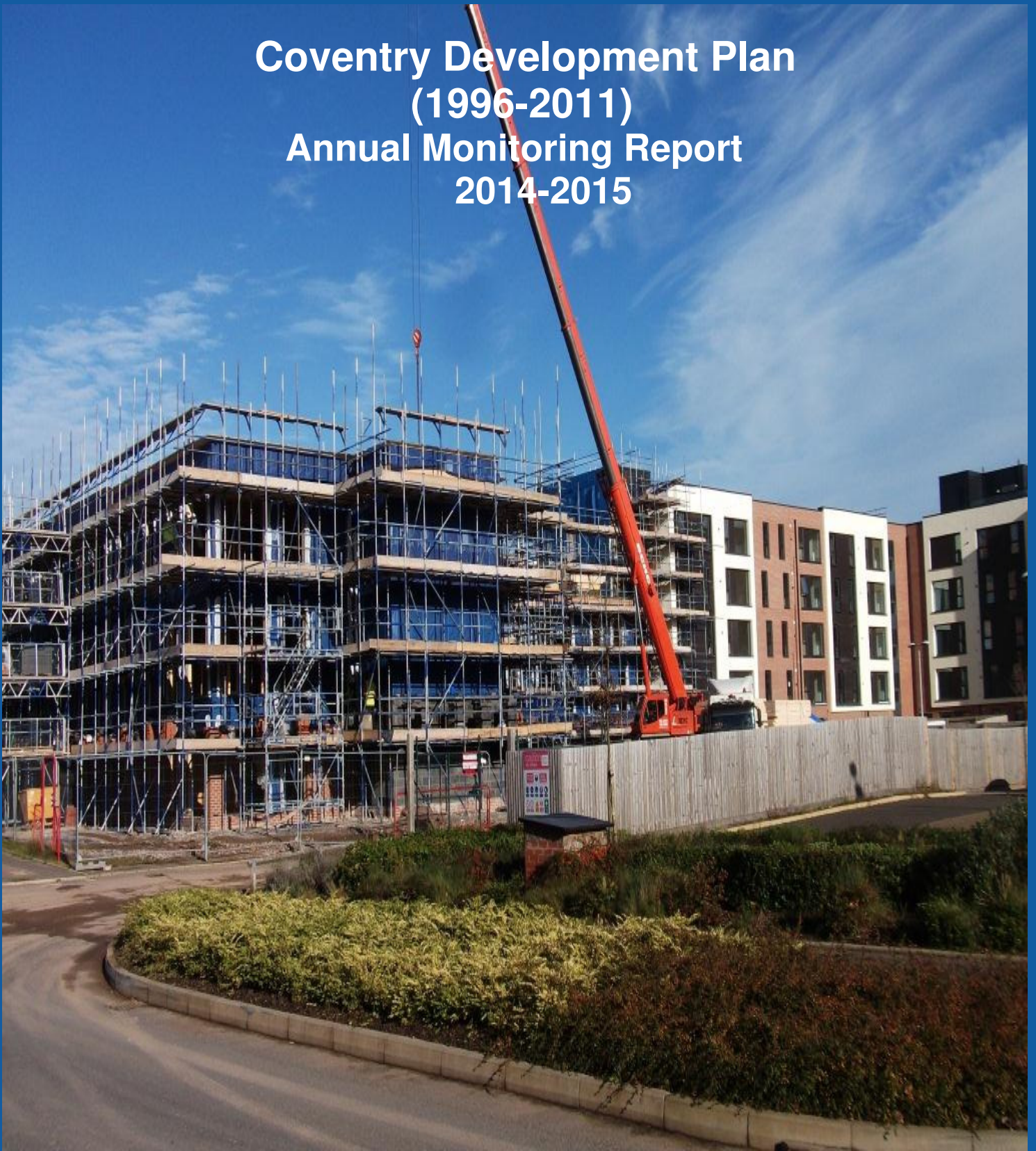


Coventry Development Plan (1996-2011) Annual Monitoring Report 2014-2015



March 2015



Coventry City Council

**The
Coventry
Development
Plan
1996-2011**

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1 INTRODUCTION

Monitoring the performance of development plans is a key element of the planning system introduced in the Planning & Compulsory Purchase Act 2004 and continued forward into the Localism Act. Specifically, local authorities are required to monitor the progress of policies set out in the development plan and also to monitor progress of the Local Development Scheme in preparing new development plan documents.

The purpose of this monitoring report is to describe progress on the implementation of the Coventry Development Plan and covers a two year period of 1 April 2014 to 31 March 2015. The CDP recognises the importance of monitoring explicitly in paragraph 2.34.

Whilst the CDP 2001 is some years old, it continues to form the basis for planning decisions in Coventry.

Environmental Management

Policy Aim

The Policy aim for the Environmental Management chapter of the Coventry Development Plan (2001) is:

"The creation of a clean and healthy environment and to promote the conservation and recycling of resources".

