Appendix 4b - Sites Under Construction

Site	Ward	Year Scheme commenced	Site Area (Ha)	Total Dwellings	Time frame	GF / PDL	Permitted Development	Deliverability Assessment			Year														
								Suitable?	Available?	Achievable?	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29
41-49 Thompsons Road FUL/2013/0769	Bablake	2013/14	0.05	2	S	PDL	2 Dwellings on former scrub land	Scheme deemed suitable through the granting of planning permission.	Commencement of development confirms scheme availability.	Site has commenced development and is continuing to progress suggesting a viable scheme free from constraints.	2														
Jaguar Cars Browns Lane Site 2 - RM/2010/1389?	Bablake	2010/11	28.64	28	S	PDL	The former Jaguar factory has been demolished and has permission for a mixed use scheme. The total capacity of the site is 132 dwellings, of which 60 are complete and 15 under construction. Site is made up of 2 smaller sites. Site 1 is fully complete. Site 2 contains the 15 units uc	Mixed use scheme deemed suitable through the granting of planning permission.	The site as a whole has been cleared and is available now for development. The commencement of development at phase 1 confirms scheme availability.	Situated within a strong market area, the site has commenced development and is expected to progress within the next 5 years through a number of phases.	28														
58 Cornelius Street REN/2013/0153	Cheylsemore	2013/14	0.02	1	S	GF	Erection of a new dwelling in existing residential curtilage.	Scheme deemed suitable through the granting of planning permission.	Site is available now for development.	Site appears unconstrained and achievable inside the first 5 years.	1														
38 Moor Street - FUL/2011/0896	Earlsdon	2013/14	0.02	3	S	PDL	Demolition of existing vacant commercial building to the rear of 38 Moor Street and erection of three dwellings.	Scheme deemed suitable through the granting of planning permission.	The existing building is currently vacant and building regulations approval has been sought for development. The applicants intent suggests the site can be considered readily available.	site is situated within a higher value part of the city and the application has suggested minimal site constraints. The scheme is therefore considered to offer a viable and deliverable development opportunity.	3														
Land adjacent 25 Springfield Road FUL/2012/0692	Foleshill	2013/14	0.01	1	S	PDL	Erection of a new dwelling on vacant land between existing dwellings. Some conditions already discharged	Scheme deemed suitable through the granting of planning permission.	Site is available now for development.	Site appears unconstrained and achievable inside the first 5 years.	1														
9-15 Station Street East - FUL/2011/1338	Foleshill	2013/14	0.02	2	M	PDL	Conversion of retail units, storage areas and existing flat to new enlarged retail units and 3 apartments above - net gain of 2.	Scheme deemed suitable through the granting of planning permission.	Site is partially vacant and available, however the other half of the site remains in use and actively trading.	Redevelopment of the existing buildings is likely to incur minimal costs whilst maximising value. This should support a viable development opportunity.	2														
80 Lockhurst Lane FUL/2013/1985 (H8:32)	Foleshill	2013/14	0.2	28	S	PDL	Demolition of existing vacant building and erection of a 4 storey 24no. apartment block	Scheme deemed suitable through the granting of planning permission.	Commencement of development confirms scheme availability.	Site has commenced development and is continuing to progress suggesting a viable scheme free from constraints.	28														

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568 Woodway Lane FUL/2012/2191	Henley	2013/14	0.12	13	S	PDL	Demolition of Pub and construction of 13 new dwellings	Scheme deemed suitable through the granting of planning permission.	Commencement of development confirms scheme availability.	Site has commenced development and is continuing to progress suggesting a viable scheme free from constraints.	13														
Land at Mount Pleasant, Brade Drive - 39979/D	Henley	2013/14	2.60	31	S	GF	Scheme is for a mix of dwelling types to provide older persons accommodation. Site is a CDP allocation on Greenfield land and incorporates a number of open space contributions. Site has now commenced development with 68 dwellings now complete with the remaining 31under construction.	Scheme deemed suitable through the granting of planning permission.	Site is clear and available now. Development has commenced and continues to be on-going.	Initial development progress was slow, however construction has continued throughout the economic downturn. This would suggest the scheme demonstrates strong viability and its focus towards a specialist market is of benefit. Expect a continued stream of completions over the next few years with full completion within the first 5 year period.	31														
