

### Appendix 3 Discounted SHLAA Sites

Ref	Sites	Ward	Site Area	GF/BF	Deliverability Assessment		
					Suitable?	Available?	Achievable?
Bab6	Windmill Industrial Estate, Birmingham Road	Bablake	1.66	BF & GB	This is an established employment site that fronts the main A45 dual carriageway. There is likely to be significant noise and air quality issues with this site for residential development.	Well located and well used industrial estate. To be retained for employment use.	Site is well occupied and considered viable for its existing use.
Bab9	Land adjacent 23 Tamworth Road	Bablake	0.06	GB	Principle of residential development is established however development of the curtilage is likely to result in an inappropriate loss of amenity space for the existing property and is therefore considered unsuitable at this time.	Site forms part of residential curtilage and is not considered readily available.	Land is well used but is likely to prove a viable option for redevelopment.
Bab10	Garage site between 19 and 46 Packington Avenue	Bablake	0.07	BF	Site provides important garage provision and off street parking spaces for existing residents. Removal of the garages is likely to result in an unacceptable impact on on-street parking. The site is therefore considered unsuitable at this time.	site appears in good condition and well used.	small infill plot, but within higher value area of the city meaning viability should be ok.
Bab11	Garage site rear of 11-21 Flynt Avenue	Bablake	0.10	BF	Site provides important garage provision and off street parking spaces for existing residents. Removal of the garages is likely to result in an unacceptable impact on on-street parking. The site is therefore considered unsuitable at this time.	site appears in good condition and well used.	small infill plot, but within higher value area of the city meaning viability should be ok.
Bab17	Coundon Hall farm and Allotments east of Long Lane and north of Browns Hill Green Road	Bablake	20.57	GB	Well used and maintained allotment and agricultural provision situated within a rural setting. Residential development is likely to unacceptable in the Green Belt.	Land is well used for allotments and agricultural activity provision and does not appear available at this time.	Site is likely to represent a viable development option.
Bab18	Land at Falklands Green and Chamberlain's Green, between Thistley Field West & Thistley Field East,	Bablake	0.40	GF	Well used and maintained area of public open space which provides a vital local facility for surrounding properties. Residential development would be unsuitable due to the loss of this provision.	Site is a well maintained area of public open space and is not considered available at this current time.	Site is likely to represent a viable development option.
Bab20	Keresley Manor & curtilage, Tamworth Road	Bablake	3.08	GB	Site appears to be in active use and is not considered available.	The costs and loss of site value associated with the retention of the wooded area and listed structures is likely to mean development is unviable and unachievable at this time.	Site currently contains a number of listed structures and the surrounding curtilage is rich with protected trees and woodland. Clearance of this site for extensive development is considered inappropriate and unsuitable. The conversion or addition of a single dwelling may be acceptable if it was deemed necessary to support the retention and preservation of the wider site. This would however require further investigation.

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Bab22	Land North of Watery Lane and East of Bennetts Road South	Bablake	5.90	GB	The majority of the site is situated within the Green Belt and appears to form a protective buffer between existing residential properties and Pro-Logis park to the north. Development of this plot would erode this buffer and is not considered suitable at this time.	Site is a well vegetated area forming a vital buffer between residential and employment land. It is not considered available at this current time.	There are some small pockets of flood risk across the site, however it is expected that these can be mitigated and that the site would represent a viable development option.
Bab25	Land South West of Fivefield Road	Bablake	2.77	GB	Site comprises a well established area of farm land within the Green Belt. Development of this site is likely to have significant impact on the views and openness of this area of Green Belt. The site is also rich in archaeological and conservation value so is not considered suitable or appropriate for residential development.	Site is actively farmed at this current time.	There are some risks associated with the site including gas pipelines. The site is also rich in archaeological and conservation value. It is expected however that the site would still provide a viable development.
Bab26	Land at Hounds Hill, Fivefield Road	Bablake	11.24	GB	Site comprises a well established area of farm land within the Green Belt. Development of this site is likely to have significant impact on the views and openness of this area of Green Belt. The site is also rich in archaeological and conservation value so is not considered suitable or appropriate for residential development.	Site is actively farmed at this current time.	There are some risks associated with the site including gas pipelines. The site is also rich in archaeological and conservation value. It is expected however that the site would still provide a viable development.
Bab28	Land south of Keresley House, Tamworth Road	Bablake	3.82	GB	Land appears to be readily available, however it is situated within an area of higher historical landscape character, has some evidence of surface water suggesting there is question marks over its suitability for development.	The achievability of a viable development is uncertain at this time given the previous site uses and the legacy it may have left behind. Subject to further investigation and having regard to the sites location it is likely that a viable development could be achieved.	Residential development of the site is likely to generate inappropriate and unsuitable impact on the openness of the Green Belt in this particular location. There are also concerns about ground stability on this particular site.
Bab30	Land at Church Farm, Staircase Lane	Bablake	12.94	GB	Well maintained agricultural land situated within the Coundon Wedge separating the main urban area of Coventry from Allesley Village. Site is also designated a local wildlife site and nature conservation area. Residential development in this location is considered inappropriate in the Green Belt.	Land appears to be in existing agricultural use, however representations have suggested site availability.	Site is likely to represent a viable development option.
Bab31	Land at Church Lane Farm, Coundon Wedge Drive	Bablake	6.73	GB	Well maintained agricultural land situated within the Coundon Wedge separating the main urban area of Coventry from Allesley Village. Site is also designated a local wildlife site and nature conservation area. Residential development in this location is considered inappropriate in the Green Belt.	Land appears to be in existing agricultural use, however representations have suggested site availability.	Site is likely to represent a viable development option.
Bab32	Land at Hollyfast Farm, Wall Hill Road	Bablake	27.06	GB	Land is within the Meriden Gap Green Bel and serves an important function separating Allesley Village from the wider built area. Residential development on this site in isolation would have a significant and unacceptable impact on he Green Belt.	Site is actively farmed at this current time.	Site is likely to represent a viable development option.

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Bab33	Land at Brownhill Green, Wall Hill Road	Bablake	1.44	GB	Area of well maintained agricultural land within a rural setting. Adjacent residential and farm properties are at very low density. Further residential development, especially at higher density is likely to unacceptable in the Green Belt.	Site appears to be in active agricultural use at this current time.	Site is likely to represent a viable development option.
Bab35	Allotments and surrounding land north of Butt Lane	Bablake	1.19	GB	Well used and maintained allotment provision situated within a semi-rural setting. Residential development is likely to unacceptable in the Green Belt.	Land is well used for allotment provision and does not appear available at this time.	Site is likely to represent a viable development option.
Bab36	Land at Pickford Green	Bablake	29.86	GB	Area of well maintained agricultural land within a rural setting. Site has some flood risk concerns and extends beyond the existing built line of the city's urban area. This suggests development of this site would cause substantial harm to the Green Belt and the established Meriden Gap. Residential development is therefore likely to be unacceptable in this Green Belt location.	Site appears to be in active agricultural use at this current time, however representations have suggested site availability.	Site is likely to represent a viable development option.
Bab38	Hogs End Farm rear of 260 Hawkes Mill Lane	Bablake	0.65	GB	Well established agricultural holding with barns and farm buildings. Surrounding buildings are at very low density and any intensification is likely to result in unsuitable and inappropriate development in the Green Belt.	Site appears to be available at this current time.	Site is likely to represent a viable development option.
Bab39	Copse Drive (east side) Meriden Business Park	Bablake	1.89	GB	Site is adjacent to an established business park and A45 dual carriageway. It also contains numerous protected trees. Residential development in this location is considered unsuitable.	Site appears to be available at this current time.	Developable site area will be significantly impacted by numerous protected trees. This may bring viability into question.
Bab40	Copse Drive (west side) Meriden Business Park	Bablake	6.69	GB	Site is adjacent to an established business park and A45 dual carriageway. Residential development in this location is considered unsuitable within this area of Green Belt.	Site appears to be available at this current time.	Site is likely to represent a viable development option.
Bab41	Land East of Allesley Primary School, Antrim Close	Bablake	0.23	GB	Well established area of urban green space with value to surrounding residential properties. The site is also of importance to the adjacent primary school meaning residential development at this time would be unsuitable.	Site appears to be available at this current time.	Site is likely to represent a viable development option.
Bab42	Land east of Brackley Close	Bablake	0.95	GB	Well used and maintained area of public open space which provides a vital local facility for surrounding properties. Residential development would be unsuitable due to the loss of this provision.	Site is a well maintained area of public open space and is not considered available at this current time.	Site is likely to represent a viable development option.
Bab43	Land at the junction of Tamworth Road and Keresley Green Road	Bablake	1.01	GB	Well used and maintained area of public open space within a prominent suburban location. Residential development is likely to unacceptable in the Green Belt.	Site appears to be available at this current time.	Site is likely to represent a viable development option.
Bab44	Land between 26 and 50 Holloway Field	Bablake	0.18	GB	Well used and maintained area of public open space which provides a vital local facility for surrounding properties. Residential development would be unsuitable due to the loss of this provision.	Site is a well maintained area of public open space and is not considered available at this current time.	Site is likely to represent a viable development option.

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Bab45	Land North of 166 Scots Lane	Bablake	0.08	GB	Well used and maintained area of public open space which provides a vital local facility for surrounding properties. Residential development would be unsuitable due to the loss of this provision.	Site is a well maintained area of public open space and is not considered available at this current time.	Site is likely to represent a viable development option.
Bab46	Corner Birmingham Road and Allesley Croft	Bablake	0.75	GB	Well established area of urban green space providing a vital amenity to surrounding residents and containing a significant number of protected trees. Land is not considered suitable for residential development at this time.	Site would require some clearance but is considered available.	Site is likely to represent a viable development option.
Bab47	Land at Watery Lane adjacent Jubilee Woodland	Bablake	4.1	GB	Site has been planted out as a Jubilee Woodland to celebrate the Queens diamond jubilee. Development of the site is therefore considered unsuitable.	The site has been planted as woodland and is no longer available.	Site is expected to offer a viable development option, although its developability is heavily constrained by the presence of newly planted woodland.
Bab49	Land West of Cameron Close and The Windmill Hill	Bablake	2.75	GB	Site appears to be a well maintained area of urban green space providing a key link into the Green Belt. Residential development in this location is considered inappropriate in the Green Belt.	Site appears to be available at this current time.	Site is likely to represent a viable development option.
Bab50	Land around Thompsons Farm, west of Bennetts Road North	Bablake	9.17	GB	Development of this site is likely to have significant impact on the views and openness of this area of Green Belt. It is also likely to have a significant impact on the historic woodland that adjoins the site. At this time it is not considered suitable or appropriate for residential development.	Site appears to be in active agricultural use suggesting it is not readily available. However representations have confirmed the possibility of the site becoming available within the plan period.	Site has gas pipelines running to the south west tip of its boundary with pockets of archaeological interest and flood risk. It is however likely to represent a viable development option.
Bab51b	Land North of Fivefield Road	Bablake	9.60	GB	Development of this site is likely to have significant impact on the views and openness of this area of Green Belt. It is also likely to have a significant impact on the historic woodland that adjoins the site. At this time it is not considered suitable or appropriate for residential development.	Site appears to be in active agricultural use suggesting it is not readily available. However representations have confirmed the possibility of the site becoming available within the plan period.	Site has gas pipelines running to the south west tip of its boundary with pockets of archaeological interest and flood risk. It is however likely to represent a viable development option.
Bab53	Land west of football ground, Fivefield Road.	Bablake	1.67	GB	Site comprises a well established area of farm land within the Green Belt. Development of this site is likely to have significant impact on the views and openness of this area of Green Belt. The site is also rich in archaeological and conservation value. Development would also have a likely impact on the adjacent protected woodland, so is not considered suitable or appropriate for residential development.	Site is actively farmed at this current time.	There are some risks associated with the site including gas pipelines. The site is also rich in archaeological and conservation value. It is expected however that the site would still provide a viable development.
Bab55	Land north of Queenswood Court, Tamworth Road	Bablake	1.5	GB	Site has well established boundaries on all 4 sides with well established trees and hedgerows. There may be opportunities for limited low density infill on the site, but unlikely to be above the 5 dwelling threshold	site is readily available for development - as put forward by existing land owner	site is likely to offer a viable option, and subject to further review of the green belt could be acceptable for limited infill low density housing.
Bab59	Playing Fields, Waste Lane	Bablake	9.34	GB	Area of well maintained playing fields within a suburban setting. Residential development is likely to result in an unacceptable loss of established playing fields and recreation land.	Site appears to be in active recreation use at this current time.	Site is likely to represent a viable development option.

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Bab61	Merton College Land, South of Brownshill Green Road	Bablake	50.66	GB	Well maintained agricultural land situated within the Coundon Wedge separating the main urban area of Coventry from Allesley Village. Residential development in this location is considered inappropriate in the Green Belt.	Representations suggest the site is readily available, although it appears to be in existing agricultural use.	Site is likely to represent a viable development option.
Bab64	Land rear of Troyswood House, Tamworth Road	Bablake	1.1	GB	Site has well established boundaries on all 4 sides with well established trees and hedgerows. There may be opportunities for limited low density infill on the site, but unlikely to be able to create an appropriate access into the site.	site is readily available for development - as put forward by existing land owner	site is likely to offer a viable option
Bab65	Land at Hall Hill Cottage, Fivefield Road	Bablake	1.5	GB	Site is unlikely to be suitable in isolation but could be suitable as part of a wider development scheme. Site situated within the Green belt and does have changes in gradient that may constrain development. Site also has historical landscape importance which could justify protection.	Site readily available now for development	Site is expected to offer a viable development option
BW5	Allotments, adjacent 25 Lorenzo Close	Binley and Willenhall	0.08	GF	Well established area of urban green space providing amenity to surrounding residents. Site also suffers from significant access constraints. Land is not considered suitable for residential development at this time.	Site would require some clearance but is considered available.	Site is likely to represent a viable development option.
BW7	Land at junction of Middle Ride and WinnalThorpe	Binley and Willenhall	0.25	GF	Well used and maintained area of public open space which provides a vital local facility for surrounding properties. Residential development would be unsuitable due to the loss of this provision.	Site is a well maintained area of public open space and is not considered available at this current time.	Site is likely to represent a viable development option.
BW8	Garages and parking area adjacent 13 York Close	Binley and Willenhall	0.04	BF	Site provides important off street parking spaces for existing residents. Loss of these spaces is likely to result in an unacceptable impact on on-street parking. The site is therefore considered unsuitable at this time.	site appears in good condition and well used.	small infill plot, but minimal constraints meaning viability should be ok.
BW9	Land rear of 58 William McKee Close	Binley and Willenhall	0.03	BF	Site provides important off street parking spaces for existing residents. Loss of these spaces is likely to result in an unacceptable impact on on-street parking. The site is therefore considered unsuitable at this time.	site appears in good condition and well used.	small infill plot, but with minimal constraints meaning viability should be ok.
BW10	Hagard Community Centre, Remembrance Road	Binley and Willenhall	0.23	BF	Well established and used community centre facility, situated within a designated local centre. Although residential development may be suitable in this location due to its proximity to services it would not be suitable as a full replacement provision.	site is well used and occupied. It is not considered readily available.	Due to lower market values its uncertain if a replacement mixed use scheme would be viable in this location.
BW11	Garages, Adjacent 22 Lorenzo Close and rear of 99-113 Meadfoot Road	Binley and Willenhall	0.17	BF	Site provides important off street parking spaces for existing residents. Loss of these spaces is likely to result in an unacceptable impact on on-street parking. The site is therefore considered unsuitable at this time.	site appears in good condition and well used.	small infill plot, but with minimal constraints meaning viability should be ok.
BW12	Land facing 1-23 Arnhem Corner	Binley and Willenhall	0.40	GF	Well used and maintained area of public open space which provides a vital local facility for surrounding properties. Residential development would be unsuitable due to the loss of this provision.	Site is a well maintained area of public open space and is not considered available at this current time.	Site is likely to represent a viable development option.