Policy Review

The second Climate Change Strategy for Coventry was published in April 2012, as a replacement for the original 2008 strategy. This provides a framework for how the Coventry Partnership and the Council will respond to the challenges presented by climate change. It presents a vision "to ensure that by 2020 Coventry is a world-leading low-carbon and sustainable city, resilient to extreme weather and to long-term climate change". It sets nine objectives, as follows:

1. To reduce Coventry's carbon dioxide emissions by 27.5 %, compared to a 2005 baseline;
2. To increase the city's GDP by £1.9bn compared to a 2010 baseline, creating 26,000 low-carbon jobs;
3. To ensure that every school is an Eco-School and that 50% have 'Green Flag' status
4. To improve home energy efficiency and reduce fuel poverty;
5. To implement a climate change community engagement plan to build a sustainable city;
6. To define the necessary requirements to achieve a 50 per cent waste recycling rate for the city;
7. To develop a procurement code for the city;
8. To increase green space, protect habitats and encourage locally-grown food; and,
9. To improve the city's resilience and raise awareness of climate change risks, and encourage infrastructure improvements.



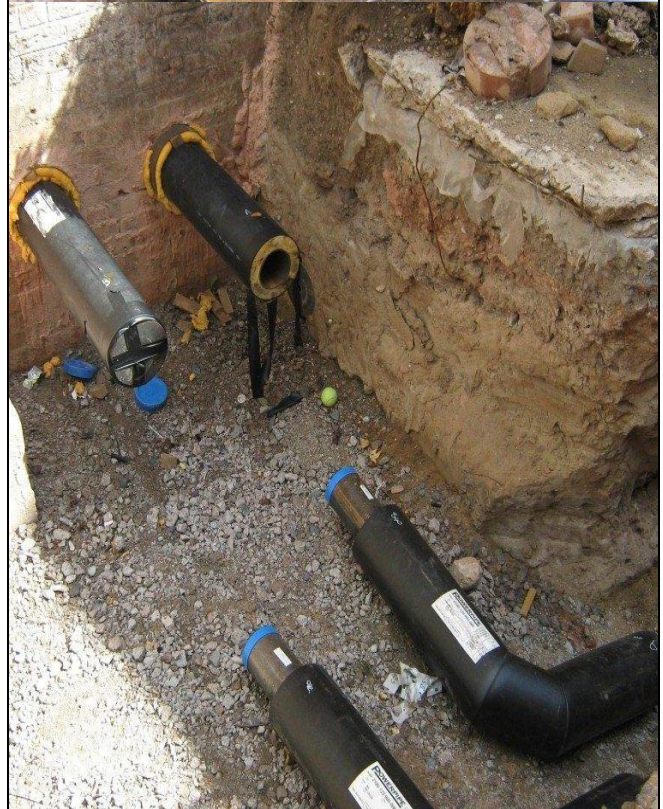
Coventry continues to cut its carbon emissions at pace – of the 20 largest cities in England, Coventry has made the largest percentage reduction since 2005. Figures from the Department of Energy and Climate Change show that emissions per head of population in Coventry dropped from 6.9 tonnes in 2005 to 4.9 tonnes in 2013, the latest year for which data is available. This 30% reduction is well ahead of the average for the UK of 20% and represents a total drop of 443,000 tonnes of carbon dioxide each year – the equivalent emissions which would be produced by driving a family car to the sun and back ten times.

The City Council has agreed a Carbon Management Plan which covers its own buildings, street lighting and fleet, aiming to reduce emissions by 35% by 2020 based on a 2008/09 baseline. In 2014/15 estimated emissions were 18,504 tonnes, a drop of 28% from the 26,000 tonnes emitted in 2008/09. Practical measures such as more energy efficient lighting systems, using fuel efficient fleet vehicles and changing behaviours around energy use have all contributed to the reduction. In addition, the Heatline district energy system contributed hundreds of tonnes of carbon savings.

Tackling fuel poverty continues to be one of the priorities for the Climate Change Strategy, and currently 15.9% of all Coventry households are fuel poor. Improvements are being made to the energy efficiency of the existing housing stock. In the 21 month period up to 30 September 2014, the Energy Company Obligation has enabled 9221 insulation and heating measures to be installed in the city. The Council is also providing support to householders through advice and information on energy saving, fuel tariffs and financial assistance. In 2014/15, over 1300 households were helped in this way.

Renewable energy

2014/15 saw the first full year of operation of the Heatline district energy network where heat from the Waste to Energy plant is shipped into the city centre via 4 miles of underground pipes to heat seven major Council-owned and public buildings. The scheme saves over 1,300 tonnes of carbon



dioxide emissions each year by removing the need for gas boilers.

An Energy Services Company called Coventry District Energy Company has been established to manage the system which supplies Civic Centres 1 to 4, Herbert Art Gallery & Museum, the Sports Centre, Council House and the Cathedral. The heat supplied is very low carbon and has several backup systems to ensure its resilience. A 650 cubic metre thermal store has been constructed at Grove Street to ensure that heat generated from overnight incineration of waste is not lost – this is the largest outside of London and will further help the expansion of the network.

Throughout the city, demand for solar photovoltaic panels, producing electricity from sunlight, remains high. In 2014/15 468 new installations took place bringing over 1,600 kilowatts of capacity online. Since the Feed In Tariff scheme launched in 2010, over 7 megawatts of capacity has been installed in the city across 1,750 separate domestic and commercial properties. The 1.17 megawatt array at Jaguar Land Rover's Engineering Centre remains the city's largest single installation.



Policy EM2: Air Quality

In considering proposals, Policy EM2 has provided a basis for assessment and for negotiating monitoring measures aimed at avoiding increased concentrations.

