			0	Developable Site	Delivery	0F /	Del	iverability Assessment		Proposed								Year							
New Ref No.	Site Address	Ward		Area (Ha) (85% of gross)		GF / PDL	Suitable?	Available?	Achievable?	Number of Dwellings	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
								Full Residentia	al Proposals			1	<u>.</u>	1			_	1	1		1	<u> </u>			
Bab3	Garages off Bowness Close	Bablake	0.12	0.10	S	PDL	Site is situated within a predominantly residential area and development is capable of creating a suitable residential environment.	Garage provision on site appears derelict and unused and the site is available now for redevelopment.	Site appears unconstrained and achievable inside the next 5 years.	10				10											
Bab4	Garage Court adjacent 40 the wardens Avenue	Bablake	0.12	0.10	S	PDL	Site is situated within a predominantly residential area and development is capable of creating a suitable residential environment. Site has been deemed suitable through the granting of planning consent in 2014/15	Garage provision on site appears derelict and unused and the site is available now for redevelopment.	Site appears unconstrained and achievable inside the next 5 years.	6			6												
Bab12	Land to the rear of 284 Sadler Road	Bablake	0.16	0.136	S		Site comprises a vacant area of hard standing used mainly for informal parking provision. The site is considered suitable for residential development so long as a suitable access is created. This should not be an issue however as all surrounding properties are in a single ownership.	Site appears readily available.	The existing access constraint is not considered to be a insurmountable constraint given adjoining ownerships. The site appears to offer an achievable development perhaps for an affordable housing scheme.	6				6											
BW1	Parking area, Santos Close	Binley and Willenhall	0.07	0.06	S	PDL	Site is situated within a predominantly residential area and development is capable of creating a suitable residential environment.	Site is readily available for development with no identified constraints.	Site appears unconstrained and achievable inside the next 5 years.	5					5										
BW3	Dunsmore Avenue Garages (rear of 412 and 440)	Binley and Willenhall	0.10	0.09	S	PDL	Site is situated within a predominantly residential area and development is capable of creating a suitable residential environment.	Vacant area of hard standing site, which appears under-used and the site is available now for redevelopment.	Site appears unconstrained and achievable inside the next 5 years.	6			6												

BW6	Willenhall Triangle	Binley and Willenhall	10.00	8.50	S	GF	Large area of vacant scrub land situated adjacent to existing residential area.	Site is clear and vacant and has been highlighted as available through the call for sites process.	greenfield site situated within a residential area. The main site constraints will be mitigating the electricity pylons and ensuring development is acceptable given its proximity to the airport and its flight path.	255		55	100	100					
BW22	Former Stretton Avenue Offices and vacant land to the south	Binley and Willenhall	0.72	0.61	S	PDL	Site is situated within a predominantly residential area and development is capable of creating a suitable residential environment	Recently cleared former Council office site and vacant piece of land to the south, readily available for development. May be some small amendments linked to public footpath crossing the open space.	The key issue with the site is the public footpath that dissects the southern half of the site. Previous planning applications however have agreed to the amendment of this footpath meaning there are no insurmountable constraints that would prevent the site being achievable inside the next 5 years.	34		34							
BW36	Former Social Club, Grange Avenue	Binley and Willenhall	0.51	0.43	S	PDL	Site comprises an area of vacant hard standing and a small vacant community building, situated on the edge of the existing urban area and adjacent to existing residential provision. The site is considered suitable in principle for residential development.		Site is expected to offer a viable development option.	20			20						
E1	Former Wisteria Lodge, Earlsdon Avenue South	Earlsdon	0.49	0.42	М	PDL	Site is situated within the Kenilworth Road conservation area. The site used to house a children's home but is now clear and vacant. The site is considered suitable for housing in principle.	Site is clear and readily available, however delivery is dependant upon legal covenants being satisfied.	Site is expected to offer a viable development option	12					12				
E4	Bob Mansfield Heating and Plumbing, Warwick Street	Earlsdon	0.17	0.14	S	PDL	site is located within an area of transition, becoming increasingly residential in nature. Development is capable of creating a suitable residential environment.	Site would require some clearance, but is situated within an area of transition and has potential to link in with recent developments on Clarendon Road. Representations have clarified site availability within the next 5 years.	Other than site clearance the site is considered unconstrained and located within a higher value area close to key services and facilities. Development of the site within the next 5 years has been supported through representations and there is opportunities to link into adjoining development schemes.	9		9							

