is well used for allotment provision and does not appear available at this time.	Site is likely to represent a viable development option, although there are serious concerns regarding accessibility, which may create viability concerns.
F52	Land between 58 and the Church, Station Street West	Foleshill	0.20	GF	Well used and maintained area of public open space which provides a vital local facility for surrounding properties. Residential development would be unsuitable due to the loss of this provision.	Site is a well maintained area of public open space and is not considered available at this current time.	Site is likely to represent a viable development option.
F53	Land at Foleshill Road and Old Church Road	Foleshill	0.39	GF	Site provides parking and green space provision for the adjacent church. Some of the land is also taken up by cemetery provision and the remaining green space is likely to provide extension opportunities for this facility. The site is therefore not considered a suitable residential opportunity.	The land is unlikely to be made available by the owners.	The site is not considered achievable due the issues with the cemetery provision.



### Appendix 3 Discounted SHLAA Sites

He4	Garages adjacent 15 Woodway Walk	Henley	0.06	BF	Site provides important garage provision and off street parking spaces for existing residents. Removal of the garages is likely to result in an unacceptable impact on on-street parking. The site is therefore considered unsuitable at this time.	Site appears in good condition and well used.	Site is likely to represent a viable development option.
He5	Garages opposite 6 & 23 Southcott Way	Henley	0.11	BF	Site provides important garage provision and off street parking spaces for existing residents. Removal of the garages is likely to result in an unacceptable impact on on-street parking. The site is therefore considered unsuitable at this time.	Site appears in good condition and well used.	Site is likely to represent a viable development option.
He6	Garages Leaffield Close	Henley	0.05	BF	Site provides important garage provision and off street parking spaces for existing residents. Removal of the garages is likely to result in an unacceptable impact on on-street parking. The site is therefore considered unsuitable at this time.	Site appears in good condition and well used.	Site is likely to represent a viable development option.
He10	Land off Elizabeth Way	Henley	1.48	GF	Well used and maintained area of public open space established as part of recent development. The land provides a vital local facility for surrounding properties. Residential development would be unsuitable due to the loss of this provision.	Site is a well maintained area of public open space and is not considered available at this current time.	Site is likely to represent a viable development option.
He11	Land North East of Elizabeth Way	Henley	0.97	GF	Allotment provision and urban green space providing a useful local amenity. Residential development would be unsuitable due to the loss of this provision.	Parts of the allotment appear in use, but other parts remain vacant. The availability of the site is therefore uncertain at this time.	Site is likely to represent a viable development option.
He12	Land West of 480 Henley Road	Henley	1.82	GB	Well used and maintained area of public open space which provides a vital local facility for surrounding properties. Much of the site is situated within the flood plain and Green Belt. Residential development would therefore be unsuitable due to the loss of this provision, impact on the Green Belt and flood risk issues.	Site is a well maintained area of public open space and is not considered available at this current time.	due to the issues with flood risk it is uncertain if development would be viable and achievable in this location.
Ho5	68-70 St Lukes Road	Holbrook	0.35	GF	Site comprises an area of vacant under used hard standing. It is situated within a predominantly residential area, however it is largely covered by flood plain. For this reason it is considered unsuitable.	Site appears readily available for development.	due to the issues with flood risk it is uncertain if development would be viable and achievable in this location.
Ho6	Land rear of 55- 63 Lowe Road	Holbrook	0.08	BF	Unused former garage site that is becoming re-naturalised into the adjacent urban green space. Access to the site is relatively poor and it is uncertain if a suitable residential environment could be created, especially in relation to separation distances to adjoining properties.	Site is readily available for development.	If access and separation issues can be overcome this should lead to a viable and achievable development opportunity.
Ho7	Land rear of 38 -76 Everdon Road	Holbrook	0.19	BF	Site situated to the rear of shopping parade and comprises vacant scrub land and garage/storage and parking provision associated with the shops. As such a suitable residential environment would be difficult to create, whilst the area would also suffer from access constraints for new dwellings.	The majority of the site appears well used and is not considered readily available.	Given the site constraints it is uncertain of a viable and achievable development could be achieved on this site.
Page 219	Garages adjacent 26 Nunts Lane	Holbrook	0.09	BF	Site provides important garage provision and off street parking spaces for existing residents. Removal of the garages is likely to result in an unacceptable impact on on-street parking. The site is therefore considered unsuitable at this time.	site appears in good condition and well used.	Site is likely to represent a viable development option.

Appendix 3 Discounted SHLAA Sites

Page 220	Land at Keresley Close	Holbrook	0.03	GF	Well used and maintained area of public open space which provides a vital local facility for surrounding properties. Residential development would be unsuitable due to the loss of this provision.	Site is a well maintained area of public open space and is not considered available at this current time.	Site is likely to represent a viable development option.
Ho11	Land at Braytoft Close, Everdon Road	Holbrook	0.11	GF	Well used and maintained area of public open space which provides a vital local facility for surrounding properties. Residential development would be unsuitable due to the loss of this provision.	Site is a well maintained area of public open space and is not considered available at this current time.	Site is likely to represent a viable development option.
Ho12	Land south of 1 Richard Joy Close	Holbrook	0.10	GF	Well used and maintained area of public open space which provides a vital local facility for surrounding properties. Residential development would be unsuitable due to the loss of this provision.	Site is a well maintained area of public open space and is not considered available at this current time.	Site is likely to represent a viable development option.
Ho13	Land south of Esterton Close	Holbrook	0.10	GF	Well used and maintained area of public open space which provides a vital local facility for surrounding properties. Residential development would be unsuitable due to the loss of this provision.	Site is a well maintained area of public open space and is not considered available at this current time.	Site is likely to represent a viable development option.
Ho14	Land at Peyto Close	Holbrook	0.17	GF	Well used and maintained area of public open space which provides a vital local facility for surrounding properties. Residential development would be unsuitable due to the loss of this provision.	Site is a well maintained area of public open space and is not considered available at this current time.	Site is likely to represent a viable development option.
Ho15	Land at Leeder Close	Holbrook	0.16	GF	Well used and maintained area of public open space which provides a vital local facility for surrounding properties. Residential development would be unsuitable due to the loss of this provision.	Site is a well maintained area of public open space and is not considered available at this current time.	Site is likely to represent a viable development option.
Ho16	Land at Foxglove Close	Holbrook	0.21	GF	Well used and maintained area of public open space which provides a vital local facility for surrounding properties. Residential development would be unsuitable due to the loss of this provision.	Site is a well maintained area of public open space and is not considered available at this current time.	Site is likely to represent a viable development option.
Ho17	Land south of 2 Sharp Close and Everdon Road	Holbrook	0.10	GF	Well used and maintained area of public open space which provides a vital local facility for surrounding properties. Residential development would be unsuitable due to the loss of this provision.	Site is a well maintained area of public open space and is not considered available at this current time.	Site is likely to represent a viable development option.
Ho18	Land east of 55 Everdon Road	Holbrook	0.08	GF	Well used and maintained area of public open space which provides a vital local facility for surrounding properties. Residential development would be unsuitable due to the loss of this provision.	Site is a well maintained area of public open space and is not considered available at this current time.	Site is likely to represent a viable development option.
Ho19	Land west of 38-56 Everdon Road	Holbrook	0.28	GF	Well used and maintained area of public open space which provides a vital local facility for surrounding properties. Residential development would be unsuitable due to the loss of this provision.	Site is a well maintained area of public open space and is not considered available at this current time.	Site is likely to represent a viable development option.
Ho20	Land at Lilley Close	Holbrook	0.11	GF	Well used and maintained area of public open space which provides a vital local facility for surrounding properties. Residential development would be unsuitable due to the loss of this provision.	Site is a well maintained area of public open space and is not considered available at this current time.	Site is likely to represent a viable development option.

### Appendix 3 Discounted SHLAA Sites

Ho21	Land at Giles Close	Holbrook	0.12	GF	Well used and maintained area of public open space which provides a vital local facility for surrounding properties. Residential development would be unsuitable due to the loss of this provision.	Site is a well maintained area of public open space and is not considered available at this current time.	Site is likely to represent a viable development option.
Ho22	St Finbars Sport Ground, Holbrook Lane	Holbrook	2.08	GF	Area of well maintained playing fields. Residential development is likely to result in an unacceptable loss of established playing fields and recreation land and is therefore considered unsuitable at this time.	Site appears to be in active recreation use at this current time.	Site is likely to represent a viable development option.
Ho23	Land rear of 7-67 Whitmore Park Road	Holbrook	0.98	GF	The majority of the site comprises an area of well maintained playing fields. Residential development is likely to result in an unacceptable loss of established playing fields and recreation land and is therefore considered unsuitable at this time.	Site appears to be in active recreation use at this current time.	Site is likely to represent a viable development option, although it currently constrained in terms of access for development.
Ho24	Land North of Halford Lodge, Cottage Farm Road	Holbrook	0.37	GF	Well used and maintained area of public open space which provides a vital local facility for surrounding properties. Residential development would be unsuitable due to the loss of this provision.	Site is a well maintained area of public open space and is not considered available at this current time.	Site is likely to represent a viable development option.
Ho25	Land south of 2-12 Wingfield Way	Holbrook	0.33	GF	Well used and maintained area of public open space which provides a vital local facility for surrounding properties. Residential development would be unsuitable due to the loss of this provision.	Site is a well maintained area of public open space and is not considered available at this current time.	Site is likely to represent a viable development option.
Ho26	Land adjacent Ladyfields Way	Holbrook	0.09	GF	Well used and maintained area of public open space which provides a vital local facility for surrounding properties. Residential development would be unsuitable due to the loss of this provision.	Site is a well maintained area of public open space and is not considered available at this current time.	Site is likely to represent a viable development option.
Ho27	Land at Orpington Drive and Hen Lane	Holbrook	0.35	GF	Well established area of urban green space providing amenity to surrounding residents. Land is not considered suitable for residential development at this time.	Site would require some clearance but is considered available.	Site is likely to represent a viable development option.
Ho28	Land between Winding House Lane and Burbages Lane	Holbrook	1.56	GB	The majority of the site comprises a well used and maintained allotment provision situated within the Green Belt and helping provide a buffer between the residential area of Coventry and Rowleys Green. Residential development is therefore considered unsuitable and unacceptable at this time.	Land is well used for allotment provision and does not appear available at this time.	Site is likely to represent a viable development option.
L1	Land rear of 3 2-24 Tynemouth Close	Longford	0.37	GF	Land comprises extensive residential curtilage, part of which is well maintained and used as allotment gardens. A residential principle is largely established and the site would be considered suitable for residential development at a higher density.	Site has recently been sold and is no longer considered available at this current time.	Site is likely to represent a viable development option.



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	Rear of 46-60 Miles Meadow	Longford	0.28	BF	Site provides important garage provision and off street parking spaces for existing residents. Removal of the garages is likely to result in an unacceptable impact on on-street parking. The site is therefore considered unsuitable at this time.	Site appears in good condition and well used.	The site is awkwardly shaped and there is likely to be an issue with regards suitable access. The site also serves existing garages attached to existing residential dwellings that back onto the land, which could lead to rights of way concerns. It is therefore unlikely that an achievable development plot could be created.
L5	Land off Oban Road	Longford	2.07	BF	Area of employment storage land situated within an area of mixed commercial and residential provision. Site may therefore be suitable for a mixed use redevelopment with an intensification and more efficient use of land.	The availability of the site is likely to be constrained by lease agreements but the timeframe of this is uncertain.	Site is likely to represent a viable development option.
L7	Land North of 16 Canberra Road	Longford	0.09	GF	Area of extended residential curtilage that is in close proximity to the M6 meaning noise and air quality could be an issue to creating a suitable residential environment. Given the development lines along Aldermans Green Road however there may be suitable land to introduce 1 additional dwelling.	Site would appear to be available for development subject to some clearance of overgrown vegetation.	due to the proximity to the M6 it is uncertain if development would be viable and achievable in this location.
L9	Land rear of 44-80 Dovedale Avenue	Longford	0.30	GF	The site is situated within an established residential area suggesting residential development would be suitable in principle.	Site comprises numerous extended gardens meaning the site is in multiple ownership. Due to this issue it is assumed that the site, as a comprehensive parcel at least is not readily available.	In addition to the issues over multiple occupancy, the site also appears constrained in terms of access and the centre of the site contains a cluster of protected trees. There may also be some flood risk issues from the canal. Residential development in this location is therefore not considered achievable at this time.
L10	Land West of Stonebrook Way and rear of 41-73 Longford Road	Longford	0.83	BF	The site forms part of an extensive industrial estate, and despite adjoining residential properties on its eastern boundary, an extensive residential development would intrude into the established industrial park causing concerns over creating a suitable residential environment.	The site appears well used and occupied by viable employment practices.	Given the industrial nature of the site viability may be an issue with regards delivering a relatively small site such as this. It is likely that any development of the site would need to be as part of a wider comprehensive scheme. The site is also partially within Flood Zone 2 suggesting further issues over net developable area and impact on viability.

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L11	Hales Park Industrial Estate, Rowley's Green Lane	Longford	4.99	BF	The site forms part of an extensive industrial estate, and despite residential properties situated to the north an extensive residential development would intrude into the established industrial park causing concerns over creating a suitable residential environment.	The site appears well used and occupied by viable employment practices.	Given the industrial nature of the site viability may be an issue, however the site is of a significant size and may be able to manage any abnormal costs. At best deliverability is uncertain on this site.
L12	Land fronting Hall Green Road and rear of 68 and 70 Honeysuckle Drive	Longford	0.63	GF	Well used and maintained area of public open space which provides a vital local facility for surrounding properties. Residential development would be unsuitable due to the loss of this provision.	Site is a well maintained area of public open space and is not considered available at this current time.	Site is likely to represent a viable development option.
L13	Land south of Almond Tree Avenue and west of Roseberry Avenue.	Longford	1.16	GF	Well used and maintained area of public open space which provides a vital local facility for surrounding properties. The vast majority of the site is also covered by flood plain. Residential development would be unsuitable due to the loss of this provision and substantial flood risk.	Site is a well maintained area of public open space and is not considered available at this current time.	Site is likely to represent a viable development option.
L14	Garages at 1-28 Fern Close and 1-3 Heather Road	Longford	0.14	BF	Site provides important garage provision and off street parking spaces for existing residents. Removal of the garages is likely to result in an unacceptable impact on on-street parking. The site is therefore considered unsuitable at this time.	Site appears in good condition and well used.	The site is relatively narrow and it may prove difficult to create a suitable environment that is acceptable in terms of separation distances to existing properties. It is therefore unlikely that an achievable development plot could be created.
L15	Land rear of 9-63 Armfield Street	Longford	0.38	GF	The site is situated within an established residential area suggesting residential development would be suitable in principle.	Site appears in good condition, and appears to have recently been enhanced with new play provisions. It is not considered readily available.	Site is likely to represent a viable development option.
L18	Land off Eburne Road (North of 11-12 Daphne Close)	Longford	0.40	GB	Well used and maintained area of public open space which provides a green access route into the Wyken Pool and Sowe Valley. Residential development would be unsuitable due to the loss of this provision and erosion of the green pathway.	Site is a well maintained area of public open space and is not considered available at this current time.	Site is likely to represent a viable development option to provide an extension of Daphne Close and Violet Close
L20	Land north of Anderton Road	Longford	1.31	GF	Site is adjacent to residential development to the south but also adjoins the motorway to the north. Issues with regards noise from the motorway and the ability to create a suitable residential environment mean this site is not considered suitable at this time.	The land has been identified as being readily available.	The presence of an electricity pylon running through the middle of the site is likely to require attention, which will effect viability. Mitigation measure with regards noise and air quality are also likely to render this site unachievable at this time.