Developers may be asked to demonstrate that their plans will not adversely affect local air quality and through appropriate mitigation where necessary and should refer to the West Midlands Low Emissions Towns and Cities Programme guidance document (May 2014) which Coventry has adopted. The document encourages the uptake of low emissions vehicles and associated infrastructure on new developments, as well as more sustainable methods of transport such as car share schemes and provision of cycle routes.

Air quality is monitored in line with national standards and, if areas fall below these standards, an Air Quality Management Area (AQMA) will need to be identified. The aim of this is to identify where poor air quality has changed or increased. Since November 2009 the whole of Coventry has been a designated AQMA area for nitrogen dioxide, as the air quality objective for this pollutant (mainly caused by road traffic) is not being met on a number of busy roads and junctions.

The Council continues to review its strategy for tackling poor air quality in the city. As part of this work, it has taken the decision to close its three remaining automatic monitoring units which had become old and unreliable.

Resources can instead be focused on priority areas using diffusion tubes, and Coventry will begin trialling a new type of monitor called an AirSensa in 2015/16. In addition Defra are operating their new Automatic Urban and Rural Network (AURN) unit in Allesley.

Review and assessment work by the Environmental Protection team has indicated that diesel vehicles are the main contributor to poor air quality in the city. The Council are now focused on improving air quality in areas that exceed the national air quality objectives through Action Planning. Producing an Action Plan is a significant piece of work that involves other stakeholders such as Public Health and transport planners. The Action Plan will set out how the Council intends to reduce emissions from road traffic and will



also focus on development control in priority areas to reduce exposure to poor air quality and the future generation of emissions. Funding may be required through planning agreements to fund air quality assessment or improvements. The team is also reviewing the impact and future control of biomass boilers on the City's air quality which are being promoted nationally as sustainable alternatives to fossil fuelled appliances particularly in school premises.



Policy EM6: Contaminated Land

There is information in respect of contaminated land in Coventry, sourced mainly from planning applications where a survey has been required. This is publicly available, but only lists contaminated land where development is proposed. Any proposed development is assessed to ensure that the land is suitable for use, and historical contamination does not affect public health or the environment.

The Council has a duty to identify and investigate land that is potentially contaminated. Environmental Protection have recently revised The Contaminated Land Strategy for the period 2012 – 2016, which sets out how the Council is investigating potentially contaminated sites in accordance with the revised Part 2A Statutory Guidance. Since the Strategy was first published in 2001 the Council have identified 2,685 potentially contaminated sites in Coventry, and the revised Strategy describes how these sites



will be prioritised and investigated using a risk based approach.

Over the last few years the Council have successfully bid for nearly £300,000 of funding to investigate 8 potentially contaminated sites in the city. However Defra no longer make such funds available to local authorities and therefore the Council is reliant on the planning process for sites to be investigated and remediated to a 'fit for purpose' standard.

The list of 2,685 potentially contaminated sites is not publicly available. Anyone who wishes to find out about contaminated land at a specific location in the city can make a request for information under the Environmental Information Regulations 2004.



Policy EM9: Waste Strategy

The Municipal Waste Management Strategy, 2008-2020 is currently undergoing its first scheduled review with targets and actions being looked at to reflect current and future priorities

- ✓ 2010/2011 – 35%
- ✓ 2011/2012 – 37%
- ✓ 2012/2013 – 36%
- ✓ 2013/2014 – 35.8%

The Coventry Development Plan contains a waste strategy policy for a hierarchy of waste handling methods and indicating how waste should be moved up the hierarchy. It also contains a policy for the location of re-use and recycling facilities and criteria based policies for materials recycling facilities and composting.

Close working relationships have continued and strengthened with colleagues in Solihull and Warwickshire on waste management matters with opportunities for further joint working in the future being explored. The Council is keen where-ever possible to support and promote sub-regional waste management facilities that will bring economies of scale to all the end users.

The Council, through its planning and waste strategies is keen to promote the use of local facilities for the treatment of waste materials,



for example the use of compost generated from the local household waste stream on the farm where it is treated (reducing the need for additional transport).
 Given this close working on waste management and the current waste management practices of the sub-region the Council see a clear necessity for the "sharing of waste facilities across boundaries" to include both existing sites and the requirement for new sites.

Policy EM10: Re-use and Recycling

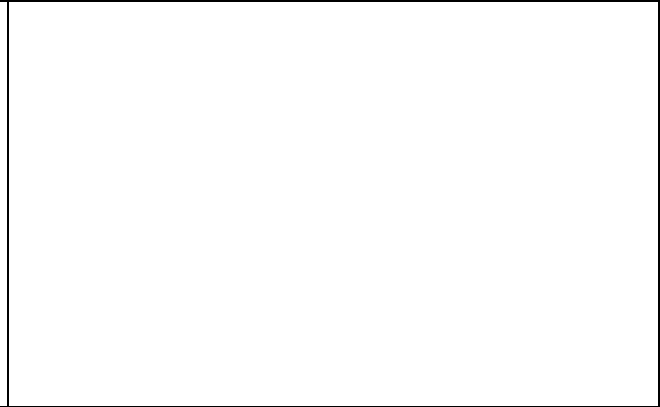
There are three main targets in the Government's Waste Strategy:

- to recover value from at least 40% of municipal waste by 2005, 45% by 2010, and 67% by 2015; to recycle or compost 25% of household waste by 2005, 30% by 2010 and 33% by 2015; and to reduce the proportion of industrial and commercial waste which is disposed of to landfill to 85% of 1998 levels by 2005.
- to reduce the proportion of industrial and commercial waste which is disposed of to landfill to 85% of 1998 levels by 2005.

