

## **Appendix 2 – Initial Shortlisted Sites Within the Green Belt**

The following pages highlight the initial shortlisted sites that are currently within the Coventry Green Belt that have been identified through the revised SHLAA document. Each site is identified as part of a pro-forma assessment, which highlights the sites potential capacity, area, name, reference and delivery timeframe. The pro-forma also highlights likely constraints and site issues, which will need to be resolved should the sites come forward through the planning process as well as providing an overview of deliverability/developability. It should be clarified however that at the current time these sites sit within the Coventry Green Belt and as such remain constrained by Green Belt policy. As such, these sites will not be considered truly deliverable until such time as the land is considered for removal from the Green Belt through the Local Plan process. The identification of sites within this appendix therefore does not guarantee the granting of planning consent or the allocation of a site through the Local Plan.

These sites do however offer an initial overview of developable land option within the Coventry Green Belt based on existing and available evidence. It should be clarified however that additional evidence is actively being prepared and as such these sites remain subject to change. As such, the issues highlighted have been developed following a thorough site assessment process, however these are representative of a given moment in time and may not therefore represent a comprehensive list. The principle purpose for identifying these sites now is to support on-going discussions with Warwickshire authorities in so far as Coventry is able to sustainably meet its housing needs within its own boundaries.

### **SHLAA Reference and Ward Codes**

The table below highlights how the SHLAA reference numbers relate to the sites location within one of the city wards and the number of shortlisted sites that are situated within each of these wards.

<b>SHLAA Code</b>	<b>Ward</b>	<b>Number of Shortlisted Sites</b>
Bab	Bablake	29
BW	Binley and Willenhall	1
C	Cheylesmore	0
E	Earlsdon	0
F	Foleshill	0
He	Henley	1
Ho	Holbrook's	0
L	Longford	1
LS	Lower Stoke	0
R	Radford	0
S	Sherbourne	0
StM	St Michaels	0
US	Upper Stoke	0
Wa	Wainbody	1
We	Westwood	6
Who	Whoberley	0
Wo	Woodlands	0
Wy	Wyken	0

<b>Site Name:</b> The Grange Waste Lane	<b>Site Ref:</b> Bab7	<b>Site Area Gross (ha):</b> 2.37
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**Site Location Plan**



**Constraints:**

Over culvert		TPOs	possible
Contaminated Land		Conservation Area	
Nature Designation		Listed or Local List	✓
Archaeological Merit	✓	Flood Concerns	

Other: Site situated in the Green belt.

**Indicative Density**

Site specific density that is reflective of the surrounding and conversion opportunity.

<b>Potential Delivery Timeframe</b> Short term	<b>Potential number of units (net)</b> 15
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**Viability Assessment** Site should offer a viable development option within the next 5 years.

**Site Assessment Overview**

Site contains a number of locally listed structures and is situated within the Green Belt. It is currently occupied as a children's care home. Given its position within the GB and its conservation status a conversion opportunity is likely to be most suitable. There may be some scope for small extensions and new build additions but these would need to be carefully designed and fully justified.

**Conclusion:**

Include in SHLAA

<b>Site Name:</b> Former Jaguar Cars expansion land, Brown's Lane	<b>Site Ref:</b> Bab8	<b>Site Area Gross (ha):</b> 10.39
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**Site Location Plan**



**Constraints:**

Over culvert		TPOs	✓
Contaminated Land		Conservation Area	
Nature Designation		Listed or Local List	✓
Archaeological Merit		Flood Concerns	

Other: Site situated in the Green belt.

**Indicative Density** Green Belt density range

<b>Potential Delivery Timeframe</b> Medium-Long Term	<b>Potential number of units (net)</b> 99-125
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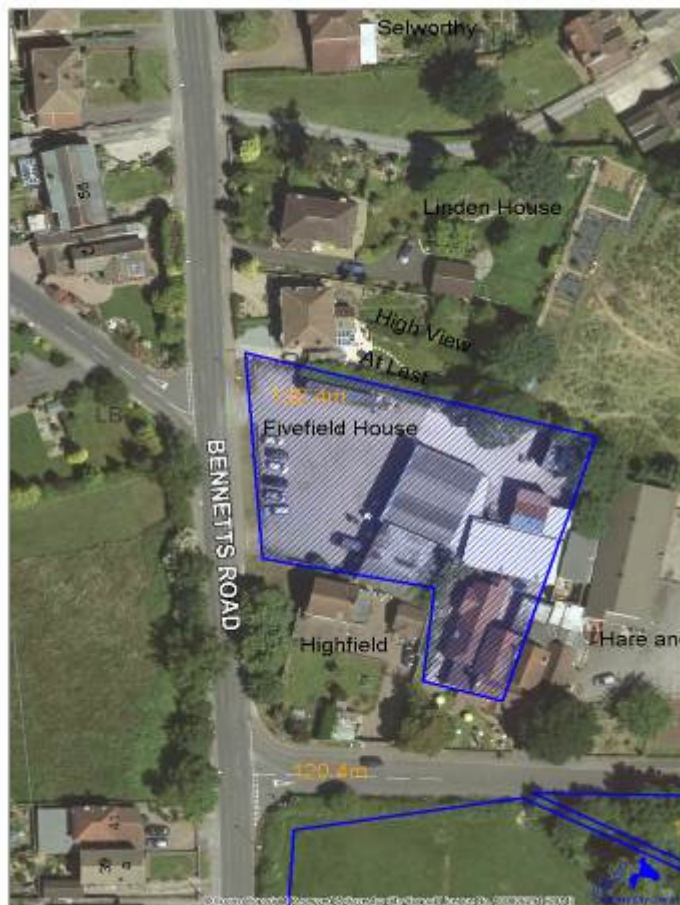
**Viability Assessment** Site should offer a viable development option within the next 5 years.