Wood End, Henley Green and Manor Farm Regeneration Area - Petitor Crescent and Deedmore Road and land East of River Walk RM/2011/1142	Henley	2010/11	174	39	S	PDL	Major regeneration scheme within the north east of Coventry. The scheme as a whole is expected to be a long running development programme due to its size. The first phase is now complete. There have been in excess of 800 demolitions since 2002. Phase 2 for 446 dwellings has detailed consent of which 188 are complete and 39 uc. Having regard to all completions, demolitions and commencements there are 606 net dwellings yet to start.	Site has previously been designated a new deal for communities area and has already benefited from grant funding and new development. Scheme deemed suitable through the granting of planning permission.	A large degree of demolition has already occurred leaving considerable areas of land free and available for redevelopment. Some Greenfield sites are also to be developed, which are also currently vacant and available for development.	Scheme is already benefiting from grant funding and will continue to be the recipient of this. Three developers are signed up to the delivery of this scheme. The timetable is set out to try and accommodate a reasonable and realistic delivery plan. The first phase of development is now complete with phase 2 having commenced in the 12/13 monitoring year.	39														
Land off Burnaby Road FUL/2012/2313	Holbrook	2013/14	2.02	19		PDL	Permitted development for 94 dwellings. 19 commenced 2013/14	Scheme deemed suitable through the granting of planning permission.	Commencement of development confirms scheme availability.	Site has commenced development and is continuing to progress suggesting a viable scheme free from constraints.	19														
Land to South of Lythalls Lane and Sunningdale Avenue FUL 2012/0225	Holbrook	2013/14	1.6	33	S	GF	Permitted development for 59 dwellings, 33 commenced	Scheme deemed suitable through the granting of planning permission.	Commencement of development confirms scheme availability.	Site has commenced development and is continuing to progress suggesting a viable scheme free from constraints.	33														
Land at Taunton Way FUL/2012/2430	Holbrook	2013/14	0.70	47	S	GF	Development of 12 bungalows and 35 flats aimed at older persons provision. Scheme to be delivered by Registered Provider and will be fully affordable.	Scheme deemed suitable through the granting of planning permission.	Site is available now for development.	Site appears unconstrained and achievable inside the first 5 years.	47														

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65-67 Siddeley Avenue - 54331/A	Lower Stoke	2011/12	0.02	1	S	GF	Scheme is for the erection of 1 new build house on currently vacant residential curtilage adjacent to the existing property at number 67.	Scheme deemed suitable through the granting of planning permission.	Site is clear and vacant and available for development now.	Scheme is proposed within residential curtilage and is currently vacant and available. There would therefore appear to be no constraints to achieving this scheme in the short term.	1														
Land Adj 22 Stoke Green FUL/2012/0828	Lower Stoke	2012/13	0.04	1	S	GF	Scheme is for the erection of 1 new build house on currently vacant residential curtilage adjacent to the existing.	Scheme deemed suitable through the granting of planning permission.	Commencement of development confirms scheme availability.	Scheme is proposed within residential curtilage and is currently vacant and available. There would therefore appear to be no constraints to achieving this scheme in the short term.	1														
6 Coombe Street FUL/2012/1075	Lower Stoke	2013/14	0.03	1	S	PDL	Proposed conversion of office and 1st floor flat into 1 house and change of use of light industrial building to create one 2 bed bungalow - net gain of 1 dwelling	Scheme deemed suitable through the granting of planning permission.	Existing building is vacant and is readily available for conversion.	Scheme appears to require minimal alterations and is considered viable and achievable in the short term.	1														