The government reviewed the national waste strategy in summer 2011 and the impacts of this are being considered as part of the review of strategy currently underway and due to conclude in 2013.

Work on providing recycling facilities for communal living areas in flats and apartments are on-going. A programme of works is in place with a number of Whitefriars Housing Association properties where they are keen to improve accessibility and service for their tenants.

Since receiving financial support through Government funded schemes we are progressing with the launch of a Household Recycling Incentive with full release from March /April 15. Project work is also underway for the launch of a doorstep collection of Textiles and Small Electrical items, providing better opportunities for residents.



Over the last 18 months the recycling performance of the Household Waste Recycling and Reuse Centre (HWRRRC) has continued to improve to around 70% and has consistently seen reduction in material going to landfill. New material streams for recycling have been added including, mattresses, carpets, paint and further work is being carried out to continue to improve and add to the material streams where possible.

Recycling/ composting targets	2009/10	2014/15	2019/20
Coventry City Council	32%	40%	50%

These will be reviewed as part of the strategy review and agreed in 2014.

Policy EM11: Materials Recycling Facilities

There are no government targets for materials recycling facilities. In the Coventry context the performance of the policy can be measured by the number of sites located within areas used or allocated for industrial purposes. A number of new facilities are in the process of either applying for planning permission or becoming operational over the coming months and years.



3 HOUSING

Policy Aim

The Policy aim for the housing chapter of the Coventry Development Plan (2001) is:

“To promote the provision of the right quantity and quality of housing to meet the needs of a population broadly the same size as at present, whether by providing market or ‘social’ housing”.

Housing Targets

In March 31st 2013 The Council was required to consider two housing requirements. The first consisted of the 2008 Adopted Regional Strategy (2008 RS) (the Adopted Development Plan) whilst the second was related to RS Phase 2 Review. Despite the 2009 Core Strategy being formally withdrawn in October 2012, the RS Phase 2 Review requirement will continue to be considered within the context of this document. This will allow for a consistent approach with previous monitoring reports and reflects the Inspectors recommendations (In March 2010) about how the RS Phase 2 requirement should be applied to Coventry.

At the time of writing however it is generally accepted that there are now significant issues with both requirements. The West Midlands RS was officially abolished in May 2013. This officially deleted the 2008 RS, and further diminished any material weight that may still have been applied to the 2009 Phase 2 Review. As suggested above the 2009 Core Strategy has also been formally withdrawn. This was intended to pave the way for the new 2012 Core Strategy; however the submission draft of this document has also been withdrawn from examination (April 2013).

Although outside of the monitoring period, it is pertinent to consider the initial outcomes of the Coventry and Warwickshire Joint Strategic Housing Market Assessment and what the recommendations would mean in the context of housing land supply. It is important to note however that this is yet to be confirmed as a housing requirement and remains subject to the Duty to Cooperate, consideration against wider evidence and public consultation. At the time of writing however it does provide a basis for consideration within the context of the NPPF.

Given the complexities of the current situation this monitoring report will consider performance of housing supply, delivery and general policy against the following requirements:

- The 2008 RS (as it was adopted)
- The 2009 Core Strategy (as applied to the 2009 RS Phase 2 Review)
- The 2013 Initial Objectively Assessed Need (OAN) for Coventry (from the Joint SHMA)

All 3 of these requirements are identified in Tables 1-3 (below), with some small amendments made to allow for a full 15 year time frame, in accordance with national guidance. For example, the requirement of the 2008 RS is rolled forward to 2028, based on the requirements for the 2011-2021 aspect of the plan, whilst the requirements for the 2009 Core Strategy (Table 2) are amended to reflect the requirements for Coventry's Administrative Area, and rolled forward to 2028 using an annualised average of the original 20 year total. Table 3 considers the initial OAN which has been developed through the 2013 Joint SHMA. This has been shortened for the purpose of covering an initial 15 year period.

Table 1: Adopted RS (2008) Housing Requirement (Now abolished)

Plan Periods	Gross Provision		Demolition Assumption	
	Total	Annual	Total	Annual
2001-2007	3,900	650	480	80
2007-2011	2,600	650	320	80
2011-2021	8,300	830	400	40
2021-2028 (rolled forward assumption)	5,810	830	280	40
Total	20,610	-	1,480	-

Table 2: 2009 Draft Core Strategy Housing Requirement (now withdrawn)

Timeframes – Phased by Panel Report Addendum - Nov 09	Net Total	Annual (Net)
2006-2011	3,895	779
2011-2016	5,835	1,167
2016-2021	7,990	1,598
2021-2026	8,780	1,756
2026/2028	2,650	1,325
Total	29,150	-

Table 3: Initial Coventry OAN - Joint SHMA (2013)