**Site Assessment Overview**  
This site was originally reserved from the Green Belt in 1975 for expansion of Jaguar car works, which has now closed. Despite this option having not been taken up by Jaguar cars the principle of this site being developed has long been recognised. As such this site offers a natural expansion of the current developments at Browns Lane and is considered suitable for a potentially mixed use proposal.

**Conclusion:**  
Include in SHLAA as mixed use option

<b>Site Name:</b> Fivefield House, Bennetts Road	<b>Site Ref:</b> Bab15	<b>Site Area Gross (ha):</b> 0.23
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**Site Location Plan**



**Constraints:**

Over culvert		TPOs	
Contaminated Land	possible	Conservation Area	
Nature Designation		Listed or Local List	
Archaeological Merit		Flood Concerns	

Other: Site situated in the Green belt.

**Indicative Density**

Green Belt density range

**Potential Delivery Timeframe**

Medium-Long Term

**Potential number of units (net)**

4-6

**Viability** Site should offer a viable development option within the next 5 years.

**Site Assessment Overview**

Site is situated on the edge of the existing urban area and adjacent to existing residential and commercial properties. As a brownfield site it offers a natural infill opportunity along this part of Bennetts Road

**Conclusion:**

Include in SHLAA

<b>Site Name:</b> Land bounded by Tamworth Road, Bennetts Road South and Sandpits Lane	<b>Site Ref:</b> Bab16	<b>Site Area Gross (ha):</b> 42.23
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**Site Location Plan**



**Constraints:**

Over culvert		TPOs	
Contaminated Land		Conservation Area	
Nature Designation		Listed or Local List	
Archaeological Merit	✓	Flood Concerns	

Other: Site situated in the Green belt.

**Indicative Density**

Site specific density linked to outline planning application and site masterplan.

<b>Potential Delivery Timeframe</b> Medium-Long Term	<b>Potential number of units (net)</b> 800
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**Viability Assessment:** Site should offer a viable development option within the next 5 years.

**Site Assessment Overview**

Site is situated adjacent to existing urban area and would appear to represent a natural extension of the urban form linking to existing buildings on 3 sides. Site is considered suitable subject to overcoming Green belt constraint and provision of adequate infrastructure and design proposals.

**Conclusion:**

Include in SHLAA

<b>Site Name:</b> Land East of Bennetts Road South	<b>Site Ref:</b> Bab 19	<b>Site Area Gross (ha):</b> 19.57
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**Site Location Plan**



**Constraints:**

Over culvert		TPOs	possible
Contaminated Land		Conservation Area	
Nature Designation		Listed or Local List	
Archaeological Merit	✓	Flood Concerns	

Other: Site situated in the Green belt.

**Indicative Density** Green Belt density range

<b>Potential Delivery Timeframe</b> Medium-Long Term	<b>Potential number of units (net)</b> 372-470
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**Viability Assessment** Site should offer a viable development option within the next 5 years.

**Site Assessment Overview**

Site is situated adjacent to existing urban area and would appear to represent a natural extension of the urban form. Site is considered suitable subject to overcoming Green belt constraint and provision of adequate infrastructure and design proposals.

**Conclusion:**

Include in SHLAA

<b>Site Name:</b> Rookery Farm, Watery Lane	<b>Site Ref:</b> Bab 21	<b>Site Area Gross (ha):</b> 1.6
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**Site Location Plan**



**Constraints:**

Over culvert		TPOs	possible
Contaminated Land		Conservation Area	
Nature Designation		Listed or Local List	
Archaeological Merit	✓	Flood Concerns	

Other: Site situated in the Green belt.

**Indicative Density** Green Belt density range

<b>Potential Delivery Timeframe</b> Medium-Long Term	<b>Potential number of units (net)</b> 30-38
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**Viability Assessment** Site should offer a viable development option within the next 5 years.

**Site Assessment Overview**

Site is situated adjacent to existing urban area and would appear to represent a natural extension of the urban form. Site is considered suitable subject to overcoming Green belt constraint and provision of adequate infrastructure and design proposals.

**Conclusion:**

Include in SHLAA

<b>Site Name:</b> Land South of 37 Bennetts Road	<b>Site Ref:</b> Bab15	<b>Site Area Gross (ha):</b> 0.78
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**Site Location Plan**



<b>Constraints:</b>			
Over culvert		TPOs	possible
Contaminated Land		Conservation Area	
Nature Designation		Listed or Local List	
Archaeological Merit	✓	Flood Concerns	

Other: Site situated in the Green belt.

**Indicative Density**  
Green Belt density range

<b>Potential Delivery Timeframe</b> Medium-Long Term	<b>Potential number of units (net)</b> 15-19
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**Viability** Site should offer a viable development option within the next 5 years.

**Site Assessment Overview**  
Site is situated adjacent to existing residential development and is likely to offer a natural infill opportunity along this part of Bennetts Road. Site is considered suitable subject to overcoming Green belt constraint and provision of adequate infrastructure and design proposals.

**Conclusion:**  
Include in SHLAA



<b>Site Name:</b> Land east of holy Gate, Fivefield Road	<b>Site Ref:</b> Bab 24	<b>Site Area Gross (ha):</b> 1
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**Site Location Plan**



**Constraints:**

Over culvert		TPOs	possible
Contaminated Land		Conservation Area	
Nature Designation		Listed or Local List	
Archaeological Merit	✓	Flood Concerns	

Other: Site situated in the Green belt.