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	Land between Heddle Grove and Bell Green Road	Longford	0.43	GF	Well used and maintained area of public open space which provides a vital local facility for surrounding properties. Residential development would be unsuitable on the whole site due to the loss of this provision. There may be some potential however to extend the existing residential frontage along Bell Green Road, drawing in compensatory funds to help enhance the surrounding areas of green space.	Site is a well maintained area of public open space and is not considered available at this current time.	Site is likely to represent a viable development option.
L22	Land North of Elkington Street and south of Good Shepherd and Little Heath Schools	Longford	2.08	GF	Well used and maintained area of public open space, play area and recreation ground which provides a vital local facility for surrounding properties. Residential development would be unsuitable due to the loss of this provision.	Site is a well maintained area of public open space and is not considered available at this current time.	Site is likely to represent a viable development option.
L24	Land north of 1-7 Heddle Grove	Longford	0.15	GF	Well used and maintained area of public open space which provides a vital local facility for surrounding properties. Residential development would be unsuitable due to the loss of this provision.	Site is a well maintained area of public open space and is not considered available at this current time.	Site is likely to represent a viable development option.
L25	Land south of 2 Longford Road	Longford	0.10	GF	Site predominantly forms the public walkway from Longford Road to the Canal. It is a well used public right of way and is unlikely to be considered suitable for the creation of a residential environment.	Site is a well used public footpath and access route to and from the canal. It is not considered readily available.	The diverting or incorporation of the public footpath is likely to have a significant impact on net developable land area. It is therefore unlikely that an achievable development opportunity could be created.
L26	Land rear of 1-29 Ainsdale Close	Longford	0.78	GF	Site is adjacent to residential development to the south but also adjoins the motorway to the north. Issues with regards noise from the motorway and the ability to create a suitable residential environment mean this site is not considered suitable at this time.	The land has been identified as being readily available.	Mitigation measure with regards noise and air quality are likely to render this site unachievable at this time.
L27	Land west of 2-12 Delage Close	Longford	0.21	GF	Well used and maintained area of public open space which provides a vital local facility for surrounding properties. Residential development would be unsuitable due to the loss of this provision.	Site is a well maintained area of public open space and is not considered available at this current time.	Site is likely to represent a viable development option.
L28	Land between Canberra Road, Ainsdale Close and Lancia Close	Longford	0.51	GF	Site is adjacent to residential development to the east, west and south but is also less than 30m from the motorway to the north. Issues with regards noise from the motorway and the ability to create a suitable residential environment mean this site is not considered suitable at this time. The site is also a well maintained area playing fields, with any development resulting in an unacceptable loss of this established provision.	The land has been identified as being readily available.	Mitigation measure with regards noise, air quality and provision of compensatory measures associated with the playing fields are likely to render this site unachievable at this time.
L29	Land rear of 17 and 19 Mill Race Lane	Longford	0.06	GF	The site is a well used and maintained allotment garden. It provides a key piece of green infrastructure to the local community and as such residential development would be unsuitable.	Site is a well used allotment provision and is not considered available at this current time.	Site is likely to represent a viable development option.



### Appendix 3 Discounted SHLAA Sites

L31	Land at Union Place, Sydnall Road	Longford	0.32	GF	The site appears to constitute urban green space but is not as well maintained as it could be. It is surrounded on 3 sides by existing residential development and in principle would be suitable for new dwellings.	The site appears to be in at least 2 ownerships, which may cause an issue bringing forward a comprehensive development. The land fronting Oban road and Union Place however are considered readily available.	The land fronting Union Place may be constrained by access issues given the status of Union Place. Without the agreement of the adjoining land owner the land fronting Oban Road is unlikely to be deep enough to accommodate new dwellings. The site must therefore be considered unachievable at this time.
L32	Land South of 1 Carey Street	Longford	0.09	GF	Well used and maintained area of public open space which provides a vital local facility for surrounding properties. Residential development would be unsuitable due to the loss of this provision.	Site is a well maintained area of public open space and is not considered available at this current time.	Site is likely to represent a viable development option.
L35	Land south of Lentons Lane	Longford	22.70	GB	Site has significant mining history and has been highlighted as being unsuitable for any form of development at this time.	Site appears readily available.	The mining legacy associated with this site is unlikely to render this site achievable.
LS1	Land North of allotments, 10 Stoke Green	Lower Stoke	0.37	GF	Principle of residential development is established however development of the curtilage is likely to result in an inappropriate loss of amenity space and allotment provision for the existing property. An extensive redevelopment is likely to be out of keeping with the conservation area, however 1 or 2 additional properties may prove suitable depending on design and access.	Site forms part of residential curtilage and is not considered readily available.	Land is well used but is likely to prove a viable option for a small amount of redevelopment assuming a suitable access could be achieved.
LS4	Land between Druid Road and Church Lane	Lower Stoke	0.14	GF	Site comprises a small area of incidental urban green space, but is land locked on all 4 sides by existing residential development. Due to the lack of suitable access any new development is considered to be unsuitable at this time.	Land locked site that is not considered readily available at this time.	Access to site would require clearance of at least 1 existing dwelling. Due to relatively small land size and lower value area it is unlikely to be a viable option at this current time.
LS5	Rear of 45-73 Binley Road	Lower Stoke	0.14	BF	Site provides important off street parking spaces associated with the Local Centre. The loss of this provision is likely to result in an unacceptable impact on on-street parking along a busy stretch of highway. The site is therefore considered unsuitable at this time.	The site appears well used and is not considered available at this time.	The site has significant access constraints for development and is also likely to suffer from restrictions to separation distances in relation to adjoining buildings. The site is not considered achievable for residential development.
LS6	Land adjacent 32 Macaulay Road	Lower Stoke	0.04	GF	Site comprises a small area of well maintained urban green space. Development of the site could be suitable for a single dwelling, however this will be subject to highway approval and non-impact on visibility splays at the junction.	Site comprises a well maintained area of green space and is not considered readily available at this time.	Site is likely to represent a viable development option.
LS7	Land west of 56 Binley Road	Lower Stoke	0.31	GF	Well used and maintained area of public open space which provides a vital local facility for surrounding properties. Residential development would be unsuitable due to the loss of this provision.	Site is a well maintained area of public open space and is not considered available at this current time.	Site is likely to represent a viable development option.

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LS10	Land South of Goldsmiths Court, The Moorfield	Lower Stoke	1.76	GF	Well used and maintained area of public open space which provides a vital local facility for surrounding properties. Residential development would be unsuitable due to the loss of this provision.	Site is a well maintained area of public open space and is not considered available at this current time.	Site is likely to represent a viable development option.
LS11	Allotments north of 132 Siddeley Avenue	Lower Stoke	0.29	GF	Site comprises a small area of incidental urban green space, but is land locked on all 4 sides by existing residential development. Due to the lack of suitable access any new development is considered to be unsuitable at this time.	Land locked site that is not considered readily available at this time.	Access to site would require clearance of at least 1 existing dwelling. Due to relatively small land size and lower value area it is unlikely to be a viable option at this current time.
LS12	Land between Pinley Fields and Roundhouse Road	Lower Stoke	0.42	GF	Area of well maintained playing fields. Residential development is likely to result in an unacceptable loss of established playing fields and recreation land and is therefore considered unsuitable at this time.	Site appears to be in active recreation use at this current time.	Site is likely to represent a viable development option.
LS13	Land between Wyver Crescent & Tennyson Road	Lower Stoke	2.18	GF	Site is situated within a residential area, but does provide a valuable source of allotment provision and urban green space amenity for the local community. The loss of this urban green space is considered to be unsuitable at this time.	Site is in multiple ownerships and the large amount of land owners, some of which are unknown means the site can not be considered readily available.	Access to the site for a comprehensive development is likely to be constrained by the existing access along Occupation Road. This is likely to require widening to accommodate a large number of properties. Notwithstanding this viability is likely to be good in this area. The issues over land ownership however mean this is not considered a deliverable opportunity.
R3	Land East of Otterbrook Court	Radford	0.46	BF	Site provides off street parking spaces associated with the Bingo hall and other surrounding community provisions. The loss of this provision is likely to result in an unacceptable impact on on-street parking along a busy stretch of highway. Notwithstanding this a comprehensive scheme involving the bingo facility is likely to overcome these concerns given the residential nature of the surrounding area. At this time however the site is considered unsuitable at this time.	The site appears well used and is not considered available at this time.	Access is likely to prove acceptable, although some amendments may be required to accommodate new dwellings. There is also potential to link into Otterbrook Court and the site is likely to create a viable development opportunity.
R5	Garages rear of 119 Blackwatch Road	Radford	0.09	BF	Site comprises a selection of derelict garages and off street parking spaces for existing residents. The provisions appear unused and poorly maintained however and redevelopment of the plot would help promote urban regeneration and enhance the area. In principle the redevelopment of the site is considered suitable at this time.	The site appears derelict and poorly used. As such, it is considered readily available.	The site represents a small infill plot to the rear of existing properties. There are concerns about the number of properties that can be accommodated and whether the access from Blackwatch road would be adequate. The site is therefore not considered deliverable at this time.

### Appendix 3 Discounted SHLAA Sites

R8	Land rear of 34 Holland Road	Radford	0.13	BF	Narrow site situated to the rear of existing residential properties. The separation distances to adjoining dwellings is likely to mean a suitable residential environment can not be created whilst maintaining a suitable access. Site also comprises existing garage provision. The loss of this is likely to create issues with on-street parking.	The site has been put forward through representations and is considered available at this current time.	The shape and access to the site is considered unsuitable to deliver a viable and achievable development.
R9	Land rear of 39-77 Beake Avenue	Radford	0.98	GF	Well used and maintained area of public open space which provides a vital local facility for surrounding properties. It was also created and formalised as part of recent residential care home facility which adjoins the land to the north. Residential development would be unsuitable due to the loss of this provision.	Site is a well maintained area of public open space and is not considered available at this current time.	Site is likely to represent a viable development option.
R10	Garages and sub-station adjacent 30 Beake Avenue	Radford	0.03	BF	Site provides important garage provision and off street parking spaces for existing residents. The site also contains a locally important electricity sub-station. Removal of these provisions is considered unsuitable.	The site is not considered available at this time.	Site is a small infill plot but is significantly constrained by the sub-station. The site is therefore considered undeliverable.
R11	Garages rear of 1-6 Borrowdale Close	Radford	0.15	BF	Site provides important garage provision and off street parking spaces for existing residents. Removal of the garages is likely to result in an unacceptable impact on on-street parking. The site is therefore considered unsuitable at this time.	site appears largely in good condition and well used, although it is acknowledged that some improvements could be made.	Site is an awkward shape and is likely to suffer with regards separation distances to existing properties. Access would be best served from Borrowdale Close, which again could restrict the type and level of construction. The site is likely to prove difficult with marginal viability.
R17	The Radford Diamond, Land East of Tomson Avenue and South of Fynford Road.	Radford	0.18	GF	Site comprises an area of urban green space that is adjoined by residential properties on all 4 sides. Although land locked a very similar scheme in close proximity has been built suggesting residential development would be suitable in principle.	Site appears overgrown urban green space. Given it is largely land locked with no suitable access at the present time it can not be considered readily available.	In order to achieve access to the site at least 1 existing property would need to be cleared. This is likely to result in viability concerns given limited property values. Concerns also remain in terms of separation distances to existing dwellings. This site is not considered achievable at this time.
R18	The Radford Diamond, Land East of Fowler Road and South of Fynford Road	Radford	0.15	GF	Site comprises an area of urban green space that is adjoined by residential properties on all 4 sides. Although land locked a very similar scheme in close proximity has been built suggesting residential development would be suitable in principle.	Site appears overgrown urban green space. Given it is largely land locked with no suitable access at the present time it can not be considered readily available.	In order to achieve access to the site at least 1 existing property would need to be cleared. This is likely to result in viability concerns given limited property values. Concerns also remain in terms of separation distances to existing dwellings. This site is not considered achievable at this time.

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	The Radford Diamond, Land West of Hewitt Avenue and South of Randle Street.	Radford	0.16	GF	Site comprises an area of urban green space that is adjoined by residential properties on all 4 sides. Although land locked a very similar scheme in close proximity has been built suggesting residential development would be suitable in principle.	Site appears overgrown urban green space. Given it is largely land locked with no suitable access at the present time it can not be considered readily available.	In order to achieve access to the site at least 1 existing property would need to be cleared. This is likely to result in viability concerns given limited property values. Concerns also remain in terms of separation distances to existing dwellings. This site is not considered achievable at this time.
R20	The Radford Diamond, Land South of Brightmere Road and West of Hewitt Avenue.	Radford	0.23	GF	Site comprises an area of urban green space and derelict hard standing, that may previously had been used as off street parking provision. It is adjoined by residential properties on all 4 sides. Although land locked a very similar scheme in close proximity has been built suggesting residential development would be suitable in principle.	Site appears overgrown urban green space. Given it is largely land locked with no suitable access at the present time it can not be considered readily available.	In order to achieve access to the site at least 1 existing property would need to be cleared. This is likely to result in viability concerns given limited property values. Concerns also remain in terms of separation distances to existing dwellings. This site is not considered achievable at this time.
R21	The Radford Diamond Land south of Ashmore Road and East of Tomson Avenue	Radford	0.17	GF	Site comprises an area of urban green space that is adjoined by residential properties on all 4 sides. Although land locked a very similar scheme in close proximity has been built suggesting residential development would be suitable in principle.	Site appears overgrown scrub land. Given it is largely land locked with no suitable access at the present time it can not be considered readily available.	In order to achieve access to the site at least 1 existing property would need to be cleared. This is likely to result in viability concerns given limited property values. Concerns also remain in terms of separation distances to existing dwellings. This site is not considered achievable at this time.
R22	The Radford Diamond, Land south of Brightmere Road and East of Tomson Avenue.	Radford	0.19	GF	Well used and maintained area of public open space which provides a vital local facility for surrounding properties. Residential development would be unsuitable due to the loss of this provision.	Site is a well maintained area of public open space and is not considered available at this current time.	In order to achieve access to the site at least 1 existing property would need to be cleared. This is likely to result in viability concerns given limited property values. Concerns also remain in terms of separation distances to existing dwellings. This site is not considered achievable at this time.
R23	Garages south of 122-144 Sadler Road	Radford	0.08	BF	Site provides important garage provision and off street parking spaces for existing residents. Removal of the garages is likely to result in an unacceptable impact on on-street parking. The site is therefore considered unsuitable at this time.	Site appears in good condition and well used.	Site is likely to represent a viable development option reflective of surrounding buildings.