Land Between 5 & 29 Hollis Road FUL/2013/2098	Lower Stoke	2013/14	0.03	1	S	PDL	Single dwelling proposed on cleared site	Scheme deemed suitable through the granting of planning permission.	Commencement of development confirms scheme availability.	Scheme appears to require minimal alterations and is considered viable and achievable in the short term.	1														
36 Morris Avenue FUL/2013/0826	Lower Stoke	2013/14	0.03	2	S	PDL	Change of use from a doctor's surgery to two flats	Scheme deemed suitable through the granting of planning permission.	Commencement of development confirms scheme availability.	Site has commenced development and is continuing to progress suggesting a viable scheme free from constraints.	2														
29 Bromleigh Drive FUL/2013/2431	Lower Stoke	2013/14	0.04	3	S	PDL	Conversion to 4 flats	Scheme deemed suitable through the granting of planning permission.	Commencement of development confirms scheme availability.	Site has commenced development and is continuing to progress suggesting a viable scheme free from constraints.	3														
Former Peugeot Site between Humber Road and Aldermoor Lane Stoke - 52546	Lower Stoke	2008/09	33	42	S	PDL	Mixed use development proposal for former manufacturing site. Includes residential and employment. A total of 630 dwellings have now been completed with a further 123 under construction. 415 dwellings remain un-started at this time.	Scheme deemed suitable through the granting of planning permission.	The remaining plots of the former Peugeot site are now fully clear and vacant and ready for development.	Development of this site is now well underway having stalled during the early parts of the recession, with 3 developers active on site. Numerous phases with different developers appear to be supporting higher annual levels of completions which in turn suggests a viable continuation of this scheme.	42														

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New Century Park Allard Way - RM/2011/2152 and OUT/2012/0888	Lower Stoke	2011/12	21	60	S	PDL	redevelopment proposal for former manufacturing site. Scheme now includes land for a new school and 674 residential units. The first 13 dwellings are now completed with 122 uc with the remaining 539 un-started at this time.	Scheme deemed suitable for mixed use development through the granting of planning permission.	Site is clear and vacant and ready to be developed now.	Commencement of the scheme has confirmed a viable development option. This has been supported by a recent variation of planning condition and development has been projected for the next 4 years accordingly.	60															
Callice Court 155 Far Gosford Street FUL/2013/0827	St Michaels	2013/14	0.05	12		PDL	Erection of infill extensions up to 6 stories in height to expand existing student accommodation	Scheme deemed suitable for mixed use development through the granting of planning permission.	Site is clear and vacant and ready to be developed now.	Site has commenced development and is continuing to progress suggesting a viable scheme free from constraints.	12														
Harnall Lane East and Adelaide Street and Castle Street FUL/2012/2295	St Michaels	2013/14	0.24	45	S	PDL	Proposal to demolish existing employment units and develop a new 3 storey homelessness hostel, comprising 2 x 1 bed flats, 41 self contained studio apartments and 2 cluster flats - totalling 45 units.	Scheme deemed suitable through the granting of planning permission.	The majority of existing units are vacant with the remaining units expected to be free soon. The scheme is to be provided by a Registered Provider with grant funding secured for its delivery.	Site is expected to be delivered within the current HCA spending round.	45														
AXA Tower Well Street (PA/2013/2165 and PA/2013/2166)	St Michaels	2013/14		286		PDL	2165 is for the front tower containing 6 floors with 16 units per floor. The 2166 application is for the back tower containing 10 floors with 19 units per floor	Scheme deemed suitable through the granting of planning permission.	Commencement of development confirms scheme availability.	Site appears unconstrained and achievable inside the first 5 years.	286														
Land between 121 and 157 Gulson Road - 11523/F	St Michael's	2010/11	0.07	4	S	PDL	Scheme includes the erection of 4x4 bed cluster flats.	Scheme deemed suitable through the granting of planning permission.	Commencement of development confirms scheme availability.	Site appears unconstrained and achievable inside the first 5 years.	4														