**Indicative Density** Green Belt density range

<b>Potential Delivery Timeframe</b> Med-Long	<b>Potential number of units (net)</b> 19-24
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**Viability Assessment** Site should offer a viable development option within the next 5 years.

**Site Assessment Overview**  
Site is situated adjacent to existing residential development and is likely to offer a natural extension of existing development along this part of Fivefield Road. Site is considered suitable subject to overcoming Green belt constraint and provision of adequate infrastructure and design proposals.

**Conclusion:**  
Include in SHLAA

<b>Site Name:</b> Land east and West of St Swithin, Watery Lane	<b>Site Ref:</b> Bab 27	<b>Site Area Gross (ha):</b> 0.45
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**Site Location Plan**



**Constraints:**

Over culvert		TPOs	✓
Contaminated Land		Conservation Area	
Nature Designation		Listed or Local List	
Archaeological Merit	✓	Flood Concerns	

Other: Site situated in the Green belt.

**Indicative Density** Site specific density linked to adjacent properties

<b>Potential Delivery Timeframe</b> Medium-Long term	<b>Potential number of units (net)</b> 7
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**Viability Assessment** Site should offer a viable development option within the next 5 years.

**Site Assessment Overview**

Site is situated adjacent to existing residential property and would offer an opportunity to expand the street frontage in this location. Site is considered suitable subject to overcoming Green belt constraint and provision of adequate infrastructure and design proposals. Existing trees will also require protection which is likely to limit developable area.

**Conclusion:**

Include in SHLAA

<b>Site Name:</b> Land at Manor Farm Bennetts Road	<b>Site Ref:</b> Bab 29	<b>Site Area Gross (ha):</b> 8.26
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**Site Location Plan**



**Constraints:**

Over culvert		TPOs	
Contaminated Land		Conservation Area	
Nature Designation		Listed or Local List	
Archaeological Merit	✓	Flood Concerns	✓

Other: Site situated in the Green belt.

**Indicative Density** Green Belt density range

<b>Potential Delivery Timeframe</b> Medium-Long term	<b>Potential number of units (net)</b> 157-198
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**Viability Assessment:** Site should offer a viable development option within the next 5 years.

**Site Assessment Overview**

Site is largely back land in nature and in isolation would not represent a natural extension of the existing urban area. Site could be considered suitable however if brought forward as part of phased scheme or a comprehensive development subject to overcoming Green belt constraint and provision of adequate infrastructure and design proposals.

**Conclusion:**

Include in SHLAA

<b>Site Name:</b> Land at Junction of Pickford Green Lane and Upper Eastern Green Lane	<b>Site Ref:</b> Bab 34	<b>Site Area Gross (ha):</b> 2.95
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**Site Location Plan**



<b>Constraints:</b>			
Over culvert		TPOs	
Contaminated Land		Conservation Area	
Nature Designation		Listed or Local List	
Archaeological Merit		Flood Concerns	
Other: Site situated in the Green belt.			
<b>Indicative Density</b> Green Belt density range			
<b>Potential Delivery Timeframe</b> Medium-Long term		<b>Potential number of units (net)</b> 56-71	
<b>Viability Assessment</b> Site should offer a viable development option within the next 5 years.			
<b>Site Assessment Overview</b> In isolation this site would not represent a natural extension of the existing urban area. Site could be considered suitable however if brought forward as part of a phased scheme or a comprehensive development subject to overcoming Green belt constraint and provision of adequate infrastructure and design proposals.			
<b>Conclusion:</b> include in SHLAA Include in SHLAA			

<b>Site Name:</b> Land East of Pickford Green Lane and North of Upper Eastern Green Lane - southern plot	<b>Site Ref:</b> Bab 37	<b>Site Area Gross (ha):</b> 44.5
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**Site Location Plan**



**Constraints:**

Over culvert		TPOs	✓
Contaminated Land		Conservation Area	
Nature Designation		Listed or Local List	
Archaeological Merit	✓	Flood Concerns	

Other: Site situated in the Green belt. Site will need to create appropriate access

**Indicative Density** Green Belt density range

<b>Potential Delivery Timeframe</b> Medium-Long term	<b>Potential number of units (net)</b> 849-1069
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**Viability Assessment:** Site should offer a viable development option within the next 5 years.

**Site Assessment Overview**

Site is situated adjacent to existing urban area and would appear to represent a natural extension of the urban form. Site is considered suitable subject to overcoming Green belt constraint and provision of adequate infrastructure and design proposals.

**Conclusion:**

Include in SHLAA

<b>Site Name:</b> Land East of Tamworth Road.	<b>Site Ref:</b> Bab 48	<b>Site Area Gross (ha):</b> 2.74
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**Site Location Plan**



**Constraints:**

Over culvert		TPOs	
Contaminated Land		Conservation Area	
Nature Designation		Listed or Local List	
Archaeological Merit	✓	Flood Concerns	

Other: Site situated in the Green belt. Site will need to create appropriate access

**Indicative Density** Green Belt density range

<b>Potential Delivery Timeframe</b> Medium-Long term	<b>Potential number of units (net)</b> 52-66
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**Viability Assessment:** Site should offer a viable development option within the next 5 years.

**Site Assessment Overview**

Site is largely back land in nature and in isolation would not represent a natural extension of the existing urban area. Site could be considered suitable however if brought forward as part of a phased scheme or a comprehensive development subject to overcoming Green belt constraint and provision of adequate infrastructure and design proposals.