E5	19-35 Warwick Street	Earlsdon	0.13	0.12	S	PDL	site is located within an area of transition, becoming increasingly residential in nature. Development is capable of creating a suitable residential environment.	Site would require some clearance, but is situated within an area of transition and has potential to link in with recent developments on Clarendon Road. Representations have clarified site availability within the next 5 years.	Other than site clearance the site is considered unconstrained and located within a higher value area close to key services and facilities. Development of the site within the next 5 years has been supported through representations and there is opportunities to link into adjoining development schemes.	7		7						
F2	Training Centre between George Eliot Road (rear of 29-77) and canal	Foleshill	0.43	0.37	Μ	PDL	Site is situated within a predominantly residential area and development is capable of creating a suitable residential environment whilst providing an enhanced setting to the canal.	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.	20			20					
F3	Copper Beech Road, R/o 37-49 Lythalls Lane	Foleshill	0.16	0.14	S	PDL	Site is situated within a predominantly residential area and development is capable of creating a suitable residential environment. This has previously been acknowledged by the granting of planning permission.	Site requires minimal clearance and is considered to be readily available for development.	Site appears unconstrained and achievable inside the next 5 years.	12	1	2						
F4	Burbidge and Son, Awson Street / Stoney Stanton Road	Foleshill	0.89	0.76	Μ	PDL	Site adjoins existing residential provision and a new development would not only create a suitable residential environment on this site but enhance that of neighbouring properties.	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.	42				42				
F5	Cromwell Street, Bright Street	Foleshill	0.57	0.48	Μ	PDL	Site is situated adjacent to a residential area and development is capable of creating a suitable residential environment.	Site remains in active use and is not readily available. Representations however suggest longer term availability.	Parts of the site appear 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.	27					27			

F6	Warehouse, adjacent Royal Oak pub, Stoney Stanton Road	Foleshill	0.33	0.28	М	PDL	Site adjoins existing residential provision and a new development would not only create a suitable residential environment on this site but enhance that of neighbouring properties. Boundary to be extended to include the former bowling green to the rear of the old row oak PH, which should be remodelled to provide public open space.		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				
F11	Land rear of 51 Elmsdale Avenue and public house fronting Foleshill Road	Foleshill	0.35	0.30	S	PDL	Site is situated adjacent to a residential area and development is capable of creating a suitable residential environment. Vacant land to the south has previously benefited from planning permission.	Site is readily available for development with no identified constraints.	Site appears unconstrained and achievable inside the next 5 years.	16		16							
F12	Foleshill Social Club, Parkstone Road	Foleshill	0.29	0.25	S	PDL	Site is situated adjacent to a residential area and development is capable of creating a suitable residential environment.	Site has recently become available following an arson attack on premises. Some clearance may be required however the site is considered readily available.	Site appears unconstrained and achievable inside the next 5 years.	14		14							
F15	Land rear of The Three Horseshoes Pub, Foleshill Road	Foleshill	0.36	0.31	Μ	PDL	Site is situated adjacent to a 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. This has been acknowledged through representations.	17							17		
F19	Builders Yard, Cash's Lane	Foleshill	0.11	0.09	S	PDL	Site is situated within a predominantly residential area and development is capable of creating a suitable residential environment, whilst also enhancing the setting of the canal.	Site is readily available for development with no identified constraints.	Site appears largely unconstrained and achievable inside the next 5 years.	5			5						
F20	Rose & Woodbine Public House, Stoney Stanton Road	Foleshill	0.04	0.03	М	PDL	Site comprises a locally listed building within a predominantly residential environment. A conversion to residential use is considered suitable in principle.		A conversion opportunity for a locally listed building is likely to prove costly, whilst apartment values remain low in this location at this time. Viability is likely to demand a medium term delivery.	5				5					

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	М	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	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		

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	М	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								

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 expected to offer a viable development option.	6		6							
He1	Hinckley Road Service station	Henley	0.32	0.27	М	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	М	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.	avallable.	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	М	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				

He15	Watcombe Centre, 20 Watcombe Road	Henley	0.7	0.595	S	PDL	Site has no apparent constraints. Any redevelopment of the site should remain as close to existing built footprint as possible to reduce impact on the parkland. Alternatively the site would be suitable for a conversion opportunity.	Building is now vacant and readily available.	Recent market activity has suggested a conversion opportunity would be viable on this site. Density based on indicative consideration of existing building characteristics.	6				6					
Ho1	Land rear of Parkville Close	Holbrook	0.20	0.17	S	GF	Site is situated within a predominantly residential area and development is capable of creating a suitable residential environment.	site comprises a vacant area of scrub land and is considered readily available for development.	Site appears largely unconstrained and achievable inside the next 5 years.	5		5							
Ho2	Former Buildbase, Lythalls Lane	Holbrook	1.05	0.89	S	PDL	Site is situated within a predominantly residential area and development is capable of creating a suitable residential environment. Site deemed suitable through granting of planning permission in 2014/15. at a density of approximately 38dph	Representations have confirmed that the site has been vacant since November 2008. The site is readily available for development.	Site appears largely unconstrained and is considered achievable in the next 5 years following representations.	34		34							
Ho3	Warehouse / Factory, Lythalls Lane	Holbrook	0.72	0.61	Μ	PDL	Site is situated within a predominantly residential area and development is capable of creating a suitable residential environment. Density amended to reflect adjoining site being granted permission (38dph)	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.	23					23				
Ho4	Rocking Horse Nursery, Giles Close	Holbrook	0.27	0.23	S	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.	Site appears to remain in viable operation, suggesting redevelopment of the site is more likely to occur under better market conditions	6					6				
Ho29	Garage site at 318 Holbrook Lane	Holbrook	0.45	0.38	S	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 adjacent to the Holbrook Local Centre.	Site is vacant and readily available for development and being marketed for alternative uses.	Site appears largely unconstrained and achievable inside the next 5 years.	21			21						