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BW13	Land adjacent 55 Wroxhall Drive	Binley and Willenhall	0.04	BF	Small site within a densely developed area. Garage provision appears derelict although off street parking facilities in this area would be desirable.	site appears available now for delivery given its derelict status	Site constraints in terms of separation distances to existing dwellings and creation of suitable residential environment bring achievability of the site into question.
BW14	Land rear of 51 Cardiff Close	Binley and Willenhall	0.17	BF	Site provides important off street parking spaces for existing residents. Loss of these spaces is likely to result in an unacceptable impact on on-street parking. The site is therefore considered unsuitable at this time.	site appears in good condition and well used.	Site constraints in terms of separation distances to existing dwellings and creation of suitable residential environment bring achievability of the site into question.
BW15	Land rear of 32 Littlethorpe	Binley and Willenhall	0.20	BF	Site provides important off street parking spaces for existing residents. Loss of these spaces is likely to result in an unacceptable impact on on-street parking. The site is therefore considered unsuitable at this time.	site appears in good condition and well used.	small infill plot, but with minimal constraints meaning viability should be ok.
BW16	Land rear of 1 Ridgethorpe	Binley and Willenhall	0.16	BF	Site provides important off street parking spaces for existing residents. Loss of these spaces is likely to result in an unacceptable impact on on-street parking. The site is therefore considered unsuitable at this time.	site appears in good condition and well used.	small infill plot, but with minimal constraints meaning viability should be ok.
BW17	Land adjacent 76 Mary Slessor Street	Binley and Willenhall	0.04	BF	Site provides important off street parking spaces for existing residents. Loss of these spaces is likely to result in an unacceptable impact on on-street parking. The site is therefore considered unsuitable at this time.	site appears in good condition and well used.	small infill plot, but with minimal constraints meaning viability should be ok.
BW18	Land adjacent 5 Chepstow Close	Binley and Willenhall	0.04	BF	Site provides important off street parking spaces for existing residents. Loss of these spaces is likely to result in an unacceptable impact on on-street parking. The site is therefore considered unsuitable at this time.	site appears in good condition and well used.	small infill plot, but with minimal constraints meaning viability should be ok.
BW19	Garages 1-31 Jamescroft	Binley and Willenhall	0.07	BF	Site provides important off street parking spaces for existing residents. Loss of these spaces is likely to result in an unacceptable impact on on-street parking. The site is therefore considered unsuitable at this time.	site appears in good condition and well used.	Site constraints in terms of separation distances to existing dwellings and creation of suitable residential environment bring achievability of the site into question.
BW20	Garages 1-7 Sandythorpe	Binley and Willenhall	0.07	BF	Site provides important off street parking spaces for existing residents. Loss of these spaces is likely to result in an unacceptable impact on on-street parking. The site is therefore considered unsuitable at this time.	site appears in good condition and well used.	Site constraints in terms of separation distances to existing dwellings and creation of suitable residential environment bring achievability of the site into question.

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BW21	Garage area, Tintagel Close	Binley and Willenhall	0.40	BF	Site provides important off street parking spaces for existing residents. Loss of these spaces is likely to result in an unacceptable impact on on-street parking. The site is therefore considered unsuitable at this time.	site appears in good condition and well used.	Site constraints in terms of separation distances to existing dwellings and creation of suitable residential environment bring achievability of the site into question.
BW23	Land adjacent Willenhall Community Primary School, Middle Ride	Binley and Willenhall	1.26	GF	Well used and maintained area of public open space which provides a vital local facility for surrounding properties. Residential development would be unsuitable due to the loss of this provision.	Site is a well maintained area of public open space and is not considered available at this current time.	Site is likely to represent a viable development option.
BW24	Land rear of 112-122 Carnbroe Avenue	Binley and Willenhall	0.15	GF	Well used and maintained area of public open space which provides a vital local facility for surrounding properties. Residential development would be unsuitable due to the loss of this provision.	Site is a well maintained area of public open space and is not considered available at this current time.	Site is likely to represent a viable development option.
BW25	Land North of 28 Alex Grierson Close	Binley and Willenhall	0.10	GF	Well used and maintained area of public open space which provides a vital local facility for surrounding properties. Residential development would be unsuitable due to the loss of this provision.	Site is a well maintained area of public open space and is not considered available at this current time.	Site is likely to represent a viable development option.
BW26	Land North of 44 John McGuire Crescent	Binley and Willenhall	0.09	GF	Well used and maintained area of public open space which provides a vital local facility for surrounding properties. Residential development would be unsuitable due to the loss of this provision.	Site is a well maintained area of public open space and is not considered available at this current time.	Site is likely to represent a viable development option.
BW27	Land between 34a & 46 John McGuire Crescent	Binley and Willenhall	0.15	GF	Well used and maintained area of public open space which provides a vital local facility for surrounding properties. Residential development would be unsuitable due to the loss of this provision.	Site is a well maintained area of public open space and is not considered available at this current time.	Site is likely to represent a viable development option.
BW28	Land between 21 & 22 Alex Grierson Close	Binley and Willenhall	0.38	GF	Well used and maintained area of public open space which provides a vital local facility for surrounding properties. Residential development would be unsuitable due to the loss of this provision.	Site is a well maintained area of public open space and is not considered available at this current time.	Site is likely to represent a viable development option.
BW29	Land South of 8-14 Bakewell Close, Bredon Avenue	Binley and Willenhall	1.23	GF	Well used and maintained area of public open space which provides a vital local facility for surrounding properties. Residential development would be unsuitable due to the loss of this provision.	Site is a well maintained area of public open space and is not considered available at this current time.	Site is likely to represent a viable development option.
BW30	Recreation Ground at Pontypool Avenue	Binley and Willenhall	6.01	GF	Area of well maintained playing fields. Residential development is likely to result in an unacceptable loss of established playing fields and recreation land.	Site appears to be in active recreation use at this current time.	Site is likely to represent a viable development option.
BW31	Land at The Canyon and Wroxall Drive	Binley and Willenhall	0.46	GF	Well used and maintained area of public open space which provides a vital local facility for surrounding properties. Residential development would be unsuitable due to the loss of this provision.	Site is a well maintained area of public open space and is not considered available at this current time.	Site is likely to represent a viable development option.
BW32	Land north of Binley Little Wood	Binley and Willenhall	0.65	GF	Well used and maintained area of public open space which provides a vital local facility for surrounding properties. Residential development would be unsuitable due to the loss of this provision.	Site is a well maintained area of public open space and is not considered available at this current time.	Site is likely to represent a viable development option.

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BW38a	Land at London Road and Allard Way	Binley and Willenhall	4.50	GB	Area of grassland that has steep gradient around Allard Way. Unlikely that this site will be suitable for development due to ground conditions and natural grasslands.	Site has been identified as readily available.	Site may offer a viable development option especially to the eastern fringes of the site which adjoins site BW38b.
C2	Land adjacent 172 Fenside Avenue	Cheylesmore	0.17	BF	Site provides important garage provision and off street parking spaces for existing residents. Removal of the garages is likely to result in an unacceptable impact on on-street parking. The site is therefore considered unsuitable at this time.	Site appears in good condition and well used.	Small infill plot, which may have some difficulty creating suitable residential lay out due to location of access and proximity to adjoining properties.
C3	Cheylesmore Community Centre, Poitiers Road	Cheylesmore	0.60	BF	Well established and used community centre facility. Residential development may be suitable in this location due to the conformity with surrounding uses however, if replacement community facility was provided.	Site is well used and occupied. It is not considered readily available.	It is uncertain if the provision of alternative facilities would lead to viability issues. This site is currently considered unachievable in the current market.
C4	Land adjacent 15 and 17 Forester's Road	Cheylesmore	0.08	BF	Site provides important garage provision and off street parking spaces for existing residents. Removal of the garages is likely to result in an unacceptable impact on on-street parking. The site is therefore considered unsuitable at this time.	Site appears in good condition and well used.	Site is likely to represent a viable development option.
C5	Land rear of 108-130 Dillotford Avenue	Cheylesmore	0.10	BF	Site provides important garage provision and off street parking spaces for existing residents. Removal of the garages is likely to result in an unacceptable impact on on-street parking. The site is therefore considered unsuitable at this time.	Site appears in good condition and well used.	Long narrow site creating concerns about suitable residential environment and impact/proximity to existing properties. Site not considered achievable at this time.
C6	Land rear of 152-174 Dillotford Avenue	Cheylesmore	0.11	BF	Site provides important garage provision and off street parking spaces for existing residents. Removal of the garages is likely to result in an unacceptable impact on on-street parking. The site is therefore considered unsuitable at this time.	Site appears in good condition and well used.	Long narrow site creating concerns about suitable residential environment and impact/proximity to existing properties. Site not considered achievable at this time.
C7	Land between 208-210 Dillotford Avenue	Cheylesmore	0.19	BF+GF	Site is in 2 halves. The southern part provides important garage provision and off street parking spaces for existing residents. The removal of the garages is likely to result in an unacceptable impact on on-street parking. The northern half is a well maintained area of public open space which provides amenity value to the surrounding properties. The loss of this open space is considered unacceptable at this time. The site is therefore considered unsuitable.	Both parts of the site are well used and well maintained.	Site is likely to represent a viable development option.
C8	Land between 216-218 Dillotford Avenue	Cheylesmore	0.10	BF+GF	Site is in 2 halves. The southern part provides important garage provision and off street parking spaces for existing residents. The removal of the garages is likely to result in an unacceptable impact on on-street parking. The northern half is a well maintained area of public open space which provides amenity value to the surrounding properties. The loss of this open space is considered unacceptable at this time. The site is therefore considered unsuitable.	Both parts of the site are well used and well maintained.	Site is likely to represent a viable development option.



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C9	Land adjacent 9 Troyes Close	Cheylesmore	0.05	BF	Site provides important garage provision and off street parking spaces for existing residents. Removal of the garages is likely to result in an unacceptable impact on on-street parking. The site is therefore considered unsuitable at this time.	site appears in good condition and well used.	Site is likely to represent a viable development option.
C10	Land adjacent Eric Innot House	Cheylesmore	0.10	GF	Well used and maintained area of public open space which provides a vital local facility for surrounding properties. Residential development would be unsuitable due to the loss of this provision.	Site is a well maintained area of public open space and is not considered available at this current time.	Site is likely to represent a viable development option.
C11	Land adjacent 20 Kent Close	Cheylesmore	0.04	BF	Site provides important off street parking spaces for existing residents. Loss of this facility is likely to result in an unacceptable impact on on-street parking. The site is therefore considered unsuitable at this time.	Site appears well maintained and well used.	Site is likely to represent a viable development option.
C12	Land adjacent 17 Agincourt Road	Cheylesmore	0.05	BF	Site provides important garage provision and off street parking spaces for existing residents. Removal of the garages is likely to result in an unacceptable impact on on-street parking. The site is therefore considered unsuitable at this time.	site appears in good condition and well used.	Site is likely to represent a viable development option.
C13	Land adjacent Royce Court, 54 Arundel Road	Cheylesmore	0.36	GF	Well used and maintained area of public open space which provides a vital local facility for surrounding properties. Residential development would be unsuitable due to the loss of this provision.	Site is a well maintained area of public open space and is not considered available at this current time.	Site is likely to represent a viable development option.
C14	Land adjacent 1 Cascade Close	Cheylesmore	0.09	GF	Well used and maintained area of public open space which provides a vital local facility for surrounding properties. Residential development would be unsuitable due to the loss of this provision.	Site is a well maintained area of public open space and is not considered available at this current time.	Site is likely to represent a viable development option.
C15	Land adjacent 1-4 Bettman Close	Cheylesmore	0.04	BF + GF	Site is in 2 halves. The southern part provides important garage provision and off street parking spaces for existing residents. The removal of the garages is likely to result in an unacceptable impact on on-street parking. The northern half is a well maintained area of public open space which provides amenity value to the surrounding properties. The loss of this open space is considered unacceptable at this time. The site is therefore considered unsuitable.	Both parts of the site are well used and well maintained.	Site is likely to represent a viable development option.
C16	Land adjacent 1-8 Brisbane Close	Cheylesmore	0.06	BF	Site provides important off street parking spaces for existing residents. Loss of this facility is likely to result in an unacceptable impact on on-street parking. The site is therefore considered unsuitable at this time.	Site appears well maintained and well used.	Site is likely to represent a viable development option.
C17	Bagington Fields School, and surrounding land, Sedgemoor Road	Cheylesmore	1.07	BF	Site is situated within a predominantly residential area suggesting new dwellings would be suitable in principle on this site. It does adjoin the Green Belt however on 3 sides and part of the site is a local wildlife designation, so any development would need to be mindful of this when being designed.	Site is not currently available due to its continued use for educational purposes. Site is linked to the extant CDP allocation and to shortlist would risk double counting of numbers at this time.	Should the site become available it is likely to represent a viable development option, however substantial parts of the identified site would need to be protected given their conservation value.