### Appendix 3 Discounted SHLAA Sites

S2	Spon End Garage & pub car parking, opposite 48-58 Spon End	Sherbourne	0.38	BF	Although the site is in close proximity to other dwellings it forms part of an established industrial park and adjoins both a busy commuter road and railway viaduct. The subsequent noise and air quality issues are unlikely to create a suitable residential environment.	The site has been identified as being available by the landowner however it continues to trade as a car showroom and any availability is likely to be longer term.	Given the issue with adjoining uses, noise and air quality concerns it is unlikely that a viable and achievable residential development could be delivered on this site.
S7	Land at Upper Spon Street and Doe Bank Lane	Sherbourne	0.25	GF	Site comprises an area of well vegetated urban green space, which provides important amenity to adjoining residents. The site is also situated fully with Flood Zones 2 and 3 and is therefore not considered suitable for residential development at this time.	The site is considered available for development.	Concerns over flood risk and necessary mitigation measures associated with proximity to main road are likely to render this site unviable within the current market.
S8	Allotments rear of 348-384 Allesley Old Road	Sherbourne	0.66	GF	The site is a well used and maintained allotment garden, which is of importance to the surrounding community. It provides a key piece of green infrastructure and as such residential development would be unsuitable.	Site is a well used allotment provision and is not considered available at this current time.	Site is likely to represent a viable development option.
S9	Land West of Morfa Gardens, between Sherbourne Fields School and Holyhead Road	Sherbourne	0.63	GB	Well maintained and well vegetated urban green space situated within the Coundon Wedge separating the main urban area of Coventry from Allesley Village. Residential development in this location is considered inappropriate in the Green Belt.	Site is a well maintained area of public open space and is not considered available at this current time.	The northern half of the site is constrained by Flood zones 2 and 3, whilst the southern half of the site would require significant clearance of established trees and vegetation. The site however remains likely to represent a viable development option.
S10	Land east of 26 Allesley Old Road	Sherbourne	0.09	GF	Well used and maintained area of public open space which provides a vital local facility for surrounding properties. Residential development would be unsuitable due to the loss of this provision.	Site is a well maintained area of public open space and is not considered available at this current time.	Site is likely to represent a viable development option.
StM15	88 Paynes Lane	St Michaels	0.22	BF	Site is situated within a predominantly residential area suggesting new dwellings would be suitable in principle on this site.	Site appears well occupied and in active employment use. It is therefore not considered readily available at this time.	Due to the limited site size and continued viable employment use it is uncertain if a residential development would be viable in this location given lower property values. The site is not considered deliverable at this time.
StM16	Industrial estate between 223 and 225 Stoney Stanton Road	St Michaels	0.92	BF	Situated within a predominately residential area the site appears suitable in principle to be redeveloped for new homes.	Site owners have recently progressed plans to reinstate the site for employment uses. It is therefore not considered available at this current time.	Site is likely to represent a viable development option in the future but at the current time appears to offer greater viability as employment land.
S17	Land adjacent 17 Leopold Road	St Michaels	0.03	GF	Situated within a predominately residential area the site appears suitable in principle to be redeveloped for new homes.	Site appears clear and readily available for development	Site is likely to represent a viable development option but only for 1 or 2 dwellings. Site considered too small for the SHLAA.

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Page 330	Site of Charterhouse Mill, Rear of 95-105 Strathmore Avenue	St Michaels	0.11	BF	This is a narrow back land site that may once have been used for off street parking provision. It is now clear of any built structures and comprises established vegetation. It is unlikely that the site could be suitable for new dwellings given its restricted access and close proximity to adjoining properties. This could result in difficulties with separation distances.	The site is clear and vacant and is considered available for development.	Issues over access and proximity to existing dwellings are likely to render this site unachievable.
StM19	City Farm, Clarence Street	St Michaels	0.34	GF + BF	The site comprises a well used and recently updated area of allotments and urban green space which provides a vital community facility. Residential development would be unsuitable due to the loss of this provision.	Site has recently been enhanced and upgraded and is not available for alternative development.	Site is likely to represent a viable development option.
StM20	Freehold Street Car Park	St Michaels	0.10	BF	Site provides important off street parking spaces for the adjacent social club. Removal of this provision is likely to result in an unacceptable impact on on-street parking and the vitality of the centre. The site is therefore considered unsuitable at this time.	Site appears in good condition and well used.	Site is likely to represent a viable development option.
StM21	Car park at the junction of Yardley Street and Wellington Street	St Michaels	0.20	BF	Site provides important off street parking spaces for the adjacent local centre. Removal of this provision is likely to result in an unacceptable impact on on-street parking and the vitality of the centre. The site is therefore considered unsuitable at this time.	Site appears in good condition and well used.	Site is likely to represent a viable development option for high density dwellings.
StM22	Land at the junction of Yardley Street and Nelson Street	St Michaels	0.22	BF	Site provides important off street parking spaces for existing residents. Removal of this provision is likely to result in an unacceptable impact on on-street parking. The site is therefore considered unsuitable at this time.	Site appears in good condition and well used.	Development of the site is likely to be constrained by the need to maintain separation distances to existing dwellings and overcome the issues of overlooking from the adjacent tower block.
StM23	Land adjacent 22 Winchester Street	St Michaels	0.04	BF	Site provides important garage provision and off street parking spaces for existing residents. Removal of the garages is likely to result in an unacceptable impact on on-street parking. The site is therefore considered unsuitable at this time.	Site appears in good condition and well used.	Site is likely to represent a viable development option for high density dwellings, with a continuation of the existing building line along Winchester Street.
StM24	Land adjacent 20 Heath Road	St Michael's	0.03	GF	Site comprises incidental urban green space, which has been left over after the construction of the A444. It sits adjacent to existing residential properties, however its proximity to A444 makes it unsuitable for residential development.	Site is gated off from the main road and is not considered readily available.	The sites proximity to the A444 means it is highly unlikely to represent a viable or achievable development option.
StM25	Parking area adjacent 34 Gulson Road	St Michael's	0.05	BF	Site provides important off street parking spaces for existing residents. Removal of this provision is likely to result in an unacceptable impact on on-street parking. The site is therefore considered unsuitable at this time.	Site appears in good condition and well used.	Site is likely to represent a viable development option for high density dwellings, with a continuation of the existing building line along Gulson Road.
StM26	Land at the junction of Keppel Street and Wright Street	St Michael's	0.02	BF	Site provides important off street parking spaces for existing residents. Removal of this provision is likely to result in an unacceptable impact on on-street parking. The site is therefore considered unsuitable at this time.	Site appears in good condition and well used.	Site is likely to represent a viable development option for a single dwelling fronting Wright Street.

### Appendix 3 Discounted SHLAA Sites

StM37	Land at York Street	St Michael's	0.15	BF	Site is situated within a mixed area including residential development. The site has previously had permission for high density residential provision, establishing the principle. Site is considered as suitable subject to design and separation distances to adjacent buildings.	Site appears vacant and readily available for development, however the land owner has expressed a desire not to develop the site for housing at the current time.	Site is likely to represent a viable opportunity for high density residential provision, but will require stronger market conditions.
StM39	Existing properties at St Patrick's Road	St Michael's	0.25	BF	Site comprises existing residential provision and is considered suitable for similar redevelopment.	Site is in multiple ownerships and the large amount of land owners, some of which are unknown means the site can not be considered readily available.	The costs of securing ownership and clearing the site is likely to have an impact on site viability. Deliverability concerns on the adjoining site demonstrate the importance of a stronger market for this sort of re-development.
StM48	Land adjacent 9 Adderley Street	St Michaels	0.02	GF	Site comprises a mix of urban green space and vacant hard standing. It is situated within a residential area and is considered suitable in principle.	Site appears vacant and readily available for development.	Site is likely to represent a viable development option for a limited number of dwellings fronting Adderley Street. Site is considered too small for the SHLAA.
StM49	Land rear of 17 Priors Harnell and Harnall Lane East	St Michaels	0.07	GF	Well maintained area of public open space which provides a vital local facility for surrounding properties. Residential development would be unsuitable due to the loss of this provision.	Site is a well maintained area of public open space and is not considered available at this current time.	Site is likely to represent a viable development option.
StM50	Land South of Yardley Youth Centre. East of 83 Colchester Street	St Michaels	0.07	GF	Well used and maintained children's play area which provides a vital local facility for surrounding properties. Residential development would be unsuitable due to the loss of this provision.	Site is a well maintained area of children's play space and is not considered available at this current time.	Site is likely to represent a viable development option.
StM51	Vauxhall Street and East Street Park	St Michaels	0.19	GF	Well used and maintained area of public open space which provides a vital local facility for surrounding properties. Residential development would be unsuitable due to the loss of this provision.	Site is a well maintained area of public open space and is not considered available at this current time.	Site is likely to represent a viable development option.
StM52	Allotments at Cornwall Road	St Michaels	0.35	GF	The site is a well used and maintained allotment garden, which is of importance to the surrounding community and users from wider afield. It provides a key piece of green infrastructure and as such residential development would be unsuitable.	Site is a well used allotment provision and is not considered available at this current time.	Site is likely to represent a viable development option.
StM53	Land off Acacia Avenue adjacent St Anne's Church	St Michaels	0.08	GF	Well used and maintained area of public open space which provides a green access route into Charterhouse Fields. It is situated within a dense residential area, however further dwellings are likely to be unsuitable due to the loss of this provision and erosion of the green pathway.	Site is a well maintained area of public open space and is not considered available at this current time.	Site is likely to represent a viable development option to provide an extension of the existing building line along this part of Humber Avenue.
StM54	Land rear of 85 and 89 King William Street	St Michaels	0.04	GF	Well used and maintained area of public open space which provides a vital local facility for surrounding properties. Residential development would be unsuitable due to the loss of this provision.	Site is a well maintained area of public open space and is not considered available at this current time.	Site is likely to represent a viable development option so long as separation distances can be maintained with existing properties.

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Site 232	Land between 41 & 52 Far Gosford Street	St Michaels	0.09	GF	Well used and maintained area of public open space which provides a vital local facility for surrounding properties. Residential development would be unsuitable due to the loss of this provision.	Site is a well maintained area of public open space and is not considered available at this current time.	Site is likely to represent a viable development option.
US1	Land between Sewall Highway and Wyken Grange Road.	Upper Stoke	0.47	GF	Site provides accessible urban green space, which provides an important local facility for surrounding properties. Residential development would be unsuitable due to the loss of this provision.	Site is subject to a lengthy lease agreement and is not considered readily available.	Site is likely to represent a viable development option subject to termination of lease agreements and creation of suitable access.
US2	Club and land adjacent, Coventry Street	Upper Stoke	0.46	BF	Well used and well established social and working mans club. The site is situated within a predominantly residential area and is likely to provide a suitable location for residential development.	The site remains in existing viable use and is not readily available.	Site will require significant clearance and likely remediation given its proximity to small industrial uses around its southern edge. As such, the viability and achievability of this site is questionable at this time.
US5	Land between Hastings Road and Richmond Street	Upper Stoke	0.41	GF	The site is a well used and maintained allotment garden, which is of importance to the surrounding community. It provides a key piece of green infrastructure and as such residential development would be unsuitable.	Site is a well used allotment provision and is not considered available at this current time.	Site is likely to represent a viable development option.
US7	Clay Lane Public Car Park	Upper Stoke	0.21	BF	Site provides important off street parking spaces for the adjacent major district centre. Removal of this provision is likely to result in an unacceptable impact on on-street parking and the vitality of the centre. The site is therefore considered unsuitable at this time.	Site appears in good condition and well used.	Site is likely to represent a viable development option.
US8	Land rear of 4-8 Caludon Road	Upper Stoke	0.10	BF	Site of an existing car showroom, surrounded by residential properties. Development of the site for a small number of infill properties would be suitable.	The site remains in existing viable use and is not readily available.	Site is likely to represent a viable development option for a small number of infill properties. Site is too small for the SHLAA.
US9	Allotment Gardens to the rear of 15-17 Heath Crescent	Upper Stoke	0.04	GF	The site is a well used and maintained allotment garden. It provides a key piece of green infrastructure to the local community and as such residential development would be unsuitable.	Site is a well used allotment provision and is not considered available at this current time.	Site is likely to represent a viable development option subject to a suitable access being created.
US10	Land rear of 49 Skipton Gardens	Upper Stoke	0.03	BF	Site provides important off street parking spaces for existing residents. Removal of this provision is likely to result in an unacceptable impact on on-street parking. The site is therefore considered unsuitable at this time.	Site appears in good condition and well used.	Site is likely to represent a viable development option for a small number of infill properties. Site is too small for the SHLAA.
US12	Land adjacent Longfield House, Bell Green Road	Upper Stoke	0.51	GF	Well used and maintained area of public open space which provides a vital local facility for surrounding properties. Residential development would be unsuitable due to the loss of this provision.	Site is a well maintained area of public open space and is not considered available at this current time.	Site is likely to represent a viable development option.



### Appendix 3 Discounted SHLAA Sites

US13	Allotments between Forknell Avenue and Sewall Highway	Upper Stoke	0.59	GF	The site is a well used and maintained allotment garden, which is of importance to the surrounding community. It provides a key piece of green infrastructure and as such residential development would be unsuitable.	Site is a well used allotment provision and is not considered available at this current time.	Site is likely to represent a viable development option, although there is some concern about creating suitable separation distances to adjoining properties and the ability to create a suitable access.
US14	Land at Brixham Drive	Upper Stoke	0.88	GF	Well used and maintained area of public open space which provides a vital local facility for surrounding properties. Residential development would be unsuitable due to the loss of this provision.	Site is a well maintained area of public open space and is not considered available at this current time.	Site is likely to represent a viable development option.
US15	77a, Nuffield Road	Upper Stoke	0.13	GF	Site comprises an extensive area of residential curtilage that was created as part of a recent back land development. Private road created to serve new dwelling, which may be suitable for an additional 1 or 2 dwellings. Loss of residential amenity space could be an issue however in principle the site is considered suitable for a small amount of new residential development.	The site is not considered readily available.	Site is likely to represent a viable development option for a small number of new dwellings. Site is too small for the SHLAA.
US16	Land rear of 17-59 Wyken Avenue	Upper Stoke	0.46	GF	Site contains a small amount of urban green space but is focused primarily around community buildings and facilities. The site adjoins residential provision on 3 sides and is likely to be suitable for some further development.	Site is subject to a lengthy lease agreement and is not considered readily available.	Site is likely to represent a viable development option subject to termination of lease agreements and creation of suitable access.
US19	Land between Longfield House and Sewall Court Bell Green Road	Upper Stoke	0.11	GF	Well used and maintained area of public open space which provides a vital local facility for surrounding properties. Residential development would be unsuitable due to the loss of this provision.	Site is a well maintained area of public open space and is not considered available at this current time.	Site is likely to represent a viable development option.
Wa1	Land West of 8 Alpine Rise	Wainbody	0.23	GF	Well used and maintained area of public open space which provides a vital local facility for surrounding properties. Residential development is therefore considered unsuitable.	Site is a well maintained area of public open space and is not considered available at this current time.	Site is likely to represent a viable development option.
Wa2	Land West of 24-48 Dewsbury Avenue	Wainbody	0.49	GF	Well used and maintained area of public open space which provides a vital local facility for surrounding properties. Residential development is therefore considered unsuitable.	Site is a well maintained area of public open space and is not considered available at this current time.	Site is likely to represent a viable development option, although site is narrow and a comprehensive development may prove difficult.
Wa3	Land west 1 Peveril Drive	Wainbody	0.10	GF	Well used and maintained area of public open space which provides a vital local facility for surrounding properties. Residential development is therefore considered unsuitable.	Site is a well maintained area of public open space and is not considered available at this current time.	Site is likely to represent a viable development option.
Wa4	Land south east of 40 Peveril Drive	Wainbody	0.32	GF	Well used and maintained area of public open space which provides a vital local facility for surrounding properties. Residential development is therefore considered unsuitable.	Site is a well maintained area of public open space and is not considered available at this current time.	Site is likely to represent a viable development option.
Wa5	Land West of 21 Mantilla Drive	Wainbody	0.11	GF	Well used and maintained area of public open space which provides a vital local facility for surrounding properties. Residential development is therefore considered unsuitable.	Site is a well maintained area of public open space and is not considered available at this current time.	Site is likely to represent a viable development option, although the developable land area is likely to be effected by centrally located protected trees..