Ho30	Land off Parkgate Road and Algate Close	Holbrook	0.34	0.29	S	GF	Site is situated within a well established residential area adjacent to a Local centre and key services and facilities. Site has been deemed suitable for residential development through a previous planning permission.	Site is readily available for development with no identified constraints.	Site appears unconstrained and achievable inside the next 5 years.	12	12								
L2	Land South of The Longford Engine PH (formerly Canal Boat PH) Bedworth Road	Longford	0.15	0.13	S	PDL	Site is situated within a predominantly residential area and development is capable of creating a suitable residential environment, whilst also enhancing the setting of the canal.	Site is not readily available due to existing occupants, however representation have suggested site availability within the short term.	Representations to the consultation process have indicated that the site is achievable within the first 5 years of the plan period.	7		7							
L3	Land South West of Weavers Arms, Bell Green Road	Longford	0.35	0.30	Μ	PDL	Site is situated within a predominantly residential area and development is capable of creating a suitable residential environment.	Site largely comprises vacant hard standing used for informal parking provision. The pub its self remains in active use and is not readily available which may constrain site delivery.	Site appears largely unconstrained, however its delivery may be delayed due to a mix of land ownerships.	16						16			
L6	Land between Lady Lane and Longford Road, Rear of 231 Longford Road	Longford	0.29	0.25	S	GF	Site is situated within a predominantly residential area and development is capable of creating a suitable residential environment. Land that adjoins the site to the north has recently commenced development.	Site is readily available for development with no identified constraints.	Site appears largely unconstrained and achievable inside the next 5 years.	7	7								
L8	Aldermans Green Scout Hut	Longford	0.14	0.119	S	PDL	Site situated within a established residential area. A linear development of the site would be the most suitable option as it would represent a continuation of the existing building lines without having an undue effect on the green belt land to the rear.	indicated the site is readily available	Site is expected to offer a viable development option.	7			7						
L16	Grange Farm	Longford	3.95	3.36	S	GF	Site has previously been deemed suitable for residential development through a public examination process. Representations continue to promote the site as suitable, subject to satisfactory noise mitigation.	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.	101			60	41					

L34	Industrial Unit, Sydnall Road	Longford	0.08	0.07	S	PDL	Site is situated within a predominantly residential area adjacent to a locally listed building to the north and the canal to the south. The site has been vacant for some time and is fast becoming derelict. The site is considered capable of creating a suitable residential environment adjacent to the canal.	Representations have been made to clarify the sites availability for redevelopment with the likelihood of a small flatted scheme fronting the canal.	The site may be constrained by some contamination issues, which in turn could effect viability, however the area has reasonable land values and the canal frontage is likely to offer a viable and deliverable opportunity. Representations have supported this view.	9		9						
LS2	Employment land between Brays Lane, Walsgrave Road and Harefield Road	Lower Stoke	0.49	0.42	Μ	PDL	Site is situated within an existing residential area and enjoys excellent access to key services and facilities in the Ball Hill Major District Centre. Site is expected to create a suitable residential environment and offers opportunities to link into adjoining sites.	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.	53						53		
LS3	Land rear of 191- 199 Barley Lea	Lower Stoke	0.43	0.37	S	GF	Clear area of open space / scrub land, situated adjacent to established residential area. Site has good access and is considered suitable.	Representation has indicated the site is readily available	Site is expected to offer a viable development option, may be best suited to a fully affordable scheme.	11				11				
LS7a	Land at the Sphinx, rear of Siddeley Avenue	Lower Stoke	1.5	1.28	S	GF	Site is currently an area of vacant grassland, which forms part of the wider Sphinx sports ground. It does not appear used for active sport uses at this time. The site has previously been deemed suitable for residential use through public examination and there does not appear to have been any changes in circumstance to move away from this position.	available.	Site is expected to offer a viable development option	57		40	17					
LS7b	Land at Sphinx, west of Riverslea Road	Lower Stoke	1.7	1.45	S	GF	Site is currently an area of vacant grassland, which forms part of the wider Sphinx sports ground. It does not appear used for active sport uses at this time. The site has previously been deemed suitable for residential use through public examination and there does not appear to have been any changes in circumstance to move away from this position.	available.	Site is expected to offer a viable development option	65			25	40				