**Conclusion:**

Include in SHLAA

<b>Site Name:</b> Land West of Bennetts Road, including the sports and social club and recreation ground.	<b>Site Ref:</b> Bab 51a	<b>Site Area Gross (ha):</b> 10
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**Site Location Plan**



**Constraints:**

Over culvert		TPOs	possible
Contaminated Land		Conservation Area	
Nature Designation	adjacent	Listed or Local List	
Archaeological Merit	✓	Flood Concerns	

Other: Site situated in the Green belt. New and replacement recreation facilities to be provided within the local area.

**Indicative Density** Green Belt density range

<b>Potential Delivery Timeframe</b> Medium-Long term	<b>Potential number of units (net)</b> 190-240
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**Viability Assessment:**

**Site Assessment Overview** Site should offer a viable development option within the next 5 years. Site is situated adjacent to existing residential development and is likely to offer a natural infill and expansion opportunity along this part of Bennetts Road. Site is considered suitable subject to overcoming Green belt constraint and provision of adequate infrastructure and design proposals. New recreation facilities will also need to be provided within the local community.

**Conclusion:**

Include in SHLAA

<b>Site Name:</b> Recreation Ground, Fivefield Road	<b>Site Ref:</b> Bab 52	<b>Site Area Gross (ha):</b> 2.7
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**Site Location Plan**



**Constraints:**

Over culvert		TPOs	✓
Contaminated Land		Conservation Area	
Nature Designation		Listed or Local List	
Archaeological Merit	✓	Flood Concerns	

Other: Site situated in the Green belt. New recreation facilities to be provided

**Indicative Density** Green Belt density range

<b>Potential Delivery Timeframe</b> Medium-Long term	<b>Potential number of units (net)</b> 51-65
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**Viability Assessment:** Site should offer a viable development option within the next 5 years.

**Site Assessment Overview:** In isolation this site would not represent a natural extension of the existing urban area. Site could be considered suitable however if brought forward as part of a phased scheme or a comprehensive development subject to overcoming Green belt constraint and provision of adequate infrastructure and design proposals. existing recreation ground would also require formalising and replacement to meet local needs

**Conclusion:**  
Include in SHLAA



<b>Site Name:</b> Land south of Queenswood Court, Tamworth Road	<b>Site Ref:</b> Bab 54	<b>Site Area Gross (ha):</b> 4.46
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**Site Location Plan**



**Constraints:**

Over culvert		TPOs	✓
Contaminated Land		Conservation Area	
Nature Designation		Listed or Local List	
Archaeological Merit	✓	Flood Concerns	

Other: Site situated in the Green belt. Site will need to create appropriate access

**Indicative Density** Green Belt density range

<b>Potential Delivery Timeframe</b> Medium-Long Term	<b>Potential number of units (net)</b> 85-107
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**Viability Assessment:** Site should offer a viable development option within the next 5 years.

**Site Assessment Overview:** Development of the site frontage would offer an infill opportunity along this part of Tamworth Road, however development of the full site in isolation would not represent a natural extension of the existing urban area. Site could be considered suitable however if brought forward as part of a phased scheme or a comprehensive development subject to overcoming Green belt constraint and provision of adequate infrastructure and design proposals.

**Conclusion:**

Include in SHLAA

<b>Site Name:</b> Land at Fivefield Road	<b>Site Ref:</b> Bab 57	<b>Site Area Gross (ha):</b> 12.96
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**Site Location Plan**



**Constraints:**

Over culvert		TPOs	✓
Contaminated Land		Conservation Area	
Nature Designation	adjacent	Listed or Local List	
Archaeological Merit	✓	Flood Concerns	✓

Other: Site situated in the Green belt.

**Indicative Density** Green Belt density range

<b>Potential Delivery Timeframe</b> Medium-Long Term	<b>Potential number of units (net)</b> 245-311
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**Viability Assessment:** Site should offer a viable development option within the next 5 years.

**Site Assessment Overview:** In isolation this site would not represent a natural extension of the existing urban area. Site could be considered suitable however if brought forward as part of a phased scheme or a comprehensive development subject to overcoming Green belt constraint and provision of adequate infrastructure and design proposals. Development would need to be mindful of 4 ponds situated across the site.

**Conclusion:**

Include in SHLAA

<b>Site Name:</b> Rear of Durham House Farm, Fivefield Road	<b>Site Ref:</b> Bab 60	<b>Site Area Gross (ha):</b> 1.5
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**Site Location Plan**



<b>Constraints:</b>			
Over culvert		TPOs	
Contaminated Land		Conservation Area	
Nature Designation		Listed or Local List	
Archaeological Merit	✓	Flood Concerns	
Other: Site situated in the Green belt. Site will need to create appropriate access			
<b>Indicative Density</b> Green Belt density range			
<b>Potential Delivery Timeframe</b> Medium-Long Term		<b>Potential number of units (net)</b> 29-36	
<b>Viability Assessment:</b> Site should offer a viable development option within the next 5 years.			
<b>Site Assessment Overview:</b> In isolation this site would not represent a natural extension of the existing urban area. Site could be considered suitable however if brought forward as part of a phased scheme or a comprehensive development subject to overcoming Green belt constraint and provision of adequate infrastructure and design proposals.			
<b>Conclusion:</b> Include in SHLAA			

<b>Site Name:</b> Land rear of Durham Close, Fivefield Road	<b>Site Ref:</b> Bab 62	<b>Site Area Gross (ha):</b> 0.35
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**Site Location Plan**



**Constraints:**

Over culvert		TPOs	
Contaminated Land		Conservation Area	
Nature Designation		Listed or Local List	
Archaeological Merit	✓	Flood Concerns	

Other: Site situated in the Green belt. Site will need to create appropriate access

**Indicative Density** Green Belt density range

<b>Potential Delivery Timeframe</b> Medium-Long Term	<b>Potential number of units (net)</b> 7-8
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**Viability Assessment:** Site should offer a viable development option within the next 5 years.