### Appendix 3 Discounted SHLAA Sites

C19	The Extra care Charitable Trust, abbey Park, Humber Road	Cheylesmore	0.50	BF	Proximity of site to the Council depot creates concerns about residential environment. Give the existing care home provision any development of this site is likely to be best suited to extension of care home provision rather than C3 development.	Part of the site remains in use for administration purposes as well as extensive parking provision. Representation has suggested the land would be readily available though.	Representation has suggested an achievable scheme within the first 5 years of the plan period.
C20	Land at Fernside Avenue	Cheylesmore	0.72	GF	Well used and maintained area of public open space which provides a vital local facility for surrounding properties. Site may also have some issues over surface water flooding from small inland waterway. Residential development would be unsuitable due to the loss of this provision.	Site is a well maintained area of public open space and is not considered available at this current time.	Site is likely to represent a viable development option.
C21	Land at Charminster Drive	Cheylesmore	0.25	GF	Well used and maintained area of public open space which provides a vital local facility for surrounding properties. Site may also have some issues over surface water flooding from small inland waterway. Residential development would be unsuitable due to the loss of this provision.	Site is a well maintained area of public open space and is not considered available at this current time.	Site is likely to represent a viable development option.
C22	Land East of Leaf Lane and West of Stivichall & Cheylesmore Bypass	Cheylesmore	8.28	GF	Well used and maintained area of public open space which provides a vital local facility for surrounding properties. The land also provides a buffer from the A46 to properties on Leaf Lane. Residential development is therefore considered unsuitable at this time. Site is however likely to be linked to the Coventry and Warwick Gateway development, once the delivery of this scheme becomes clearer the site will be reviewed.	Site is a well maintained area of public open space and is not considered available at this current time.	Site is likely to represent a viable development option.
C23	Land at Chatsworth Rise	Cheylesmore	0.32	GF	Well used and maintained area of public open space which provides a vital local facility for surrounding properties. Residential development would be unsuitable due to the loss of this provision.	Site is a well maintained area of public open space and is not considered available at this current time.	Site is likely to represent a viable development option.
C24	Open Space at Esher Drive	Cheylesmore	0.31	GF	Well used and maintained area of public open space which provides a vital local facility for surrounding properties. Residential development would be unsuitable due to the loss of this provision.	Site is a well maintained area of public open space and is not considered available at this current time.	Site is likely to represent a viable development option.
C25	Land at Stonebridge Highway and Rowley Road	Cheylesmore	3.42	GF	Land situated adjacent to major highway junction and business park. Residential development is not considered suitable in this location.	site is readily available although it is currently uncertain if it will be required as part of highway improvement programmes.	Due to air quality and noise constraints the site is unlikely to be achievable for residential development.
C26	Land South of Middlemarch Business Park, Siskin Drive	Cheylesmore	3.44	GF	Site is situated on the edge of the city adjacent to industrial estates. The land is also situated within Flood zones 2 and 3 and as a result residential development is not considered suitable in this location.	site is readily available	Due to flood risk and proximity to business use there are concerns if the site would be achievable for residential development.
C27	Stoney Road Allotments	Cheylesmore	5.01	GF	The site is a well used and maintained allotment garden, which is of importance to the surrounding community and users from wider afield. It provides a key piece of green infrastructure and as such residential development would be unsuitable.	Site is a well used allotment provision and is not considered available at this current time.	Site is likely to represent a viable development option.

### Appendix 3 Discounted SHLAA Sites

C28	Land East of 16 Shortley Road	Cheylesmore	0.49	GF	Well used and maintained area of public open space which provides a vital local facility for surrounding properties. Residential development would be unsuitable due to the loss of this provision.	Site is a well maintained area of public open space and is not considered available at this current time.	Site is likely to represent a viable development option.
C29	Land adjacent 7 Barons Field Road, off Daventry Road	Cheylesmore	0.01	GF	Site is triangular in shape and situated on a corner plot of a 4 way junction. There are concerns that it may be difficult to produce a suitable residential environment, especially given the size and shape of the plot.	Site appears readily available for development.	if issues over separation distances can be overcome then this plot should offer a viable development opportunity.
C30	Alice Stevens School, Ashington Grove	Cheylesmore	0.86	BF	Site is situated within a predominantly residential area suggesting new dwellings would be suitable in principle on this site.	Site is not currently available due to its continued use for educational purposes. The site is no longer expected to become available during the plan period.	Should the site become available it is likely to represent a viable development option.
E5	Land at Junction of Fletchamstead Highway and Kenilworth Road	Earlsdon	0.19	GF	Well maintained and extensive residential curtilage within a prominent location in the conservation area. Sensitively designed single property may be suitable in this location.	Land is privately owned as part of adjoining property. Availability is currently uncertain.	A creation of a suitable access is likely to be the key issue given the proximity to a main junction. Plot is likely to yield a viable development however.
E6	Land at Junction of Kenpass Highway and Kenilworth Road	Earlsdon	0.13	GF	Well maintained and extensive residential curtilage within a prominent location in the conservation area. Sensitively designed single property may be suitable in this location.	Land is privately owned as part of adjoining property. Availability is currently uncertain.	A creation of a suitable access, management of adjacent pond and protection of trees are likely to be the key issues to delivering an achievable scheme. The plot is likely to yield a viable development however.
E7	Land rear of Spencer Club, Albany Road	Earlsdon	0.85	GF	Area of urban green space and playing fields, which appeared to be linked to the social club and enjoy a varied degree of use and maintenance. Residential development is likely to result in an unacceptable loss of this amenity space and recreation land. The creation of a suitable access may also be an issue without the loss of sports and social club.	Due to the mixed use of the site its availability at this time is uncertain.	Site is likely to represent a viable development option so long as suitable access arrangements could be made.
E8	Beechwood Avenue Allotments	Earlsdon	8.04	GF	The site is a well used and maintained allotment garden, which is of importance to the surrounding community and users from wider afield. It provides a key piece of green infrastructure and as such residential development would be unsuitable.	Site is a well used allotment provision and is not considered available at this current time.	Site is likely to represent a viable development option.

### Appendix 3 Discounted SHLAA Sites

E9	Coat of Arms Cottage and surrounding curtilage, Coat of Arms Bridge Road	Earlsdon	0.63	GB	Residential development acceptable in principle, however the extensive curtilage comprises significant amount of vegetation and mature trees that may be subject to protection. Situated in a low density area and adjacent to a slightly raised section of the railway line an intensification of development may not be suitable in this location, especially given its location within the Green Belt and Kenilworth Road Conservation Area.	site does not appear readily available.	Site is likely to represent a viable development option.
F1	Belgrade Theatre Workshop, Edward Street	Foleshill	0.17	BF	Situated within a predominantly residential area, the site is likely to be suitable for residential redevelopment	The site is not considered available however due to lease constraints .	Site is likely to have some issues over achieving a suitable and viable lay out.
F10	Car sales premises, junction Livingstone Road and Lockhurst Lane	Foleshill	0.20	BF	Site is situated within an established area of commercial uses and any residential development of this site is unlikely to be in keeping with its surrounding or be able to create a suitable residential environment.	Site appears to be in use for car sales and is not readily available.	Prominent location in close proximity to services and public amenities should create a viable development opportunity.
F13	Fairview Walk, Land between 3 and 5 Bedlam Lane	Foleshill	0.29	BF	Given surrounding residential provisions there may some potential for suitable infill development. A comprehensive scheme is unlikely however due to access and site lay out constraints.	Large parts of the site appear vacant and the site is considered to be available for redevelopment.	Given the difficulties with access and the creation of a comprehensive scheme it is uncertain if viability will be achievable, especially in the current market.
F17	Car Park adjacent Foleshill House, Foleshill Road	Foleshill	0.64	BF	Site provides important parking provision as part of an established business park. Any development of the site is likely to be best suited to employment purposes to be in keeping with its surroundings. The site is therefore considered unsuitable at this time.	site appears in good condition and well used.	Site is likely to represent a viable development option.
F23	Godiva Industrial Estate, Cross Road and Canal Road	Foleshill	4.61	BF	Well established industrial site situated in a commercial 'ribbon' along this section of the A444. The site also adjoins existing residential development however and a redevelopment of the site for new housing may be suitable under the right circumstances.	The site remains in existing viable use and is not readily available.	The site is likely to have some contamination issues but given its size should be able to create a viable development opportunity.
F24	Former Council Depot, 961 Foleshill Road	Foleshill	0.51	BF	The site forms an integrated part of an established and relatively modern industrial park. The most suitable form of development on this site would be a continuation of these employment provisions.	Site has recently been cleared and is readily available for development.	Site is likely to represent a viable development option.
F25	Land north of 1000a, Foleshill Road - New Inn Bridge Industrial Estate	Foleshill	0.40	BF	Well established industrial site in close proximity to the A444. Considered most suitable to remain in current use, although given some neighbouring residential provisions and proximity to Arena Mark MDC a residential proposal may well be suitable.	Site remains in established employment use and is not readily available.	Site remains well occupied suggesting employment provisions remain the most viable option on this site.

### Appendix 3 Discounted SHLAA Sites

F26	Car Park and Sutherland House, Matlock Road	Foleshill	1.38	BF	Much of the site is within flood zones 2 and 3 suggesting some flood risk concerns associated with redeveloping the site. Although the site does sit adjacent to a large residential area, it also forms part of an established business park. Residential development is not considered suitable at this time, especially in light of flooding concerns.	Site remains in established employment use and is not readily available.	Site remains well occupied suggesting employment provisions remain the most viable option on this site.
F28	11a Lythalls Lane	Foleshill	0.32	BF	The site forms an integrated part of an established and relatively modern industrial park. It is also adjacent to the A44 suggesting a residential development of the whole site may be constrained by noise and air quality issues.	Site remains in established employment use and is not readily available.	Site remains well occupied suggesting employment provisions remain the most viable option on this site.
F29	8a Lythalls Lane	Foleshill	0.41	BF	The site forms an integrated part of an established and relatively modern industrial park. The most suitable form of development on this site would remain employment provisions.	Site remains in established employment use and is not readily available.	Site remains well occupied suggesting employment provisions remain the most viable option on this site.
F32	Land to south-east of Bartlett Close, Lythalls Lane	Foleshill	0.16	GF	Site is situated within a residential area and is considered suitable for the development of new homes.	Land appears readily available now.	Although site appears suitable and available there are serious question marks over achievability due to significant access constraints. There may be some potential from either Crown Green or Bartlett Close however these are likely to include ransom strips which is likely to impact on viability.
F34	Land South of Paradise House Eden Street	Foleshill	0.48	GF	Well vegetated area of urban green space which provides amenity for surrounding properties. Residential development is therefore considered unsuitable.	Site is a key area of urban green space and is not considered available at this current time.	Site is likely to represent a viable development option.
F35	Holmsdale Road (car park), off Foleshill Road	Foleshill	0.10	BF	Site provides important off street parking provision for the adjacent District Centre. Removal of these spaces is likely to result in an unacceptable impact on on-street parking and the vitality of the centre. The site is therefore considered unsuitable at this time.	site appears in good condition and well used.	Site is likely to represent a viable development option.

### Appendix 3 Discounted SHLAA Sites

F36	Land rear of 6 Cromwell Street	Foleshill	0.07	BF	Site provides important garage provision and off street parking spaces for existing residents. Removal of the garages is likely to result in an unacceptable impact on on-street parking. The site is therefore considered unsuitable at this time.	Site appears in good condition and well used.	This is a relatively narrow site which raises concerns about suitable residential environment and impact/proximity to existing properties. Site not considered achievable at this time.
F37	UEES Exhausts Site, Beresford Avenue	Foleshill	4.52	BF	Large , well established industrial works with significant frontage to the A444 and excellent motorway access. The site does adjoin a large area off residential properties to the south however suggesting a redevelopment could be suitable under the right circumstances.	Site remains in established employment use and is not readily available.	Site remains well occupied suggesting employment provisions remain the most viable option on this site.
F38	Vauxhall Working Men's Club, Eld road	Foleshill	0.01	BF	Small club site, which may provide an opportunity for residential conversion. Significant concerns however over residents parking provision which would need to be satisfied to create a suitable development option.	Site availability is currently uncertain.	Conversion of the site is likely to create a viable opportunity.
F39	Challenge Close Car Park	Foleshill	0.15	BF	Site currently provides important parking provision to supporting existing commercial activity along Foleshill Road. The western half of the site is also situated within the flood plain. It is likely therefore that residential development is unsuitable in this particular area.	Site is vacant and readily available.	The reduced net developable area of the site is likely to cause some concerns over the viability and achievability of the site.
F40	Gas workers Social Club, 970 Foleshill Road	Foleshill	0.31	BF	Site is likely to be suitable for residential development.	Land owners have stated that the site is not available for redevelopment and shouldn't be shortlisted in the SHLAA.	If the site was to come forward it is likely that a viable development could be provided. This could be strengthened however if it was linked in with the adjoining site to the south (F12).
F49	John Gulson School Playing field, Eagle Street	Foleshill	0.82	GF	Area of well maintained playing fields that provide amenity value to local school. Residential development is likely to result in an unacceptable loss of established playing fields and recreation land.	Site appears to be in active recreation use at this current time.	Site is likely to represent a viable development option.
F50	Allotments rear of 1-29 Medina Road	Foleshill	0.34	GF	Well used and maintained allotment provision, providing valuable urban green space within a densely built area. Residential development will result in an unacceptable loss of this valuable amenity.	Land is well used for allotment provision and does not appear available at this time.	Site is likely to represent a viable development option, although there are serious concerns regarding accessibility, which may create viability concerns.
F52	Land between 58 and the Church, Station Street West	Foleshill	0.20	GF	Well used and maintained area of public open space which provides a vital local facility for surrounding properties. Residential development would be unsuitable due to the loss of this provision.	Site is a well maintained area of public open space and is not considered available at this current time.	Site is likely to represent a viable development option.
F53	Land at Foleshill Road and Old Church Road	Foleshill	0.39	GF	Site provides parking and green space provision for the adjacent church. Some of the land is also taken up by cemetery provision and the remaining green space is likely to provide extension opportunities for this facility. The site is therefore not considered a suitable residential opportunity.	The land is unlikely to be made available by the owners.	The site is not considered achievable due the issues with the cemetery provision.