LS14	Land south of Whitworth Avenue	Lower Stoke	0.43	0.41	S	PDL	Land is located adjacent to the new Stoke Aldermoor Local Centre, and has become available following the remodelling and redevelopment of this centre. Previous planning permissions and master planning have supported the suitability of the site for residential development. The site may also lend itself to a small mixed use opportunity linked to the centre.		Site appears unconstrained and achievable inside the next 5 years.	22	22							
LS15	St Catherine's Church, St Catherine's road	Lower Stoke	0.37	0.31	S	PDL	Site is situated within a predominantly residential area and development is capable of creating a suitable residential environment.	The majority of the site is currently vacant, although part of it does require some minimal clearance. It is however considered to be readily available for development.	Site appears largely unconstrained and achievable inside the next 5 years.	16	16							
LS17	Garages and 40b & 40c Humber Avenue	Lower Stoke	0.18	0.15	М	PDL	Scheme has previously been deemed suitable through the granting of planning permission. Since this decision there have been no significant changes in circumstance so the site remains as suitable for residential development.		Scheme appears to be proposing more efficient use of the site with a housing element used to help fund improved employment provisions. Lack of availability however means a medium term delivery is proposed.	7				7				
LS18	Land between 51 and 191 Whitworth Avenue	Lower Stoke	0.88	0.75	Ø	GF	Site situated in established residential area. It is understood that the land has previously been used for residential provision in the past. It is considered suitable in principle.	Site is clear and readily available.	Site is expected to offer a viable development option, although may be best placed to form a fully affordable scheme.	41	41							
LS19	7-9 Brays Lane	Lower Stoke	0.38	0.32	Μ	PDL	Site is situated within an existing residential area and enjoys excellent access to key services and facilities in the Ball Hill Major District Centre. Site is expected to create a suitable residential environment and offers opportunities to link into adjoining sites.	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.	45					45			
R1	Former Coal Yard, Radford Road	Radford	0.44	0.38	S	PDL	Site is situated within a predominantly residential area and development is capable of creating a suitable residential environment.	Site is largely clear and vacant and readily available for development with no identified constraints.	Site appears largely unconstrained and achievable inside the next 5 years.	21		21						

R2	Bulwer road / 1-7 Heathcoat street	Radford	0.03	0.03	S	PDL	Site is situated within a predominantly residential area and development is capable of creating a suitable residential environment.	This a vacant area of informal hard standing and appears unused. The site is available now for redevelopment.	Site appears largely unconstrained and achievable inside the next 5 years.	5	5								
R4	Garages adj. 58 Capmartin Road	Radford	0.08	0.07	S	PDL	Site is situated within a predominantly residential area and development is capable of creating a suitable residential environment.	Garage provision on site appears derelict and unused and the site is available now for redevelopment.	Site appears largely unconstrained and achievable inside the next 5 years.	6		6							
R6	The O'Brian Building, Foleshill Road and adjoining curtilage	Radford	0.66	0.56	S	PDL	Site is situated within a mixed use area targeted for regeneration. New development is capable of creating a suitable residential environment, which could link in with adjacent proposals and the canal conservation area.	The existing building appears largely vacant and readily available for redevelopment. The surrounding land also appears clear and vacant.	Site appears largely unconstrained and achievable inside the next 5 years.	31		31							
R7	Merrick Lodge Hotel, St Nicholas Street	Radford	0.26	0.25	М	PDL	Site comprises a quasi residential provision situated in close proximity to other dwellings. The site is also situated within a sustainable location benefitting from close links to the city 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.	16				16					
R12	Land on the South East side of Swillington Road	Radford	1.26	1.07	L	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. 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.	48						28	20		
R13	"Wickes Site" Radford Road	Radford	1.31	1.11	L	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 in close proximity to the city centre.	represents a longer term opportunity as part of the broader city	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.	50							50		

R16	Yelverton Road Private Sports Field	Radford	2.35	2.00	S	GF	Site is situated within a residential area, having formerly served as a private sports ground. Site is considered suitable in principle, subject to securing suitable access arrangements and mitigating the impact of the adjacent employment site.	Site is clear and vacant and has been highlighted as readily available through the call for sites process.	Greenfield site situated within a residential area. There are some concerns relating to access arrangements, however there are a number of options and this should not prevent delivery of the site. It is therefore considered to offer limited constraints and is expected to offer a viable development option.	60		60							
R27	Coundon Library, Moseley Avenue	Radford	0.17	0.14	М	PDL	The site is situated within a prominent and sustainable location. The site currently comprises an important community facility, however plans were accepted in 2005 to redevelop this particular site for housing on the basis that the an improved service would be provided on an alternative premises. On this basis the site is considered suitable.	available.	Site is expected to offer a viable development option	8					8				
S12	1-10 Mill Street	Sherbourne	0.08	0.07	М	PDL	Site is situated within a predominantly residential area and development is capable of creating a suitable residential environment.	Site is largely clear and vacant and readily available for development.	Site appears largely unconstrained, however commitment to higher density development is likely to prevent delivery in the first 5 years.	9				9					
StM1	Land at Gulson Road	St Michael's	0.45	0.38	S	mix	Site is situated within a predominantly residential area and development is capable of creating a suitable residential environment.	Site is largely clear and vacant and readily available for development with no identified constraints.	Site appears largely unconstrained and achievable inside the next 5 years.	21	21								
StM2	Coventry Wholesale Fruit & Vegetable Market, Swan Lane	St Michaels	0.22	0.19	L	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. Redevelopment of the site would require minimal clearance however and there are unlikely to be any significant constraints associated with the site.	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.	10							10		