OAN Joint SHMA (2013)	Total	Annual
2011-2028	20,060	1,180
Total	20,060	-



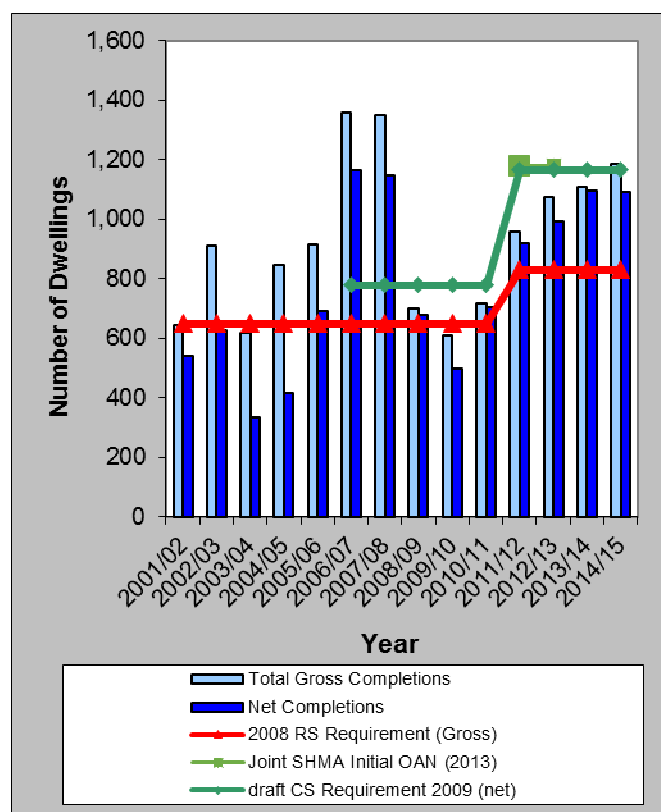
New apartments at Banner Brook

Housing Completions.

Housing completions in 2014/15 were slightly higher than those completed in 2013/14 at 1210. This continues the upward trend remains stable and returns to similar levels last seen prior to the recession. Completion levels have almost doubled from 496 in 2010 to 1210 net completions in 2015. It is also the 4rd highest level of completions in the last 20 years.

Housing delivery fell just short of expected levels, with completions meeting 98% of the target in the first two years covered by the 2013 Joint SHMA. A total 2,308, compared to an initial requirement of 2,360.

Figure 1



Appendix 1 provides more detailed information

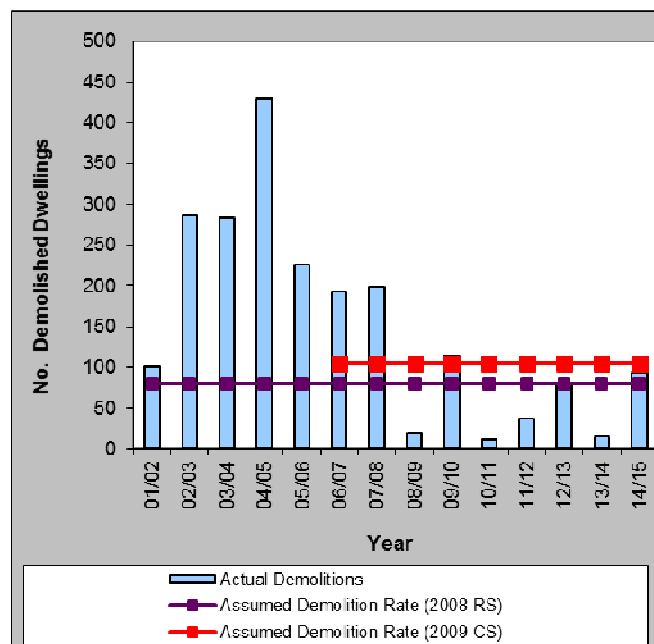
Demolitions

The rate of demolitions across Coventry has increased in the last few years but remains below the longer term average. The change in the demolition rate continues to be primarily linked to a slow clearance in the regeneration areas of Wood End, Henley Green and Manor Farm.

Consistently higher levels of demolition between 2002 and 2008 mean that Coventry continues to exceed its cumulative assumption from the 2008 RS. The slowdown in recent years however means demolition rates remain below the cumulative rate assumed by the 2009 Core Strategy.

The 2013 Joint SHMA made no specific assumptions about demolitions, instead focusing on net housing need.

Figure 2



Appendix 1 provides detailed data to support Figure 2.

Completions on Previously Developed Land (PDL).

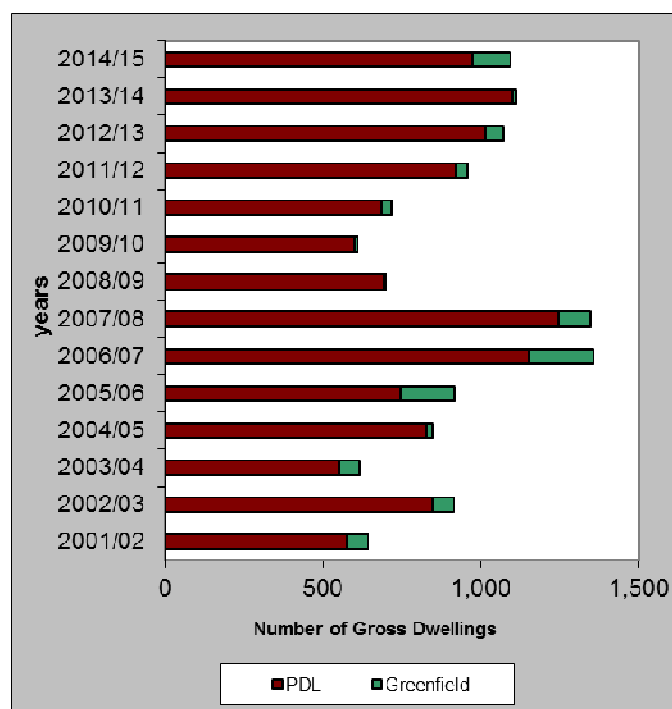
The proportion of new residential development on PDL remains high within Coventry. These high levels of completion on PDL show that policies protecting green space (such as GE8) are proving effective.

