

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.

SHLAA Code	Ward	Number of Shortlisted Sites
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

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

Site Location Plan



Constraints:

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

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

Indicative Density

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

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

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

Site Assessment Overview

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

Conclusion:

Include in SHLAA

Site Name: Garage Court adjacent 40 the wardens Avenue	Site Ref: Bab4	Site Area Gross (ha): 0.12
--	--------------------------	-----------------------------------

Site Location Plan



Constraints:

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

Other: New development will need to assess the impact of the loss of car parking provision.

Indicative Density

Site specific density based on adjacent dwellings.

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

Viability Assessment

Site is expected to offer a viable development opportunity

Site Assessment Overview

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

Conclusion:

Include in SHLAA

Site Name: Land to the rear of 284 Sadler Road	Site Ref: Bab12	Site Area Gross (ha): 0.16
--	---------------------------	-----------------------------------

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 ensure adequate access is provided. Suitable separation distances to existing dwellings should also be provided.

Indicative Density

45dph

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 comprises a vacant area of hard standing used mainly for informal parking provision. The site is readily available and offers an achievable development opportunity.

Conclusion:

Include in SHLAA

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

Site Location Plan



Constraints:

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

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

Indicative Density

Site specific density reflective of adjacent developments.

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

Viability Assessment


Site is expected to offer a viable development opportunity

Site Assessment Overview

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

Conclusion:

Include in SHLAA

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

Site Name: Willenhall Triangle	Site Ref: BW6	Site Area Gross (ha): 10
---------------------------------------	----------------------	---------------------------------

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

Potential Delivery Timeframe Short term	Potential number of units (net) 255
---	---

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

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

Site Location Plan



Constraints:

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

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

Indicative Density

55dph

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

Viability Assessment

Site is expected to offer a viable development opportunity

Site Assessment Overview

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

Conclusion:

Include in SHLAA

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

Site Location Plan



Copyright Reserved © Coventry City Council Licence No. 100026294 (2013)

Constraints:

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

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

Indicative Density

Site specific density linked to site proposals

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

Viability Assessments

Site is expected to offer a viable development opportunity

Site Assessment Overview

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

Conclusion:

Include in SHLAA

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

Site Location Plan



Constraints:

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

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

Indicative Density

30dph

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

Viability Assessments

Site is expected to offer a viable development opportunity

Site Assessment Overview

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

Conclusion:

Include in SHLAA

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

Site Location Plan



Constraints:

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

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

Indicative Density

45dph

Potential Delivery Timeframe Medium term	Potential number of units (net) 117
--	---

Viability Assessment

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

Site Assessment Overview

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

Conclusion:

Include in SHLAA as a mixed use opportunity

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

Site Location Plan



Constraints:

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

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

Indicative Density

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

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

Viability Assessment

Site is expected to offer a viable development opportunity

Site Assessment Overview

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

Conclusion:

Include in SHLAA

Site Name: 19-35 Warwick Street	Site Ref: E5	Site Area Gross (ha): 0.13
---	------------------------	-----------------------------------

Site Location Plan



Constraints:

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

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

Indicative Density

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

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

Viability Assessment

Site is expected to offer a viable development opportunity

Site Assessment Overview

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

Conclusion:

Include in SHLAA

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

Site Location Plan



Constraints:

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

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

Indicative Density

55dph

Potential Delivery Timeframe

Medium term

Potential number of units (net)

20

Viability Assessment

Site is expected to offer a viable development opportunity

Site Assessment Overview

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

Conclusion:

Include in SHLAA

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

Site Location Plan



Constraints:

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

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

Indicative Density

Site specific assumption based on previous permission

Potential Delivery Timeframe

Short term

Potential number of units (net)

12

Viability Assessment

Site is expected to offer a viable development opportunity

Site Assessment Overview

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

Conclusion:

Include in SHLAA

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

Site Location Plan



Constraints:

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

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

Indicative Density

55dph

Potential Delivery Timeframe

Medium term

Potential number of units (net)

42

Viability Assessment

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

Site Assessment Overview

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

Conclusion:

Include in SHLAA

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

Site Location Plan



Constraints:

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

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

Indicative Density
55dph

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

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

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

Conclusion:
Include in SHLAA

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

Site Location Plan



Constraints:

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

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

Indicative Density
55dph

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

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

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

Conclusion:
Include in SHLAA

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

Site Location Plan



Constraints:

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

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

Indicative Density
55dph

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

Viability Assessment
Site is expected to offer a viable development opportunity

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

Conclusion:
Include in SHLAA

Site Name: Foleshill Social Club, Parkstone Road	Site Ref: F12	Site Area Gross (ha): 0.29
--	-------------------------	-----------------------------------

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 canal conservation area. New scheme will have to satisfy community facilities protection policies.

Indicative Density

55dph

Potential Delivery Timeframe

Short term

Potential number of units (net)

14

Viability Assessment


Site is expected to offer a viable development opportunity

Site Assessment Overview

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.