StM3	Land East of 8 Raglan Street and former University Sports Centre	St Michaels	0.50	0.48	М	PDL	Site is situated adjacent to residential development and in close proximity to the city centre and Hillfields local centre. New development is capable of creating a suitable residential environment in close proximity to key services and facilities.	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.	95				9	5				
StM4	Land at the junction of Charles Street and Canterbury Street	St Michaels	0.08	0.07	Μ	PDL	Site is situated adjacent to residential development and is capable of creating a suitable residential environment in close proximity to key services and facilities.	Site remains in active use and is not readily available. Redevelopment of the site would require minimal clearance however and there are unlikely to be any significant constraints associated with the site.	Site appears largely unconstrained, however a lower value market area is likely to prevent delivery in the first 5 years.	5					5				
StM9	Swan Lane - storage site, north of Frederick bird School	St Michaels	0.64	0.54	S	PDL	Site is situated within a predominantly residential area and development is capable of creating a suitable residential environment.	Site remains in informal use as an outside storage area. It is largely clear however and remains readily available for development. This has been confirmed through representations.	Site appears largely unconstrained and achievable inside the next 5 years.	30		30							
StM10	Land adjacent 57 Berry Street	St Michaels	0.06	0.05	Μ	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 readily available for development, however it is situated within a lower value area and is likely to require contamination assessment which may delay delivery.	5					5				
StM11	Vecqueray Street Builders Yard	St Michaels	0.44	0.37	L	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 will require some clearance and assessment for contamination.	21							21		
StM12	Builders Merchants, Swan Lane	St Michaels	0.39	0.33	М	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. Representations however have suggested 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.	18				8					

StM13	Burlington Road, 11 Hammond Road and 39 Lowther Street	St Michaels	0.08	0.07	М	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 largely unconstrained and achievable inside the next 5 years.	11			11						
StM29	Existing factory unit, Godiva Place	St Michael's	1	0.95	L	PDL	Site has very similar development potential to adjoining apartment scheme. Development is capable of creating a suitable residential environment as part of an extended apartment led 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.	190					50	) 5(	0 50	40	
StM32	Land at St Patrick's Road and Friars Road	St Michael's	0.34	0.32	Μ	PDL	Site is situated within a predominantly residential area and development is capable of creating a suitable residential environment.	Site has long been cleared and is readily available for development with no identified constraints.	Although the site appears ready for immediate development it is likely to be delayed due to its reliance on a high density apartment based scheme.	36			36						
StM38	Brandish's garage, Lower Ford street	St Michael's	0.500	0.43	L	PDL	Site situated adjacent to residential provision and opposite a recent development scheme. A new residential proposal is therefore considered suitable in what is a highly sustainable location.	Representations	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.	23					23	3			
StM42	Ring way House, Hill Street	St Michael's	0.15	0.14	L	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.	use, most notably at ground floor level 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. This has been acknowledged through representations.	29								29	

StM44	Cox Street Student Union	St Michaels	0.2	0.19	М	PDL	Site is situated within a highly sustainable location close to key services and facilities. New development would be well positioned to generate a suitable residential environment.	Site has been cleared and landscaped pending determination over development options.	Site has been cleared and landscaped pending determination of development options. This suggests 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.	38					38				
StM60	Chestnut School, 8 Park Road	St Michaels	0.15	0.13	S	PDL	Site is currently in use as an educational facility, however this is scheduled to move to purpose built provision in 2014. The site has clearly been used for residential provision before and is subsequently considered suitable for this use in the future.	Representations have suggested the site will be vacated from 2014.	Site lends itself towards a conversion opportunity for either student or general market apartments. Representations have suggested that following vacation this site is achievable and deliverable within 12 months.	6		6							
StM62	land at St Mary's Landsdown Street	St Michaels	0.33	0.2805	М	PDL	site situated within a	scheme. As such it is likely to be a medium	Site is expected to offer a viable development option.	8				8					
StM68	17-21 Cross Cheaping	St Michaels	0.15	0.13	S	PDL	Site situated in highly sustainable location close to city centre. Site is considered suitable in principle. Site deemed suitable through granting of planning permission and commencement of development in 2014/15	Site is understood to be empty and is proposed for residential conversion, potentially for student provision.	Site is expected to offer a viable development option as part of a conversion opportunity.	67	67								
StM69	Land at Watch Close	St Michaels	0.29	0.21	М	PDL	Site situated in highly sustainable location close to city centre and is in close proximity to established residential provision. Site is considered suitable in principle. Small portion of wider site recently granted permission at 375dph (15 units on 0.04ha of land. Same density applied to remainder of site.	Site currently contains a number of commercial uses however it is	Site is expected to offer a viable development option for higher density development, but only under stronger market conditions.	77						77			