The percentage of new housing development on PDL in 2014/15 was 89%, the first time in 7 years it has fallen below 90%.

The cumulative average (based on gross completions) for the period 2001-2015 was 93%, which is the same as the 2008 RS target (Policy CF4)

Appendix 1 contains the data to support Figure 3.

Figure 3



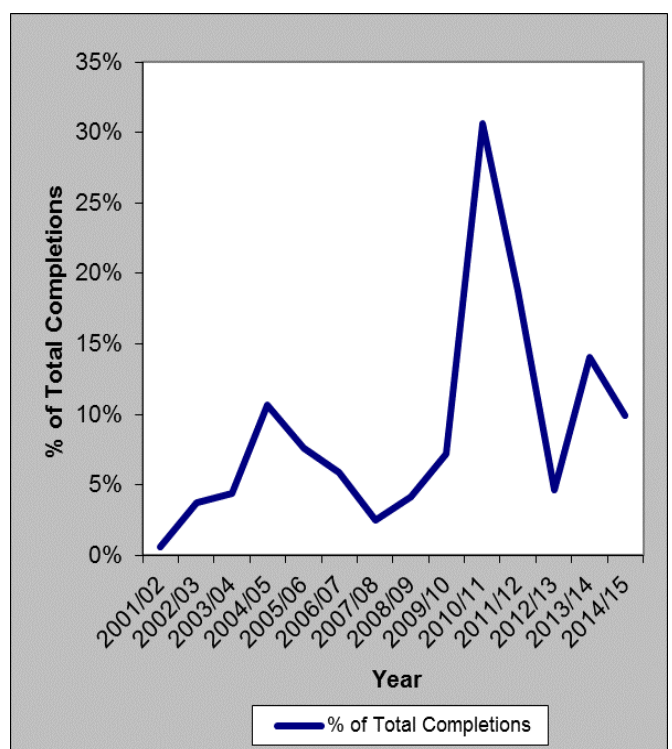
Conversions and Change of Use.

2014-15 saw a slight fall in conversion completions but remains at a level well beyond historic trends.

During the monitoring year all completions within this category were on PDL and included the sub-division of single houses to flats and conversions of offices to new homes.

Appendix 1 provides detailed data to support Figure 4.

Figure 4



New housing scheme at Chace Avenue

Type and Size of Dwellings Completed

In recent years, the largest contribution to new dwelling stock has been from smaller, 1 and 2 bedroom homes. In 2013/14 the trend began to change and that trend continued into 2014/15 with 3 bedroom properties being the most numerous followed. 4 bedroomed properties account for 16% of completions. This is anticipated to increase further in coming years as smaller and more constrained sites become developed.

The continued prominence in smaller dwellings may also be a response to the household formulation statistics published by the ONS, which continue to suggest an increase in single person households across Coventry.

Figure 6 shows that the recent trend of house completions surpassing flat completions by a significant amount. Indeed, the figure of 63% new build house completions is the highest for at least the last 10 years. This further cements the trend in family accommodation being the preferred dwelling type in recent years. A key recommendation in the Joint SHMA is the need for Coventry to provide an increasing number of 3 and 4 bed houses with a view to diversifying the city's housing stock.

Figure 6 also highlights that the number of new bungalows constructed over the past year continues to be low.

Monitoring will continue to ensure a balance is struck between meeting housing need and ensuring the most efficient use of land.