Conclusion:

Include in SHLAA

Site Name: Land rear of The Three Horseshoes Pub, Foleshill Road		Site Ref: F15	Site Area Gross (ha): 0.36
Site Location Plan			
			
Constraints:			
Over culvert		TPOs	✓
Contaminated Land	✓	Conservation Area	
Nature Designation		Listed or Local List	
Archaeological Merit		Flood Concerns	
Other: scheme will need to ensure suitable access			
Indicative Density 55dph			
Potential Delivery Timeframe Long term		Potential number of units (net) 17	
Viability Assessment Site is expected to offer a viable development opportunity once the site becomes available			
Site Assessment Overview 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.			
Conclusion: Include in SHLAA as a mixed use opportunity			

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

Site Location Plan



Constraints:

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

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

Indicative Density

55dph

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

Viability Assessment

Site is expected to offer a viable development opportunity

Site Assessment Overview

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

Conclusion:

Include in SHLAA

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

Site Location Plan



Constraints:

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

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

Indicative Density

30dph

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

Viability Assessments


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

Site Assessment Overview

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

Conclusion:

Include in SHLAA

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

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

Site Location Plan



Constraints:

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

Other:

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

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

Viability Assessment
Site is expected to offer a viable development opportunity

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

Conclusion:
Include in SHLAA

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

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

Potential Delivery Timeframe Medium term	Potential number of units (net) 136
--	---

Viability Assessment

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

Site Assessment Overview

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

Conclusion:

Include in SHLAA

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

Site Location Plan



Constraints:

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

Other:

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

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

Viability Assessment

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

Conclusion:
 Include in SHLAA

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

Site Location Plan



Constraints:

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

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

Indicative Density

Site Specific density assumption based on completion of street pattern.

Potential Delivery Timeframe

Short term

Potential number of units (net)

6

Viability Assessment

Site is expected to offer a viable development opportunity

Site Assessment Overview

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

Conclusion:

Include in SHLAA

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

Site Location Plan



Constraints:

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

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

Indicative Density

45dph

Potential Delivery Timeframe Medium term	Potential number of units (net) 46
--	--

Viability Assessment

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

Site Assessment Overview

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

Conclusion:

Include in SHLAA as a mixed use opportunity

Site Name: Carlton Road / Old Church Road	Site Ref: F45	Site Area Gross (ha): 1.78
--	----------------------	-----------------------------------

Site Location Plan



Constraints:

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

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.

Indicative Density

55dph

Potential Delivery Timeframe

Medium term

Potential number of units (net)

42

Viability Assessment

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

Site Assessment Overview

Site 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

Conclusion:

Include in SHLAA as a mixed use opportunity

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

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

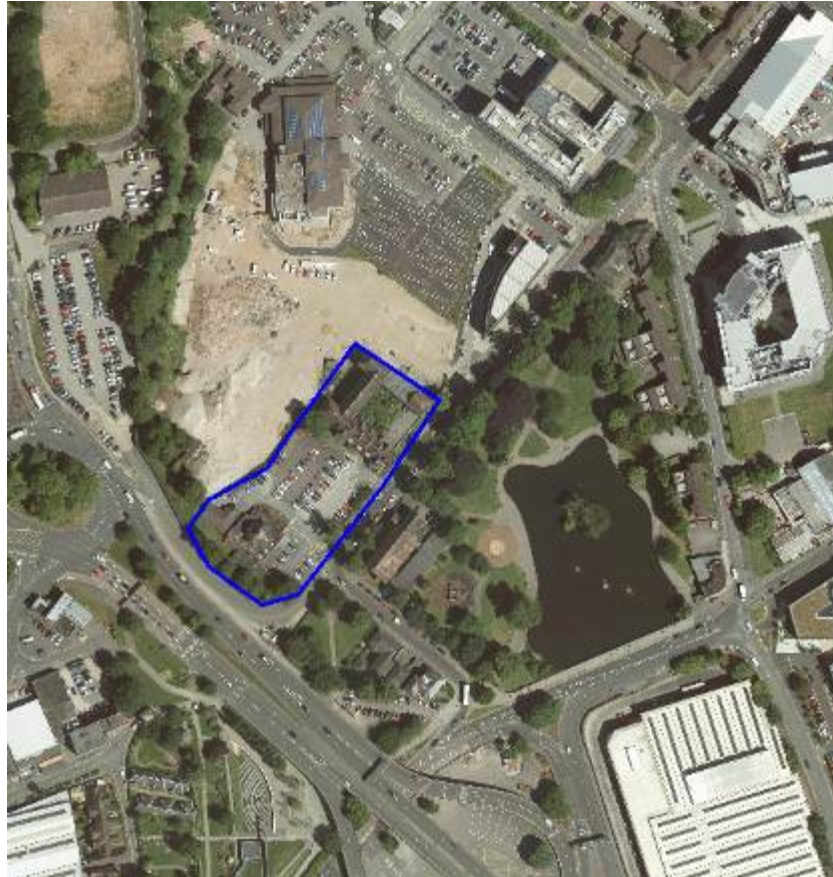
Site situated in a gateway location and forms a key part of the broader city centre regeneration programme. Site located within a planned area of transition and is situated adjacent to existing residential provisions. Some of the site is readily available whilst other parts remain in use. Consider a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

Conclusion:

Include in SHLAA

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

Site Location Plan



Constraints:

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

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

Indicative Density

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

Potential Delivery Timeframe

Short term

Potential number of units (net)

76

Viability Assessment

Site is expected to offer a viable development opportunity

Site Assessment Overview

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

Conclusion:

Include in SHLAA

Site Name: Mercia Sports Field and surrounding land, Lockhurst Lane	Site Ref: F51	Site Area Gross (ha): 2.61
--	----------------------	-----------------------------------

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

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

Site Location Plan



Constraints:

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

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

Indicative Density

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

Potential Delivery Timeframe	Potential number of units (net)
Short term	450

Viability Assessment

Site is expected to offer a viable development opportunity

Site Assessment Overview

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

Conclusion:

Include in SHLAA as a mixed use opportunity

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

Site Location Plan



Constraints:

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

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

Indicative Density

Site specific density to reflect previous permission.

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

Viability Assessment

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

Site Assessment Overview

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

Conclusion:

Include in SHLAA

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

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 Assessment
Site is expected to offer a viable development opportunity

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

Conclusion:
Include in SHLAA

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

Site Location Plan



Constraints:

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

Other:

Indicative Density
Site specific density reflective of extant permission.