StM70	Site of the Former Travelodge hotel, Boradgate	St Michaels	0.10	0.09	S	PDL	Site situated within a highly sustainable location within the city centre. First phase of the site has recently completed. Phases 2 and 3 are currently being considered through planning. They include a total of 47 new bed spaces within 39 self contained units. Site is considered suitable in principle.	Site is now vacated and offers a readily	Representations have confirmed conversion proposals for a short term self contained student type provision. Scheme is considered viable and achievable in the short term.	39	39								
US3	27-31 Avon Street	Upper Stoke	0.14	0.12	S	PDL	Site is situated within a predominantly residential area and development is capable of creating a suitable residential environment.	Site remains in active use but redevelopment would require minimal clearance. Representations have indicated an intention to bring the site forward for development in the short term.	Site appears largely unconstrained and achievable inside the next 5 years.	7		7							
US4	Land rear of 1 Wycliffe Road West	Upper Stoke	0.15	0.13	S	PDL	Site is situated within a predominantly residential area and development is capable of creating a suitable residential environment.	Site is clear and vacant hard standing with some overgrown vegetation. It is considered readily available for development.	Site appears unconstrained and achievable inside the next 5 years.	7	7								
We9	Garages at Bramston Crescent	Westwood	0.16	0.14	S	mix	Site is situated within a predominantly residential area and development is capable of creating a suitable residential environment	Garage provision on site is derelict and unused and the site is available now for redevelopment.	Site appears largely unconstrained and achievable inside the next 5 years.	7	7								
We32	Land East of Alan Marcell Close and north of Torrington Avenue	Westwood	0.7	0.60	S	PDL	Site adjoins a current development area. Development is capable of creating a suitable residential environment	Site is largely clear and vacant and readily available for development with no identified constraints.	Site appears largely unconstrained and achievable inside the next 5 years.	33			33						
Who1	40-44 Shakleton Road	Whoberley	0.13	0.11	L	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. 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.	6							6		

Who2	Vehicle Rentals, Hearsall Lane	Whoberley	0.11	0.09	S	PDL	Site is situated within a predominantly residential area and development is capable of creating a suitable residential environment.	Site is largely clear and vacant and readily available for development with no identified constraints.	Site appears largely unconstrained and achievable inside the next 5 years.	5			5							
Who3	Builders Yard, Opposite 51 Broomfield Place	Whoberley	0.14	0.12	S	PDL	Site is situated within a predominantly residential area and development is capable of creating a suitable residential environment.	Site remains in active use but redevelopment would require minimal clearance. Representations have indicated an intention to bring the site forward for development in the short term.	Site appears largely unconstrained and achievable inside the next 5 years.	7	7									
Who13	Argyle House, Collingwood Road	Whoberley	0.2	0.17	S	PDL	Site is situated within a predominantly residential area and development is capable of creating a suitable residential environment.	Site remains in active use however representations have indicated an intention to bring the site forward for development in the short term.	Site representation made through the consultation process have suggested the site is achievable and deliverable within the next 5 year.	9		9								
Who18	Garage courts at Overdale Road, rear of Lyndale Road	Whoberley	0.31	0.26	S	PDL	Site is situated within a predominantly residential area and development is capable of creating a suitable residential environment.	The majority of the existing garage provision on site is derelict and unused and the site is available now for redevelopment.	Site representation made through the consultation process have suggested the site is achievable and deliverable within the next 5 year.	14	14									
Who19	Eric Williams House, Brookside Avenue	Whoberley	0.47	0.40	Μ	PDL	Sites suitability for residential development has been demonstrated in principle by its existing use as a residential care facility.	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.	22				22						
Wo27	Bestways, Banner Lane	Woodlands	4.01	3.41	L	PDL	This site is situated in a significant area of transition following the closure of previous industrial units. The site is now becoming surrounded on all sides by new residential development and there is a possibility that it will continue to come under redevelopment pressures in the future. As such the site is considered suitable for residential development in principle as it would be in keeping with adjacent uses.	readily available for development, however it is reasonable to assume this position may change given development proposals	Given its proximity to neighbouring development schemes, the site is likely to offer a viable and achievable development option that would have the potential to link in with the neighbouring site.	153						(	65 6	65	23	

Wo28	Land at the Junction of Jardine Crescent and Jobs Lane	Woodlands	0.46	0.44	S	PDL	Site comprises a vacant and derelict area of land with potential for a feature building to act as a gateway to the centre. The site is situated adjacent to district centre and its services and facilities meaning it is conspired suitable for residential development in principle.	Site is clear, vacant and readily available for development with no identified constraints.	Site appears unconstrained and achievable inside the next 5 years.	87			87						
Wo29	Former garage site, 950 Broad Lane	Woodlands	0.18	0.15	S	PDL	Site is situated within a predominantly residential area and development is capable of creating a suitable residential environment.	Site is largely clear and vacant and readily available for development.	Site appears unconstrained and achievable inside the next 5 years.	8			8						
Wy18	Dartmouth School, Tiverton Road	Wyken	1.02	0.87	М	PDL	Site is situated within a predominantly residential area and development is capable of creating a suitable residential environment.	Site is currently in use as a Special Educational Needs provision, but is due to relocate to new facilities. The site is expected to become available within the next few years but not soon enough to justify a short term delivery at this time.	The site is well located and offers excellent access opportunities from Tiverton Road. The site offers a viable and achievable development within the plan period.	39				39					
Wy20	Axholme House, Axholme Road	Wyken	0.2	0.17	М	PDL	Site is currently used as a quasi-residential facility but is expected to be vacated in the medium term. Site is situated within a residential area and is considered suitable for residential development.	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.	9							9		
	1					-	Proposed Mixed Use Sche	emes with a Residential	Element (work on 50% o	of net develop	able ar	ea)		-					
E2	Land at Sir Henry Parks Road (COVRAD)	Earlsdon	6.10	5.19	М	PDL	Regeneration opportunity situated in close proximity to existing residential provision. Its proximity to the local train station and other services makes it highly sustainable and suitable 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.	117				67	50				
F44	Land at Durbar Avenue	Foleshill	2.42	2.06	М	PDL	The site is adjacent existing residential provision and offers an opportunity to enhance the existing residential environment by improving the links between residential and commercial activity.	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.	46							-6		