### Appendix 3 Discounted SHLAA Sites

He4	Garages adjacent 15 Woodway Walk	Henley	0.06	BF	Site provides important garage provision and off street parking spaces for existing residents. Removal of the garages is likely to result in an unacceptable impact on on-street parking. The site is therefore considered unsuitable at this time.	Site appears in good condition and well used.	Site is likely to represent a viable development option.
He5	Garages opposite 6 & 23 Southcott Way	Henley	0.11	BF	Site provides important garage provision and off street parking spaces for existing residents. Removal of the garages is likely to result in an unacceptable impact on on-street parking. The site is therefore considered unsuitable at this time.	Site appears in good condition and well used.	Site is likely to represent a viable development option.
He6	Garages Leaffield Close	Henley	0.05	BF	Site provides important garage provision and off street parking spaces for existing residents. Removal of the garages is likely to result in an unacceptable impact on on-street parking. The site is therefore considered unsuitable at this time.	Site appears in good condition and well used.	Site is likely to represent a viable development option.
He10	Land off Elizabeth Way	Henley	1.48	GF	Well used and maintained area of public open space established as part of recent development. The land provides a vital local facility for surrounding properties. Residential development would be unsuitable due to the loss of this provision.	Site is a well maintained area of public open space and is not considered available at this current time.	Site is likely to represent a viable development option.
He11	Land North East of Elizabeth Way	Henley	0.97	GF	Allotment provision and urban green space providing a useful local amenity. Residential development would be unsuitable due to the loss of this provision.	Parts of the allotment appear in use, but other parts remain vacant. The availability of the site is therefore uncertain at this time.	Site is likely to represent a viable development option.
He12	Land West of 480 Henley Road	Henley	1.82	GB	Well used and maintained area of public open space which provides a vital local facility for surrounding properties. Much of the site is situated within the flood plain and Green Belt. Residential development would therefore be unsuitable due to the loss of this provision, impact on the Green Belt and flood risk issues.	Site is a well maintained area of public open space and is not considered available at this current time.	due to the issues with flood risk it is uncertain if development would be viable and achievable in this location.
Ho5	68-70 St Lukes Road	Holbrook	0.35	GF	Site comprises an area of vacant under used hard standing. It is situated within a predominantly residential area, however it is largely covered by flood plain. For this reason it is considered unsuitable.	Site appears readily available for development.	due to the issues with flood risk it is uncertain if development would be viable and achievable in this location.
Ho6	Land rear of 55- 63 Lowe Road	Holbrook	0.08	BF	Unused former garage site that is becoming re-naturalised into the adjacent urban green space. Access to the site is relatively poor and it is uncertain if a suitable residential environment could be created, especially in relation to separation distances to adjoining properties.	Site is readily available for development.	If access and separation issues can be overcome this should lead to a viable and achievable development opportunity.
Ho7	Land rear of 38 -76 Everdon Road	Holbrook	0.19	BF	Site situated to the rear of shopping parade and comprises vacant scrub land and garage/storage and parking provision associated with the shops. As such a suitable residential environment would be difficult to create, whilst the area would also suffer from access constraints for new dwellings.	The majority of the site appears well used and is not considered readily available.	Given the site constraints it is uncertain of a viable and achievable development could be achieved on this site.
Ho8	Garages adjacent 26 Nunts Lane	Holbrook	0.09	BF	Site provides important garage provision and off street parking spaces for existing residents. Removal of the garages is likely to result in an unacceptable impact on on-street parking. The site is therefore considered unsuitable at this time.	site appears in good condition and well used.	Site is likely to represent a viable development option.

### Appendix 3 Discounted SHLAA Sites

Ho9	Land at Keresley Close	Holbrook	0.03	GF	Well used and maintained area of public open space which provides a vital local facility for surrounding properties. Residential development would be unsuitable due to the loss of this provision.	Site is a well maintained area of public open space and is not considered available at this current time.	Site is likely to represent a viable development option.
Ho11	Land at Braytoft Close, Everdon Road	Holbrook	0.11	GF	Well used and maintained area of public open space which provides a vital local facility for surrounding properties. Residential development would be unsuitable due to the loss of this provision.	Site is a well maintained area of public open space and is not considered available at this current time.	Site is likely to represent a viable development option.
Ho12	Land south of 1 Richard Joy Close	Holbrook	0.10	GF	Well used and maintained area of public open space which provides a vital local facility for surrounding properties. Residential development would be unsuitable due to the loss of this provision.	Site is a well maintained area of public open space and is not considered available at this current time.	Site is likely to represent a viable development option.
Ho13	Land south of Esterton Close	Holbrook	0.10	GF	Well used and maintained area of public open space which provides a vital local facility for surrounding properties. Residential development would be unsuitable due to the loss of this provision.	Site is a well maintained area of public open space and is not considered available at this current time.	Site is likely to represent a viable development option.
Ho14	Land at Peyto Close	Holbrook	0.17	GF	Well used and maintained area of public open space which provides a vital local facility for surrounding properties. Residential development would be unsuitable due to the loss of this provision.	Site is a well maintained area of public open space and is not considered available at this current time.	Site is likely to represent a viable development option.
Ho15	Land at Leeder Close	Holbrook	0.16	GF	Well used and maintained area of public open space which provides a vital local facility for surrounding properties. Residential development would be unsuitable due to the loss of this provision.	Site is a well maintained area of public open space and is not considered available at this current time.	Site is likely to represent a viable development option.
Ho16	Land at Foxglove Close	Holbrook	0.21	GF	Well used and maintained area of public open space which provides a vital local facility for surrounding properties. Residential development would be unsuitable due to the loss of this provision.	Site is a well maintained area of public open space and is not considered available at this current time.	Site is likely to represent a viable development option.
Ho17	Land south of 2 Sharp Close and Everdon Road	Holbrook	0.10	GF	Well used and maintained area of public open space which provides a vital local facility for surrounding properties. Residential development would be unsuitable due to the loss of this provision.	Site is a well maintained area of public open space and is not considered available at this current time.	Site is likely to represent a viable development option.
Ho18	Land east of 55 Everdon Road	Holbrook	0.08	GF	Well used and maintained area of public open space which provides a vital local facility for surrounding properties. Residential development would be unsuitable due to the loss of this provision.	Site is a well maintained area of public open space and is not considered available at this current time.	Site is likely to represent a viable development option.
Ho19	Land west of 38-56 Everdon Road	Holbrook	0.28	GF	Well used and maintained area of public open space which provides a vital local facility for surrounding properties. Residential development would be unsuitable due to the loss of this provision.	Site is a well maintained area of public open space and is not considered available at this current time.	Site is likely to represent a viable development option.
Ho20	Land at Lilley Close	Holbrook	0.11	GF	Well used and maintained area of public open space which provides a vital local facility for surrounding properties. Residential development would be unsuitable due to the loss of this provision.	Site is a well maintained area of public open space and is not considered available at this current time.	Site is likely to represent a viable development option.



### Appendix 3 Discounted SHLAA Sites

Ho21	Land at Giles Close	Holbrook	0.12	GF	Well used and maintained area of public open space which provides a vital local facility for surrounding properties. Residential development would be unsuitable due to the loss of this provision.	Site is a well maintained area of public open space and is not considered available at this current time.	Site is likely to represent a viable development option.
Ho22	St Finbars Sport Ground, Holbrook Lane	Holbrook	2.08	GF	Area of well maintained playing fields. Residential development is likely to result in an unacceptable loss of established playing fields and recreation land and is therefore considered unsuitable at this time.	Site appears to be in active recreation use at this current time.	Site is likely to represent a viable development option.
Ho23	Land rear of 7-67 Whitmore Park Road	Holbrook	0.98	GF	The majority of the site comprises an area of well maintained playing fields. Residential development is likely to result in an unacceptable loss of established playing fields and recreation land and is therefore considered unsuitable at this time.	Site appears to be in active recreation use at this current time.	Site is likely to represent a viable development option, although it currently constrained in terms of access for development.
Ho24	Land North of Halford Lodge, Cottage Farm Road	Holbrook	0.37	GF	Well used and maintained area of public open space which provides a vital local facility for surrounding properties. Residential development would be unsuitable due to the loss of this provision.	Site is a well maintained area of public open space and is not considered available at this current time.	Site is likely to represent a viable development option.
Ho25	Land south of 2-12 Wingfield Way	Holbrook	0.33	GF	Well used and maintained area of public open space which provides a vital local facility for surrounding properties. Residential development would be unsuitable due to the loss of this provision.	Site is a well maintained area of public open space and is not considered available at this current time.	Site is likely to represent a viable development option.
Ho26	Land adjacent Ladyfields Way	Holbrook	0.09	GF	Well used and maintained area of public open space which provides a vital local facility for surrounding properties. Residential development would be unsuitable due to the loss of this provision.	Site is a well maintained area of public open space and is not considered available at this current time.	Site is likely to represent a viable development option.
Ho27	Land at Orpington Drive and Hen Lane	Holbrook	0.35	GF	Well established area of urban green space providing amenity to surrounding residents. Land is not considered suitable for residential development at this time.	Site would require some clearance but is considered available.	Site is likely to represent a viable development option.
Ho28	Land between Winding House Lane and Burbages Lane	Holbrook	1.56	GB	The majority of the site comprises a well used and maintained allotment provision situated within the Green Belt and helping provide a buffer between the residential area of Coventry and Rowleys Green. Residential development is therefore considered unsuitable and unacceptable at this time.	Land is well used for allotment provision and does not appear available at this time.	Site is likely to represent a viable development option.
L1	Land rear of 3 2-24 Tynemouth Close	Longford	0.37	GF	Land comprises extensive residential curtilage, part of which is well maintained and used as allotment gardens. A residential principle is largely established and the site would be considered suitable for residential development at a higher density.	Site has recently been sold and is no longer considered available at this current time.	Site is likely to represent a viable development option.

### Appendix 3 Discounted SHLAA Sites

L4	Rear of 46-60 Miles Meadow	Longford	0.28	BF	Site provides important garage provision and off street parking spaces for existing residents. Removal of the garages is likely to result in an unacceptable impact on on-street parking. The site is therefore considered unsuitable at this time.	Site appears in good condition and well used.	The site is awkwardly shaped and there is likely to be an issue with regards suitable access. The site also serves existing garages attached to existing residential dwellings that back onto the land, which could lead to rights of way concerns. It is therefore unlikely that an achievable development plot could be created.
L5	Land off Oban Road	Longford	2.07	BF	Area of employment storage land situated within an area of mixed commercial and residential provision. Site may therefore be suitable for a mixed use redevelopment with an intensification and more efficient use of land.	The availability of the site is likely to be constrained by lease agreements but the timeframe of this is uncertain.	Site is likely to represent a viable development option.
L7	Land North of 16 Canberra Road	Longford	0.09	GF	Area of extended residential curtilage that is in close proximity to the M6 meaning noise and air quality could be an issue to creating a suitable residential environment. Given the development lines along Aldermans Green Road however there may be suitable land to introduce 1 additional dwelling.	Site would appear to be available for development subject to some clearance of overgrown vegetation.	due to the proximity to the M6 it is uncertain if development would be viable and achievable in this location.
L9	Land rear of 44-80 Dovedale Avenue	Longford	0.30	GF	The site is situated within an established residential area suggesting residential development would be suitable in principle.	Site comprises numerous extended gardens meaning the site is in multiple ownership. Due to this issue it is assumed that the site, as a comprehensive parcel at least is not readily available.	In addition to the issues over multiple occupancy, the site also appears constrained in terms of access and the centre of the site contains a cluster of protected trees. There may also be some flood risk issues from the canal. Residential development in this location is therefore not considered achievable at this time.
L10	Land West of Stonebrook Way and rear of 41-73 Longford Road	Longford	0.83	BF	The site forms part of an extensive industrial estate, and despite adjoining residential properties on its eastern boundary, an extensive residential development would intrude into the established industrial park causing concerns over creating a suitable residential environment.	The site appears well used and occupied by viable employment practices.	Given the industrial nature of the site viability may be an issue with regards delivering a relatively small site such as this. It is likely that any development of the site would need to be as part of a wider comprehensive scheme. The site is also partially within Flood Zone 2 suggesting further issues over net developable area and impact on viability.

### Appendix 3 Discounted SHLAA Sites

L11	Hales Park Industrial Estate, Rowley's Green Lane	Longford	4.99	BF	The site forms part of an extensive industrial estate, and despite residential properties situated to the north an extensive residential development would intrude into the established industrial park causing concerns over creating a suitable residential environment.	The site appears well used and occupied by viable employment practices.	Given the industrial nature of the site viability may be an issue, however the site is of a significant size and may be able to manage any abnormal costs. At best deliverability is uncertain on this site.
L12	Land fronting Hall Green Road and rear of 68 and 70 Honeysuckle Drive	Longford	0.63	GF	Well used and maintained area of public open space which provides a vital local facility for surrounding properties. Residential development would be unsuitable due to the loss of this provision.	Site is a well maintained area of public open space and is not considered available at this current time.	Site is likely to represent a viable development option.
L13	Land south of Almond Tree Avenue and west of Roseberry Avenue.	Longford	1.16	GF	Well used and maintained area of public open space which provides a vital local facility for surrounding properties. The vast majority of the site is also covered by flood plain. Residential development would be unsuitable due to the loss of this provision and substantial flood risk.	Site is a well maintained area of public open space and is not considered available at this current time.	Site is likely to represent a viable development option.
L14	Garages at 1-28 Fern Close and 1-3 Heather Road	Longford	0.14	BF	Site provides important garage provision and off street parking spaces for existing residents. Removal of the garages is likely to result in an unacceptable impact on on-street parking. The site is therefore considered unsuitable at this time.	Site appears in good condition and well used.	The site is relatively narrow and it may prove difficult to create a suitable environment that is acceptable in terms of separation distances to existing properties. It is therefore unlikely that an achievable development plot could be created.
L15	Land rear of 9-63 Armfield Street	Longford	0.38	GF	The site is situated within an established residential area suggesting residential development would be suitable in principle.	Site appears in good condition, and appears to have recently been enhanced with new play provisions. It is not considered readily available.	Site is likely to represent a viable development option.
L18	Land off Eburne Road (North of 11-12 Daphne Close)	Longford	0.40	GB	Well used and maintained area of public open space which provides a green access route into the Wyken Pool and Sowe Valley. Residential development would be unsuitable due to the loss of this provision and erosion of the green pathway.	Site is a well maintained area of public open space and is not considered available at this current time.	Site is likely to represent a viable development option to provide an extension of Daphne Close and Violet Close
L20	Land north of Anderton Road	Longford	1.31	GF	Site is adjacent to residential development to the south but also adjoins the motorway to the north. Issues with regards noise from the motorway and the ability to create a suitable residential environment mean this site is not considered suitable at this time.	The land has been identified as being readily available.	The presence of an electricity pylon running through the middle of the site is likely to require attention, which will effect viability. Mitigation measure with regards noise and air quality are also likely to render this site unachievable at this time.

