

Appendix 4d - SHLAA Sites within the Urban Area

F21	Land at Foleshill Road opposite Cash's lane and Brooklyn Road	Foleshill	0.69	0.59	S	PDL	Site is situated adjacent to a residential area and well shielded from the highway. Development is capable of creating a suitable residential environment.	Site comprises a vacant area of hard standing and is considered readily available for development.	Site appears largely unconstrained and achievable inside the next 5 years.	32						32							
F22	Land rear of 1113-1127 Foleshill Road	Foleshill	0.15	0.13	S	PDL	Site is situated within a predominantly residential area and development is capable of creating a suitable residential environment. Previous planning permission confirms sites suitability for residential development.	Site is readily available for development with no identified constraints.	Site appears largely unconstrained and achievable inside the next 5 years.	5		5											
F30	Storage and Industrial units at Red Lane and Midland Street	Foleshill	3.56	3.03	M	PDL	The site comprises a number of poorly maintained and low density storage and industrial unit, adjacent existing residential provision. Redevelopment of the site would therefore offer an excellent opportunity to enhance the existing residential environment and the canal setting. It is therefore considered suitable for residential development.	Majority of site remains in active use and is not readily available. Representations however suggest longer term availability.	Site appears to remain in viable operation, suggesting redevelopment of the site is more likely to occur under better market conditions than can be expected in the short term. This has been acknowledged through representations.	136						36	50	50					
F31	Land at Paradise Day Nursery rear of 207 Broad Street	Foleshill	0.12	0.10	S	GF	Site is situated within a well established residential block and shows signs of anti-social behaviour. It is a prime example of scrub land and regeneration of the site for further residential development is likely to be suitable in principle.	Site appears readily available for development.	Site appears largely unconstrained and achievable inside the next 5 years.	10		10											
F33	Land at 157-171 Lythalls Lane	Foleshill	0.08	0.07	S	GF	Site is situated within a predominantly residential area and development is capable of creating a suitable residential environment.	Corner plot that is vacant and overgrown PDL. Site is readily available for development with no identified constraints.	Site appears unconstrained and achievable inside the next 5 years.	6		6											
F46	Foleshill Road/Eagle Street	Foleshill	1.40	1.19	L	PDL	Site is situated in a mixed use area comprising residential and small commercial activities. It has previously been identified in the draft CCAAP as a gateway residential site to a key regeneration area.	Site remains in a mixture of active use and vacant land. As such it is not considered readily available. Representations however suggest longer term availability.	Site remains partially in use with viable employment operations. Although vacant areas of derelict land are available on site the varying land ownerships may prove difficult for short term delivery.	54										54			

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F47	Coventry & Warwickshire Hospital site	Foleshill	0.63	0.38	S	PDL	The site is adjacent existing residential provision and offers an opportunity to enhance the existing residential environment by improving the links with the city centre a surrounding facilities. Site also offers a prime location for new social and community facilities, as recommended in the CDP and draft CCAAP. Allowance for only 60% of the site to be developed due to listed building protection and setting etc.	Site is largely clear and vacant and readily available for development.	Landowner has indicated an intention to bring the site to market in the near future. A development brief has been prepared to help guide development activity and uses. The site is situated within a highly sustainable location suffering from minimal constraints. It is reasonable to assume development of the site over the next 5 year period.	76		76								
F51	Mercia Sports Field and Surrounding Land, Lockhurst Lane	Foleshill	2.61	2.22	S	GF	Site is situated within a residential area. Having formerly served as a private sports ground the site has more recently been used for a number of temporary uses and is largely publicly accessible. Site is considered suitable in principle, especially around the fringes of the former playing field.	Site is clear and vacant and has been highlighted as available through the call for sites process.	predominantly greenfield site situated within a residential area. The site has limited constraints and is expected to offer a viable development option.	100		60	40							
F55	Prince William Henry Foleshill Road	Foleshill	0.28	0.24	M	PDL	Site has previously been granted planning permission for residential development. The principle has therefore been established and no material changes have taken place to effect the sites suitability for residential development.	Site remains in active use and is not readily available. Representations however suggest longer term availability.	Site appears to remain in viable operation, suggesting redevelopment of the site is more likely to occur under better market conditions than can be expected in the short term. This has been acknowledged through representations.	14				14						
F56	1105 Foleshill Road and associated car parking provision	Foleshill	0.21	0.18	S	PDL	Site is situated adjacent to residential area and development is capable of creating a suitable residential environment.	Site is largely clear and vacant, used for informal parking provision. Site is readily available for development with no identified constraints. View supported by representation to consultation process.	Site appears largely unconstrained and achievable inside the next 5 years.	10		10								
F57	Land to rear of 1037-1039 Foleshill Road	Foleshill	0.20	0.17	S	PDL	Site is situated adjacent to residential area and in close proximity to services and facilities. Development is capable of creating a suitable residential environment, which has been recognised through planning consent.	Land is clear and vacant and appears readily available for development.	Site appears largely unconstrained and achievable inside the next 5 years.	11		11								

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F58	Land between 604 and 622 Stoney Stanton Road	Foleshill	0.21	0.18	S	GF	Maintained area of grass land that previously accommodated residential properties. Site is situated within a well developed area and is adjoined by both commercial and residential developments. Development on this site is considered suitable in principle.	Site is clear and readily available.	Site is expected to offer a viable development option.	10				10								
F59	Land between 16 and 28 Threadneedle Street	Foleshill	0.19	0.16	S	GF	The site is now clear and vacant having previously had 5 dwellings on it. These have since been demolished some time ago and the site has become renaturalised. Site is situated in a well established residential area and adjoins the canal.	Site is clear and readily available.	Site is expected to offer a viable development option.	6				6								
He1	Hinckley Road Service station	Henley	0.32	0.27	M	PDL	Site is situated adjacent to a residential area. Existing residential provision suggests a new development is capable of creating a suitable residential environment. It is also situated close to the Brade Drive District Centre.	Site remains in active use and is not readily available. Representations however suggest longer term availability.	Site appears to remain in viable operation, suggesting redevelopment of the site is more likely to occur under better market conditions than can be expected in the short term. This has been acknowledged through representations.	15					15							
He7	Craven Arms Public House, Woodway Lane	Henley	0.16	0.14	M	PDL	Site is situated within a predominantly residential area and development is capable of creating a suitable residential environment.	Site remains in active use and is not readily available.	Site appears to remain in viable operation, suggesting redevelopment of the site is more likely to occur under better market conditions than can be expected in the short term.	7						7						
He8	Elms Farm addition	Henley	2.00	1.70	S	GF	Site has previously been deemed suitable for residential development through a public examination process. Representations continue to promote the site as suitable.	Site is clear and readily available.	Greenfield site situated in a suburban location. Site constraints are expected to be minimal and viability should be sufficient to achieve a deliverable scheme.	51				51								
He9	Land West of Cheltenham Croft	Henley	0.14	0.13	S	GF	Small area of scrub land adjacent to Green Belt boundary, which at present has no defined extent. Development of this small plot would ensure a defined boundary for the GB and utilise an area of scrub land.	Site is clear and vacant and readily available for development.	Site is expected to deliver a viable development opportunity.	6				6								
He13	Former Eburne Primary School, Deedmore Road	Henley	1.5	1.275	M	PDL	Site situated within a transitional area that is considered suitable for residential development. Delivery of the site would require suitable buffering and design to minimise impact on the adjoining employment site.	Site remains occupied at the current time and is not readily available. Representations have confirmed a medium term availability	Site is expected to offer a viable development option, which will be strengthened as the market improves. This will link in well with site availability.	57						57						