Potential Delivery Timeframe Short term	Potential number of units (net) 11
---	--

Viability Assessment
Site is expected to offer a viable development opportunity

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

Conclusion:
Include in SHLAA

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

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

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

Site Location Plan



Constraints:

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

Other: Site is adjacent the Coventry Canal Conservation Area

Indicative Density

Site specific density that is reflective of the surrounding area and similar small urban sites.

Potential Delivery Timeframe

Short term

Potential number of units (net)

6

Viability Assessment

Site is expected to offer a viable development opportunity

Site Assessment Overview

The site is now clear and vacant having previously had 5 dwellings on it. These have since been demolished some time ago and the site has become re-naturalised. Site is situated in a well-established residential area and adjoins the canal. Site is expected to offer a viable development option.

Conclusion:

Include in SHLAA

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

Site Location Plan



Constraints:

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

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

Indicative Density

55dph

Potential Delivery Timeframe

Medium term

Potential number of units (net)

15

Viability Assessment

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

Site Assessment Overview

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

Conclusion:

Include in SHLAA

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

Site Location Plan



Constraints:

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

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

Indicative Density

55dph

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

Viability Assessment

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

Site Assessment Overview

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

Conclusion:

Include in SHLAA

Site Name: Elms Farm Extension	Site Ref: He8	Site Area Gross (ha): 2
---------------------------------------	----------------------	--------------------------------

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

Site Name: Land at Cheltenham Croft	Site Ref: He9	Site Area Gross (ha): 0.14
--	----------------------	-----------------------------------

Site Location Plan



Constraints:

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

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

Indicative Density

Site specific density to reflect surrounding homes

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

Viability Assessments

Site is expected to offer a viable development opportunity

Site Assessment Overview

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

Conclusion:

Include in SHLAA

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

Site Location Plan



Constraints:

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

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

Indicative Density

55dph

Potential Delivery Timeframe

Medium term

Potential number of units (net)

57

Viability Assessments

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

Site Assessment Overview

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

Conclusion:

Include in SHLAA

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

Site Location Plan



Constraints:

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

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

Indicative Density

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

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

Viability Assessments

Site is expected to offer a viable development opportunity

Site Assessment Overview

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

Conclusion:

Include in SHLAA

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

Site Location Plan



Constraints:

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

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

Indicative Density

30dph

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

Viability Assessment

Site is expected to offer a viable development opportunity

Site Assessment Overview

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

Conclusion:

Include in SHLAA

Site Name: Buildbase, Lythalls Lane	Site Ref: Ho2	Site Area Gross (ha): 1.05
---	-------------------------	-----------------------------------

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

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

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

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

Site Name: Rocking Horse Nursery, Giles Close	Site Ref: Ho4	Site Area Gross (ha): 0.27
---	-------------------------	-----------------------------------

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

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

Site Location Plan



Constraints:

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

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

Indicative Density

35dph

Potential Delivery Timeframe Short term	Potential number of units (net) 543
---	---

Viability Assessment

Site is expected to offer a viable development opportunity

Site Assessment Overview

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

Conclusion:

Include in SHLAA as a mixed use opportunity

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

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

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

Site Location Plan



Constraints:

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

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

Indicative Density
Site specific density reflective of previous permission.

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

Viability Assessment
Site is expected to offer a viable development opportunity

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

Conclusion:
Include in SHLAA

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

Site Location Plan



Constraints:

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

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

Indicative Density

55dph

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

Viability Assessment

Site is expected to offer a viable development opportunity

Site Assessment Overview

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

Conclusion:

Include in SHLAA

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

Site Location Plan



Constraints:

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

Other:

Indicative Density
55dph

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

Viability Assessment
Site is expected to offer a viable development opportunity once the site becomes available and land ownership issues are overcome.

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

Conclusion:
Include in SHLAA

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

Site Location Plan



Constraints:

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

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

Indicative Density
30dph

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

Viability Assessment
Site is expected to offer a viable development opportunity

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

Conclusion:
Include in SHLAA

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

Site Location Plan



Constraints:

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

Other:

Indicative Density

55dph

Potential Delivery Timeframe

Short term

Potential number of units (net)

7

Viability Assessments

Site is expected to offer a viable development opportunity

Site Assessment Overview

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

Conclusion:

Include in SHLAA

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

Site Location Plan



Constraints:

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

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

Indicative Density

30dph

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

Viability Assessments

Site is expected to offer a viable development opportunity

Site Assessment Overview

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

Conclusion:

Include in SHLAA

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

Site Location Plan



Constraints:

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

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

Indicative Density

Site specific density based on initial site proposals

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

Viability Assessment

Site is expected to offer a viable development opportunity

Site Assessment Overview

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

Conclusion:

Include in SHLAA

Site Name: Industrial Unit, Sydnall Road	Site Ref: L34	Site Area Gross (ha): 0.08
---	----------------------	-----------------------------------

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	Potential number of units (net)
Short term	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

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

Site Location Plan



Constraints:

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

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

Indicative Density

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

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

Viability Assessment

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

Site Assessment Overview

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

Conclusion:

Include in SHLAA

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

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

Site Name: Land at the Sphinx – rear of Siddeley Avenue and West of Riverslea Road	Site Ref: LS7a+b	Site Area Gross (ha): 1.7
---	-------------------------	----------------------------------

Site Location Plan



Constraints:

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

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

Indicative Density

45dph

Potential Delivery Timeframe Short term	Potential number of units (net) 65
---	--

Viability Assessments

Sites are expected to offer a viable development opportunity

Site Assessment Overview

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

Conclusion:

Include in SHLAA

Site Name: Land South of Whitworth Avenue	Site Ref: LS14	Site Area Gross (ha): 0.43
--	-----------------------	-----------------------------------

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) 22
---	--

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

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

Site Location Plan



Constraints:

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

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

Indicative Density

Site specific density based on pre-application plans.