F45	Carlton Road / Old Church Road	Foleshill	1.78	1.51	М	PDL	The site is adjacent existing residential provision and offers an opportunity to enhance the existing residential environment by improving the links between residential and commercial activity. Redevelopment of the site also offers an excellent opportunity to enhance the setting of the canal in this location.	Some of the site remains in active use and is not readily available, however other parts of the site are vacant and becoming derelict. The site can not therefore be considered readily available at this current time.	Some of the 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.	42						42				
F54	Paragon Park	Foleshill	18.25	15.51	S	PDL	The site is adjacent existing residential provision and offers an opportunity to enhance the existing residential environment by improving the links between residential and commercial activity. Redevelopment of the site also offers an excellent opportunity to enhance the setting of the canal in this location.	Site is largely clear and vacant and readily available for development.	Site continues to be negotiated through the planning system to develop a deliverable scheme that overcomes any viability concerns with the site. Continued progression of the site through the planning process suggests an achievable scheme can be delivered within the next 5 years.	450		150	150	150						
Ho10	Dunlop Aerospace, Meggitt and Stadco (Whitmore Park), Holbrook Lane	Holbrook	30.10	16.82	S	PDL	The site is adjacent to existing residential provision and offers an opportunity to enhance the existing residential environment by improving the links between residential and commercial activity.	Large parts of the site are vacant, however sections remain occupied and in use. Development will also require clearance of the site - some of which has already occurred. Representations have indicated an intention to bring the site forward in the short term however and the site has been confirmed as being readily available for development.	Delivery of new residential provision expected to help facilitate new employment provision as part of a comprehensive regeneration proposal. Viability has been supported through representations.	543		50	200	200	93					
L23	Site of former Longford Power Station, Hawkesbury Junction	Longford	11.46	9.74	S	PDL / GB	Site represents a regeneration opportunity linked to the improvement of the canal and its Green Belt settings. As such a redevelopment of the site for a mixed use scheme including some residential provision is considered to be suitable in this instance.	availability of this site. It is also clear and appears readily available for development subject to any necessary	Initial site proposals suggest a mix of employment and residential opportunities (including homes and residential moorings as part of a marina). Proposals should also include new areas of open space. Pre- application discussions have identified this as a viable development option.	24		24								

R15	Sandy Lane	Radford	2.48	2.11	М	PDL	The site is adjacent existing residential provision and offers an opportunity to enhance the existing residential environment by improving the links between residential and commercial activity. Redevelopment of the site also offers an excellent opportunity to enhance the setting of the canal in this location.	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.	47							47		
R26	Kings automotive	Radford	2.55	2.17	Μ	PDL	Site is situated adjacent to recent residential development and is considered suitable for residential development in principle.	Site remains in active use and is not readily available. Representations however suggest longer term availability linked to breaks in lease agreements.	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.	49				49					
S3	Land between Rugby Stadium and Railway Line	Sherbourne	1.72	1.63	Μ	PDL	Previous planning permission has supported the suitability of a mixed use development surrounding the rugby ground, with an element of residential supporting new leisure and community provisions.	vacant and readily available for development.	Long standing area of vacant land that is likely to be suffering from viability issues and deliverability concerns in relation to the type and scale of development suitable for the site.	85					85				
S4	LTI Factory, Holyhead Road	Sherbourne	2.96	2.52	Μ	PDL	The site is adjacent existing residential provision and offers an opportunity to enhance the existing residential environment by improving the links between residential and commercial activity.	Site remains in active use and is not readily available. Representations	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.	57						57			
S5	Transco site, Abbots Lane	Sherbourne	2.19	1.86	М	PDL	The site is adjacent existing residential provision and offers an opportunity to enhance the existing residential environment by improving the links between residential and commercial activity.	The site has now been cleared and is actively being marketed. It is readily available for development.	Site has been cleared, but given it proximity to the Ring Road the site is likely to require a higher density development, which could means it is more likely to occur under better market conditions than can be expected in the short term. Notwithstanding this representations have highlighted an interest in redeveloping the site during the plan period.	51			30	21					