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Page 234	Land rear of 51-57a Cotswold Drive	Wainbody	0.44	GF	Well used and maintained area of public open space which provides a vital local facility for surrounding properties. Residential development is therefore considered unsuitable.	Site is a well maintained area of public open space and is not considered available at this current time.	Site is likely to represent a viable development option however it suffers from poor access and would require the purchasing of adjoining properties to create adequate access provision.
Wa8	Land at Jacklin Drive	Wainbody	0.14	GF	Well vegetated area of urban green space which provides amenity for surrounding properties. Residential development is therefore considered unsuitable.	Site is a well maintained area of public open space and is not considered available at this current time.	Site is likely to represent a viable development option.
Wa9	Land South of Stonebridge Highway and West of Howes Lane.	Wainbody	1.03	GF	Well used and maintained area of public open space which provides a vital local facility for surrounding properties. The land also provides a buffer from the Stonebridge Highway to adjoining properties. Residential development is therefore considered unsuitable.	Site is a well maintained area of public open space and is not considered available at this current time.	Site is likely to represent a viable development option.
Wa12	Land rear of 18 Stoneleigh Road	Wainbody	2.5	GF	backland development situated within a very low density residential area. Located in a conservation area design would need to be sympathetic. Backland nature of site and intrusion towards the Crackley gap and HS2 buffer zone may be inappropriate and unsuitable for development at this time.	site is readily available for development - as put forward by existing land owner	site is likely to offer a viable option.
Wa13	Land adjacent and rear of 147 Kenilworth Road	Wainbody	7.9	GF	backland development situated within a very low density residential area. Located in a conservation area design would need to be sympathetic. Backland nature of site and intrusion towards the Crackley gap and HS2 buffer zone may be inappropriate and unsuitable for development at this time.	site is readily available for development - as put forward by existing land owner	site is likely to offer a viable option.
Wa14	Sevenacres Farm, 26 and 26A Stoneleigh Road	Wainbody	2.6	GF	backland development situated within a very low density residential area. Located in a conservation area design would need to be sympathetic. Backland nature of site and intrusion towards the Crackley gap and HS2 buffer zone may be inappropriate and unsuitable for development at this time.	Site would require clearance of 2 existing properties to form access as well as clearance of farm buildings. Site is not readily available	site is likely to offer a viable option.
We1	459 Tile Hill Lane	Westwood	0.33	GF	Land comprises extensive residential curtilage, part of which is well maintained and used as allotment gardens. A residential principle is largely established and the site would be considered suitable for residential development at a higher density.	Site is well maintained and there are no signs that it is currently available at this time.	Site is likely to represent a viable development option.
We2	Children's Home, Gravel Hill	Westwood	0.10	BF	Site is situated within an established residential area and is considered suitable in principle.	Site no longer available for redevelopment following the re-occupation of the site for children's home.	Site is likely to represent a viable development option.
We3	Templar Avenue / Torrington Avenue Industrial Estate	Westwood	1.18	BF	The site forms an integrated part of an established industrial park. The most suitable form of redevelopment on this site would be a continuation of these employment provisions.	Site appears occupied and well used and is not considered readily available for development.	Site is likely to represent a viable development option, although it would benefit from being part of a more comprehensive redevelopment.

### Appendix 3 Discounted SHLAA Sites

We6	Land off Longwood Close, Westwood Way	Westwood	1.49	BF	The site forms an area of remaining land which is an integrated part of an established and relatively modern business park. The most suitable form of development on this site would be a continuation of these employment provisions.	Site is clear and is readily available for development.	Site is likely to represent a viable development option however its location within the business park suggests new residential provision would not necessarily be in keeping with neighbouring uses.
We7	Site rear of Penn House, Gravel Hill	Westwood	0.24	BF	Site provides important garage provision and off street parking spaces for existing residents. Removal of the garages is likely to result in an unacceptable impact on on-street parking. The site also comprises an electric substation, the loss of which would be unsuitable given its service to the local community and an area of well maintained public open space. The site is therefore considered unsuitable at this time.	site appears in good condition and well used.	Site is likely to represent a viable development option so long as adequate separation distances could be maintained to existing dwellings.
We8	Garages rear of 31 Ridgley Road	Westwood	0.19	BF	Site provides important garage provision and off street parking spaces for existing residents. Removal of the garages is likely to result in an unacceptable impact on on-street parking. The site is therefore considered unsuitable at this time.	site appears in good condition and well used.	Site is likely to represent a viable development option so long as adequate separation distances could be maintained to existing dwellings.
We11	Ecotech House, Falkland Close	Westwood	0.40	BF	The site forms an integrated part of an established industrial park. The most suitable form of redevelopment on this site would be a continuation of these employment provisions.	Site appears occupied and well used, however representations have been made to suggest the site is currently available for redevelopment.	Site is likely to represent a viable development option, although it would benefit from being part of a more comprehensive redevelopment.
We12	Floyds Field Sports Ground, Tanners Lane	Westwood	7.34	GB	Area of well maintained playing fields. Residential development is likely to result in an unacceptable loss of established playing fields and recreation land and is therefore considered unsuitable at this time.	Site appears to be in active recreation use at this current time.	Site is likely to represent a viable development option.
We13	Land at Duggins Lane and Station avenue	Westwood	4.50	GB	Area of well maintained agricultural land within a semi rural setting. Site has some flood risk concerns to the north east corner especially and forms part of the established Green Belt separation area between Coventry and Solihull. Residential development is therefore likely to be unacceptable in this Green Belt location.	Site appears to be in active agricultural/recreational use at this current time, although representations have been made to suggest the site could come forward for residential development.	Site is likely to represent a viable development option although flood concerns could restrict developable area.
We14	Land west of Nickson Road	Westwood	0.98	GF	Well used and maintained area of public open space which provides a vital local facility for surrounding properties. Residential development would be unsuitable due to the loss of this provision.	Site is a well maintained area of public open space and is not considered available at this current time.	Site is likely to represent a viable development option.
We16	Land at Robert Cramb Avenue	Westwood	0.57	GF	Well used and maintained area of public open space which provides a vital local facility for surrounding properties. Residential development would be unsuitable due to the loss of this provision.	Site is a well maintained area of public open space and is not considered available at this current time.	Site is likely to represent a viable development option.

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Page 236 We17	Land off Ashfield Avenue	Westwood	0.41	GF	Well used and maintained area of public open space which provides a vital local facility for surrounding properties. Residential development would be unsuitable due to the loss of this provision.	Site is a well maintained area of public open space and is not considered available at this current time.	Site is likely to represent a viable development option.
We18	Land off Brockhurst Drive	Westwood	0.24	GF	Site comprises an area of incidental urban green space. It is an area that has not been well maintained compared to some other surrounding areas and the site is likely to be suitable for a small number of infill dwellings.	Site appears readily available for development.	Site is likely to represent a viable development option for a small number of low density dwellings. Site is therefore too small for the SHLAA.
We19	Land at the Junction of Tilehurst Drive and Banner Lane	Westwood	1.17	GF	Site comprises an area of incidental urban green space. It is an area that has not been well maintained compared to some other surrounding areas and the site is likely to be suitable for a continuation of the residential pattern along Glendale Way.	Site is not available for development and is to be retained as part of the Green Belt designation and Tile Hill Wood.	Site is likely to represent a viable development option.
We20	Land rear of Fein Bank and Greenways	Westwood	4.89	GB	Area of naturalised urban green space within a semi rural setting. Site forms part of the established Green Belt separation area between Coventry and Solihull. Residential development is therefore likely to be unacceptable in this Green Belt location.	Site is not available for development and is to be retained as part of the Green Belt.	Site is likely to represent a viable development option.
We22	Land opposite 1-13 Nickson Road	Westwood	0.22	GF	Well used and maintained area of public open space which provides a vital local facility for surrounding properties. Residential development would be unsuitable due to the loss of this provision.	Site is a well maintained area of public open space and is not considered available at this current time.	Site is likely to represent a viable development option so long as adequate separation distances could be maintained to existing dwellings.
We23	Land rear of 61-79 Standard Avenue	Westwood	0.47	GF	Well used and maintained area of public open space which provides a vital local facility for surrounding properties. Residential development would be unsuitable due to the loss of this provision.	Site is a well maintained area of public open space and is not considered available at this current time.	Site is likely to represent a viable development option so long as suitable and viable access opportunity could be created.
We26	Land off Glendale Way	Westwood	1.09	GF	Site comprises an area of relatively well maintain urban green space which provides a vital local facility for surrounding properties. Residential development would be unsuitable due to the loss of this provision.	Site is not considered available at this current time.	Site is likely to represent a viable development option.
We27	Land at Gravel Hill, opposite Ridgley Road	Westwood	0.16	GF	Well used and maintained area of public open space which provides a vital local facility for surrounding properties. Residential development would be unsuitable due to the loss of this provision.	Site is a well maintained area of public open space and is not considered available at this current time.	Site is likely to represent a viable development option so long as adequate separation distances could be maintained to existing dwellings.
We29	Land North of Duggins Lane	Westwood	3.17	GB	Area of well maintained playing fields. Residential development is likely to result in an unacceptable loss of established playing fields and recreation land and is therefore considered unsuitable at this time.	Site appears to be in active recreation use at this current time.	Site is likely to represent a viable development option.
We30	Sports Ground, South of Tanners Lane	Westwood	4.86	GB	Area of well maintained playing fields. Residential development is likely to result in an unacceptable loss of established playing fields and recreation land and is therefore considered unsuitable at this time.	Site appears to be in active recreation use at this current time.	Site is likely to represent a viable development option.



### Appendix 3 Discounted SHLAA Sites

We31	Land adjacent The Newlands Public House, North of Tile Hill Lane	Westwood	0.11	GF	Well used and maintained area of open space associated with the adjacent public house, which provides a local amenity for the surrounding community. Residential development could be suitable but as part of a more comprehensive scheme.	Site is a well maintained area of green space, which forms an integral part of the public house. There are no signs that the site is available at this current time.	Site is likely to represent a viable development option as part of a more comprehensive scheme.
We35	Canley Site A - site expansion	Westwood	6	GF	Site may be suitable in principal for development, however there is a need to provide a protective buffer around the historic woodlands which significantly limits the amount of developable land and appropriateness of design in relation to the existing built environment.	site is readily available for development - as put forward by existing land owner	Site is likely to represent a viable development option.
Who6	Pub car park and garden, Craven Street (adjacent to public house rear of 45 Craven Street)	Whoberley	0.06	BF	Site comprises an area of scrub land situated within an established residential area. Residential development is likely to be suitable in principle.	Site appears vacant and readily available for development.	Site is likely to represent a viable development option for a limited number of dwellings fronting Hearsall Lane, so long as sufficient separation distances can be retained to neighbouring buildings. Site is considered too small for the SHLAA.
Who7	Car park rear of The Old Clarence Public House, Earlsdon Avenue North and Coniston Road	Whoberley	0.23	BF	Public house and car park situated within a predominantly residential area. Site is likely to offer a suitable residential development opportunity.	Site appears to be operating in a viable manner and is well used by the local community. The site is not considered readily available.	Site is likely to represent a viable development option.
Who8	Garage site adjacent 75 and 76 and 96 and 97 Raphael Close	Whoberley	0.14	BF	Site provides important off street parking spaces for existing residents. Loss of these spaces is likely to result in an unacceptable impact on on-street parking. The site is therefore considered unsuitable at this time.	site appears in good condition and well used.	Site is likely to represent a viable development option, with a continuation of the existing residential blocks.
Who9	Garage site adjacent 20 Rembrandt Close	Whoberley	0.18	BF	Site provides important off street parking spaces for existing residents. Loss of these spaces is likely to result in an unacceptable impact on on-street parking. The site is therefore considered unsuitable at this time.	site appears in good condition and well used.	Site is likely to represent a viable development option, with a continuation of the existing residential blocks. This would however be dependant on the maintenance of suitable separation distances and overlooking from the adjacent flat blocks.
Who10	parking area adjacent 162 Glendower Avenue	Whoberley	0.05	BF	Site provides important off street parking spaces for existing residents. Loss of these spaces is likely to result in an unacceptable impact on on-street parking. The site is therefore considered unsuitable at this time.	site appears in good condition and well used.	Site is likely to represent a viable development option,. This would however be dependant on the maintenance of suitable separation distances and overlooking from the adjacent buildings.