**Site Assessment Overview:** In isolation this site would not represent a natural extension of the existing urban area. Site could be considered suitable however if brought forward as part of a phased scheme or a comprehensive development subject to overcoming Green belt constraint and provision of adequate infrastructure and design proposals.

**Conclusion:**

Include in SHLAA

<b>Site Name:</b> Land rear of 34 Fivefield Road	<b>Site Ref:</b> Bab 63	<b>Site Area Gross (ha):</b> 0.65
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**Site Location Plan**



<b>Constraints:</b>			
Over culvert		TPOs	
Contaminated Land		Conservation Area	
Nature Designation		Listed or Local List	
Archaeological Merit	✓	Flood Concerns	
Other: Site situated in the Green belt. Site will need to create appropriate access			
<b>Indicative Density</b> Green Belt density range			
<b>Potential Delivery Timeframe</b> Medium-Long Term		<b>Potential number of units (net)</b> 12-16	
<b>Viability Assessment:</b> Site is expected to offer a viable development option			
<b>Site Assessment Overview:</b> Site is largely back land in nature but does represent an infill opportunity as it adjoins existing residential development on 3 sides. Site could also be considered suitable however if brought forward as part of a phased scheme or a comprehensive development subject to overcoming Green belt constraint and provision of adequate infrastructure and design proposals.			
<b>Conclusion:</b> Include in SHLAA			

<b>Site Name:</b> Johneya Rea Golf centre	<b>Site Ref:</b> Bab 67	<b>Site Area Gross (ha):</b> 5.06
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**Site Location Plan**



**Constraints:**

Over culvert		TPOs	possible
Contaminated Land		Conservation Area	
Nature Designation		Listed or Local List	
Archaeological Merit	✓	Flood Concerns	

Other: Site situated in the Green belt.

**Indicative Density** Green Belt density range

<b>Potential Delivery Timeframe</b> Medium-Long Term	<b>Potential number of units (net)</b> 96-121
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**Viability Assessment:** Site should offer a viable development option within the next 5 years.

**Site Assessment Overview:** In isolation this site would not represent a natural extension of the existing urban area. Site could be considered suitable however if brought forward as part of a phased scheme or a comprehensive development subject to overcoming Green belt constraint and provision of adequate infrastructure and design proposals.

**Conclusion:**

Include in SHLAA

<b>Site Name:</b> Land north of Thompsons Road	<b>Site Ref:</b> Bab 68	<b>Site Area Gross (ha):</b> 21.58
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**Site Location Plan**



<b>Constraints:</b>			
Over culvert		TPOs	possible
Contaminated Land		Conservation Area	
Nature Designation	adjacent	Listed or Local List	
Archaeological Merit	✓	Flood Concerns	
Other: Site situated in the Green belt.			
<b>Indicative Density</b> Green Belt density range			
<b>Potential Delivery Timeframe</b> Medium-Long Term		<b>Potential number of units (net)</b> 410-518	
<b>Viability Assessment:</b> Site is expected to offer a viable development option			
<b>Site Assessment Overview:</b> In isolation this site would not represent a natural extension of the existing urban area. Site could be considered suitable however if brought forward as part of a phased scheme or a comprehensive development subject to overcoming Green belt constraint and provision of adequate infrastructure and design proposals.			
<b>Conclusion:</b> Include in SHLAA			

<b>Site Name:</b> Land North of Upper Eastern Green Lane	<b>Site Ref:</b> Bab 69	<b>Site Area Gross (ha):</b> 18.7
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**Site Location Plan**



**Constraints:**

Over culvert		TPOs	
Contaminated Land		Conservation Area	
Nature Designation		Listed or Local List	
Archaeological Merit		Flood Concerns	

Other: Site situated in the Green belt. Site will need to create appropriate access.

**Indicative Density** Green Belt density range

<b>Potential Delivery Timeframe</b> Medium-Long Term	<b>Potential number of units (net)</b> 355-449
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**Viability Assessment:** Site should offer a viable development option within the next 5 years.

**Site Assessment Overview:** In isolation this site would not represent a natural extension of the existing urban area. Site could be considered suitable however if brought forward as part of a phased scheme or a comprehensive development subject to overcoming Green belt constraint and provision of adequate infrastructure and design proposals.