### Appendix 3 Discounted SHLAA Sites

L21	Land between Heddle Grove and Bell Green Road	Longford	0.43	GF	Well used and maintained area of public open space which provides a vital local facility for surrounding properties. Residential development would be unsuitable on the whole site due to the loss of this provision. There may be some potential however to extend the existing residential frontage along Bell Green Road, drawing in compensatory funds to help enhance the surrounding areas of green space.	Site is a well maintained area of public open space and is not considered available at this current time.	Site is likely to represent a viable development option.
L22	Land North of Elkington Street and south of Good Shepherd and Little Heath Schools	Longford	2.08	GF	Well used and maintained area of public open space, play area and recreation ground which provides a vital local facility for surrounding properties. Residential development would be unsuitable due to the loss of this provision.	Site is a well maintained area of public open space and is not considered available at this current time.	Site is likely to represent a viable development option.
L24	Land north of 1-7 Heddle Grove	Longford	0.15	GF	Well used and maintained area of public open space which provides a vital local facility for surrounding properties. Residential development would be unsuitable due to the loss of this provision.	Site is a well maintained area of public open space and is not considered available at this current time.	Site is likely to represent a viable development option.
L25	Land south of 2 Longford Road	Longford	0.10	GF	Site predominantly forms the public walkway from Longford Road to the Canal. It is a well used public right of way and is unlikely to be considered suitable for the creation of a residential environment.	Site is a well used public footpath and access route to and from the canal. It is not considered readily available.	The diverting or incorporation of the public footpath is likely to have a significant impact on net developable land area. It is therefore unlikely that an achievable development opportunity could be created.
L26	Land rear of 1-29 Ainsdale Close	Longford	0.78	GF	Site is adjacent to residential development to the south but also adjoins the motorway to the north. Issues with regards noise from the motorway and the ability to create a suitable residential environment mean this site is not considered suitable at this time.	The land has been identified as being readily available.	Mitigation measure with regards noise and air quality are likely to render this site unachievable at this time.
L27	Land west of 2-12 Delage Close	Longford	0.21	GF	Well used and maintained area of public open space which provides a vital local facility for surrounding properties. Residential development would be unsuitable due to the loss of this provision.	Site is a well maintained area of public open space and is not considered available at this current time.	Site is likely to represent a viable development option.
L28	Land between Canberra Road, Ainsdale Close and Lancia Close	Longford	0.51	GF	Site is adjacent to residential development to the east, west and south but is also less than 30m from the motorway to the north. Issues with regards noise from the motorway and the ability to create a suitable residential environment mean this site is not considered suitable at this time. The site is also a well maintained area playing fields, with any development resulting in an unacceptable loss of this established provision.	The land has been identified as being readily available.	Mitigation measure with regards noise, air quality and provision of compensatory measures associated with the playing fields are likely to render this site unachievable at this time.
L29	Land rear of 17 and 19 Mill Race Lane	Longford	0.06	GF	The site is a well used and maintained allotment garden. It provides a key piece of green infrastructure to the local community and as such residential development would be unsuitable.	Site is a well used allotment provision and is not considered available at this current time.	Site is likely to represent a viable development option.

### Appendix 3 Discounted SHLAA Sites

L31	Land at Union Place, Sydnall Road	Longford	0.32	GF	The site appears to constitute urban green space but is not as well maintained as it could be. It is surrounded on 3 sides by existing residential development and in principle would be suitable for new dwellings.	The site appears to be in at least 2 ownerships, which may cause an issue bringing forward a comprehensive development. The land fronting Oban road and Union Place however are considered readily available.	The land fronting Union Place may be constrained by access issues given the status of Union Place. Without the agreement of the adjoining land owner the land fronting Oban Road is unlikely to be deep enough to accommodate new dwellings. The site must therefore be considered unachievable at this time.
L32	Land South of 1 Carey Street	Longford	0.09	GF	Well used and maintained area of public open space which provides a vital local facility for surrounding properties. Residential development would be unsuitable due to the loss of this provision.	Site is a well maintained area of public open space and is not considered available at this current time.	Site is likely to represent a viable development option.
L35	Land south of Lentons Lane	Longford	22.70	GB	Site has significant mining history and has been highlighted as being unsuitable for any form of development at this time.	Site appears readily available.	The mining legacy associated with this site is unlikely to render this site achievable.
LS1	Land North of allotments, 10 Stoke Green	Lower Stoke	0.37	GF	Principle of residential development is established however development of the curtilage is likely to result in an inappropriate loss of amenity space and allotment provision for the existing property. An extensive redevelopment is likely to be out of keeping with the conservation area, however 1 or 2 additional properties may prove suitable depending on design and access.	Site forms part of residential curtilage and is not considered readily available.	Land is well used but is likely to prove a viable option for a small amount of redevelopment assuming a suitable access could be achieved.
LS4	Land between Druid Road and Church Lane	Lower Stoke	0.14	GF	Site comprises a small area of incidental urban green space, but is land locked on all 4 sides by existing residential development. Due to the lack of suitable access any new development is considered to be unsuitable at this time.	Land locked site that is not considered readily available at this time.	Access to site would require clearance of at least 1 existing dwelling. Due to relatively small land size and lower value area it is unlikely to be a viable option at this current time.
LS5	Rear of 45-73 Binley Road	Lower Stoke	0.14	BF	Site provides important off street parking spaces associated with the Local Centre. The loss of this provision is likely to result in an unacceptable impact on on-street parking along a busy stretch of highway. The site is therefore considered unsuitable at this time.	The site appears well used and is not considered available at this time.	The site has significant access constraints for development and is also likely to suffer from restrictions to separation distances in relation to adjoining buildings. The site is not considered achievable for residential development.
LS6	Land adjacent 32 Macaulay Road	Lower Stoke	0.04	GF	Site comprises a small area of well maintained urban green space. Development of the site could be suitable for a single dwelling, however this will be subject to highway approval and non-impact on visibility splays at the junction.	Site comprises a well maintained area of green space and is not considered readily available at this time.	Site is likely to represent a viable development option.
LS9	Land west of 56 Binley Road	Lower Stoke	0.31	GF	Well used and maintained area of public open space which provides a vital local facility for surrounding properties. Residential development would be unsuitable due to the loss of this provision.	Site is a well maintained area of public open space and is not considered available at this current time.	Site is likely to represent a viable development option.

### Appendix 3 Discounted SHLAA Sites

LS10	Land South of Goldsmiths Court, The Moorfield	Lower Stoke	1.76	GF	Well used and maintained area of public open space which provides a vital local facility for surrounding properties. Residential development would be unsuitable due to the loss of this provision.	Site is a well maintained area of public open space and is not considered available at this current time.	Site is likely to represent a viable development option.
LS11	Allotments north of 132 Siddeley Avenue	Lower Stoke	0.29	GF	Site comprises a small area of incidental urban green space, but is land locked on all 4 sides by existing residential development. Due to the lack of suitable access any new development is considered to be unsuitable at this time.	Land locked site that is not considered readily available at this time.	Access to site would require clearance of at least 1 existing dwelling. Due to relatively small land size and lower value area it is unlikely to be a viable option at this current time.
LS12	Land between Pinley Fields and Roundhouse Road	Lower Stoke	0.42	GF	Area of well maintained playing fields. Residential development is likely to result in an unacceptable loss of established playing fields and recreation land and is therefore considered unsuitable at this time.	Site appears to be in active recreation use at this current time.	Site is likely to represent a viable development option.
LS13	Land between Wyver Crescent & Tennyson Road	Lower Stoke	2.18	GF	Site is situated within a residential area, but does provide a valuable source of allotment provision and urban green space amenity for the local community. The loss of this urban green space is considered to be unsuitable at this time.	Site is in multiple ownerships and the large amount of land owners, some of which are unknown means the site can not be considered readily available.	Access to the site for a comprehensive development is likely to be constrained by the existing access along Occupation Road. This is likely to require widening to accommodate a large number of properties. Notwithstanding this viability is likely to be good in this area. The issues over land ownership however mean this is not considered a deliverable opportunity.
R3	Land East of Otterbrook Court	Radford	0.46	BF	Site provides off street parking spaces associated with the Bingo hall and other surrounding community provisions. The loss of this provision is likely to result in an unacceptable impact on on-street parking along a busy stretch of highway. Notwithstanding this a comprehensive scheme involving the bingo facility is likely to overcome these concerns given the residential nature of the surrounding area. At this time however the site is considered unsuitable at this time.	The site appears well used and is not considered available at this time.	Access is likely to prove acceptable, although some amendments may be required to accommodate new dwellings. There is also potential to link into Otterbrook Court and the site is likely to create a viable development opportunity.
R5	Garages rear of 119 Blackwatch Road	Radford	0.09	BF	Site comprises a selection of derelict garages and off street parking spaces for existing residents. The provisions appear unused and poorly maintained however and redevelopment of the plot would help promote urban regeneration and enhance the area. In principle the redevelopment of the site is considered suitable at this time.	The site appears derelict and poorly used. As such, it is considered readily available.	The site represents a small infill plot to the rear of existing properties. There are concerns about the number of properties that can be accommodated and whether the access from Blackwatch road would be adequate. The site is therefore not considered deliverable at this time.

### Appendix 3 Discounted SHLAA Sites

R8	Land rear of 34 Holland Road	Radford	0.13	BF	Narrow site situated to the rear of existing residential properties. The separation distances to adjoining dwellings is likely to mean a suitable residential environment can not be created whilst maintaining a suitable access. Site also comprises existing garage provision. The loss of this is likely to create issues with on-street parking.	The site has been put forward through representations and is considered available at this current time.	The shape and access to the site is considered unsuitable to deliver a viable and achievable development.
R9	Land rear of 39-77 Beake Avenue	Radford	0.98	GF	Well used and maintained area of public open space which provides a vital local facility for surrounding properties. It was also created and formalised as part of recent residential care home facility which adjoins the land to the north. Residential development would be unsuitable due to the loss of this provision.	Site is a well maintained area of public open space and is not considered available at this current time.	Site is likely to represent a viable development option.
R10	Garages and sub-station adjacent 30 Beake Avenue	Radford	0.03	BF	Site provides important garage provision and off street parking spaces for existing residents. The site also contains a locally important electricity sub-station. Removal of these provisions is considered unsuitable.	The site is not considered available at this time.	Site is a small infill plot but is significantly constrained by the sub-station. The site is therefore considered undeliverable.
R11	Garages rear of 1-6 Borrowdale Close	Radford	0.15	BF	Site provides important garage provision and off street parking spaces for existing residents. Removal of the garages is likely to result in an unacceptable impact on on-street parking. The site is therefore considered unsuitable at this time.	site appears largely in good condition and well used, although it is acknowledged that some improvements could be made.	Site is an awkward shape and is likely to suffer with regards separation distances to existing properties. Access would be best served from Borrowdale Close, which again could restrict the type and level of construction. The site is likely to prove difficult with marginal viability.
R17	The Radford Diamond, Land East of Tomson Avenue and South of Fynford Road.	Radford	0.18	GF	Site comprises an area of urban green space that is adjoined by residential properties on all 4 sides. Although land locked a very similar scheme in close proximity has been built suggesting residential development would be suitable in principle.	Site appears overgrown urban green space. Given it is largely land locked with no suitable access at the present time it can not be considered readily available.	In order to achieve access to the site at least 1 existing property would need to be cleared. This is likely to result in viability concerns given limited property values. Concerns also remain in terms of separation distances to existing dwellings. This site is not considered achievable at this time.
R18	The Radford Diamond, Land East of Fowler Road and South of Fynford Road	Radford	0.15	GF	Site comprises an area of urban green space that is adjoined by residential properties on all 4 sides. Although land locked a very similar scheme in close proximity has been built suggesting residential development would be suitable in principle.	Site appears overgrown urban green space. Given it is largely land locked with no suitable access at the present time it can not be considered readily available.	In order to achieve access to the site at least 1 existing property would need to be cleared. This is likely to result in viability concerns given limited property values. Concerns also remain in terms of separation distances to existing dwellings. This site is not considered achievable at this time.

### Appendix 3 Discounted SHLAA Sites

R19	The Radford Diamond, Land West of Hewitt Avenue and South of Randle Street.	Radford	0.16	GF	Site comprises an area of urban green space that is adjoined by residential properties on all 4 sides. Although land locked a very similar scheme in close proximity has been built suggesting residential development would be suitable in principle.	Site appears overgrown urban green space. Given it is largely land locked with no suitable access at the present time it can not be considered readily available.	In order to achieve access to the site at least 1 existing property would need to be cleared. This is likely to result in viability concerns given limited property values. Concerns also remain in terms of separation distances to existing dwellings. This site is not considered achievable at this time.
R20	The Radford Diamond, Land South of Brightmere Road and West of Hewitt Avenue.	Radford	0.23	GF	Site comprises an area of urban green space and derelict hard standing, that may previously had been used as off street parking provision. It is adjoined by residential properties on all 4 sides. Although land locked a very similar scheme in close proximity has been built suggesting residential development would be suitable in principle.	Site appears overgrown urban green space. Given it is largely land locked with no suitable access at the present time it can not be considered readily available.	In order to achieve access to the site at least 1 existing property would need to be cleared. This is likely to result in viability concerns given limited property values. Concerns also remain in terms of separation distances to existing dwellings. This site is not considered achievable at this time.
R21	The Radford Diamond Land south of Ashmore Road and East of Tomson Avenue	Radford	0.17	GF	Site comprises an area of urban green space that is adjoined by residential properties on all 4 sides. Although land locked a very similar scheme in close proximity has been built suggesting residential development would be suitable in principle.	Site appears overgrown scrub land. Given it is largely land locked with no suitable access at the present time it can not be considered readily available.	In order to achieve access to the site at least 1 existing property would need to be cleared. This is likely to result in viability concerns given limited property values. Concerns also remain in terms of separation distances to existing dwellings. This site is not considered achievable at this time.
R22	The Radford Diamond, Land south of Brightmere Road and East of Tomson Avenue.	Radford	0.19	GF	Well used and maintained area of public open space which provides a vital local facility for surrounding properties. Residential development would be unsuitable due to the loss of this provision.	Site is a well maintained area of public open space and is not considered available at this current time.	In order to achieve access to the site at least 1 existing property would need to be cleared. This is likely to result in viability concerns given limited property values. Concerns also remain in terms of separation distances to existing dwellings. This site is not considered achievable at this time.
R23	Garages south of 122-144 Sadler Road	Radford	0.08	BF	Site provides important garage provision and off street parking spaces for existing residents. Removal of the garages is likely to result in an unacceptable impact on on-street parking. The site is therefore considered unsuitable at this time.	Site appears in good condition and well used.	Site is likely to represent a viable development option reflective of surrounding buildings.