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Page 238 Who14	Land rear of 118-124 Glendower Avenue	Whoberley	1.31	GF	Site is situated within an extensive residential area and comprises a number of allotment plots in varying degrees of maintenance. Similar developments which adjoin the site suggests similar development schemes have occurred in the past. This suggests that in principle a residential scheme may be suitable, subject to the acceptable loss of the allotment provision/public open space and creation of suitable access.	The site is a number of ownerships and in order to secure a suitable access any development would need to overcome ransom strip issues. Although representations suggest the site is readily available the multiple ownership issues suggest availability could be an issue.	Site is subject to multiple ownerships and 2 ransom strip issues with regards securing access. Any alternative access would require the clearance of existing dwellings. Viability and deliverability are likely to be impacted significantly due to these issues. As such an achievable scheme is questionable at this stage.
Who15	Land opposite 55 The Jordans	Whoberley	0.27	GF	Extensive area of well vegetated urban green space. The extent of vegetation suggests it has restricted public access and may be suitable for some limited residential development.	Site is not considered available at this current time.	Site is likely to represent a viable development option subject to the creation of a suitable access.
Who16	Land at Torbay Road, Aldbury Rise and Wendover Rise	Whoberley	0.64	GF	Well used and maintained area of public open space which provides a vital local facility for surrounding properties. Residential development would be unsuitable due to the loss of this provision.	Site is a well maintained area of public open space and is not considered available at this current time.	Site is likely to represent a viable development option subject to the creation of a suitable access.
Who17	Land at Buckingham Rise	Whoberley	3.52	GF	Well used and maintained area of public open space which provides a vital local facility for surrounding properties. Residential development would be unsuitable due to the loss of this provision.	Site is a well maintained area of public open space and is not considered available at this current time.	Site is likely to represent a viable development option.
Wo2	Land East of 7-11 High Beech, Park Hill Lane	Woodlands	0.54	GF	The site in question remains in the Green Belt and would require boundary amendments through an adopted plan. Concern remains around noise and proximity to the A46, however with sufficient mitigation a site for a single residential plot could be deemed suitable.	The land owner has suggested through representations that the site is readily available for development.	Site has been identified by the land owner as offering a viable development option for a single dwelling. Delivery of the site however is dependant on Green Belt boundary changes and/or very special circumstances being demonstrated. The site is too small for the SHLAA but the necessary boundary changes will be considered through the review of the development plan.
Wo3	Land between 6 and 12 James Green Road	Woodlands	0.33	GF	Well used and maintained area of public open space which provides a vital local facility for surrounding properties. Residential development would be unsuitable due to the loss of this provision.	Site is a well maintained area of public open space and is not considered available at this current time.	Site is likely to represent a viable development option.
Wo4	Land rear of 33-43 Bohun Street	Woodlands	1.12	GF	The site is a well used and maintained allotment garden, which is of importance to the surrounding community and users from wider afield. It provides a key piece of green infrastructure and as such residential development would be unsuitable.	Site is a well used allotment provision and is not considered available at this current time.	Site is likely to represent a viable development option so long a suitable access can be created.

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Wo5	Garages at Shepherd Close (opposite 18 Shepherd Close)	Woodlands	0.06	BF	Site provides important garage provision and off street parking spaces for existing residents. Removal of the garages is likely to result in an unacceptable impact on on-street parking. The site is therefore considered unsuitable at this time.	site appears in good condition and well used.	Site is likely to be constrained by separation distances to existing properties, which is likely to prevent it from being achievable for new residential development.
Wo6	Land at Wheate Croft	Woodlands	0.04	GF	Well used and maintained area of public open space which provides a vital local facility for surrounding properties. Residential development would be unsuitable due to the loss of this provision.	Site is a well maintained area of public open space and is not considered available at this current time.	Site is likely to represent a viable development option, subject to suitable separation distances being retained to existing properties.
Wo7	Land adjacent 5 Berners Close	Woodlands	0.04	GF	Well used and maintained area of public open space which provides a vital local facility for surrounding properties. Residential development would be unsuitable due to the loss of this provision.	Site is a well maintained area of public open space and is not considered available at this current time.	Site is likely to represent a viable development option, subject to suitable separation distances being retained to existing properties.
Wo8	Former garage site rear of 1-21 Empire Road	Woodlands	0.11	BF	Site comprises a vacant area of scrub land situated between a row of housing and an area of established woodland. In principle the development of the site would be acceptable however its size and shape suggest it would be difficult to develop due to separation distances to existing properties and its position within the street scene. The site is also located within the Green Belt.	The site is considered readily available.	Site is unlikely to offer an unachievable development option due to its size and shape.
Wo9	Land between 39 and 49 Empire Road	Woodlands	0.05	GF	Well used and maintained area of public open space which provides a vital local facility for surrounding properties. Residential development is likely to be suitable in this location however to provide a completion of the existing housing rows.	Site is a well maintained area of public open space and is not considered available at this current time.	Site is likely to represent a viable development option.
Wo12	Land rear of 1-11 and 2-16 Howlette Road	Woodlands	0.14	BF	Site provides important garage provision and off street parking spaces for existing residents. Removal of the garages is likely to result in an unacceptable impact on on-street parking. The site is therefore considered unsuitable at this time.	Site appears in good condition and well used.	Site is likely to represent a viable development option so long as a suitable access can be created and separation distances to existing properties are adequate.
Wo13	Land rear of 2-4 Jelliffe Street	Woodlands	0.04	BF	Site provides important garage provision and off street parking spaces for existing residents. Removal of the garages is likely to result in an unacceptable impact on on-street parking. The site is therefore considered unsuitable at this time.	site appears in good condition and well used.	Site is likely to represent a viable development option for 1 or 2 dwellings so long as separation distances to existing properties are adequate. Site is too small for the SHLAA.
Wo14	Land adjacent 13 William Bree Road	Woodlands	0.10	BF	Site provides important garage provision and off street parking spaces for existing residents. Removal of the garages is likely to result in an unacceptable impact on on-street parking. The site is therefore considered unsuitable at this time.	site appears in good condition and well used.	Site is likely to represent a viable development option so long as a suitable access can be created and separation distances to existing properties are adequate.
Wo15	Land at Wolverton Road	Woodlands	0.26	GF	Well used and maintained area of public open space which provides a vital local facility for surrounding properties. Residential development would be unsuitable due to the loss of this provision.	Site is a well maintained area of public open space and is not considered available at this current time.	Site is likely to represent a viable development option.

Appendix 3 Discounted SHLAA Sites

Wo17	Land at Pebworth Close	Woodlands	0.77	GF	Well used and maintained area of public open space which provides a vital local facility for surrounding properties. Residential development would be unsuitable due to the loss of this provision.	Site is a well maintained area of public open space and is not considered available at this current time.	Site is likely to represent a viable development option.
Wo18	Land at Shottery Close	Woodlands	0.71	GF	Well used and maintained area of public open space which provides a vital local facility for surrounding properties. Residential development would be unsuitable due to the loss of this provision.	Site is a well maintained area of public open space and is not considered available at this current time.	Site is likely to represent a viable development option. This would however be dependant on the maintenance of suitable separation distances and overlooking from the adjacent buildings.
Wo19	Land South of 99 Sutherland Avenue	Woodlands	0.09	GF	Well used and maintained area of public open space which provides a vital local facility for surrounding properties. Residential development would be unsuitable due to the loss of this provision.	Site is a well maintained area of public open space and is not considered available at this current time.	Site is likely to represent a viable development option. This would however be dependant on the maintenance of suitable separation distances and overlooking from the adjacent buildings.
Wo20	Land South of 74 Sutherland Avenue	Woodlands	0.09	GF	Well used and maintained area of public open space which provides a vital local facility for surrounding properties. Residential development would be unsuitable due to the loss of this provision.	Site is a well maintained area of public open space and is not considered available at this current time.	Site is likely to represent a viable development option. This would however be dependant on the maintenance of suitable separation distances and overlooking from the adjacent buildings.
Wo21	Land West of 53 Faseman Avenue	Woodlands	0.16	GF	Well used and maintained area of public open space which provides a vital local facility for surrounding properties. Residential development would be unsuitable due to the loss of this provision.	Site is a well maintained area of public open space and is not considered available at this current time.	Site is likely to represent a viable development option.
Wo22	Land opposite 113-231 Jardine Crescent	Woodlands	0.94	GF	Well used and maintained area of public open space and children's play space which provides a vital local facility for surrounding properties. Residential development would be unsuitable due to the loss of this provision.	Site is a well maintained area of public open space and children's play area and is not considered available at this current time.	Site is likely to represent a viable development option.
Wo23	Land rear of 14-32 Aldrich Avenue	Woodlands	0.16	GF	Well used and maintained area of public open space which provides a vital local facility for surrounding properties. Residential development would be unsuitable due to the loss of this provision.	Site is a well maintained area of public open space and is not considered available at this current time.	Site is likely to represent a viable development option.
Wo24	Land between 74-90 Frisby Road	Woodlands	0.16	GF	Well used and maintained area of public open space which provides a vital local facility for surrounding properties. Residential development would be unsuitable due to the loss of this provision.	Site is a well maintained area of public open space and is not considered available at this current time.	Site is likely to represent a viable development option.
Wo25	Land East and West of Jenkins Avenue	Woodlands	2.92	GF	Well vegetated area of urban green space which provides amenity for surrounding properties. Given it adjoins existing residential areas and offers opportunities to extend these it is likely that new residential development would be suitable in principle.	Site is a key area of urban green space, which appears to be in multiple ownerships. It is therefore not considered available at this current time.	Site is likely to represent a viable development option, subject to overcoming constraints associated with multiple ownership.



### Appendix 3 Discounted SHLAA Sites

Wo26	Land Opposite Bantock Road, Empire Road	Woodlands	0.21	GF	Well used and maintained area of public open space which provides a vital local facility for surrounding properties. Residential development would be unsuitable due to the loss of this provision.	Site is a well maintained area of public open space and is not considered available at this current time.	Site is likely to represent a viable development option.
Wy1	Garages rear of 11-21 The Drive and 147 St Ives Road	Wyken	0.09	BF	Area of scrub land which was formerly off street parking and garage provision. Site is situated to the rear of a number of residential properties and may be suitable for 1 or 2 additional dwellings subject to separation distances.	The site appears readily available for development.	The site is likely to offer an achievable development for 1 or 2 new dwellings subject to design and access issues. Site is too small for the SHLAA.
Wy3 a+b	Garages off Hopfield Close adjacent 171&109 Attothall Road and opposite 20 Hopedale Close	Wyken	0.15	BF	Site provides important garage provision and off street parking spaces for existing residents. Removal of the garages is likely to result in an unacceptable impact on on-street parking. The site is therefore considered unsuitable at this time. Site has recently been refused at appeal to confirm this view.	site appears in good condition and well used.	Site is likely to represent a viable development option.
Wy4	Wyken Community Centre, Westmoreland Road	Wyken	1.02	BF	Site comprises a well used and well established community facility within a substantial residential area. Although residential development is likely to be suitable in principle, the loss of such an established and significant community provision is considered unsuitable.	The site is well used and is not readily available.	Site is likely to represent a viable development option.
Wy5	Garages and parking area adjacent 188 Belgrave Road	Wyken	0.14	BF	Site provides important garage provision and off street parking spaces for existing residents. Removal of the garages is likely to result in an unacceptable impact on on-street parking. The site is therefore considered unsuitable at this time.	Site appears in good condition and well used.	Site is likely to represent a viable development option subject to suitable separation distances between existing properties..
Wy6	Garages adjacent 6 and 37 Triumph Close	Wyken	0.08	BF	Site provides important garage provision and off street parking spaces for existing residents. Removal of the garages is likely to result in an unacceptable impact on on-street parking. The site is therefore considered unsuitable at this time.	Site appears in good condition and well used.	Site is likely to represent a viable development option, with potential to continue to existing development pattern.
Wy8	Garages adjacent 17 Harry Rose Road	Wyken	0.08	BF	Site provides important garage provision and off street parking spaces for existing residents. Removal of the garages is likely to result in an unacceptable impact on on-street parking. The site is therefore considered unsuitable at this time.	Site appears in reasonably good condition and well used.	Site is likely to represent a viable development option subject to suitable separation distances between existing properties..
Wy9	Garage and parking area adjacent 17 Hipswell Highway	Wyken	0.11	BF	Back land plot providing important garage provision and off street parking spaces for existing residents. Removal of the garages is likely to result in an unacceptable impact on on-street parking. The site is therefore considered unsuitable at this time.	Site appears in good condition and well used.	Site is likely to represent a viable development option subject to suitable access arrangements and separation distances between existing properties..
Wy10	Land north of Dorchester Way	Wyken	8.20	GF	The land comprises a large area of urban green space with significant levels of vegetation and public footpaths. The vast majority of the site is covered by Flood zones 2 and 3 and is therefore considered unsuitable for residential development at this time.	No further representations have been made and the site is not considered to be readily available.	The extent of flood risk constraints render this site unachievable at this time.

### Appendix 3 Discounted SHLAA Sites

	Land North of Faygate Close	Wyken	5.45	GB	The land comprises a large area of urban green space with significant levels of vegetation and public footpaths. The vast majority of the site is covered by Flood zones 2 and 3 and is therefore considered unsuitable for residential development at this time.	No further representations have been made and the site is not considered to be readily available.	The extent of flood risk constraints render this site unachievable at this time.
Wy12	Land south of 102-112 Blandford Drive	Wyken	0.26	GF	Well used and maintained area of public open space which provides a vital local facility for surrounding properties. Residential development would be unsuitable due to the loss of this provision.	Site is a well maintained area of public open space and is not considered available at this current time.	Site is likely to represent a viable development option.
Wy13	Land at Belgrave Road and Attoxhall Road	Wyken	0.40	GF	Well used and maintained area of public open space which provides a vital local facility for surrounding properties. Residential development would be unsuitable due to the loss of this provision.	Site is a well maintained area of public open space and is not considered available at this current time.	Site is likely to represent a viable development option.
Wy14	Land North of 1-31 Lamerton Close	Wyken	0.54	GF	Well used and maintained area of public open space which provides a vital local facility for surrounding properties. Residential development would be unsuitable due to the loss of this provision.	Site is a well maintained area of public open space and is not considered available at this current time.	Site is likely to represent a viable development option.
Wy15	Allotments adjacent to Balmoral Close	Wyken	4.02	GF	The land comprises a large area of urban green space with significant levels of vegetation and public footpaths. The vast majority of the site is covered by Flood zones 2 and 3 and is therefore considered unsuitable for residential development at this time.	No further representations have been made and the site is not considered to be readily available.	The extent of flood risk constraints render this site unachievable at this time.
Wy16	Rugby Club, Wyken Croft	Wyken	2.89	GF	Area of well maintained Rugby field used to support local rugby club. Residential development is likely to result in an unacceptable loss of established recreation land and is also likely to result in unsuitable intrusion into the Wyken Croft Nature Park therefore considered unsuitable at this time.	Site appears to be in active recreation use at this current time and is not considered available.	Site is likely to represent a viable development option.











































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Appendix 4d - SHLAA Sites within the Urban Area

New Ref No.	Site Address	Ward	Site Area (Ha)	Developable Site Area (Ha) (85% of gross)	Delivery Time Frame	GF / PDL	Deliverability Assessment			Proposed Number of Dwellings	Year													
							Suitable?	Available?	Achievable?		14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28
<b>Full Residential Proposals</b>																								
Bab3	Garages off Bowness Close	Bablake	0.12	0.10	S	PDL	Site is situated within a predominantly residential area and development is capable of creating a suitable residential environment.	Garage provision on site appears derelict and unused and the site is available now for redevelopment.	Site appears unconstrained and achievable inside the next 5 years.	10				10										
Bab4	Garage Court adjacent 40 the wardens Avenue	Bablake	0.12	0.10	S	PDL	Site is situated within a predominantly residential area and development is capable of creating a suitable residential environment. Site has been deemed suitable through the granting of planning consent in 2014/15	Garage provision on site appears derelict and unused and the site is available now for redevelopment.	Site appears unconstrained and achievable inside the next 5 years.	6			6											
Bab12	Land to the rear of 284 Sadler Road	Bablake	0.16	0.136	S	PDL	Site comprises a vacant area of hard standing used mainly for informal parking provision. The site is considered suitable for residential development so long as a suitable access is created. This should not be an issue however as all surrounding properties are in a single ownership.	Site appears readily available.	The existing access constraint is not considered to be a insurmountable constraint given adjoining ownerships. The site appears to offer an achievable development perhaps for an affordable housing scheme.	6				6										
BW1	Parking area, Santos Close	Binley and Willenhall	0.07	0.06	S	PDL	Site is situated within a predominantly residential area and development is capable of creating a suitable residential environment.	Site is readily available for development with no identified constraints.	Site appears unconstrained and achievable inside the next 5 years.	5					5									
BW3	Dunsmore Avenue Garages (rear of 412 and 440)	Binley and Willenhall	0.10	0.09	S	PDL	Site is situated within a predominantly residential area and development is capable of creating a suitable residential environment.	Vacant area of hard standing site, which appears under-used and the site is available now for redevelopment.	Site appears unconstrained and achievable inside the next 5 years.	6			6											



























