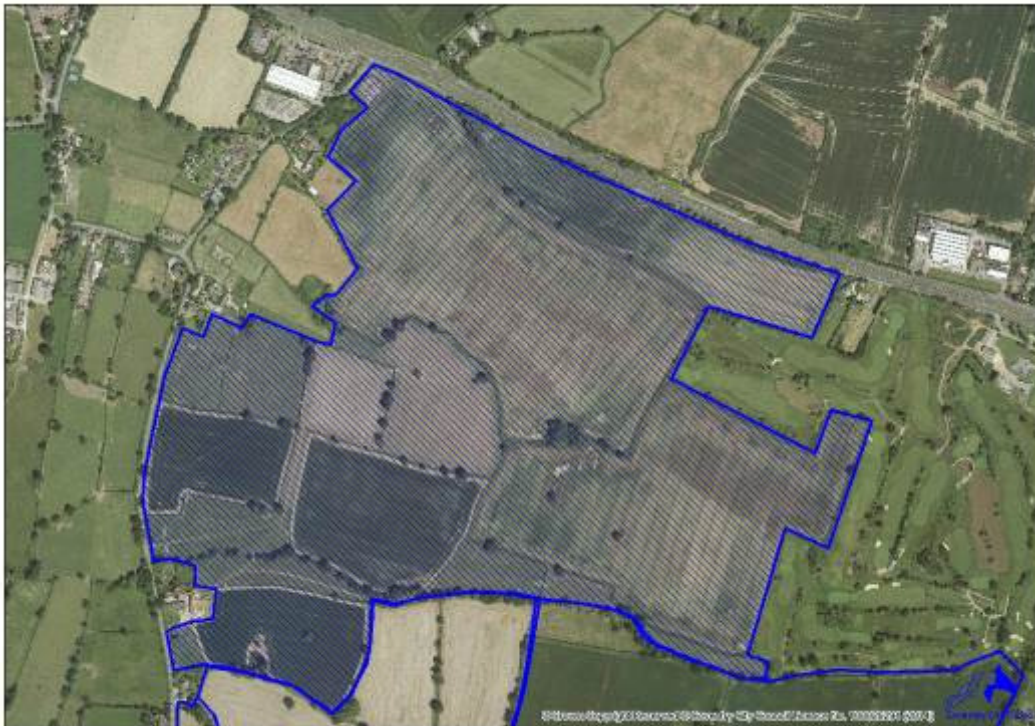
**Conclusion:**

Include in SHLAA



<b>Site Name:</b> Land East of Pickford Green Lane and North of Upper Eastern Green Lane - northern plot	<b>Site Ref:</b> Bab 70	<b>Site Area Gross (ha):</b> 74.25
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**Site Location Plan**



**Constraints:**

Over culvert		TPOs	✓
Contaminated Land		Conservation Area	
Nature Designation		Listed or Local List	
Archaeological Merit	✓	Flood Concerns	✓

Other: Site situated in the Green belt. Proposals would need to ensure appropriate noise mitigation measures where the site meets the A45.

**Indicative Density** Green Belt density range

<b>Potential Delivery Timeframe</b> Medium-Long Term	<b>Potential number of units (net)</b> 705-891
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**Viability Assessment:** Site should offer a viable development option within the next 5 years.

**Site Assessment Overview:** Northern and southern plots put forward through call for sites as a single option. Sites separated due to availability, constraints and phasing. Site is expected to be considered suitable for a mixed use opportunity in order to help mitigate impact of A45 that adjoins the site to the north.

**Conclusion:**  
Include in SHLAA as mixed use opportunity

<b>Site Name:</b> Land off Wall Hill Road	<b>Site Ref:</b> Bab 71	<b>Site Area Gross (ha):</b> 0.14
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**Site Location Plan**



**Constraints:**

Over culvert		TPOs	✓
Contaminated Land		Conservation Area	
Nature Designation		Listed or Local List	
Archaeological Merit		Flood Concerns	

Other: Site situated in the Green belt.

**Indicative Density** Green Belt density range

<b>Potential Delivery Timeframe</b> Medium-Long Term	<b>Potential number of units (net)</b> 3
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**Viability Assessment:** Site should offer a viable development option within the next 5 years.

**Site Assessment Overview:** In isolation the site does offer a small infill opportunity alongside a small collection of existing residential and commercial property. Site would be most suitable brought forward as part of a group of infill sites to form a comprehensive scheme (including Bab71-74).

**Conclusion:**  
Include in SHLAA

<b>Site Name:</b> Land opposite Grove Farm, Wall Hill Road	<b>Site Ref:</b> Bab 72	<b>Site Area Gross (ha):</b> 0.66
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**Site Location Plan**



<b>Constraints:</b>			
Over culvert		TPOs	possible
Contaminated Land		Conservation Area	
Nature Designation		Listed or Local List	
Archaeological Merit		Flood Concerns	
Other: Site situated in the Green belt.			
<b>Indicative Density</b>			
Green Belt density range			
<b>Potential Delivery Timeframe</b>		<b>Potential number of units (net)</b>	
Medium-Long Term		13-16	
<b>Viability Assessment:</b> Site should offer a viable development option within the next 5 years.			
<b>Site Assessment Overview:</b> In isolation the site does offer a small infill opportunity alongside a small collection of existing residential and commercial property. Site would be most suitable brought forward as part of a group of infill sites to form a comprehensive scheme (including Bab71-74).			
<b>Conclusion:</b>			
Include in SHLAA			

<b>Site Name:</b> Land East of 86 Hawkes Mill Lane	<b>Site Ref:</b> Bab 73	<b>Site Area Gross (ha):</b> 0.3
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**Site Location Plan**



<b>Constraints:</b>			
Over culvert		TPOs	possible
Contaminated Land		Conservation Area	
Nature Designation		Listed or Local List	
Archaeological Merit		Flood Concerns	
Other: Site situated in the Green belt.			
<b>Indicative Density</b>			
Green Belt density range			
<b>Potential Delivery Timeframe</b>		<b>Potential number of units (net)</b>	
Medium-Long Term		6-7	
<b>Viability Assessment:</b> Site should offer a viable development option within the next 5 years.			
<b>Site Assessment Overview:</b> In isolation the site does offer a small infill opportunity alongside a small collection of existing residential and commercial property. Site would be most suitable brought forward as part of a group of infill sites to form a comprehensive scheme (including Bab71-74).			
<b>Conclusion:</b>			
Include in SHLAA			

<b>Site Name:</b> Land opposite 39 Hawkesmill Lane	<b>Site Ref:</b> Bab 74	<b>Site Area Gross (ha):</b> 0.22
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**Site Location Plan**



**Constraints:**

Over culvert		TPOs	possible
Contaminated Land		Conservation Area	
Nature Designation		Listed or Local List	
Archaeological Merit		Flood Concerns	

Other: Site situated in the Green belt.