StM27	Central Shopping Area North	St Michaels	1.56	1.48	L	PDL	The city centre already comprises residential provision and by virtue of this further provision would be considered suitable in principle.	The existing land owners remain committed to progressing the scheme, making the sites available in the longer term.	Deliverability of the residential aspect of the site is linked to the overall viability of the scheme as a whole. Longer term delivery is projected to allow for the overall scheme to be developed through the planning process and managed within the economic market.	300								75	75 1	150
StM33	Land North and South of Tower Street	St Michael's	0.99	0.94	Μ	PDL	Site is situated in a highly sustainable location on the edge of the city centre adjacent to key regeneration proposals. Redevelopment of the site offers an opportunity to increase the vitality of the city centre and provide a suitable residential environment.	readily available. Representations however suggest longer	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.	94						94				
StM34	Whitefriars Lane	St Michael's	1.37	1.30	М	PDL	Site is situated in a highly sustainable location on the edge of the city centre adjacent to key regeneration proposals. Redevelopment of the site offers an opportunity to increase the vitality of the city centre and provide a suitable residential environment.	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.	130					130					
StM41	Land at Hales Street and Trinity Street	St Michael's	0.21	0.20	М	PDL	Site is situated in a highly sustainable location on the edge of the city centre adjacent to key regeneration proposals. Redevelopment of the site offers an opportunity to increase the vitality of the city centre and provide a suitable residential environment.	vacant and readily available for development.	Long standing vacant site that is likely to be suffering from viability issues and deliverability concerns in relation to the type and scale of development suitable for the site.	60				60						
StM43	Land off Cheetah Road	St Michaels	0.86	0.73	S	PDL	Site is situated in a highly sustainable location on the edge of the city centre adjacent to on-going regeneration proposals and a new residential area. Redevelopment of the site offers an opportunity to increase the vitality of the city centre and provide a suitable residential environment.	Site is adjacent to recent residential development, with road heads ending at the site boundary suggesting a continuation of residential development is a serious option for the site. The site is clear and considered readily available.		50		50								

StM45	Student Union and Priory Halls, Priory Street	St Michaels	0.88	0.84	М	PDL	Site is situated within a highly sustainable location close to key services and facilities. New development would be well positioned to generate a suitable residential environment.	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.	84				84				
StM57a +b	Land West of Bishop Street	St Michael's	0.25	0.24	М	PDL	Site is situated in a highly sustainable location on the edge of the city centre adjacent to key regeneration proposals. Redevelopment of the site offers an opportunity to increase the vitality of the city centre and provide a suitable residential environment. Previous planning consent also confirms sites suitability for residential development as part of a mixed use scheme.	Site is largely clear and vacant and readily available for development.	Long standing vacant site that is likely to be suffering from viability issues and deliverability concerns in relation to the type and scale of development suitable for the site.	37				37				
StM58	Land North of Lamb street and West of Bishop street	St Michael's	0.81	0.77	L	PDL	Site is situated in a highly sustainable location on the edge of the city centre adjacent to key regeneration proposals. Redevelopment of the site offers an opportunity to increase the vitality of the city centre and provide a suitable residential environment.	available. Representations however suggest longer	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.	77							77	
StM61	Land at Bond Street, Hill Street, Ringway Hill Cross and Upper Well Street - Belgrade Plaza	St Michael's	0.75	0.71	М		Scheme has previously been deemed suitable through the granting of planning permission. Since this decision there have been no significant changes in circumstance so the site remains as suitable for residential development.	Site is clear and vacant	Scheme is likely to require a high density development and may currently be suffering from viability pressures. A stronger market is therefore required to bring the site forward.	95			95					
StM64	Land at Paradise Street	St Michaels	1.99	1.69	L	PDL	Site situated in highly sustainable location close to city centre and is in close proximity to established residential provision. Site is considered suitable in principle.	uses however it is	Site is expected to offer a viable development option for higher density development, but only under stronger market conditions.	169					69	100		

StM65	Land North of Parkside	St Michaels	0.79	0.67	L	PDL	Site situated in highly sustainable location close to city centre and is in close proximity to established residential provision. Site is considered suitable in principle.	Site currently contains a number of commercial uses however it is expected to become available later in the plan period in accordance with site representations.	Site is expected to offer a viable development option for higher density development, but only under stronger market conditions.	67													67		
StM66	Land between Trinity Street and New Buildings	St Michaels	0.26	0.22	L	PDL	Site situated in highly sustainable location close to city centre and is in close proximity to established residential provision. Site is considered suitable in principle.	Site currently contains a number of commercial uses however it is expected to become available later in the plan period as part of wider regeneration projects.	Site is expected to offer a viable development option for higher density development, but only under stronger market conditions.	66														66	
StM71	Land Known as Bishopgate	St Michaels	0.70	0.67	М	PDL	Site situated in highly sustainable location close to city centre and is in close proximity to established residential provision. Site is considered suitable in principle.	Site is vacant and readily available for development. Site is actively being marketed for appartment scheme with build to rent option.		404						404									
	Totals		159.44	127.77	-	-	-	-	-	6,260	67	230			676	963	450		316	249	343			210	
									PDL	5,429	67	136			393	963	450	409	316	249	343		292	210	150
									GF	831	0	94	170	284	283	0	0	0	0	0	0	0	0	0	0
								100% houses 95% houses 70% houses 55% houses 0% houses	Density   30dph   35dph   45dph   55dph   200dph   site specific dph																