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

Viability Assessment

Site is expected to offer a viable development opportunity

Site Assessment Overview

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

Conclusion:

Include in SHLAA

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

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

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

Viability Assessments

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

Site Assessment Overview

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

Conclusion:

Include in SHLAA

Site Name: Land between 51 and 191 Whitworth Avenue	Site Ref: LS18	Site Area Gross (ha): 0.88
--	-----------------------	-----------------------------------

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) 41
---	--

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

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

Site Location Plan



Constraints:

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

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

Indicative Density

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

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

Viability Assessments

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

Site Assessment Overview

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

Conclusion:

Include in SHLAA

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

Site Location Plan



Constraints:

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

Other: Will need to satisfy employment land protection policies.

Indicative Density

55dph

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

Viability Assessment

Site is expected to offer a viable development opportunity

Site Assessment Overview

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

Conclusion:

Include in SHLAA

Site Name: Bulwer road / 1-7 Heathcoat street	Site Ref: R2	Site Area Gross (ha): 0.03
---	------------------------	-----------------------------------

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

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

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.

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

Viability Assessment

Site is expected to offer a viable development opportunity

Site Assessment Overview

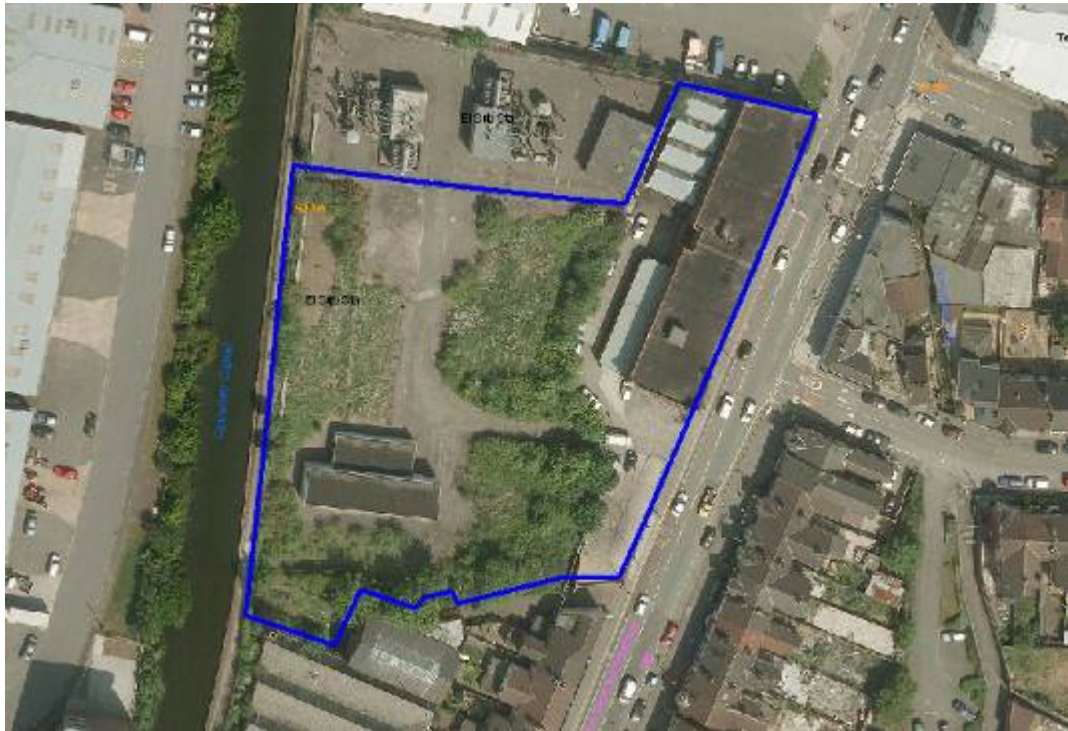
The site is situated within a residential area, whilst the parking provision that remains appears derelict and unused. The site therefore appears available and unconstrained.

Conclusion:

Include in SHLAA

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

Site Location Plan



Constraints:

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

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

Indicative Density

55dph

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

Viability Assessment

Site is expected to offer a viable development opportunity

Site Assessment Overview

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

Conclusion:

Include in SHLAA

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

Site Location Plan



Constraints:

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

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

Indicative Density

Site specific density based on conversion opportunity

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

Viability Assessment

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

Site Assessment Overview

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

Conclusion:

Include in SHLAA

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

Site Location Plan



Constraints:

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

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

Indicative Density
45dph

Potential Delivery Timeframe Long term	Potential number of units (net) 48
--	--

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

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

Conclusion:
Include in SHLAA

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

Site Location Plan



Constraints:

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

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

Indicative Density

45dph

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

Viability Assessment

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

Site Assessment Overview

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

Conclusion:

Include in SHLAA

Site Name: Sandy Lane	Site Ref: R15	Site Area Gross (ha): 2.48
---------------------------------	-------------------------	-----------------------------------

Site Location Plan



Constraints:

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

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

Indicative Density

45dph

Potential Delivery Timeframe Medium term	Potential number of units (net) 47
--	--

Viability Assessment

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

Site Assessment Overview

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

Conclusion:

Include in SHLAA as a mixed use opportunity

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

Site Location Plan



Constraints:

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

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

Indicative Density

30dph

Potential Delivery Timeframe Short term	Potential number of units (net) 60
---	--

Viability Assessments

Site is expected to offer a viable development opportunity

Site Assessment Overview

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

Conclusion:

Include in SHLAA

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

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

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

Site Location Plan



Constraints:

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

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

Indicative Density

30dph

Potential Delivery Timeframe

Medium term

Potential number of units (net)

8

Viability Assessments

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

Site Assessment Overview

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

Conclusion:

Include in SHLAA

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

Site Location Plan



Constraints:

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

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

Indicative Density

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

Potential Delivery Timeframe Medium term	Potential number of units (net) 85
--	--

Viability Assessment

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

Site Assessment Overview

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

Conclusion:

Include in SHLAA as a mixed use opportunity

Site Name: LTI Factory, Holyhead Road	Site Ref: S4	Site Area Gross (ha): 2.96
--	---------------------	-----------------------------------

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

Site Name: Transco site, Abbots Lane	Site Ref: S5	Site Area Gross (ha): 2.19
--	------------------------	-----------------------------------

Site Location Plan



Constraints:

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

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

Indicative Density

55dph

Potential Delivery Timeframe Medium term	Potential number of units (net) 51
--	--

Viability Assessment

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

Site Assessment Overview

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

Conclusion:

Include in SHLAA as a mixed use opportunity

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

Site Location Plan



Constraints:

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

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

Indicative Density

Site specific density based on previous permission

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

Viability Assessment

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

Site Assessment Overview

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

Conclusion:

Include in SHLAA

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

Site Location Plan



Constraints:

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

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

Indicative Density
55dph

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

Viability Assessment
Site is expected to offer a viable development opportunity

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

Conclusion:
Include in SHLAA

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

Site Location Plan



Constraints:

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

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

Indicative Density

55dph

Potential Delivery Timeframe

Long term

Potential number of units (net)

10

Viability Assessment

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

Site Assessment Overview

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

Conclusion:

Include in SHLAA

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

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

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

Site Location Plan



Constraints:

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

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

Indicative Density

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

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

Viability Assessment

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

Site Assessment Overview

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

Conclusion:

Include in SHLAA

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

Site Location Plan



Constraints:

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

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

Indicative Density

55dph

Potential Delivery Timeframe Short term	Potential number of units (net) 30
---	--

Viability Assessment

Site is expected to offer a viable development opportunity

Site Assessment Overview

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

Conclusion:

Include in SHLAA

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

Site Location Plan



Constraints:

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

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

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

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

Viability Assessment
Development viability may be impacted by potential land contamination and require a stronger market to help bring the site forward.

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

Conclusion:
Include in SHLAA

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

Site Location Plan



Constraints:

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

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

Indicative Density
55dph

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

Viability Assessment

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

Site Assessment Overview

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

Conclusion:

Include in SHLAA

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

Site Location Plan



Constraints:

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

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

Indicative Density
55dph

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

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

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

Conclusion:
Include in SHLAA

Site Name: Burlington Road, 11 Hammond Road and 39 Lowther Street	Site Ref: StM13	Site Area Gross (ha): 0.08
--	---------------------------	---------------------------------------

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

Potential Delivery Timeframe Medium term	Potential number of units (net) 11
--	--

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

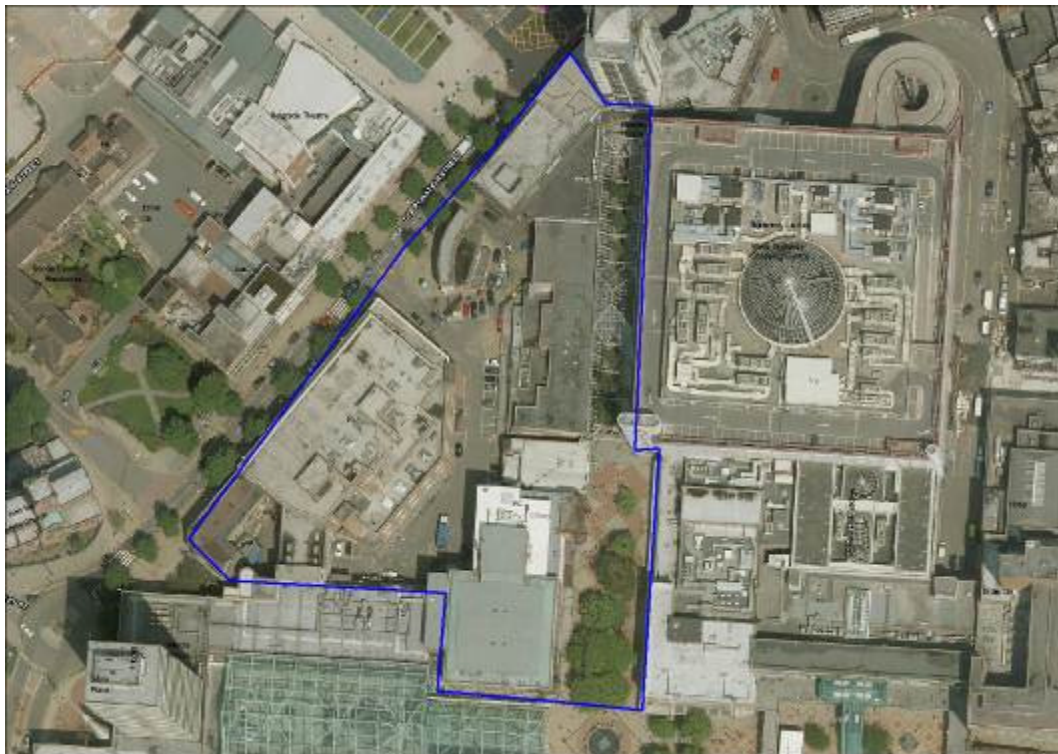
Previous planning permission confirmed suitability for residential development. Site appears vacant and readily available however there remains a concern over site viability, especially at the higher densities being proposed.

Conclusion:

Include in SHLAA

Site Name: Central Shopping Area North	Site Ref: StM27	Site Area Gross (ha): 1.56
---	------------------------	-----------------------------------

Site Location Plan



Constraints:

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

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

Indicative Density

Site specific density based on master planning assumptions.