Appendix 4e - Initial SHLAA Green Belt Sites

New Ref No.	Site Address	Ward	Site Area (Ha)	Developable Site Area (Ha) (85% of gross)	Delivery Time Frame	GF / PDL	Deliverability Assessment			Proposed Number of Dwellings - high density	Proposed Number of Dwellings - low density
							Suitable?	Available?	Achievable?		
Bab7	The Grange Childrens Home, Waste Lane	Bablake	2.37	2.0145	M-L	GB	Site contains a number of locally listed structures and is situated within the Green Belt. It is currently occupied as a children's care home. Given its position within the GB and its conservation status a conversion opportunity is likely to be most suitable. There may be some scope for small extensions and new build additions but these would need to be carefully designed and fully justified.	The existing building on site remains occupied and operational at this time, but is expected to be vacated during the plan period.	Site is expected to offer a viable development option. A site specific density has been applied to reflect the conversion potential of the site. There are also a large number of mature trees situated around the site, which would require protection.	15	15
Bab8	Former Jaguar Expansion Land, East of Browns Lane	Bablake	10.39	4.156	M-L	GF	This site was originally reserved from the Green Belt in 1975 for expansion of Jaguar car works, which has now closed. Despite this option having not been taken up by Jaguar cars the principle of this site being developed has long been recognised. As such this site is considered suitable for a potentially mixed use proposal.	Site is actively farmed at this current time, however the land owner has suggested it is readily available.	Land remains in active use, but is likely to prove a viable option for redevelopment.	125	99
Bab15	Fivefield House, Bennetts Road	Bablake	0.23	0.18	M-L	BF & GB	Existing distribution premises appears in active use. The site is situated adjacent to existing residential properties however and does appear suitable in principle for a small infill development subject to overcoming the Green Belt constraint.	Site does not appear readily available, although representations have suggested it may become available in the future.	Higher value location should ensure a viable development is achievable here.	6	4
Bab16	Land bounded by Tamworth Road, Bennetts Road South and Sandpits Lane	Bablake	42.23	33.78	M-L	GB	Site is situated adjacent to existing urban area and would appear to represent a natural extension of the urban form. Site is considered suitable subject to overcoming Green belt constraint and provision of adequate infrastructure and design proposals.	site is readily available for development - as put forward by existing land owner	Site is expected to offer a viable development option	800	800
Bab19	Land East of Bennetts Road South	Bablake	19.57	15.66	M-L	GB	Site is situated adjacent to existing urban area and would appear to represent a natural extension of the urban form. Site is considered suitable subject to overcoming Green belt constraint and provision of adequate infrastructure and design proposals.	site is readily available for development - as put forward by existing land owner	Site is expected to offer a viable development option	470	372
Bab21	Rookery Farm, Watery Lane	Bablake	1.6	1.28	M-L	GB	Site is situated adjacent to existing urban area and would appear to represent a natural extension of the urban form. Site is considered suitable subject to overcoming Green belt constraint and provision of adequate infrastructure and design proposals.	site is readily available for development - as put forward by existing land owner	Site is expected to offer a viable development option	38	30
Bab23	Land South of 37 Bennetts Road	Bablake	0.78	0.62	M-L	GB	Site is situated adjacent to existing residential development and is likely to offer a natural infill opportunity along this part of Bennetts Road. Site is considered suitable subject to overcoming Green belt constraint and provision of adequate infrastructure and design proposals.	site is readily available for development - as put forward by existing land owner	Site is expected to offer a viable development option	19	15
Bab24	Land east of holy Gate, Fivefield Road	Bablake	1	0.80	M-L	GB	Site is situated adjacent to existing residential development and is likely to offer a natural extension of existing development along this part of Fivefield Road. Site is considered suitable subject to overcoming Green belt constraint and provision of adequate infrastructure and design proposals.	site is readily available for development - as put forward by existing land owner	Site is expected to offer a viable development option	24	19
Bab27	Land east and West of St Swithin, Watery Lane	Bablake	0.45	0.36	M-L	GB	Site is situated adjacent to existing residential property and would offer an opportunity to expand the street frontage in this location. Site is considered suitable subject to overcoming Green belt constraint and provision of adequate infrastructure and design proposals. Existing trees will also require protection which is likely to limit developable area.	Site readily available now for development	Site is expected to offer a viable development option, subject to retention of trees and appropriate site specific density that reflects the existing property.	7	7

Bab29	Manor Farm, Bennetts Lane	Bablake	8.26	6.61	M-L	GB	Site is largely back land in nature and in isolation would not represent a natural extension of the existing urban area. Site could be considered suitable however if brought forward as part of phased scheme or a comprehensive development subject to overcoming Green belt constraint and provision of adequate infrastructure and design proposals.	Site appears to be in active agricultural use suggesting it is not readily available. However representations have confirmed the possibility of the site becoming available within the plan period.	Site is expected to offer a viable development option, subject to archaeological assessment and protection of any historic artefacts or land forms.	198	157
Bab34	Land at Junction of Pickford Green Lane and Upper Eastern Green Lane	Bablake	2.95	2.36	M-L	GB	In isolation this site would not represent a natural extension of the existing urban area. Site could be considered suitable however if brought forward as part of a phased scheme or a comprehensive development subject to overcoming Green belt constraint and provision of adequate infrastructure and design proposals.	site is readily available for development - as put forward by existing land owner	Site is expected to offer a viable development option	71	56
Bab37	Land East of Pickford Green Lane and North of Upper Eastern Green Lane - southern plot	Bablake	44.54	35.632	M-L	GB	Site is situated adjacent to existing urban area and would appear to represent a natural extension of the urban form. Site is considered suitable subject to overcoming Green belt constraint and provision of adequate infrastructure and design proposals.	site is readily available for development - as put forward by existing land owner	Site is expected to offer a viable development option	1,069	846
Bab48	Land rear of Manor Lodge, East of Tamworth Road.	Bablake	2.74	2.19	M-L	GB	Site is largely back land in nature and in isolation would not represent a natural extension of the existing urban area. Site could be considered suitable however if brought forward as part of a phased scheme or a comprehensive development subject to overcoming Green belt constraint and provision of adequate infrastructure and design proposals.	site is readily available for development - as put forward by existing land owner	Site is expected to offer a viable development option.	66	52
Bab51a	Land West of Bennetts Road, including the sports and social club and recreation ground.	Bablake	10.00	8.00	M-L	GB	Site is situated adjacent to existing residential development and is likely to offer a natural infill and expansion opportunity along this part of Bennetts Road. Site is considered suitable subject to overcoming Green belt constraint and provision of adequate infrastructure and design proposals. New recreation facilities will also need to be provided within the local community.	site is readily available for development - as put forward by existing land owner	Site is expected to offer a viable development option	240	190
Bab52	Recreation Ground, Fivefield Road	Bablake	2.7	2.16	M-L	GB	In isolation this site would not represent a natural extension of the existing urban area. Site could be considered suitable however if brought forward as part of a phased scheme or a comprehensive development subject to overcoming Green belt constraint and provision of adequate infrastructure and design proposals. existing recreation ground would also require formalising and replacement to meet local needs	site is readily available for development - as put forward by existing land owner	site is likely to offer a viable option.	65	51
Bab54	Land south of Queenswood Court, Tamworth Road	Bablake	4.46	3.57	M-L	GB	Development of the site frontage would offer an infill opportunity along this part of Tamworth Road, however development of the full site in isolation would not represent a natural extension of the existing urban area. Site could be considered suitable however if brought forward as part of a phased scheme or a comprehensive development subject to overcoming Green belt constraint and provision of adequate infrastructure and design proposals.	site is readily available for development - as put forward by existing land owner	site is likely to offer a viable option, but would need to ensure well established trees that qualify for protection are retained..	107	85
Bab57	Land at Fivefield Road	Bablake	12.96	10.37	M-L	GB	In isolation this site would not represent a natural extension of the existing urban area. Site could be considered suitable however if brought forward as part of a phased scheme or a comprehensive development subject to overcoming Green belt constraint and provision of adequate infrastructure and design proposals. Development would need to be mindful of 4 ponds situated across the site.	Site readily available now for development	Site is expected to offer a viable development option	311	246

Appendix 4e - Initial SHLAA Green Belt Sites

Bab60	Rear of Durham House Farm, Fivefield Road	Bablake	1.5	1.20	M-L	GB	In isolation this site would not represent a natural extension of the existing urban area. Site could be considered suitable however if brought forward as part of a phased scheme or a comprehensive development subject to overcoming Green belt constraint and provision of adequate infrastructure and design proposals.	Site readily available now for development	Site is expected to offer a viable development option	36	29
Bab62	Land rear of Durham Close, Fivefield Road	Bablake	0.35	0.28	M-L	GB	In isolation this site would not represent a natural extension of the existing urban area. Site could be considered suitable however if brought forward as part of a phased scheme or a comprehensive development subject to overcoming Green belt constraint and provision of adequate infrastructure and design proposals.	Site readily available now for development	Site is expected to offer a viable development option	8	7
Bab63	Land rear of 34 Fivefield Road	Bablake	0.65	0.52	M-L	GB	Site is largely back land in nature but does represent an infill opportunity as it adjoins existing residential development on 3 sides. Site could also be considered suitable however if brought forward as part of a phased scheme or a comprehensive development subject to overcoming Green belt constraint and provision of adequate infrastructure and design proposals.	Site readily available now for development, although a recent permission for an infill property adjacent to 34 Fivefield Road could constrain site access.	Site is expected to offer a viable development option, subject to suitable access provision.	16	12
Bab67	Johney Rea Golf centre	Bablake	5.06	4.05	M-L	GB	In isolation this site would not represent a natural extension of the existing urban area. Site could be considered suitable however if brought forward as part of a phased scheme or a comprehensive development subject to overcoming Green belt constraint and provision of adequate infrastructure and design proposals.	Site readily available now for development	Site is expected to offer a viable development option	121	96
Bab68	Land north of Thompsons Road	Bablake	21.58	17.26	M-L	GB	In isolation this site would not represent a natural extension of the existing urban area. Site could be considered suitable however if brought forward as part of a phased scheme or a comprehensive development subject to overcoming Green belt constraint and provision of adequate infrastructure and design proposals.	Site readily available now for development	Site is expected to offer a viable development option	518	410
Bab69	Land north of Upper Eastern Green Lane	Bablake	18.7	14.96	M-L	GB	In isolation this site would not represent a natural extension of the existing urban area. Site could be considered suitable however if brought forward as part of a phased scheme or a comprehensive development subject to overcoming Green belt constraint and provision of adequate infrastructure and design proposals.	site is readily available for development - as put forward by existing land owner	site is likely to offer a viable option.	449	355
Bab70	Land East of Pickford Green Lane and North of Upper Eastern Green Lane - northern plot	Bablake	74.25	29.7	M-L	GB	Northern and southern plots put forward through call for sites as a single option. Sites separated due to availability, constraints and phasing. Site is expected to be considered suitable for a mixed use opportunity in order to help mitigate impact of A45 that adjoins the site to the north.	site is readily available for development - as put forward by existing land owner	site is likely to offer a viable option.	891	705
Bab71	Land off Wall Hill Road	Bablake	0.14	0.112	M-L	GB	In isolation the site does offer a small infill opportunity alongside a small collection of existing residential and commercial property. Site would be most suitable brought forward as part of a group of infill sites to form a comprehensive scheme (including Bab71-74).	Site readily available now for development	Site is expected to offer a viable development option	3	3
Bab72	Land opposite Grove Farm, Wall Hill Road	Bablake	0.66	0.528	M-L	GB	In isolation the site does offer a small infill opportunity alongside a small collection of existing residential and commercial property. Site would be most suitable brought forward as part of a group of infill sites to form a comprehensive scheme (including Bab71-74).	Site readily available now for development	Site is expected to offer a viable development option	16	13

Bab73	Land East of 86 Hawkes Mill Lane	Bablake	0.3	0.24	M-L	GB	In isolation the site does offer a small infill opportunity alongside a small collection of existing residential and commercial property. Site would be most suitable brought forward as part of a group of infill sites to form a comprehensive scheme (including Bab71-74).	Site readily available now for development	Site is expected to offer a viable development option	7	6
Bab74	Land opposite 39 Hawkesmill Lane	Bablake	0.22	0.176	M-L	GB	In isolation the site does offer a small infill opportunity alongside a small collection of existing residential and commercial property. Site would be most suitable brought forward as part of a group of infill sites to form a comprehensive scheme (including Bab71-74).	Site readily available now for development	Site is expected to offer a viable development option	5	4
Bab75	Nursery Sites, Browns Lane	Bablake	2.90	2.32	M-L	GB	Site is partially previously developed and represents a back land site to the rear of existing residential provision. Site is suitable for development subject to overcoming Green belt constraint and providing adequate infrastructure with high quality design.	Site remains in active nursery/horticultural use and is not considered readily available.	There is some archaeological interest to the northern half of the site, however the site is likely to represent a viable development option.	70	55
BW38b	Land at the junction of London Road and Allard Way	Binley and Willenhall	3.5	2.8	M-L	GB	Site has previously benefited from permission (in part) to allow the redevelopment of the former pumping station and retention of listed buildings. Additional land proposed as part of this site to support viability. Scheme is still considered suitable subject to Green belt constraints and adequate infrastructure.	Site is vacant and readily available for redevelopment.	Site is expected to offer a viable development option with allowance for supporting development.	84	67
He14	Walsgrave Hill Farm, Southern extension	Henley	6.6	5.28	M-L	GB	Site represents a natural extension of the site allocated at Walsgrave Hill Farm and is considered suitable in this context, subject to appropriate design around the listed building to the south east of the site.	Site readily available now for development	Site is expected to offer a viable development option	158	125
L30	Land at Sutton Stop, Grange Road	Longford	8.60	6.88	M-L	GB	Well maintained agricultural land situated adjacent to the M6. Site could offer an infill opportunity between the canal and motorway supporting local services in the surrounding area. Site could be considered suitable subject to overcoming Green belt constraint and provision of adequate infrastructure and design proposals.	Land appears to be in existing agricultural use.	Site is likely to represent a viable development option.	206	163
Wa6	Land west of Cryfield Heights, Gibbet Hill	Wainbody	1.53	1.224	M-L	GB	Site is situated to the rear of existing residential properties on 3 sides and would offer a natural infill opportunity within the local area. Site could be considered suitable subject to overcoming Green belt constraint and provision of adequate infrastructure and design proposals.	Site readily available now for development, however it could be constrained by the ability to provide appropriate access.	Site is expected to offer a viable development option	37	29
We15	land between 50 and 80 Cromwell Lane	Westwood	0.17	0.136	M-L	GB	Well vegetated area of green space. Site is likely to offer a suitable infill opportunity however to continue the existing street pattern of housing along Cromwell Lane. Site is to be considered alongside other opportunities along Cromwell Lane.	site is readily available for development - as put forward by existing land owner	site is likely to offer a viable option.	3	3
We21	Sports field north of Westwood Heath Road	Westwood	13.2	10.56	M-L	GB	Site remains in active use for private sports, however it is situated adjacent to existing residential development and offers a sustainable development option in close proximity to key services and facilities. Site could be considered suitable for development subject to provision of new sports pitches within the local community.	site is readily available for development - as put forward by existing land owner	site is likely to offer a viable option.	317	251
We28	Land West of Cromwell Lane	Westwood	11.59	9.272	M-L	GB	Extensive area of agricultural land to the rear of existing residential development. A carefully designed scheme does provide an opportunity however to link in with existing farm house and be developed within the north south building limits of the city's western boundary. Site could be considered suitable subject to overcoming Green belt constraint and provision of adequate infrastructure and design proposals. Site is to be considered alongside other opportunities along Cromwell Lane.	Land appears to be in existing agricultural use.	Site is likely to represent a viable development option, although the developable area of the site could be impacted by the need to provide a defensible western boundary and mitigate impacts on the wider Meriden gap.	230	230