**Indicative Density**

Green Belt density range

**Potential Delivery Timeframe**

Medium-Long Term

**Potential number of units (net)**

4-5

**Viability Assessment:** Site should offer a viable development option within the next 5 years.

**Site Assessment Overview:** In isolation the site does offer a small infill opportunity alongside a small collection of existing residential and commercial property. Site would be most suitable brought forward as part of a group of infill sites to form a comprehensive scheme (including Bab71-74).

**Conclusion:**

Include in SHLAA

<b>Site Name:</b> Nursery Sites, Browns Lane	<b>Site Ref:</b> Bab 75	<b>Site Area Gross (ha):</b> 2.90
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**Site Location Plan**



<b>Constraints:</b>			
Over culvert		TPOs	possible
Contaminated Land		Conservation Area	
Nature Designation		Listed or Local List	
Archaeological Merit	✓	Flood Concerns	
Other: Site situated in the Green belt.			
<b>Indicative Density</b>			
Green Belt density range			
<b>Potential Delivery Timeframe</b>		<b>Potential number of units (net)</b>	
Medium-Long Term		55-70	
<b>Viability Assessment:</b> Site is expected to offer a viable development option			
<b>Site Assessment Overview:</b> Site is partially previously developed and represents a back land site to the rear of existing residential provision. Site is suitable for development subject to overcoming Green belt constraint and providing adequate infrastructure with high quality design.			
<b>Conclusion:</b>			
Include in SHLAA			

<b>Site Name:</b> Land at the junction of London Road and Allard Way	<b>Site Ref:</b> BW38b	<b>Site Area Gross (ha):</b> 3.5
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**Site Location Plan**



**Constraints:**

Over culvert		TPOs	✓
Contaminated Land		Conservation Area	
Nature Designation		Listed or Local List	✓
Archaeological Merit	✓	Flood Concerns	

Other: Site situated in the Green belt.

**Indicative Density** Green Belt density range

<b>Potential Delivery Timeframe</b> Med-Long	<b>Potential number of units (net)</b> 67-84
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**Viability Assessment:** Site should offer a viable development option within the next 5 years.

**Site Assessment Overview:** Site has previously benefited from permission (in part) to allow the redevelopment of the former pumping station and retention of listed buildings. Additional land proposed as part of this site to support viability. Scheme is still considered suitable subject to Green belt constraints and adequate infrastructure.

**Conclusion:**

Include in SHLAA

<b>Site Name:</b> Walsgrave Hill Farm, Southern extension	<b>Site Ref:</b> HE14	<b>Site Area Gross (ha):</b> 6.6
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**Site Location Plan**



**Constraints:**

Over culvert		TPOs	possible
Contaminated Land		Conservation Area	
Nature Designation		Listed or Local List	✓
Archaeological Merit	✓	Flood Concerns	

Other: Site situated in the Green belt. Noise assessments will also be required to ensure appropriate mitigation from the adjacent A46.

**Indicative Density**

Green Belt density range

**Potential Delivery Timeframe**

Medium-Long Term

**Potential number of units (net)**

125-158

**Viability Assessment:** Site should offer a viable development option within the next 5 years.

**Site Assessment Overview:** Site represents a natural extension of the site allocated at Walsgrave Hill Farm and is considered suitable in this context, subject to appropriate design around the listed building to the south east of the site.

**Conclusion:**

Include in SHLAA



<b>Site Name:</b> Land at Sutton Stop, Grange Road	<b>Site Ref:</b> L30	<b>Site Area Gross (ha):</b> 8.60
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**Site Location Plan**



**Constraints:**

Over culvert		TPOs	possible
Contaminated Land		Conservation Area	Adjacent to canal CA
Nature Designation		Listed or Local List	
Archaeological Merit		Flood Concerns	

Other: Site situated in the Green belt. Land appears in active agricultural whilst an assessment of noise will be required to ensure appropriate mitigation from the M6.

**Indicative Density**

Green Belt density range

**Potential Delivery Timeframe**

Medium-Long Term

**Potential number of units (net)**

163-206

**Viability Assessment:** Site should offer a viable development option within the next 5 years.

**Site Assessment Overview:** Well-maintained agricultural land situated adjacent to the M6. Site could offer an infill opportunity between the canal and motorway supporting local services in the surrounding area. Site could be considered suitable subject to overcoming Green belt constraint and provision of adequate infrastructure and design proposals.

**Conclusion:**

Include in SHLAA

<b>Site Name:</b> Land west of Cryfield Heights, Gibbet Hill	<b>Site Ref:</b> Wa6	<b>Site Area Gross (ha):</b> 1.53
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**Site Location Plan**



**Constraints:**

Over culvert		TPOs	✓
Contaminated Land		Conservation Area	
Nature Designation		Listed or Local List	
Archaeological Merit	✓	Flood Concerns	

Other: Site situated in the Green belt. Site will need to create an acceptable access.

**Indicative Density**

Green Belt density range

**Potential Delivery Timeframe**

Medium-Long Term

**Potential number of units (net)**

29-37

**Viability Assessment:** Site should offer a viable development option within the next 5 years.

**Site Assessment Overview:** Site is situated to the rear of existing residential properties on 3 sides and would offer a natural infill opportunity within the local area. Site could be considered suitable subject to overcoming Green belt constraint and provision of adequate infrastructure and design proposals

**Conclusion:**

Include in SHLAA

<b>Site Name:</b> Land between 50 and 80 Cromwell Lane	<b>Site Ref:</b> We15	<b>Site Area Gross (ha):</b> 0.17
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**Site Location Plan**



**Constraints:**

Over culvert		TPOs	possible
Contaminated Land		Conservation Area	
Nature Designation		Listed or Local List	
Archaeological Merit		Flood Concerns	

Other: Site situated in the Green belt.