### Appendix 3 Discounted SHLAA Sites

S2	Spon End Garage & pub car parking, opposite 48-58 Spon End	Sherbourne	0.38	BF	Although the site is in close proximity to other dwellings it forms part of an established industrial park and adjoins both a busy commuter road and railway viaduct. The subsequent noise and air quality issues are unlikely to create a suitable residential environment.	The site has been identified as being available by the landowner however it continues to trade as a car showroom and any availability is likely to be longer term.	Given the issue with adjoining uses, noise and air quality concerns it is unlikely that a viable and achievable residential development could be delivered on this site.
S7	Land at Upper Spon Street and Doe Bank Lane	Sherbourne	0.25	GF	Site comprises an area of well vegetated urban green space, which provides important amenity to adjoining residents. The site is also situated fully with Flood Zones 2 and 3 and is therefore not considered suitable for residential development at this time.	The site is considered available for development.	Concerns over flood risk and necessary mitigation measures associated with proximity to main road are likely to render this site unviable within the current market.
S8	Allotments rear of 348-384 Allesley Old Road	Sherbourne	0.66	GF	The site is a well used and maintained allotment garden, which is of importance to the surrounding community. It provides a key piece of green infrastructure and as such residential development would be unsuitable.	Site is a well used allotment provision and is not considered available at this current time.	Site is likely to represent a viable development option.
S9	Land West of Morfa Gardens, between Sherbourne Fields School and Holyhead Road	Sherbourne	0.63	GB	Well maintained and well vegetated urban green space situated within the Coundon Wedge separating the main urban area of Coventry from Allesley Village. Residential development in this location is considered inappropriate in the Green Belt.	Site is a well maintained area of public open space and is not considered available at this current time.	The northern half of the site is constrained by Flood zones 2 and 3, whilst the southern half of the site would require significant clearance of established trees and vegetation. The site however remains likely to represent a viable development option.
S10	Land east of 26 Allesley Old Road	Sherbourne	0.09	GF	Well used and maintained area of public open space which provides a vital local facility for surrounding properties. Residential development would be unsuitable due to the loss of this provision.	Site is a well maintained area of public open space and is not considered available at this current time.	Site is likely to represent a viable development option.
StM15	88 Paynes Lane	St Michaels	0.22	BF	Site is situated within a predominantly residential area suggesting new dwellings would be suitable in principle on this site.	Site appears well occupied and in active employment use. It is therefore not considered readily available at this time.	Due to the limited site size and continued viable employment use it is uncertain if a residential development would be viable in this location given lower property values. The site is not considered deliverable at this time.
StM16	Industrial estate between 223 and 225 Stoney Stanton Road	St Michaels	0.92	BF	Situated within a predominately residential area the site appears suitable in principle to be redeveloped for new homes.	Site owners have recently progressed plans to reinstate the site for employment uses. It is therefore not considered available at this current time.	Site is likely to represent a viable development option in the future but at the current time appears to offer greater viability as employment land.
StM17	Land adjacent 17 Leopold Road	St Michaels	0.03	GF	Situated within a predominately residential area the site appears suitable in principle to be redeveloped for new homes.	Site appears clear and readily available for development	Site is likely to represent a viable development option but only for 1 or 2 dwellings. Site considered too small for the SHLAA.

### Appendix 3 Discounted SHLAA Sites

StM18	Site of Charterhouse Mill, Rear of 95-105 Strathmore Avenue	St Michaels	0.11	BF	This is a narrow back land site that may once have been used for off street parking provision. It is now clear of any built structures and comprises established vegetation. It is unlikely that the site could be suitable for new dwellings given its restricted access and close proximity to adjoining properties. This could result in difficulties with separation distances.	The site is clear and vacant and is considered available for development.	Issues over access and proximity to existing dwellings are likely to render this site unachievable.
StM19	City Farm, Clarence Street	St Michaels	0.34	GF + BF	The site comprises a well used and recently updated area of allotments and urban green space which provides a vital community facility. Residential development would be unsuitable due to the loss of this provision.	Site has recently been enhanced and upgraded and is not available for alternative development.	Site is likely to represent a viable development option.
StM20	Freehold Street Car Park	St Michaels	0.10	BF	Site provides important off street parking spaces for the adjacent social club. Removal of this provision is likely to result in an unacceptable impact on on-street parking and the vitality of the centre. The site is therefore considered unsuitable at this time.	Site appears in good condition and well used.	Site is likely to represent a viable development option.
StM21	Car park at the junction of Yardley Street and Wellington Street	St Michaels	0.20	BF	Site provides important off street parking spaces for the adjacent local centre. Removal of this provision is likely to result in an unacceptable impact on on-street parking and the vitality of the centre. The site is therefore considered unsuitable at this time.	Site appears in good condition and well used.	Site is likely to represent a viable development option for high density dwellings.
StM22	Land at the junction of Yardley Street and Nelson Street	St Michaels	0.22	BF	Site provides important off street parking spaces for existing residents. Removal of this provision is likely to result in an unacceptable impact on on-street parking. The site is therefore considered unsuitable at this time.	Site appears in good condition and well used.	Development of the site is likely to be constrained by the need to maintain separation distances to existing dwellings and overcome the issues of overlooking from the adjacent tower block.
StM23	Land adjacent 22 Winchester Street	St Michaels	0.04	BF	Site provides important garage provision and off street parking spaces for existing residents. Removal of the garages is likely to result in an unacceptable impact on on-street parking. The site is therefore considered unsuitable at this time.	Site appears in good condition and well used.	Site is likely to represent a viable development option for high density dwellings, with a continuation of the existing building line along Winchester Street.
StM24	Land adjacent 20 Heath Road	St Michael's	0.03	GF	Site comprises incidental urban green space, which has been left over after the construction of the A444. It sits adjacent to existing residential properties, however its proximity to A444 makes it unsuitable for residential development.	Site is gated off from the main road and is not considered readily available.	The sites proximity to the A444 means it is highly unlikely to represent a viable or achievable development option.
StM25	Parking area adjacent 34 Gulson Road	St Michael's	0.05	BF	Site provides important off street parking spaces for existing residents. Removal of this provision is likely to result in an unacceptable impact on on-street parking. The site is therefore considered unsuitable at this time.	Site appears in good condition and well used.	Site is likely to represent a viable development option for high density dwellings, with a continuation of the existing building line along Gulson Road.
StM26	Land at the junction of Keppel Street and Wright Street	St Michael's	0.02	BF	Site provides important off street parking spaces for existing residents. Removal of this provision is likely to result in an unacceptable impact on on-street parking. The site is therefore considered unsuitable at this time.	Site appears in good condition and well used.	Site is likely to represent a viable development option for a single dwelling fronting Wright Street.

### Appendix 3 Discounted SHLAA Sites

StM37	Land at York Street	St Michael's	0.15	BF	Site is situated within a mixed area including residential development. The site has previously had permission for high density residential provision, establishing the principle. Site is considered as suitable subject to design and separation distances to adjacent buildings.	Site appears vacant and readily available for development, however the land owner has expressed a desire not to develop the site for housing at the current time.	Site is likely to represent a viable opportunity for high density residential provision, but will require stronger market conditions.
StM39	Existing properties at St Patrick's Road	St Michael's	0.25	BF	Site comprises existing residential provision and is considered suitable for similar redevelopment.	Site is in multiple ownerships and the large amount of land owners, some of which are unknown means the site can not be considered readily available.	The costs of securing ownership and clearing the site is likely to have an impact on site viability. Deliverability concerns on the adjoining site demonstrate the importance of a stronger market for this sort of re-development.
StM48	Land adjacent 9 Adderley Street	St Michaels	0.02	GF	Site comprises a mix of urban green space and vacant hard standing. It is situated within a residential area and is considered suitable in principle.	Site appears vacant and readily available for development.	Site is likely to represent a viable development option for a limited number of dwellings fronting Adderley Street. Site is considered too small for the SHLAA.
StM49	Land rear of 17 Priors Harnell and Harnall Lane East	St Michaels	0.07	GF	Well maintained area of public open space which provides a vital local facility for surrounding properties. Residential development would be unsuitable due to the loss of this provision.	Site is a well maintained area of public open space and is not considered available at this current time.	Site is likely to represent a viable development option.
StM50	Land South of Yardley Youth Centre. East of 83 Colchester Street	St Michaels	0.07	GF	Well used and maintained children's play area which provides a vital local facility for surrounding properties. Residential development would be unsuitable due to the loss of this provision.	Site is a well maintained area of children's play space and is not considered available at this current time.	Site is likely to represent a viable development option.
StM51	Vauxhall Street and East Street Park	St Michaels	0.19	GF	Well used and maintained area of public open space which provides a vital local facility for surrounding properties. Residential development would be unsuitable due to the loss of this provision.	Site is a well maintained area of public open space and is not considered available at this current time.	Site is likely to represent a viable development option.
StM52	Allotments at Cornwall Road	St Michaels	0.35	GF	The site is a well used and maintained allotment garden, which is of importance to the surrounding community and users from wider afield. It provides a key piece of green infrastructure and as such residential development would be unsuitable.	Site is a well used allotment provision and is not considered available at this current time.	Site is likely to represent a viable development option.
StM53	Land off Acacia Avenue adjacent St Anne's Church	St Michaels	0.08	GF	Well used and maintained area of public open space which provides a green access route into Charterhouse Fields. It is situated within a dense residential area, however further dwellings are likely to be unsuitable due to the loss of this provision and erosion of the green pathway.	Site is a well maintained area of public open space and is not considered available at this current time.	Site is likely to represent a viable development option to provide an extension of the existing building line along this part of Humber Avenue.
StM54	Land rear of 85 and 89 King William Street	St Michaels	0.04	GF	Well used and maintained area of public open space which provides a vital local facility for surrounding properties. Residential development would be unsuitable due to the loss of this provision.	Site is a well maintained area of public open space and is not considered available at this current time.	Site is likely to represent a viable development option so long as separation distances can be maintained with existing properties.

### Appendix 3 Discounted SHLAA Sites

StM56	Land between 41 & 52 Far Gosford Street	St Michaels	0.09	GF	Well used and maintained area of public open space which provides a vital local facility for surrounding properties. Residential development would be unsuitable due to the loss of this provision.	Site is a well maintained area of public open space and is not considered available at this current time.	Site is likely to represent a viable development option.
US1	Land between Sewall Highway and Wyken Grange Road.	Upper Stoke	0.47	GF	Site provides accessible urban green space, which provides an important local facility for surrounding properties. Residential development would be unsuitable due to the loss of this provision.	Site is subject to a lengthy lease agreement and is not considered readily available.	Site is likely to represent a viable development option subject to termination of lease agreements and creation of suitable access.
US2	Club and land adjacent, Coventry Street	Upper Stoke	0.46	BF	Well used and well established social and working mans club. The site is situated within a predominantly residential area and is likely to provide a suitable location for residential development.	The site remains in existing viable use and is not readily available.	Site will require significant clearance and likely remediation given its proximity to small industrial uses around its southern edge. As such, the viability and achievability of this site is questionable at this time.
US5	Land between Hastings Road and Richmond Street	Upper Stoke	0.41	GF	The site is a well used and maintained allotment garden, which is of importance to the surrounding community. It provides a key piece of green infrastructure and as such residential development would be unsuitable.	Site is a well used allotment provision and is not considered available at this current time.	Site is likely to represent a viable development option.
US7	Clay Lane Public Car Park	Upper Stoke	0.21	BF	Site provides important off street parking spaces for the adjacent major district centre. Removal of this provision is likely to result in an unacceptable impact on on-street parking and the vitality of the centre. The site is therefore considered unsuitable at this time.	Site appears in good condition and well used.	Site is likely to represent a viable development option.
US8	Land rear of 4-8 Caludon Road	Upper Stoke	0.10	BF	Site of an existing car showroom, surrounded by residential properties. Development of the site for a small number of infill properties would be suitable.	The site remains in existing viable use and is not readily available.	Site is likely to represent a viable development option for a small number of infill properties. Site is too small for the SHLAA.
US9	Allotment Gardens to the rear of 15-17 Heath Crescent	Upper Stoke	0.04	GF	The site is a well used and maintained allotment garden. It provides a key piece of green infrastructure to the local community and as such residential development would be unsuitable.	Site is a well used allotment provision and is not considered available at this current time.	Site is likely to represent a viable development option subject to a suitable access being created.
US10	Land rear of 49 Skipton Gardens	Upper Stoke	0.03	BF	Site provides important off street parking spaces for existing residents. Removal of this provision is likely to result in an unacceptable impact on on-street parking. The site is therefore considered unsuitable at this time.	Site appears in good condition and well used.	Site is likely to represent a viable development option for a small number of infill properties. Site is too small for the SHLAA.
US12	Land adjacent Longfield House, Bell Green Road	Upper Stoke	0.51	GF	Well used and maintained area of public open space which provides a vital local facility for surrounding properties. Residential development would be unsuitable due to the loss of this provision.	Site is a well maintained area of public open space and is not considered available at this current time.	Site is likely to represent a viable development option.

### Appendix 3 Discounted SHLAA Sites

US13	Allotments between Forknell Avenue and Sewall Highway	Upper Stoke	0.59	GF	The site is a well used and maintained allotment garden, which is of importance to the surrounding community. It provides a key piece of green infrastructure and as such residential development would be unsuitable.	Site is a well used allotment provision and is not considered available at this current time.	Site is likely to represent a viable development option, although there is some concern about creating suitable separation distances to adjoining properties and the ability to create a suitable access.
US14	Land at Brixham Drive	Upper Stoke	0.88	GF	Well used and maintained area of public open space which provides a vital local facility for surrounding properties. Residential development would be unsuitable due to the loss of this provision.	Site is a well maintained area of public open space and is not considered available at this current time.	Site is likely to represent a viable development option.
US15	77a, Nuffield Road	Upper Stoke	0.13	GF	Site comprises an extensive area of residential curtilage that was created as part of a recent back land development. Private road created to serve new dwelling, which may be suitable for an additional 1 or 2 dwellings. Loss of residential amenity space could be an issue however in principle the site is considered suitable for a small amount of new residential development.	The site is not considered readily available.	Site is likely to represent a viable development option for a small number of new dwellings. Site is too small for the SHLAA.
US16	Land rear of 17-59 Wyken Avenue	Upper Stoke	0.46	GF	Site contains a small amount of urban green space but is focused primarily around community buildings and facilities. The site adjoins residential provision on 3 sides and is likely to be suitable for some further development.	Site is subject to a lengthy lease agreement and is not considered readily available.	Site is likely to represent a viable development option subject to termination of lease agreements and creation of suitable access.
US19	Land between Longfield House and Sewall Court Bell Green Road	Upper Stoke	0.11	GF	Well used and maintained area of public open space which provides a vital local facility for surrounding properties. Residential development would be unsuitable due to the loss of this provision.	Site is a well maintained area of public open space and is not considered available at this current time.	Site is likely to represent a viable development option.
Wa1	Land West of 8 Alpine Rise	Wainbody	0.23	GF	Well used and maintained area of public open space which provides a vital local facility for surrounding properties. Residential development is therefore considered unsuitable.	Site is a well maintained area of public open space and is not considered available at this current time.	Site is likely to represent a viable development option.
Wa2	Land West of 24-48 Dewsbury Avenue	Wainbody	0.49	GF	Well used and maintained area of public open space which provides a vital local facility for surrounding properties. Residential development is therefore considered unsuitable.	Site is a well maintained area of public open space and is not considered available at this current time.	Site is likely to represent a viable development option, although site is narrow and a comprehensive development may prove difficult.
Wa3	Land west 1 Peveril Drive	Wainbody	0.10	GF	Well used and maintained area of public open space which provides a vital local facility for surrounding properties. Residential development is therefore considered unsuitable.	Site is a well maintained area of public open space and is not considered available at this current time.	Site is likely to represent a viable development option.
Wa4	Land south east of 40 Peveril Drive	Wainbody	0.32	GF	Well used and maintained area of public open space which provides a vital local facility for surrounding properties. Residential development is therefore considered unsuitable.	Site is a well maintained area of public open space and is not considered available at this current time.	Site is likely to represent a viable development option.
Wa5	Land West of 21 Mantilla Drive	Wainbody	0.11	GF	Well used and maintained area of public open space which provides a vital local facility for surrounding properties. Residential development is therefore considered unsuitable.	Site is a well maintained area of public open space and is not considered available at this current time.	Site is likely to represent a viable development option, although the developable land area is likely to be effected by centrally located protected trees..