Appendix 4e - Initial SHLAA Green Belt Sites

We33	Land between 46 to and including 50 Cromwell Lane	Westwood	0.18	0.144	M-L	GB	Site currently occupied by a single dwelling with large area of curtilage. Opportunity to provide higher density provision and infill existing gaps in street scene. Site is to be considered alongside other opportunities along Cromwell Lane.	site is readily available for development - as put forward by existing land owner	site is likely to offer a viable option.	3	3		
We34	Land between 94 and 114 Cromwell Lane	Westwood	0.22	0.176	M-L	GB	Well vegetated area of green space. Site is likely to offer a suitable infill opportunity however to continue the existing street pattern of housing along Cromwell Lane. Site is to be considered alongside other opportunities along Cromwell Lane.	site is readily available for development - as put forward by existing land owner	site is likely to offer a viable option.	4	4		
We36	Land at Mitchell Avenue, opposite Xcel centre	Westwood	2.04	1.632	M-L	GB	Site remains in active use for private sports, however it is situated adjacent to existing residential development and offers a sustainable development option in close proximity to key services and facilities. Site could be considered suitable for development subject to provision of new sports pitches within the local community.	Site availability linked to lease agreement with existing sports club.	Site is expected to offer a viable development option	49	39		
<b>Totals</b>			<b>341.17</b>	<b>239.20</b>						<b>6,860</b>	<b>5,654</b>		
										<b>Per Annum Equivalent</b>		<b>572</b>	<b>471</b>

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

Joint SHMA - OAN for Coventry	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	Total
Past Completions (Gross New Build)	778	1,023	942	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2,743
Past Completions (Net Conversions)	180	50	156	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	386
<b>Projections for Areas of Identified Supply</b>																					
Sites With Planning Permission	-	-	-	501	1,447	1,037	582	264	452	331	163	0	5	177	100	100	100	0	0	0	5,259
Sites Under Construction	-	-	-	857	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	857
SHLAA Sites	-	-	-	67	230	755	778	676	963	450	496	316	249	343	285	292	210	150	0	0	6,260
Indicative Green Belt SHLAA Options	-	-	-	-	-	-	-	-	572	572	572	572	572	572	572	572	572	572	572	572	6,864
Outstanding CDP Allocations	-	-	-	0	0	200	270	100	0	0	25	15	0	45	40	0	0	0	0	0	695
Small Site Windfall Allowance	-	-	-	0	0	0	0	0	33	33	33	33	33	33	33	33	33	33	33	33	396
<b>Demolitions</b>																					
Past Demolitions 2011-2014	37	79	15	All projected figures are net so no specific demolitions figures are incorporated for future delivery.																	131
<b>Totals and Assessment</b>																					
Total Past Completions (2011-14)	921	994	1,083																		2,998
Total Projected Completions (2014-31)				1,425	1,677	1,992	1,630	1,040	2,020	1,386	1,289	936	859	1,170	1,030	997	915	755	605	605	20,331
Total Cumulative Completions (2014-31)				1,425	3,102	5,094	6,724	7,764	9,784	11,170	12,459	13,395	14,254	15,424	16,454	17,451	18,366	19,121	19,726	20,331	23,329
<b>PLAN</b> - Strategic allocation (annualised)				1,216	1,216	1,216	1,216	1,217	1,216	1,216	1,216	1,216	1,217	1,216	1,216	1,216	1,216	1,216	1,180	1,180	20,602
<b>PLAN</b> - Strategic allocation (cumulative)				1,216	2,432	3,648	4,864	6,081	7,297	8,513	9,729	10,945	12,162	13,378	14,594	15,810	17,026	18,242	19,422	20,602	20,602
<b>MONITOR</b> - Number of dwellings above or below cumulative allocation				209	670	1,446	1,860	1,683	2,487	2,657	2,730	2,450	2,092	2,046	1,860	1,641	1,340	879	304	-271	-271
<b>MANAGE</b> - Annual requirement taking account of past and projected completions				1,370	1,346	1,292	1,262	1,284	1,202	1,179	1,163	1,201	1,270	1,295	1,383	1,576	2,236	1,481	876	271	-

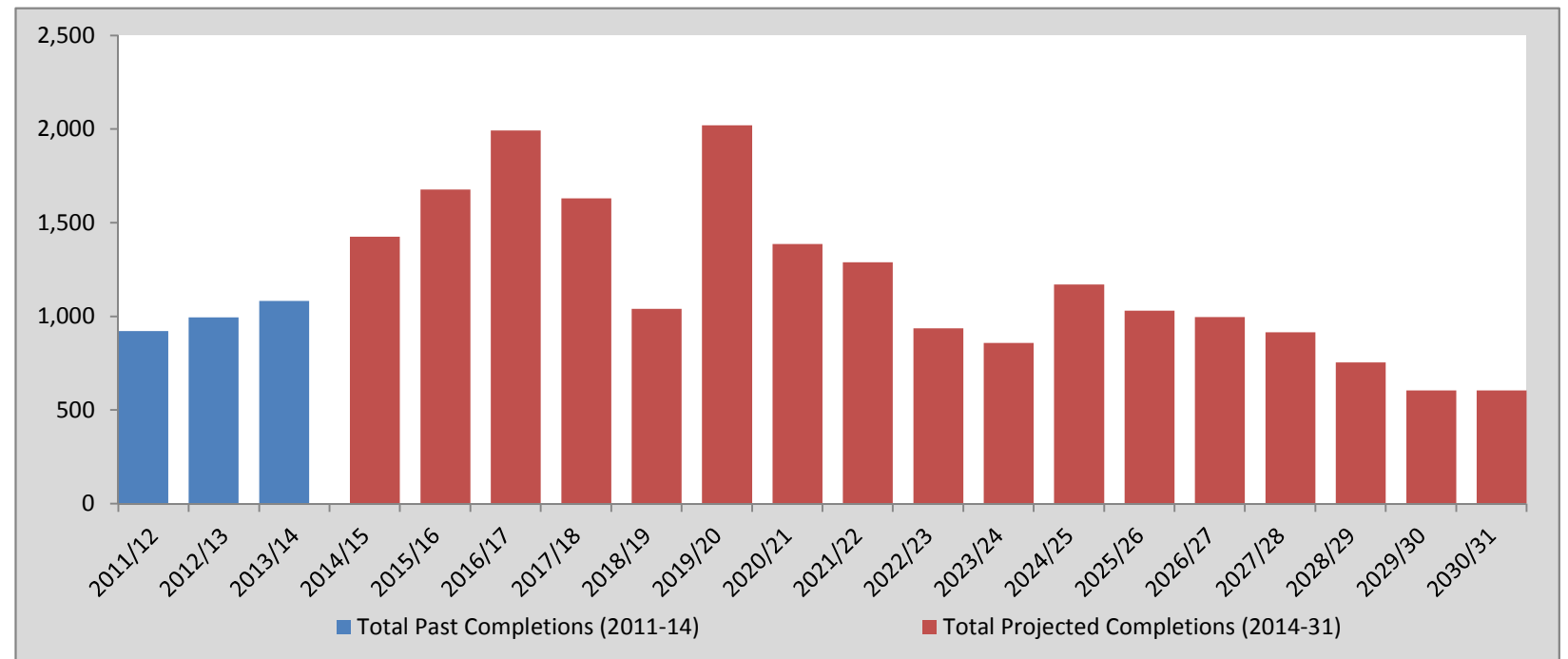
Joint SHMA - Baseline Scenario	Total	Annual
2011-2031	23,600	1,180
<b>Total</b>	<b>23,600</b>	<b>-</b>

Total Target (2011-2031)	23,600	
Total Completions 2011-2014	2,998	
Total remaining requirement (2014-2031)	20,602	
Outstanding Shortfall from past completions (2011-2014)	542	
Amount of past shortfall included within 1st 3x5 year timeframe (567/3)	181	36/year
Ammended 5 year Total Requirement (2014-2019) Liverpool	6,081	1,216
Ammended 5 year Total Requirement (2019-2024) Liverpool	6,081	1,216
Ammended 5 year Total Requirement (2024-2029) Liverpool	6,081	1,216

Ammended 5 year Total Requirement (2014-2019) Sedgefield	6,442	1,288
Ammended 5 year Total Requirement (2019-2024) Sedgefield	5,900	1,180
Ammended 5 year Total Requirement (2024-2029) Sedgefield	5,900	1,180

Total 5 Year Supply	7,764
Total 5 Year Requirement	6,081
Requirement Annualised	1,216
<b>Number of Years Supply</b>	<b>6.38</b>
<b>Supply as a % of requirement</b>	<b>127.68%</b>

Joint SHMA Mid Point 2013-2018	Liverpool	Sedgefield
Total 5 Year Supply	7,764	7,764
Total 5 Year Requirement	6,081	6,442
Requirement Annualised	1,216	1,288
<b>Number of Years Supply</b>	<b>6.38</b>	<b>6.03</b>
<b>Supply as a % of requirement</b>	<b>128%</b>	<b>121%</b>



Liverpool - over/under supply from previous years spread across remaining plan period equally year on year  
 Sedgefield - over/under supply from previous years grouped within the first 5 years as a whole

Some numbers may not total due to rounding

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## Appendix 6 - Initial identification of previous SHLAA sites developed for employment generating uses

Sites Removed from SHLAA as now used for employment generating uses - No longer available			Number of dwellings previously considered
(RIVET Industrial Unit) Land at Waterman Road	Foleshill	Unit now occupied for industrial and warehousing uses after having sat vacant for many years.	240
Land North of Wickman's Drive, Fronting Banner Lane	Westwood	Site developed for industrial and warehouse unit	30
Land rear of 503-507 Walsgrave Road	Upper Stoke	Permission now granted for care facility, offices and other employment provisions	22
Gravel Hill Children's home	Westwood	Site retained for children's care facility.	6
Stoke House, Lloyd Crescent	Wyken	Site developed for residential care home	47
Land south of Wickman's Drive, Fronting Banner Lane	Westwood	Site developed for residential care home	70
C&W Hospital Site	Radford	Large proportion of site in process of being developed for Free school - loss of circa 51 homes from land supply	51
Numerous	Numerous	Selection of sites are now to be retained for education purposes across the city	163
Employment Land at Foleshill Road	Foleshill	Site granted permission for proposal of new employment units	73
<b>Total</b>			<b>702</b>

Additional sites previously being considered and promoted for residential development have also now been returned to employment generating uses. Although these sites were never formally identified within the SHLAA they could have contributed in the region of 500 further homes. As they were never formally considered through the SHLAA however they have not been specifically identified in this table.



**Appendix 6 - Initial identification of previous SHLAA sites developed for employment generating uses**

Site Address	Ward	Deliverability Assessment	Proposed Number of Dwellings in SHLAA
Poole Road ex-nursery site	Bablake	Land is jointly owned by the Council and housing Association. Negotiations are active between development. The other part of the site is existing garages although usage is low and many of the units are in poor quality suggesting the site is largely unconstrained. Access to be created between 36 and 38 Christchurch Road. Negotiations between Council and RP intend to bring site forward in short term.	12
16-18, 36 & 38 and frontages of 40, 42 & 54 Station Street West	Foleshill	Site boundary extended to merge expired planning permission and existing SHLAA site at 16-18 Station Street West. Number of dwellings reflects previous scheme density. Some buildings and land in poor condition and site is considered available now for redevelopment. Scheme also offers excellent opportunity to link in with edge of Foleshill District Centre.	10
Trafalgar Foundry, Broad Street	Foleshill	Site representation made by land owner through call for sites process. Site remains in some use but offers an excellent regeneration opportunity adjacent to a residential area. Site also offers opportunities for longer term expansion. Site not readily available but is considered suitable and achievable in the medium term, especially under stronger market conditions.	22
Land at junction of Barley Lea and Acorn Street	Lower Stoke	Residential development promoted on this site through the Stoke Aldermoor Masterplan. Situated within an existing residential area and close to local amenities it is considered suitable for housing development. The site has been vacant for some time and is readily available. site is considered free from constraint and deliverable within the first 5 years of the plan period.	6
Foleshill Road Depot	Radford	This site continues to undergo active remediation works and is scheduled to come forward in the very near future. There is continuing interest from RSL's, and HCA funding is an option to support delivery of affordable dwellings. Site is considered suitable however given its proximity to existing residential provisions and readily available.	153
Daimler Social Club, Chorley Way	Radford	Representation made to recent call for sites to suggest site is due to become available within the medium part of the plan period. This is to allow the existing uses to be rationalised and relocated. Density of development based on surrounding properties.	22

**Appendix 6 - Initial identification of previous SHLAA sites developed for employment generating uses**

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<p>Tile Hill Social Club Jardine Crescent</p>	<p>Woodlands</p>	<p>Site representation made by land owner through call for sites process. Previous planning application has confirmed sites suitability for housing development. The site is also situated adjacent to a District Centre and offers a highly sustainable location. Site is currently vacant and readily available and owner has expressed an intention to deliver a new scheme within the next 5 years.</p>	<p>29</p>
<p>Central Shopping Area South</p>	<p>St Michaels</p>	<p>Key regeneration project to revitalise the city centre. The residential aspect represents a small part of the scheme which will be primarily focused around retail and leisure opportunities. A longer term projection is made based on the need to develop the scheme through the planning system and economic markets.</p>	<p>40</p>





**Public report**  
Cabinet Member

---

Cabinet Member (Business, Enterprise and Employment)

11<sup>th</sup> September 2014

**Name of Cabinet Member:**

Cabinet Member (Business, Enterprise and Employment) Councillor Maton

**Executive Director Approving Submission of the report:**

Executive Director Place

**Ward(s) affected:**

Lower Stoke

**Title:** Report recommending the confirmation of the Article 4(1) Direction

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**Is this a key decision?**

No

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**Executive Summary:**

This report recommends that the Cabinet Member approves the confirmation of an Article 4 Direction that was made at Copsewood Grange and Lodge, New Century Park, Allard Way, Coventry. The buildings are Locally Listed and are owned by Morris Homes Ltd who have full planning permission to convert the Grange into apartments and the Lodge into a residential dwelling. On 2<sup>nd</sup> May 2014 Morris Homes Ltd informed Council Officers that they were intending to demolish the buildings and the Council made an immediate Article 4 Direction removing their permitted development rights to do so that same day. Planning permission is now required to demolish the buildings. The owners have been notified about the making of the Direction but have made no representations to the Council. The Council has six months to confirm the Direction or it will expire on the 2<sup>nd</sup> November 2014.