Potential Delivery Timeframe Longer term	Potential number of units (net) 300
--	---

Viability Assessment

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

Site Assessment Overview

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

Conclusion:

Include in SHLAA

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

Site Location Plan



Constraints:

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

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

Indicative Density

200dph

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

Viability Assessment

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

Site Assessment Overview

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

Conclusion:

Include in SHLAA

Site Name: Land at St Patrick's Road and Friars Road	Site Ref: StM32	Site Area Gross (ha): 0.34
--	---------------------------	-----------------------------------

Site Location Plan



Constraints:

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

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

Indicative Density

Site specific density reflective of representations.

Potential Delivery Timeframe Medium term	Potential number of units (net) 36
--	--

Viability Assessment

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

Site Assessment Overview

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

Conclusion:

Include in SHLAA

Site Name: Land North and South of Tower Street	Site Ref: StM33	Site Area Gross (ha): 0.99
--	------------------------	-----------------------------------

Site Location Plan



Constraints:

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

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

Indicative Density

200dph

Potential Delivery Timeframe Medium term	Potential number of units (net) 94
--	--

Viability Assessment

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

Site Assessment Overview

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

Conclusion:

Include in SHLAA as a mixed use opportunity

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

Site Location Plan



Constraints:

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

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

Indicative Density

200dph

Potential Delivery Timeframe Medium term	Potential number of units (net) 130
--	---

Viability Assessment

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

Site Assessment Overview

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

Conclusion:

Include in SHLAA as a mixed use option

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

Site Location Plan



Constraints:

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

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

Indicative Density
200dph

Potential Delivery Timeframe Long term	Potential number of units (net) 68
--	--

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

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

Conclusion:
Include in SHLAA

Site Name: Brandish's garage, Lower Ford street	Site Ref: StM38	Site Area Gross (ha): 0.500
---	---------------------------	------------------------------------

Site Location Plan



Constraints:

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

Other:

Indicative Density
55dph

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

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

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

Conclusion:
Include in SHLAA

Site Name: Land at Hales Street and Trinity Street	Site Ref: StM41	Site Area Gross (ha): 0.21
---	------------------------	-----------------------------------

Site Location Plan



Constraints:

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

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

Indicative Density

Site specific density based on previous permission.

Potential Delivery Timeframe	Potential number of units (net)
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

Site Name: Ringway House, Hill Street	Site Ref: StM42	Site Area Gross (ha): 0.15
---	---------------------------	-----------------------------------

Site Location Plan



Constraints:

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

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.

Potential Delivery Timeframe Long term	Potential number of units (net) 29
--	--

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

Site Name: Land off Cheetah Road	Site Ref: StM43	Site Area Gross (ha): 0.86
---	---------------------------	-----------------------------------

Site Location Plan



Constraints:

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

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

Indicative Density

Site specific density

Potential Delivery Timeframe	Potential number of units (net)
Short term	50

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

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

Site Location Plan



Constraints:

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

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

Indicative Density

200dph

Potential Delivery Timeframe

Medium term

Potential number of units (net)

38

Viability Assessment

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

Site Assessment Overview

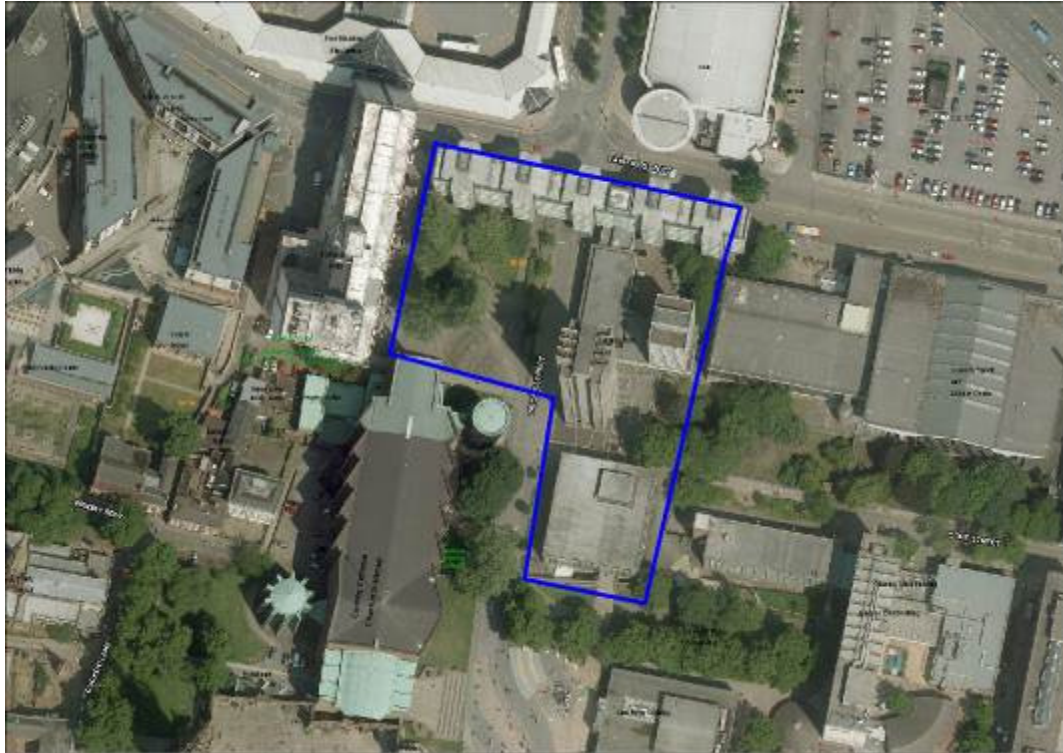
Site representation made by land owner through call for sites process. Site has previously been used for educational purposes but is now clear and vacant. The site offers an excellent regeneration opportunity within a highly sustainable location. Site also offers further opportunities to link with adjacent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

Conclusion:

Include in SHLAA

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

Site Location Plan



Constraints:

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

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

Indicative Density

200dph

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

Viability Assessment

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

Site Assessment Overview

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

Conclusion:

Include in SHLAA as a mixed use opportunity

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

Site Location Plan



Constraints:

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

Other:

Indicative Density

Site specific density associated with previous permission.