Figure 5

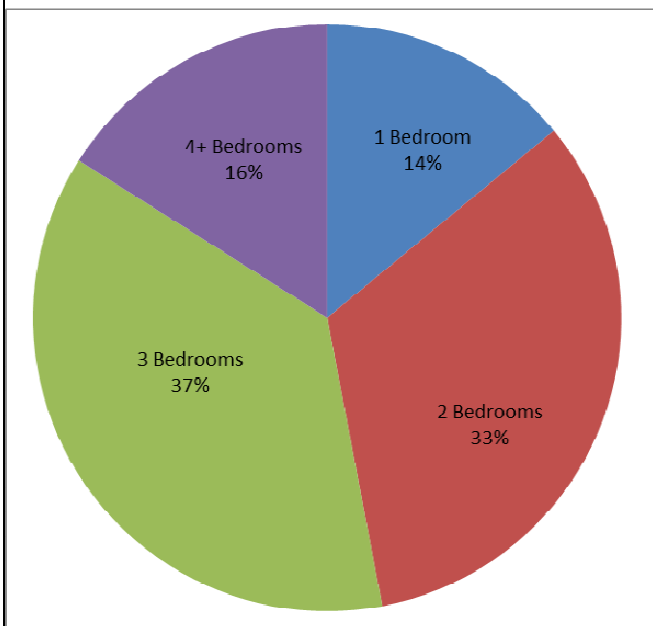
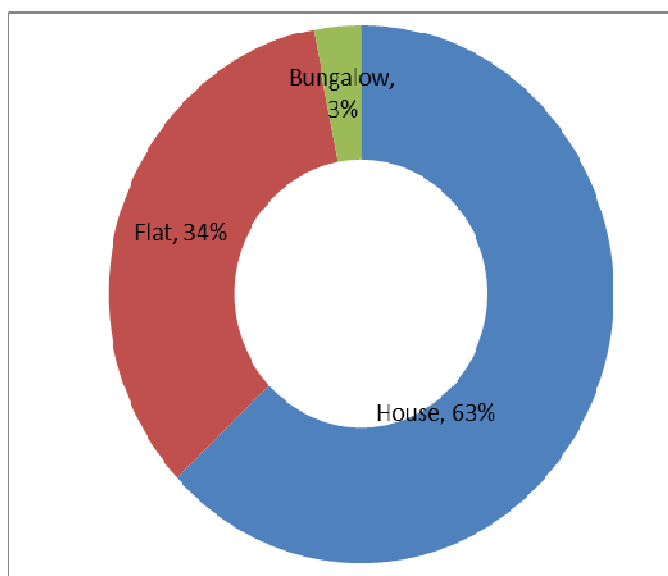


Figure 6





L-R: New apartments at Upper York Street, new bungalows at Lady Lane, new affordable homes at Clay Lane and new houses at Banner Brook.

City Centre Housing

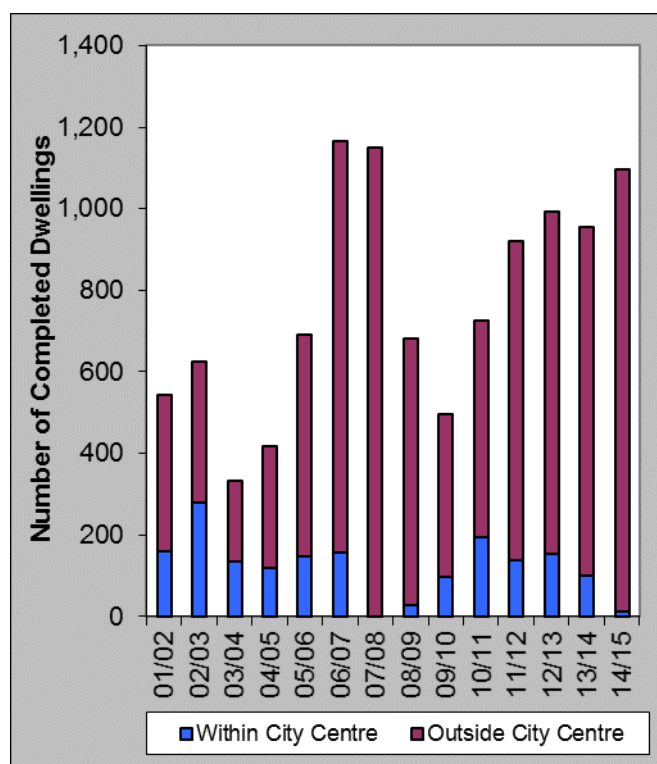
CDP policies CC3-CC5 continue to promote new housing within the city centre area.

Since 2001 nearly 1/5th of all completions within Coventry have been within the city centre (totalling 1,704 dwellings). The vast majority of these have been apartment schemes; however in recent years, the market for centre apartments has declined with a focus on conversion of commercial property to studio apartments for students.

2012/13 however saw a significant number of apartment completions at the successful Upper York Street development. This market will need to be closely monitored in the coming years to gauge market confidence and demand. 2013/14 saw significant apartment completions in Alma Street. The trend in student accommodation conversion to student accommodation continues and is likely to result in further completions in coming years. 2014/15 saw only 12 new homes created within the city centre. This is the first time in 5 years that completions have been significantly below 100.

The on-going regeneration at Friargate and the Precinct Area will promote and provide further opportunities to deliver substantial residential provision within the city centre.

Figure 7



Appendix 1 provides detailed data to support Figure 7.

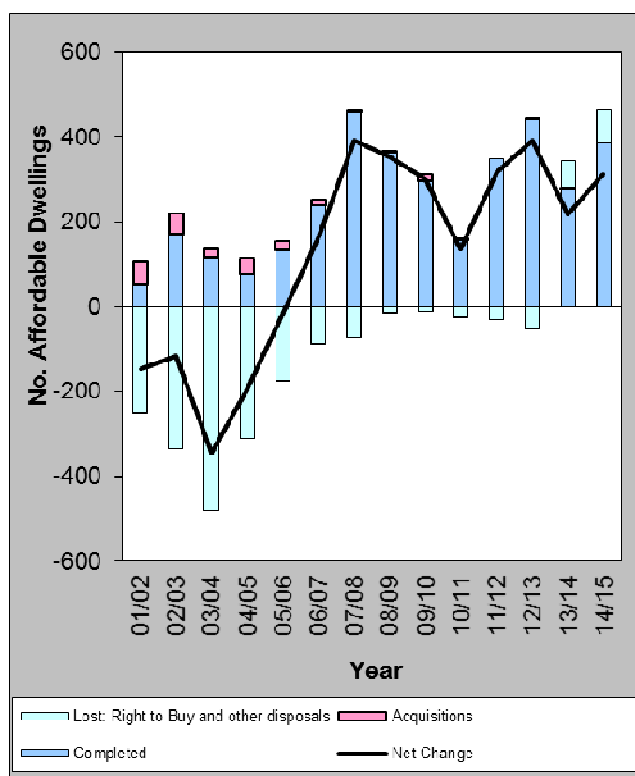
Housing Completions for Registered Providers (RP's)

RP's manage approximately 18% of Coventry's housing stock, including properties in social and intermediate rent.