### Appendix 3 Discounted SHLAA Sites

Wa7	Land rear of 51-57a Cotswold Drive	Wainbody	0.44	GF	Well used and maintained area of public open space which provides a vital local facility for surrounding properties. Residential development is therefore considered unsuitable.	Site is a well maintained area of public open space and is not considered available at this current time.	Site is likely to represent a viable development option however it suffers from poor access and would require the purchasing of adjoining properties to create adequate access provision.
Wa8	Land at Jacklin Drive	Wainbody	0.14	GF	Well vegetated area of urban green space which provides amenity for surrounding properties. Residential development is therefore considered unsuitable.	Site is a well maintained area of public open space and is not considered available at this current time.	Site is likely to represent a viable development option.
Wa9	Land South of Stonebridge Highway and West of Howes Lane.	Wainbody	1.03	GF	Well used and maintained area of public open space which provides a vital local facility for surrounding properties. The land also provides a buffer from the Stonebridge Highway to adjoining properties. Residential development is therefore considered unsuitable.	Site is a well maintained area of public open space and is not considered available at this current time.	Site is likely to represent a viable development option.
Wa12	Land rear of 18 Stoneleigh Road	Wainbody	2.5	GF	backland development situated within a very low density residential area. Located in a conservation area design would need to be sympathetic. Backland nature of site and intrusion towards the Crackley gap and HS2 buffer zone may be inappropriate and unsuitable for development at this time.	site is readily available for development - as put forward by existing land owner	site is likely to offer a viable option.
Wa13	Land adjacent and rear of 147 Kenilworth Road	Wainbody	7.9	GF	backland development situated within a very low density residential area. Located in a conservation area design would need to be sympathetic. Backland nature of site and intrusion towards the Crackley gap and HS2 buffer zone may be inappropriate and unsuitable for development at this time.	site is readily available for development - as put forward by existing land owner	site is likely to offer a viable option.
Wa14	Sevenacres Farm, 26 and 26A Stoneleigh Road	Wainbody	2.6	GF	backland development situated within a very low density residential area. Located in a conservation area design would need to be sympathetic. Backland nature of site and intrusion towards the Crackley gap and HS2 buffer zone may be inappropriate and unsuitable for development at this time.	Site would require clearance of 2 existing properties to form access as well as clearance of farm buildings. Site is not readily available	site is likely to offer a viable option.
We1	459 Tile Hill Lane	Westwood	0.33	GF	Land comprises extensive residential curtilage, part of which is well maintained and used as allotment gardens. A residential principle is largely established and the site would be considered suitable for residential development at a higher density.	Site is well maintained and there are no signs that it is currently available at this time.	Site is likely to represent a viable development option.
We2	Children's Home, Gravel Hill	Westwood	0.10	BF	Site is situated within an established residential area and is considered suitable in principle.	Site no longer available for redevelopment following the re-occupation of the site for children's home.	Site is likely to represent a viable development option.
We3	Templar Avenue / Torrington Avenue Industrial Estate	Westwood	1.18	BF	The site forms an integrated part of an established industrial park. The most suitable form of redevelopment on this site would be a continuation of these employment provisions.	Site appears occupied and well used and is not considered readily available for development.	Site is likely to represent a viable development option, although it would benefit from being part of a more comprehensive redevelopment.

### Appendix 3 Discounted SHLAA Sites

We6	Land off Longwood Close, Westwood Way	Westwood	1.49	BF	The site forms an area of remaining land which is an integrated part of an established and relatively modern business park. The most suitable form of development on this site would be a continuation of these employment provisions.	Site is clear and is readily available for development.	Site is likely to represent a viable development option however its location within the business park suggests new residential provision would not necessarily be in keeping with neighbouring uses.
We7	Site rear of Penn House, Gravel Hill	Westwood	0.24	BF	Site provides important garage provision and off street parking spaces for existing residents. Removal of the garages is likely to result in an unacceptable impact on on-street parking. The site also comprises an electric substation, the loss of which would be unsuitable given its service to the local community and an area of well maintained public open space. The site is therefore considered unsuitable at this time.	site appears in good condition and well used.	Site is likely to represent a viable development option so long as adequate separation distances could be maintained to existing dwellings.
We8	Garages rear of 31 Ridgley Road	Westwood	0.19	BF	Site provides important garage provision and off street parking spaces for existing residents. Removal of the garages is likely to result in an unacceptable impact on on-street parking. The site is therefore considered unsuitable at this time.	site appears in good condition and well used.	Site is likely to represent a viable development option so long as adequate separation distances could be maintained to existing dwellings.
We11	Ecotech House, Falkland Close	Westwood	0.40	BF	The site forms an integrated part of an established industrial park. The most suitable form of redevelopment on this site would be a continuation of these employment provisions.	Site appears occupied and well used, however representations have been made to suggest the site is currently available for redevelopment.	Site is likely to represent a viable development option, although it would benefit from being part of a more comprehensive redevelopment.
We12	Floyds Field Sports Ground, Tanners Lane	Westwood	7.34	GB	Area of well maintained playing fields. Residential development is likely to result in an unacceptable loss of established playing fields and recreation land and is therefore considered unsuitable at this time.	Site appears to be in active recreation use at this current time.	Site is likely to represent a viable development option.
We13	Land at Duggins Lane and Station avenue	Westwood	4.50	GB	Area of well maintained agricultural land within a semi rural setting. Site has some flood risk concerns to the north east corner especially and forms part of the established Green Belt separation area between Coventry and Solihull. Residential development is therefore likely to be unacceptable in this Green Belt location.	Site appears to be in active agricultural/recreational use at this current time, although representations have been made to suggest the site could come forward for residential development.	Site is likely to represent a viable development option although flood concerns could restrict developable area.
We14	Land west of Nickson Road	Westwood	0.98	GF	Well used and maintained area of public open space which provides a vital local facility for surrounding properties. Residential development would be unsuitable due to the loss of this provision.	Site is a well maintained area of public open space and is not considered available at this current time.	Site is likely to represent a viable development option.
We16	Land at Robert Cramb Avenue	Westwood	0.57	GF	Well used and maintained area of public open space which provides a vital local facility for surrounding properties. Residential development would be unsuitable due to the loss of this provision.	Site is a well maintained area of public open space and is not considered available at this current time.	Site is likely to represent a viable development option.

### Appendix 3 Discounted SHLAA Sites

We17	Land off Ashfield Avenue	Westwood	0.41	GF	Well used and maintained area of public open space which provides a vital local facility for surrounding properties. Residential development would be unsuitable due to the loss of this provision.	Site is a well maintained area of public open space and is not considered available at this current time.	Site is likely to represent a viable development option.
We18	Land off Brockhurst Drive	Westwood	0.24	GF	Site comprises an area of incidental urban green space. It is an area that has not been well maintained compared to some other surrounding areas and the site is likely to be suitable for a small number of infill dwellings.	Site appears readily available for development.	Site is likely to represent a viable development option for a small number of low density dwellings. Site is therefore too small for the SHLAA.
We19	Land at the Junction of Tilehurst Drive and Banner Lane	Westwood	1.17	GF	Site comprises an area of incidental urban green space. It is an area that has not been well maintained compared to some other surrounding areas and the site is likely to be suitable for a continuation of the residential pattern along Glendale Way.	Site is not available for development and is to be retained as part of the Green Belt designation and Tile Hill Wood.	Site is likely to represent a viable development option.
We20	Land rear of Fein Bank and Greenways	Westwood	4.89	GB	Area of naturalised urban green space within a semi rural setting. Site forms part of the established Green Belt separation area between Coventry and Solihull. Residential development is therefore likely to be unacceptable in this Green Belt location.	Site is not available for development and is to be retained as part of the Green Belt.	Site is likely to represent a viable development option.
We22	Land opposite 1-13 Nickson Road	Westwood	0.22	GF	Well used and maintained area of public open space which provides a vital local facility for surrounding properties. Residential development would be unsuitable due to the loss of this provision.	Site is a well maintained area of public open space and is not considered available at this current time.	Site is likely to represent a viable development option so long as adequate separation distances could be maintained to existing dwellings.
We23	Land rear of 61-79 Standard Avenue	Westwood	0.47	GF	Well used and maintained area of public open space which provides a vital local facility for surrounding properties. Residential development would be unsuitable due to the loss of this provision.	Site is a well maintained area of public open space and is not considered available at this current time.	Site is likely to represent a viable development option so long as suitable and viable access opportunity could be created.
We26	Land off Glendale Way	Westwood	1.09	GF	Site comprises an area of relatively well maintain urban green space which provides a vital local facility for surrounding properties. Residential development would be unsuitable due to the loss of this provision.	Site is not considered available at this current time.	Site is likely to represent a viable development option.
We27	Land at Gravel Hill, opposite Ridgley Road	Westwood	0.16	GF	Well used and maintained area of public open space which provides a vital local facility for surrounding properties. Residential development would be unsuitable due to the loss of this provision.	Site is a well maintained area of public open space and is not considered available at this current time.	Site is likely to represent a viable development option so long as adequate separation distances could be maintained to existing dwellings.
We29	Land North of Duggins Lane	Westwood	3.17	GB	Area of well maintained playing fields. Residential development is likely to result in an unacceptable loss of established playing fields and recreation land and is therefore considered unsuitable at this time.	Site appears to be in active recreation use at this current time.	Site is likely to represent a viable development option.
We30	Sports Ground, South of Tanners Lane	Westwood	4.86	GB	Area of well maintained playing fields. Residential development is likely to result in an unacceptable loss of established playing fields and recreation land and is therefore considered unsuitable at this time.	Site appears to be in active recreation use at this current time.	Site is likely to represent a viable development option.



### Appendix 3 Discounted SHLAA Sites

We31	Land adjacent The Newlands Public House, North of Tile Hill Lane	Westwood	0.11	GF	Well used and maintained area of open space associated with the adjacent public house, which provides a local amenity for the surrounding community. Residential development could be suitable but as part of a more comprehensive scheme.	Site is a well maintained area of green space, which forms an integral part of the public house. There are no signs that the site is available at this current time.	Site is likely to represent a viable development option as part of a more comprehensive scheme.
We35	Canley Site A - site expansion	Westwood	6	GF	Site may be suitable in principal for development, however there is a need to provide a protective buffer around the historic woodlands which significantly limits the amount of developable land and appropriateness of design in relation to the existing built environment.	site is readily available for development - as put forward by existing land owner	Site is likely to represent a viable development option.
Who6	Pub car park and garden, Craven Street (adjacent to public house rear of 45 Craven Street)	Whoberley	0.06	BF	Site comprises an area of scrub land situated within an established residential area. Residential development is likely to be suitable in principle.	Site appears vacant and readily available for development.	Site is likely to represent a viable development option for a limited number of dwellings fronting Hearsall Lane, so long as sufficient separation distances can be retained to neighbouring buildings. Site is considered too small for the SHLAA.
Who7	Car park rear of The Old Clarence Public House, Earlsdon Avenue North and Coniston Road	Whoberley	0.23	BF	Public house and car park situated within a predominantly residential area. Site is likely to offer a suitable residential development opportunity.	Site appears to be operating in a viable manner and is well used by the local community. The site is not considered readily available.	Site is likely to represent a viable development option.
Who8	Garage site adjacent 75 and 76 and 96 and 97 Raphael Close	Whoberley	0.14	BF	Site provides important off street parking spaces for existing residents. Loss of these spaces is likely to result in an unacceptable impact on on-street parking. The site is therefore considered unsuitable at this time.	site appears in good condition and well used.	Site is likely to represent a viable development option, with a continuation of the existing residential blocks.
Who9	Garage site adjacent 20 Rembrandt Close	Whoberley	0.18	BF	Site provides important off street parking spaces for existing residents. Loss of these spaces is likely to result in an unacceptable impact on on-street parking. The site is therefore considered unsuitable at this time.	site appears in good condition and well used.	Site is likely to represent a viable development option, with a continuation of the existing residential blocks. This would however be dependant on the maintenance of suitable separation distances and overlooking from the adjacent flat blocks.
Who11	parking area adjacent 162 Glendower Avenue	Whoberley	0.05	BF	Site provides important off street parking spaces for existing residents. Loss of these spaces is likely to result in an unacceptable impact on on-street parking. The site is therefore considered unsuitable at this time.	site appears in good condition and well used.	Site is likely to represent a viable development option,. This would however be dependant on the maintenance of suitable separation distances and overlooking from the adjacent buildings.