Potential Delivery Timeframe Medium term	Potential number of units (net) 37
--	--

Viability Assessment

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

Site Assessment Overview

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

Conclusion:

Include in SHLAA as a mixed use opportunity

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

Site Location Plan



Constraints:

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

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

Indicative Density

200dph

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

Viability Assessment

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

Site Assessment Overview

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

Conclusion:

Include in SHLAA as a mixed use opportunity

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

Site Location Plan



Constraints:

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

Other:

Indicative Density

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

Potential Delivery Timeframe

Short term

Potential number of units (net)

6

Viability Assessment

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

Site Assessment Overview

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

Conclusion:

Include in SHLAA

Site Name: Land at Bond Street, Hill Street, Ring way Hill Cross and Upper Well Street	Site Ref: StM61	Site Area Gross (ha): 0.75
---	------------------------	-----------------------------------

Site Location Plan



Constraints:

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

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

Indicative Density

Site specific density to reflect previous permission

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

Viability Assessments

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

Site Assessment Overview

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

Conclusion:

Include in SHLAA as a mixed use site

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

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

Site Name: Land at Paradise Street	Site Ref: StM64	Site Area Gross (ha): 1.99
---	------------------------	-----------------------------------

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

Site Name: Land North of Parkside	Site Ref: StM65	Site Area Gross (ha): 0.79
--	------------------------	-----------------------------------

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

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

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

Potential Delivery Timeframe	Potential number of units (net)
Long term	66

Viability Assessments

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

Site Assessment Overview

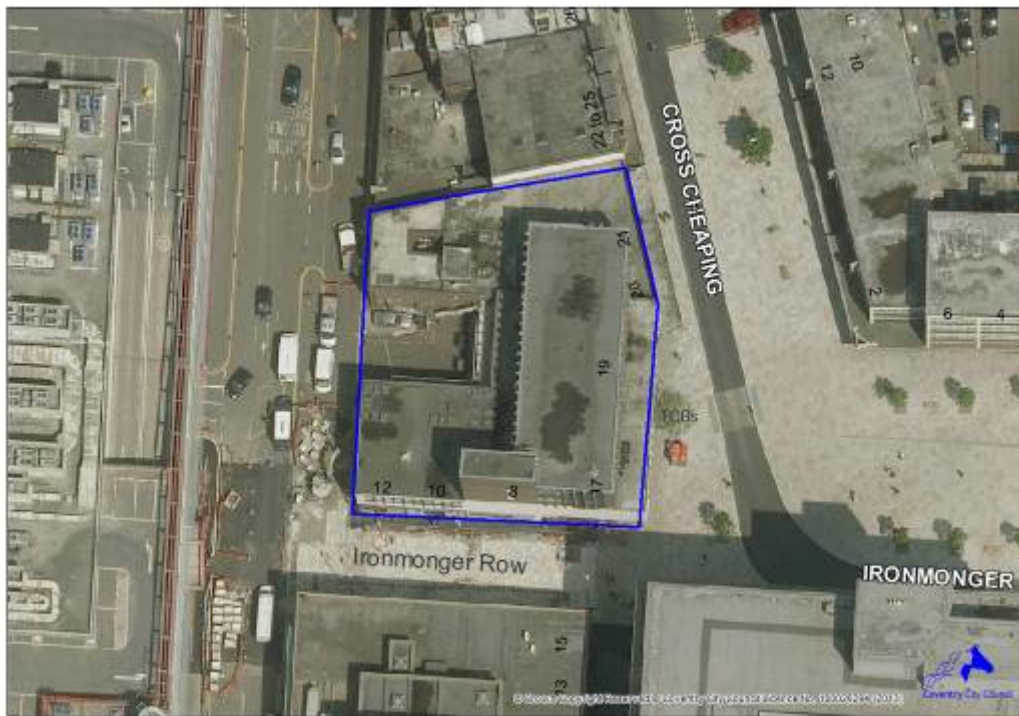
Site is considered suitable in principle for residential development as part of a mixed use scheme with new active frontages. The site has been identified as available later in the plan period, at which time it should provide a viable development option.

Conclusion:

Include in SHLAA as a mixed use site

Site Name: 17-21 Cross Cheeping	Site Ref: StM68	Site Area Gross (ha): 0.15
--	------------------------	-----------------------------------

Site Location Plan



Constraints:

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

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

Potential Delivery Timeframe	Potential number of units (net)
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

Site Name: Land at Watch Close	Site Ref: StM69	Site Area Gross (ha): 0.29
---------------------------------------	------------------------	-----------------------------------

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

Site Name: Site of the Former Travelodge hotel, Broadgate	Site Ref: StM70	Site Area Gross (ha): 0.10
--	------------------------	-----------------------------------

Site Location Plan



Constraints:

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

Other: 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

Potential Delivery Timeframe	Potential number of units (net)
Short term	39

Viability Assessments

Site is expected to offer a viable development option

Site Assessment Overview

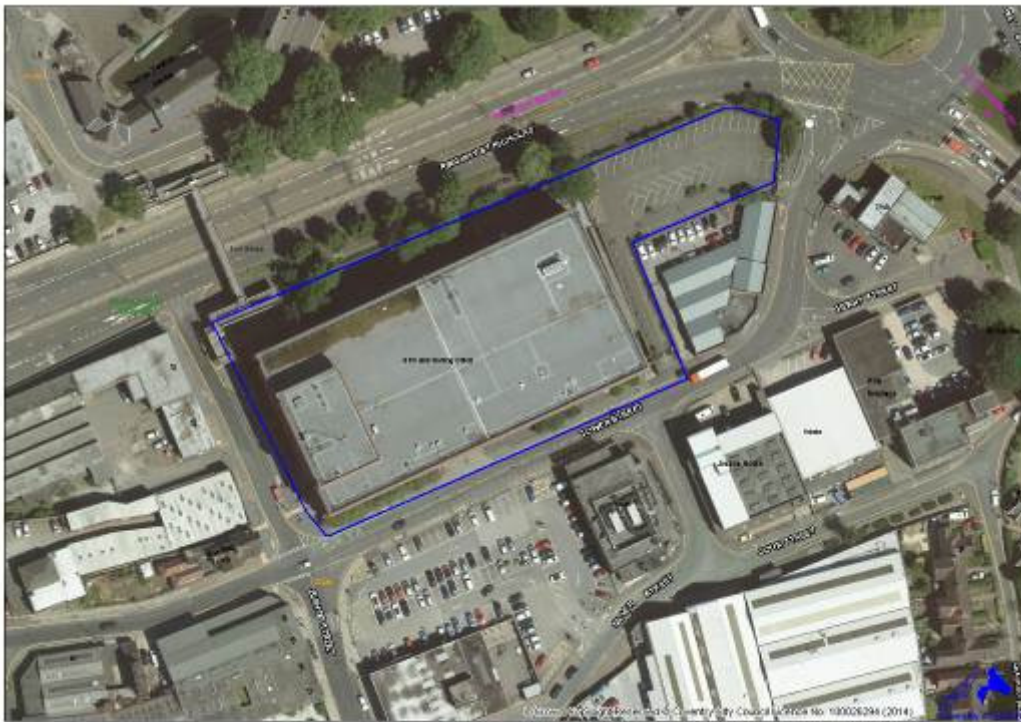
Site is readily available and situated in a suitable and sustainable location. Representations and proposals have confirmed a viable and achievable conversion opportunity in the next few years. Site situated within a highly sustainable location within the city centre. First phase of the site has recently 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

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

Site Location Plan



Constraints:

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

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

Indicative Density

Site specific density to reflect development proposals.

Potential Delivery Timeframe Medium term	Potential number of units (net) 404
--	---

Viability Assessments

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

Site Assessment Overview

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

Conclusion:

Include in SHLAA

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

Site Location Plan



Constraints:

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

Other:

Indicative Density

55dph

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

Viability Assessment

Site Assessment Overview

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

Conclusion:

Include in SHLAA

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

Site Location Plan



Constraints:

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

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

Indicative Density

55dph

Potential Delivery Timeframe

Short term

Potential number of units (net)

7

Viability Assessment

Site is expected to offer a viable development option

Site Assessment Overview

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

Conclusion:

Include in SHLAA

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

Site Location Plan



Constraints:

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

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

Indicative Density

55dph

Potential Delivery Timeframe

Short term

Potential number of units (net)

7

Viability Assessment

Site is expected to offer a viable development option

Site Assessment Overview

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

Conclusion:

Include in SHLAA

Site Name: Land East of Alan Marcell Close and north of Torrington Avenue	Site Ref: We32	Site Area Gross (ha): 0.7
--	-----------------------	----------------------------------

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

Potential Delivery Timeframe Short term	Potential number of units (net) 33
---	--

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

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

Site Location Plan



Constraints:

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

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

Indicative Density
55dph

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

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

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

Conclusion:
Include in SHLAA

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

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

Site Name: Builders Yard, Opposite 51 Broomfield Place	Site Ref: Who3	Site Area Gross (ha): 0.14
---	--------------------------	---------------------------------------

Site Location Plan



Constraints:

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

Other: Will need to satisfy employment land protection policies.

Indicative Density

55dph

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

Viability Assessment

Site is expected to offer a viable development option

Site Assessment Overview

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

Conclusion:

Include in SHLAA

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

Site Location Plan



Constraints:

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

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

Indicative Density

55dph

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

Viability Assessment

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

Site Assessment Overview

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

Conclusion:

Include in SHLAA

Site Name: Garage courts at Overdale Road, rear of Lyndale Road	Site Ref: Who18	Site Area Gross (ha): 0.31
--	------------------------	-----------------------------------

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

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

Site Location Plan



Constraints:

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

Other:

Indicative Density

55dph

Potential Delivery Timeframe

Medium term

Potential number of units (net)

22

Viability Assessment

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

Site Assessment Overview

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

Conclusion:

Include in SHLAA

Site Name: Bestways, Banner Lane	Site Ref: Wo27	Site Area Gross (ha): 4.01
---	-----------------------	-----------------------------------

Site Location Plan



Constraints:

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

Other:

Indicative Density

45dph

Potential Delivery Timeframe Longer term	Potential number of units (net) 153
--	---

Viability Assessment

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

Site Assessment Overview

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

Conclusion:

Include in SHLAA

Site Name: Land at the Junction of Jardine Crescent and Jobs Lane	Site Ref: Wo28	Site Area Gross (ha): 0.46
--	-----------------------	-----------------------------------

Site Location Plan



Constraints:

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

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

Indicative Density

200dph

Potential Delivery Timeframe Medium term	Potential number of units (net) 87
--	--

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

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

Site Location Plan



Constraints:

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

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

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

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

Viability Assessment
Site is expected to offer a viable development option

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

Conclusion:
Include in SHLAA

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

Site Location Plan



Constraints:

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

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

Indicative Density

45dph

Potential Delivery Timeframe

Medium term

Potential number of units (net)

39

Viability Assessment

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

Site Assessment Overview

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

Conclusion:

Include in SHLAA

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

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