**Indicative Density**

Green Belt density range

**Potential Delivery Timeframe**

Medium-Long Term

**Potential number of units (net)**

3

**Viability Assessment:** Site should offer a viable development option within the next 5 years.

**Site Assessment Overview:** Well vegetated area of green space. Site is likely to offer a suitable infill opportunity however to continue the existing street pattern of housing along Cromwell Lane. Site is to be considered alongside other opportunities along Cromwell Lane.

**Conclusion:**

Include in SHLAA

<b>Site Name:</b> Sports field North of Westwood Heath Road	<b>Site Ref:</b> We21	<b>Site Area Gross (ha):</b> 13.2
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**Site Location Plan**



**Constraints:**

Over culvert		TPOs	possible
Contaminated Land		Conservation Area	
Nature Designation		Listed or Local List	
Archaeological Merit		Flood Concerns	

Other: Site situated in the Green belt. Need for replacement sports pitch provision

**Indicative Density**

Green Belt density range

<b>Potential Delivery Timeframe</b> Medium-Long Term	<b>Potential number of units (net)</b> 251-317
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**Viability Assessment:** Site should offer a viable development option within the next 5 years.

**Site Assessment Overview:** Site remains in active use for private sports, however it is situated adjacent to existing residential development and offers a sustainable development option in close proximity to key services and facilities. Site could be considered suitable for development subject to provision of new sports pitches within the local community.

**Conclusion:**

Include in SHLAA

<b>Site Name:</b> Land West of Cromwell Lane	<b>Site Ref:</b> We28	<b>Site Area Gross (ha):</b> 11.59
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**Site Location Plan**



**Constraints:**

Over culvert		TPOs	
Contaminated Land		Conservation Area	
Nature Designation		Listed or Local List	
Archaeological Merit	✓	Flood Concerns	

Other: Site situated in the Green belt.

**Indicative Density**  
Site specific density

<b>Potential Delivery Timeframe</b> Medium-Long Term	<b>Potential number of units (net)</b> 230
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**Viability Assessment:** Site should offer a viable development option within the next 5 years.

**Site Assessment Overview:** Extensive area of agricultural land to the rear of existing residential development. A carefully designed scheme does provide an opportunity however to link in with existing farm house and be developed within the north south building limits of the city's western boundary. Site could be considered suitable subject to overcoming Green belt constraint and provision of adequate infrastructure and design proposals. Site is to be considered alongside other opportunities along Cromwell Lane.

**Conclusion:**  
Include in SHLAA

<b>Site Name:</b> Land between 46 to and including 50 Cromwell Lane	<b>Site Ref:</b> We33	<b>Site Area Gross (ha):</b> 0.18
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**Site Location Plan**



**Constraints:**

Over culvert		TPOs	possible
Contaminated Land		Conservation Area	
Nature Designation		Listed or Local List	
Archaeological Merit		Flood Concerns	

Other: Site situated in the Green belt.

**Indicative Density**

Green Belt density range

**Potential Delivery Timeframe**

Medium-Long Term

**Potential number of units (net)**

3

**Viability Assessment:** Site should offer a viable development option within the next 5 years.

**Site Assessment Overview:** Site currently occupied by a single dwelling with large area of curtilage. Opportunity to provide higher density provision and infill existing gaps in street scene. Site is to be considered alongside other opportunities along Cromwell Lane.

**Conclusion:**

Include in SHLAA

<b>Site Name:</b> Land between 94 and 114 Cromwell Lane	<b>Site Ref:</b> We34	<b>Site Area Gross (ha):</b> 0.22
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**Site Location Plan**



<b>Constraints:</b>			
Over culvert		TPOs	possible
Contaminated Land		Conservation Area	
Nature Designation		Listed or Local List	
Archaeological Merit		Flood Concerns	
Other: Site situated in the Green belt.			
<b>Indicative Density</b> Green Belt density range			
<b>Potential Delivery Timeframe</b> Medium-Long Term		<b>Potential number of units (net)</b> 4	
<b>Viability Assessment:</b> Site should offer a viable development option within the next 5 years.			
<b>Site Assessment Overview:</b> Well vegetated area of green space. Site is likely to offer a suitable infill opportunity however to continue the existing street pattern of housing along Cromwell Lane. Site is to be considered alongside other opportunities along Cromwell Lane.			
<b>Conclusion:</b> Include in SHLAA			

<b>Site Name:</b> Land at Mitchell Avenue, opposite Xcel centre	<b>Site Ref:</b> We36	<b>Site Area Gross (ha):</b> 2.04
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**Site Location Plan**



**Constraints:**

Over culvert		TPOs	
Contaminated Land		Conservation Area	
Nature Designation		Listed or Local List	
Archaeological Merit		Flood Concerns	

Other: Site situated in the Green belt. Need for replacement sports pitch provision

**Indicative Density**

Green Belt density range

**Potential Delivery Timeframe**

Medium-Long Term

**Potential number of units (net)**

39-49

**Viability Assessment:** Site should offer a viable development option within the next 5 years.

**Site Assessment Overview:** Site remains in active use for private sports, however it is situated adjacent to existing residential development and offers a sustainable development option in close proximity to key services and facilities. Site could be considered suitable for development subject to provision of new sports pitches within the local community.

**Conclusion:**

Include in SHLAA