

**Appendix 4c - Outstanding CDP Allocations**

Site Name	Ward	Total Site Area (ha)	Total Dwellings	GF / PDL	Deliverability Assessment																			
					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		
Land off Windridge Close (H8:21)	Binley and Willenhall	0.56	40	Greenfield	Site is considered suitable through its allocation in the CDP.	Site is currently vacant and available now for development.	Main issue with the development of this site is the compensatory measures associated with the public open space and the public rights of way that cross the site. These issues may raise concerns in terms of delivering an achievable site.												40					
Bagington Fields (H8:20)	Cheylsomore	1.47	40	Greenfield	Site is considered suitable through its allocation in the CDP.	Site is currently vacant and available now for development.	Long standing allocation, which has some concerns over nature conservation and biodiversity value. Likely to require compensatory land provision. There is potential for a land swap with an adjoining site subject to site availability.													40				
Cromwell Street (H8:31)	Foleshill	0.57	25	PDL	Site is considered suitable through its allocation in the CDP.	Development of the site requires some clearance and remediation, as well as relocation of existing premises. This may well delay the delivery of the site to the medium term.	Costs of development and site preparation will require a higher market position as there is likely to be costs associated with remediation. Site is considered achievable however once the market picks up.															25		
Land at Elms Farm (H8:35)	Henley	1.59	70	Greenfield	Site is considered suitable through its allocation in the CDP.	Site is currently an active farming site, but is being promoted and is considered available within the plan period.	The only constraint to the site appears to be the access, however there is scope to expand the site in size to overcome this issue. Site is expected to offer a viable development opportunity within this part of the city. CDP Allocation linked to 5 year supply.					70												
Walsgrave Hill Farm (H8:34)	Henley	20.79	500	Greenfield	Site is considered suitable through its allocation in the CDP.	Site is currently farmland, although it is understood that developers have options on the site to develop it. The only constraint to the sites availability is associated with flooding and appropriate access arrangements. Proposals must demonstrate that these constraints are overcome.	Despite being a Greenfield site, the nature of the flooding constraint means a stronger market is required to ensure a viable scheme. Consultants working on behalf of the developer however have suggested delivery inside the first 5 years. CDP Allocation linked to 5 year supply.				200	200	100											
Alderman's Green Primary School (H8:24)	Longford	0.28	5	Greenfield	Site is considered suitable through its allocation in the CDP.	Remaining area of land available after majority of allocation was previously developed and additional plot granted permission for 4 units ((FUL/2012/0146). The remainder of the site is currently vacant and available now for development.	Previous development proposals have been refused on design grounds. Considered achievable however provided design respects the adopted SPG. Following the granting of permission for 4 more dwellings there is capacity for approximately 5 more dwellings left to deliver. Delivery of site may however be constrained by land ownership issues.													5				
Land at the Junction of Corporation Street and Hill Street (CC5:3)	St Michaels	0.12	15	Greenfield	Site is considered suitable through its allocation in the CDP.	A previously developed site that has been used as a pocket park for some time now. Council owned and available for a mixed use scheme.	Deliverable scheme on the edge of the main shopping area. Mixed use scheme could provide retail at ground floor with apartments above. The viability of such a proposal may well require a stronger economic climate. The site may also link in with longer term regeneration plans for the city centre.											15						
<b>Total</b>		<b>25.38</b>	<b>695</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>Totals</b>	<b>0</b>	<b>0</b>	<b>200</b>	<b>270</b>	<b>100</b>	<b>0</b>	<b>0</b>	<b>25</b>	<b>15</b>	<b>0</b>	<b>45</b>	<b>40</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
<b>of which PDL</b>			<b>25</b>				<b>of which PDL</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>25</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	
<b>of which GF</b>			<b>670</b>				<b>of which GF</b>	<b>0</b>	<b>0</b>	<b>200</b>	<b>270</b>	<b>100</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>15</b>	<b>0</b>	<b>45</b>	<b>40</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	