### Appendix 3 Discounted SHLAA Sites

Who14	Land rear of 118-124 Glendower Avenue	Whoberley	1.31	GF	Site is situated within an extensive residential area and comprises a number of allotment plots in varying degrees of maintenance. Similar developments which adjoin the site suggests similar development schemes have occurred in the past. This suggests that in principle a residential scheme may be suitable, subject to the acceptable loss of the allotment provision/public open space and creation of suitable access.	The site is a number of ownerships and in order to secure a suitable access any development would need to overcome ransom strip issues. Although representations suggest the site is readily available the multiple ownership issues suggest availability could be an issue.	Site is subject to multiple ownerships and 2 ransom strip issues with regards securing access. Any alternative access would require the clearance of existing dwellings. Viability and deliverability are likely to be impacted significantly due to these issues. As such an achievable scheme is questionable at this stage.
Who15	Land opposite 55 The Jordans	Whoberley	0.27	GF	Extensive area of well vegetated urban green space. The extent of vegetation suggests it has restricted public access and may be suitable for some limited residential development.	Site is not considered available at this current time.	Site is likely to represent a viable development option subject to the creation of a suitable access.
Who16	Land at Torbay Road, Aldbury Rise and Wendover Rise	Whoberley	0.64	GF	Well used and maintained area of public open space which provides a vital local facility for surrounding properties. Residential development would be unsuitable due to the loss of this provision.	Site is a well maintained area of public open space and is not considered available at this current time.	Site is likely to represent a viable development option subject to the creation of a suitable access.
Who17	Land at Buckingham Rise	Whoberley	3.52	GF	Well used and maintained area of public open space which provides a vital local facility for surrounding properties. Residential development would be unsuitable due to the loss of this provision.	Site is a well maintained area of public open space and is not considered available at this current time.	Site is likely to represent a viable development option.
Wo2	Land East of 7-11 High Beech, Park Hill Lane	Woodlands	0.54	GF	The site in question remains in the Green Belt and would require boundary amendments through an adopted plan. Concern remains around noise and proximity to the A46, however with sufficient mitigation a site for a single residential plot could be deemed suitable.	The land owner has suggested through representations that the site is readily available for development.	Site has been identified by the land owner as offering a viable development option for a single dwelling. Delivery of the site however is dependant on Green Belt boundary changes and/or very special circumstances being demonstrated. The site is too small for the SHLAA but the necessary boundary changes will be considered through the review of the development plan.
Wo3	Land between 6 and 12 James Green Road	Woodlands	0.33	GF	Well used and maintained area of public open space which provides a vital local facility for surrounding properties. Residential development would be unsuitable due to the loss of this provision.	Site is a well maintained area of public open space and is not considered available at this current time.	Site is likely to represent a viable development option.
Wo4	Land rear of 33-43 Bohun Street	Woodlands	1.12	GF	The site is a well used and maintained allotment garden, which is of importance to the surrounding community and users from wider afield. It provides a key piece of green infrastructure and as such residential development would be unsuitable.	Site is a well used allotment provision and is not considered available at this current time.	Site is likely to represent a viable development option so long a suitable access can be created.

### Appendix 3 Discounted SHLAA Sites

Wo5	Garages at Shepherd Close (opposite 18 Shepherd Close)	Woodlands	0.06	BF	Site provides important garage provision and off street parking spaces for existing residents. Removal of the garages is likely to result in an unacceptable impact on on-street parking. The site is therefore considered unsuitable at this time.	site appears in good condition and well used.	Site is likely to be constrained by separation distances to existing properties, which is likely to prevent it from being achievable for new residential development.
Wo6	Land at Wheate Croft	Woodlands	0.04	GF	Well used and maintained area of public open space which provides a vital local facility for surrounding properties. Residential development would be unsuitable due to the loss of this provision.	Site is a well maintained area of public open space and is not considered available at this current time.	Site is likely to represent a viable development option, subject to suitable separation distances being retained to existing properties.
Wo7	Land adjacent 5 Berners Close	Woodlands	0.04	GF	Well used and maintained area of public open space which provides a vital local facility for surrounding properties. Residential development would be unsuitable due to the loss of this provision.	Site is a well maintained area of public open space and is not considered available at this current time.	Site is likely to represent a viable development option, subject to suitable separation distances being retained to existing properties.
Wo8	Former garage site rear of 1-21 Empire Road	Woodlands	0.11	BF	Site comprises a vacant area of scrub land situated between a row of housing and an area of established woodland. In principle the development of the site would be acceptable however its size and shape suggest it would be difficult to develop due to separation distances to existing properties and its position within the street scene. The site is also located within the Green Belt.	The site is considered readily available.	Site is unlikely to offer an unachievable development option due to its size and shape.
Wo9	Land between 39 and 49 Empire Road	Woodlands	0.05	GF	Well used and maintained area of public open space which provides a vital local facility for surrounding properties. Residential development is likely to be suitable in this location however to provide a completion of the existing housing rows.	Site is a well maintained area of public open space and is not considered available at this current time.	Site is likely to represent a viable development option.
Wo12	Land rear of 1-11 and 2-16 Howlette Road	Woodlands	0.14	BF	Site provides important garage provision and off street parking spaces for existing residents. Removal of the garages is likely to result in an unacceptable impact on on-street parking. The site is therefore considered unsuitable at this time.	Site appears in good condition and well used.	Site is likely to represent a viable development option so long as a suitable access can be created and separation distances to existing properties are adequate.
Wo13	Land rear of 2-4 Jelliffe Street	Woodlands	0.04	BF	Site provides important garage provision and off street parking spaces for existing residents. Removal of the garages is likely to result in an unacceptable impact on on-street parking. The site is therefore considered unsuitable at this time.	site appears in good condition and well used.	Site is likely to represent a viable development option for 1 or 2 dwellings so long as separation distances to existing properties are adequate. Site is too small for the SHLAA.
Wo14	Land adjacent 13 William Bree Road	Woodlands	0.10	BF	Site provides important garage provision and off street parking spaces for existing residents. Removal of the garages is likely to result in an unacceptable impact on on-street parking. The site is therefore considered unsuitable at this time.	site appears in good condition and well used.	Site is likely to represent a viable development option so long as a suitable access can be created and separation distances to existing properties are adequate.
Wo16	Land at Wolverton Road	Woodlands	0.26	GF	Well used and maintained area of public open space which provides a vital local facility for surrounding properties. Residential development would be unsuitable due to the loss of this provision.	Site is a well maintained area of public open space and is not considered available at this current time.	Site is likely to represent a viable development option.

### Appendix 3 Discounted SHLAA Sites

Wo17	Land at Pebworth Close	Woodlands	0.77	GF	Well used and maintained area of public open space which provides a vital local facility for surrounding properties. Residential development would be unsuitable due to the loss of this provision.	Site is a well maintained area of public open space and is not considered available at this current time.	Site is likely to represent a viable development option.
Wo18	Land at Shottery Close	Woodlands	0.71	GF	Well used and maintained area of public open space which provides a vital local facility for surrounding properties. Residential development would be unsuitable due to the loss of this provision.	Site is a well maintained area of public open space and is not considered available at this current time.	Site is likely to represent a viable development option. This would however be dependant on the maintenance of suitable separation distances and overlooking from the adjacent buildings.
Wo19	Land South of 99 Sutherland Avenue	Woodlands	0.09	GF	Well used and maintained area of public open space which provides a vital local facility for surrounding properties. Residential development would be unsuitable due to the loss of this provision.	Site is a well maintained area of public open space and is not considered available at this current time.	Site is likely to represent a viable development option. This would however be dependant on the maintenance of suitable separation distances and overlooking from the adjacent buildings.
Wo20	Land South of 74 Sutherland Avenue	Woodlands	0.09	GF	Well used and maintained area of public open space which provides a vital local facility for surrounding properties. Residential development would be unsuitable due to the loss of this provision.	Site is a well maintained area of public open space and is not considered available at this current time.	Site is likely to represent a viable development option. This would however be dependant on the maintenance of suitable separation distances and overlooking from the adjacent buildings.
Wo21	Land West of 53 Faseman Avenue	Woodlands	0.16	GF	Well used and maintained area of public open space which provides a vital local facility for surrounding properties. Residential development would be unsuitable due to the loss of this provision.	Site is a well maintained area of public open space and is not considered available at this current time.	Site is likely to represent a viable development option.
Wo22	Land opposite 113-231 Jardine Crescent	Woodlands	0.94	GF	Well used and maintained area of public open space and children's play space which provides a vital local facility for surrounding properties. Residential development would be unsuitable due to the loss of this provision.	Site is a well maintained area of public open space and children's play area and is not considered available at this current time.	Site is likely to represent a viable development option.
Wo23	Land rear of 14-32 Aldrich Avenue	Woodlands	0.16	GF	Well used and maintained area of public open space which provides a vital local facility for surrounding properties. Residential development would be unsuitable due to the loss of this provision.	Site is a well maintained area of public open space and is not considered available at this current time.	Site is likely to represent a viable development option.
Wo24	Land between 74-90 Frisby Road	Woodlands	0.16	GF	Well used and maintained area of public open space which provides a vital local facility for surrounding properties. Residential development would be unsuitable due to the loss of this provision.	Site is a well maintained area of public open space and is not considered available at this current time.	Site is likely to represent a viable development option.
Wo25	Land East and West of Jenkins Avenue	Woodlands	2.92	GF	Well vegetated area of urban green space which provides amenity for surrounding properties. Given it adjoins existing residential areas and offers opportunities to extend these it is likely that new residential development would be suitable in principle.	Site is a key area of urban green space, which appears to be in multiple ownerships. It is therefore not considered available at this current time.	Site is likely to represent a viable development option, subject to overcoming constraints associated with multiple ownership.

### Appendix 3 Discounted SHLAA Sites

Wo26	Land Opposite Bantock Road, Empire Road	Woodlands	0.21	GF	Well used and maintained area of public open space which provides a vital local facility for surrounding properties. Residential development would be unsuitable due to the loss of this provision.	Site is a well maintained area of public open space and is not considered available at this current time.	Site is likely to represent a viable development option.
Wy1	Garages rear of 11-21 The Drive and 147 St Ives Road	Wyken	0.09	BF	Area of scrub land which was formerly off street parking and garage provision. Site is situated to the rear of a number of residential properties and may be suitable for 1 or 2 additional dwellings subject to separation distances.	The site appears readily available for development.	The site is likely to offer an achievable development for 1 or 2 new dwellings subject to design and access issues. Site is too small for the SHLAA.
Wy3 a+b	Garages off Hopfield Close adjacent 171&109 Attothall Road and opposite 20 Hopedale Close	Wyken	0.15	BF	Site provides important garage provision and off street parking spaces for existing residents. Removal of the garages is likely to result in an unacceptable impact on on-street parking. The site is therefore considered unsuitable at this time. Site has recently been refused at appeal to confirm this view.	site appears in good condition and well used.	Site is likely to represent a viable development option.
Wy4	Wyken Community Centre, Westmoreland Road	Wyken	1.02	BF	Site comprises a well used and well established community facility within a substantial residential area. Although residential development is likely to be suitable in principle, the loss of such an established and significant community provision is considered unsuitable.	The site is well used and is not readily available.	Site is likely to represent a viable development option.
Wy5	Garages and parking area adjacent 188 Belgrave Road	Wyken	0.14	BF	Site provides important garage provision and off street parking spaces for existing residents. Removal of the garages is likely to result in an unacceptable impact on on-street parking. The site is therefore considered unsuitable at this time.	Site appears in good condition and well used.	Site is likely to represent a viable development option subject to suitable separation distances between existing properties..
Wy6	Garages adjacent 6 and 37 Triumph Close	Wyken	0.08	BF	Site provides important garage provision and off street parking spaces for existing residents. Removal of the garages is likely to result in an unacceptable impact on on-street parking. The site is therefore considered unsuitable at this time.	Site appears in good condition and well used.	Site is likely to represent a viable development option, with potential to continue to existing development pattern.
Wy8	Garages adjacent 17 Harry Rose Road	Wyken	0.08	BF	Site provides important garage provision and off street parking spaces for existing residents. Removal of the garages is likely to result in an unacceptable impact on on-street parking. The site is therefore considered unsuitable at this time.	Site appears in reasonably good condition and well used.	Site is likely to represent a viable development option subject to suitable separation distances between existing properties..
Wy9	Garage and parking area adjacent 17 Hipswell Highway	Wyken	0.11	BF	Back land plot providing important garage provision and off street parking spaces for existing residents. Removal of the garages is likely to result in an unacceptable impact on on-street parking. The site is therefore considered unsuitable at this time.	Site appears in good condition and well used.	Site is likely to represent a viable development option subject to suitable access arrangements and separation distances between existing properties..
Wy10	Land north of Dorchester Way	Wyken	8.20	GF	The land comprises a large area of urban green space with significant levels of vegetation and public footpaths. The vast majority of the site is covered by Flood zones 2 and 3 and is therefore considered unsuitable for residential development at this time.	No further representations have been made and the site is not considered to be readily available.	The extent of flood risk constraints render this site unachievable at this time.

### Appendix 3 Discounted SHLAA Sites

Wy11	Land North of Faygate Close	Wyken	5.45	GB	The land comprises a large area of urban green space with significant levels of vegetation and public footpaths. The vast majority of the site is covered by Flood zones 2 and 3 and is therefore considered unsuitable for residential development at this time.	No further representations have been made and the site is not considered to be readily available.	The extent of flood risk constraints render this site unachievable at this time.
Wy12	Land south of 102-112 Blandford Drive	Wyken	0.26	GF	Well used and maintained area of public open space which provides a vital local facility for surrounding properties. Residential development would be unsuitable due to the loss of this provision.	Site is a well maintained area of public open space and is not considered available at this current time.	Site is likely to represent a viable development option.
Wy13	Land at Belgrave Road and Attoxhall Road	Wyken	0.40	GF	Well used and maintained area of public open space which provides a vital local facility for surrounding properties. Residential development would be unsuitable due to the loss of this provision.	Site is a well maintained area of public open space and is not considered available at this current time.	Site is likely to represent a viable development option.
Wy14	Land North of 1-31 Lamerton Close	Wyken	0.54	GF	Well used and maintained area of public open space which provides a vital local facility for surrounding properties. Residential development would be unsuitable due to the loss of this provision.	Site is a well maintained area of public open space and is not considered available at this current time.	Site is likely to represent a viable development option.
Wy15	Allotments adjacent to Balmoral Close	Wyken	4.02	GF	The land comprises a large area of urban green space with significant levels of vegetation and public footpaths. The vast majority of the site is covered by Flood zones 2 and 3 and is therefore considered unsuitable for residential development at this time.	No further representations have been made and the site is not considered to be readily available.	The extent of flood risk constraints render this site unachievable at this time.
Wy16	Rugby Club, Wyken Croft	Wyken	2.89	GF	Area of well maintained Rugby field used to support local rugby club. Residential development is likely to result in an unacceptable loss of established recreation land and is also likely to result in unsuitable intrusion into the Wyken Croft Nature Park therefore considered unsuitable at this time.	Site appears to be in active recreation use at this current time and is not considered available.	Site is likely to represent a viable development option.