178 Nuffield Road - FUL/2011/1720	Upper Stoke	2013/14	0.02	1	S	GF	Erection of a new dwelling on a large area of existing residential curtilage (side garden).	Scheme deemed suitable through the granting of planning permission.	Development area is currently vacant and available for redevelopment.	Clear site which is ready to be developed now. Site considered unconstrained and should offer a viable option within the first 5 years.	1														
403 Walsgrave Road	Upper Stoke	2013/14	0.05	1	S	PDL	Conversion of existing surgery to commercial at ground floor and flat above.	Scheme deemed suitable through the granting of planning permission.	Existing building has been vacant since 2012 and is readily available for conversion.	Scheme appears to require minimal alterations and is considered viable and achievable in the short term.	1														

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28 Old Mill Avenue FUL/2012/1281	Wainbody	2013/14	0.08	1	M	PDL	Extension of existing house and sub-division into 2 dwellings - net gain of 1 dwelling	Scheme deemed suitable through the granting of planning permission.	Existing house is occupied and although the extensions and sub-divisions are unlikely to be significantly impacted by this, it still places a constraint upon the plots availability.	Scheme appears to require minimal alterations and is considered to represent a viable development option.	1														
76 St Martins Road FUL/2012/0203	Wainbody	2013/14	0.05	1	S	PDL	Demolition of existing property and replacement with new house. Loss of property counted in previous years.	Scheme deemed suitable through the granting of planning permission.	Commencement of development confirms scheme availability.	Site has commenced development and is continuing to progress suggesting a viable scheme free from constraints.	1														
45 Templar Avenue FUL/2013/0243	Westwood	2013/14	0.5	4	S	PDL	4 dwellings on former vacant factory site	Scheme deemed suitable through the granting of planning permission.	Commencement of development confirms scheme availability.	Site has commenced development and is continuing to progress suggesting a viable scheme free from constraints.	4														
Former City College, Torrington Avenue - Phase 1 (53422(RM2)) Phase 2 (53422(RM1))	Westwood	2009/10	7.86	12	S	PDL	Site comprises a 2 phase redevelopment of the former college site. Phase 1 is fully affordable while phase 2 is market housing. The scheme as a whole benefits from HCA funding. 151 dwellings now complete with 80 uc	Scheme deemed suitable through the granting of planning permission.	Commencement of development confirms scheme availability.	Site has commenced development and is continuing to progress suggesting a viable scheme free from constraints.	12														
Canley Regeneration Site Prior Deram Walk FUL/2012/2343	Westwood	2013/14	5.7	49		GF	211 dwellings on former scrub land	Scheme deemed suitable through the granting of planning permission.	Commencement of development confirms scheme availability.	Site has commenced development and is continuing to progress suggesting a viable scheme free from constraints.	49														
Land fronting 234 Broad Lane FUL/2012/1269	Woodlands	2013/14	0.09	1	S	GF	Scheme is for the erection of a new dwelling built in the rear garden of large existing residential curtilage.	Scheme deemed suitable through the granting of planning permission.	Site is available now for development.	Clear site which is ready to be developed now. Site considered unconstrained and should offer a viable option within the first 5 years.	1														
Land west of Banner Lane and south of Broad Lane - southern half: 52000 northern half: R/2010/0746	Woodlands	2011/12	26.50	82	S	PDL	Scheme is for the mixed use redevelopment of the former Massey Ferguson / AGCO site. A number of early phases have now been completed (totalling 736) with 122 under construction and 208 un-	Scheme deemed suitable through the granting of planning permission.	Remainder of site yet to be completed is clear and available for development now.	Continuing development suggests strong viability and market demand. Past completion rates have been steady and this is expected to continue over the coming years.	82														
Totals			**305**	**857**		**-**	**-**	**-**	**-**	**-**	**857**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
of which PDL				**692**						**of which PDL**	**692**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
of which GF				**165**						**of which GF**	**165**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**