**Recommendations:**

The Cabinet Member (Business, Enterprise and Employment) is requested to:

- 1) Ratify the decision to serve the immediate Article 4 Direction on 2<sup>nd</sup> May 2014;
- 2) Approve the confirmation of the Article 4(1) Direction on Copsewood Grange and Lodge, New Century Park, Allard Way, Coventry.

**List of Appendices included:**

Appendix 1, Plan of Article 4(1) Direction Area.

Appendix 2, Press notice from Coventry Telegraph, 15<sup>th</sup> May 2014.

Appendix 3, Photos of site notices taken 2<sup>nd</sup> May 2014.

**Other useful background papers:**

Department for Communities and Local Government Replacement Appendix D to Department of the Environment Circular 9/95: *General Development Consolidation Order 1995* June 2012

[https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/5679/2160020.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/5679/2160020.pdf)

**Has it been or will it be considered by Scrutiny?**

No

**Has it been or will it be considered by any other Council Committee, Advisory Panel or other body?**

No

**Will this report go to Council?**

No

Report title: **Report recommending the confirmation of the Article 4(1) Direction**

**1. Context (or background)**

1.1 Copsewood Grange and Lodge are Locally Listed Buildings located at New Century Park, Allard Way, Coventry. The buildings are owned by Morris Homes Ltd who have full planning permission to convert them respectively into flats and a residential dwelling.

1.1 On 2<sup>nd</sup> May 2014 Morris Homes Ltd informed Council Officers that they were intending to demolish the buildings. Copsewood Grange and Lodge date from c1870-2 and were built as the residence of ribbon manufacturer Richard Hart. In 1879 the house was sold to Sir Richard Moon, Chairman of the London and North Western Railway. The buildings are an important example of a Victorian industrialist's country estate, formerly belonging to two of Coventry's most prominent Victorian citizens. The Grange and Lodge were added to the Coventry Local List of Buildings of Historic and Architectural Interest on the 3<sup>rd</sup> September 1993.

1.2 Therefore, the Chair of the Council's Planning Committee authorised Officers to make an immediate Article 4 Direction removing their permitted development right to do so that same day. Planning permission is now required to demolish the buildings. The Council cannot confirm the immediate Direction until a minimum period of 28 days has elapsed, but must confirm the Direction within six months of it being made or it will expire. When deciding whether to confirm the Direction, the Council must take into account any representations received.

1.3 The Council has complied with the procedural requirements for making an Article 4(1) Direction, which are referred to in more detail at paragraph 3 below.

1.4 In certain circumstances a local authority can be liable for compensation when an Article 4 is made in respect of abortive expenditure and other loss or damage directly attributable to the withdrawal of the permitted development rights. This can include the value of the land if the development had been carried out and its value in its current state as well as the cost of preparing plans for works.

1.5 However, the Article 4(1) Direction does not prevent the owners from implementing the planning permission they already have to repair and convert the buildings. Any costs in relation to preparing plans for works are likely to have already been incurred/anticipated during the planning process. The immediate Direction was served prior to any demolition works being commenced so it is unlikely that any abortive costs have been incurred. It is also unlikely that the owners would be able to claim for any abortive expenditure, or other loss or damage directly attributable to the withdrawal of permitted development rights.

**2. Options considered and recommended proposal**

2.1 Other options considered to prevent the demolition of the Grange and Lodge included serving a Building Preservation Notice and applying to English Heritage to add them to the national list of buildings of historic and architectural interest (i.e. make it a 'Listed Building'). Consideration was also given to declaring a conservation area to include Copsewood Grange, the Lodge and its grounds.

2.2 The Building Preservation Notice / English Heritage Listing request option was not pursued as EH had previously rejected the buildings for Listed status in December 2008 and it was felt unlikely that they would change their minds if they were proposed again.

2.3 The declaration of a conservation area would protect the buildings from demolition but the process of designation is a lengthy one requiring a full public consultation and the decision

would need to be taken to full Council. In the light of the immediate threat of demolition it was felt that there was not sufficient time to complete the process.

- 2.4 The making of the immediate Article 4(1) Direction was felt to be the most appropriate response to the imminent threat of demolition as it offered immediate protection by requiring the owners to apply for planning permission to demolish the buildings. The other options referred to remain unviable for the reasons given. Therefore, it is now recommended that the decision to authorise the making of the immediate Article 4 direction is ratified and the Direction is confirmed. The Article 4(1) would not prevent the owners from implementing the approved scheme for the repair and conversion of the buildings which they have planning permission for.

### **3. Results of consultation undertaken**

- 3.1 The local notification procedure for Article 4's as outlined in the General Permitted Development Order was followed. On 2<sup>nd</sup> May 2014, letters were written to Morris Homes Ltd and their agents informing them of the making of the Direction. On the same date, site notices were also displayed on the perimeter fencing of the development and the Direction was advertised in the Coventry Telegraph on the 15<sup>th</sup> May 2014. The National Planning Casework Unit was also notified.
- 3.2 The letters and notices advised that they had 30 working days to make representations about the Direction to the Council. So far we have received no representations from Morris Homes Ltd or their agents.

### **4. Timetable for implementing this decision**

- 4.1 The recommended confirmation of the Direction will be implemented as soon as possible after the decision has been made, subject to it being called in for Scrutiny.
- 4.2 Activity on the site will continue to be monitored by Planning Enforcement Officers and the Conservation Officer.

### **5. Comments from Executive Director Resources**

- 5.1 Financial implications  
Costs for the confirmation of the Direction will be covered within existing budgets. In certain circumstances local planning authorities may be liable to pay compensation having made Article 4 Directions. In the instance of Copsewood Grange and Lodge it is felt that the risk of compensation being awarded is low for the reasons set out at paragraphs 1.4 and 1.5 above.
- 5.2 Legal implications  
Article 4 Directions allow local authorities to withdraw the 'permitted development' rights that would otherwise apply by virtue of the *Town and Country Planning (General Permitted Development) Order 1995* as amended. The Direction does not prevent the development to which it applies, but instead requires that planning permission is first obtained from the local authority. Article 4 Directions should only be made in exceptional circumstances where evidence suggests that the exercising of permitted development rights would harm the amenity and proper planning of the area including damage to the historic environment. Immediate Directions should only be made where there is an imminent threat. Once made they should be confirmed within six months of that date.

### **6. Other implications**

None



**6.1 How will this contribute to achievement of the Council's key objectives / corporate priorities (corporate plan/scorecard) / organisational blueprint / Local Area Agreement (or Coventry Sustainable Community Strategy)?**

The confirmation of the Article 4 Direction will contribute to the Council's core aims of making the City an attractive and enjoyable place to be by preventing the demolition of a heritage asset. It will also contribute to the Council's aim of providing a good choice of housing by supporting its conversion into attractive, high quality homes.

**6.2 How is risk being managed?**

There is a risk that the buildings will be demolished without planning permission and so Officers will continue to monitor the site. There is also a risk that the owners will seek to claim compensation for the withdrawal of their permitted development rights but it is felt that the risk is minimal as they have not suffered any financial loss.

**6.3 What is the impact on the organisation?**

There will be no additional impact on staffing as it will be carried out within existing officer workloads.

**6.4 Equalities / EIA**

No impact.

**6.5 Implications for (or impact on) the environment**

The recommendation will have a positive impact on the environment by re-using two existing buildings.

**6.6 Implications for partner organisations?**

No impact.

**Report author(s): Chris Patrick**

**Name and job title: Conservation and Archaeology Officer**

**Directorate: Place**

**Tel and email contact: ex 1271 [christopher.patrick@coventry.gov.uk](mailto:christopher.patrick@coventry.gov.uk)**

Enquiries should be directed to the above person.

<b>Contributor/approver name</b>	<b>Title</b>	<b>Directorate or organisation</b>	<b>Date doc sent out</b>	<b>Date response received or approved</b>
<b>Contributors:</b>				
Mark Andrews	Planning Policy Team Leader	Place	2/09/14	2/09/14
Colin Knight	Assistant Director	Place	2/09/14	2/09/14
Other members				
<b>Names of approvers for submission: (officers and members)</b>				
Finance: Name Phil Helm	Finance Manager (Place)	Resources	2/09/14	3/09/14
Director: Name Nigel Clews	Assistant Director (Place)	Place	2/09/14	3/09/14
Jaz Bilen	HR Manager	Resources	2/08/14	2/08/14
Stuart Evans	Head of Environment, Development Legal & Democratic Services	Birmingham CC	2/09/14	3/09/14
Helen Lynch	Place & Regulatory Manager	Resources	2/09/14	3/09/14
Cllr Kevin Maton	Cabinet Member Business, Enterprise and Employment		2/09/14	3/09/14

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## Appendices

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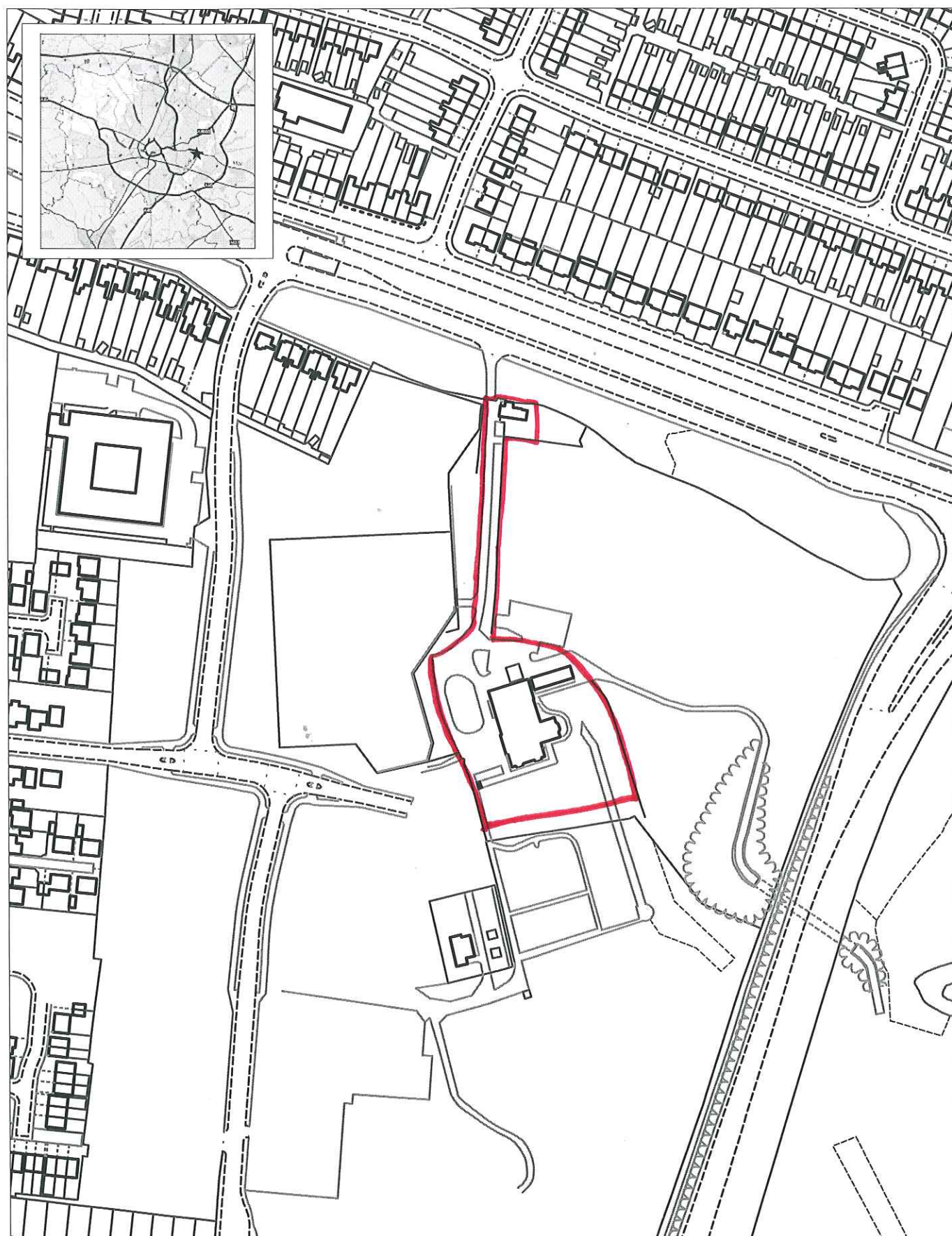
# Land at New Century Park, Allard Way, Coventry

Copsewood Grange and Lodge. Extent of Article 4 Area



Compiled by on 2 May 2014

Scale 1:2500



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**TOWN AND COUNTRY PLANNING  
(GENERAL PERMITTED DEVELOPMENT)  
ORDER 1995, AS AMENDED  
LAND AT COPSEWOOD GRANGE  
AND LODGE, NEW CENTURY PARK,  
ALLARD WAY, COVENTRY  
DIRECTION MADE UNDER ARTICLE 4(1)  
TO WHICH ARTICLE 6 APPLIES**

The Council is of the opinion that the demolition of these Locally Listed Buildings would be prejudicial to the proper planning of their area and constitutes a threat to the amenity of their area. In response to this immediate threat the site is now subject to an immediate Article 4(1) Direction withdrawing the permitted development rights comprised within Class A, Part 31 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995, (as amended).

The Direction is made under Article 4(1) of the said order and in accordance with Articles 6(7) came into immediate effect on the 2nd May 2014 and shall remain in force for six months until the 2nd November 2014 and shall then expire unless it has been confirmed by the local planning authority in accordance with paragraphs (9) and (10) of Article 5 before the end of the six month period.

A copy of the Direction and a map defining the site to which the Direction relates can be inspected at the offices of Coventry City Council's Planning Department at **Civic Centre 4, Much Park Street, Coventry CV1 2PY** on weekdays between 8.30am and 5.00pm.

To make any representations concerning this Direction you may write to Coventry City Council at the above address. Any representations must be made within a period of 30 working days starting from the 6th May 2014.

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**Colin Knight – Assistant Director Planning,  
Transport and Highways  
15 May 2014**

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Appendix 3

Photos of site notices taken on the 2<sup>nd</sup> May 2014.









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