Figure 8 shows that delivery of gross housing by RP's remains strong and has increased for the second successive year. This is in contrast to a declining level of completions between 2008 and 2011. Indeed this year's number of net additions to the stock is the highest since 2013.

The number of properties lost to the 'right to buy' scheme and other disposals continues to remain low, although it has slightly increased relative to recent trends. The continued low level of refurbished dwellings is likely to be a result of renewed focus in demolition and rebuild in areas of the city such as Wood End, Henley Green and Manor Farm.

Figure 8



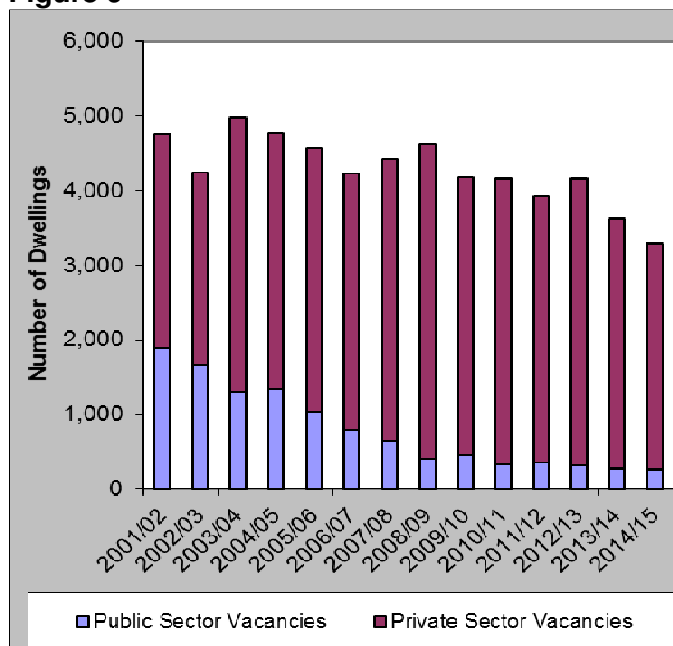
Appendix 1 provides detailed data to support Figure 8.

Vacant Dwellings

Figure 9 shows the total number of vacant dwellings in Coventry decreased slightly in 2014/15. This reverts to the recent established trend following an increase in 12/13.

This year's monitoring of vacant homes has seen a review of the base data to bring it in line with the ONS live tables. It is for this reason that data varies to previous versions of the AMR.

Figure 9



Appendix 1 provides detailed data to support Figure 9.

Density of Annual Completions

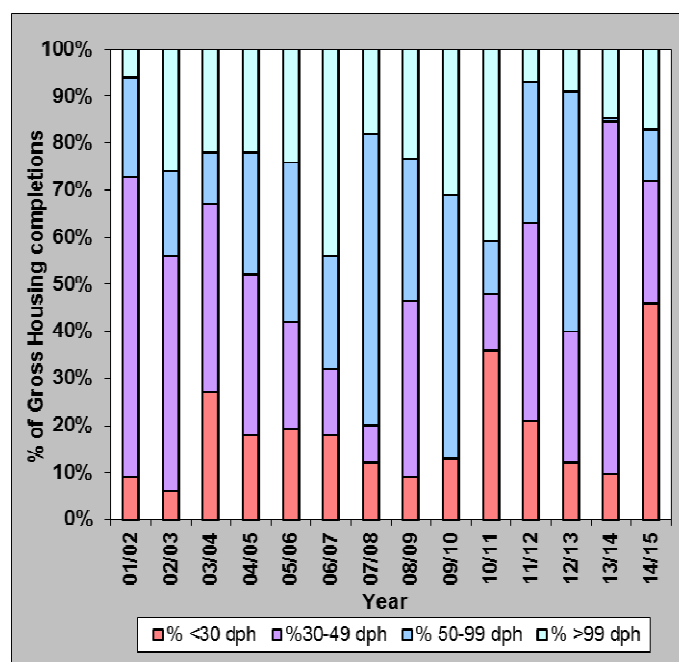
Figure 10 shows that completions at different densities continue to fluctuate year on year.

In the 2014/15 monitoring year completions at the lowest density (<30 dph) increased substantially to a level above that seen in previous years. Completions at the highest density increase slightly whilst completions at the mid-range, 50-100dph bracket, increased.

Trends show that completions around the mid-range densities are becoming increasingly common. The figures for this monitoring year show that completions in the lower densities have reached their highest proportion of total completions since 2010/11. This may be as a result of the increase in the number of family homes being built on urban sites.

Appendix 1 provides detailed data to support Figure 10.

Figure 10



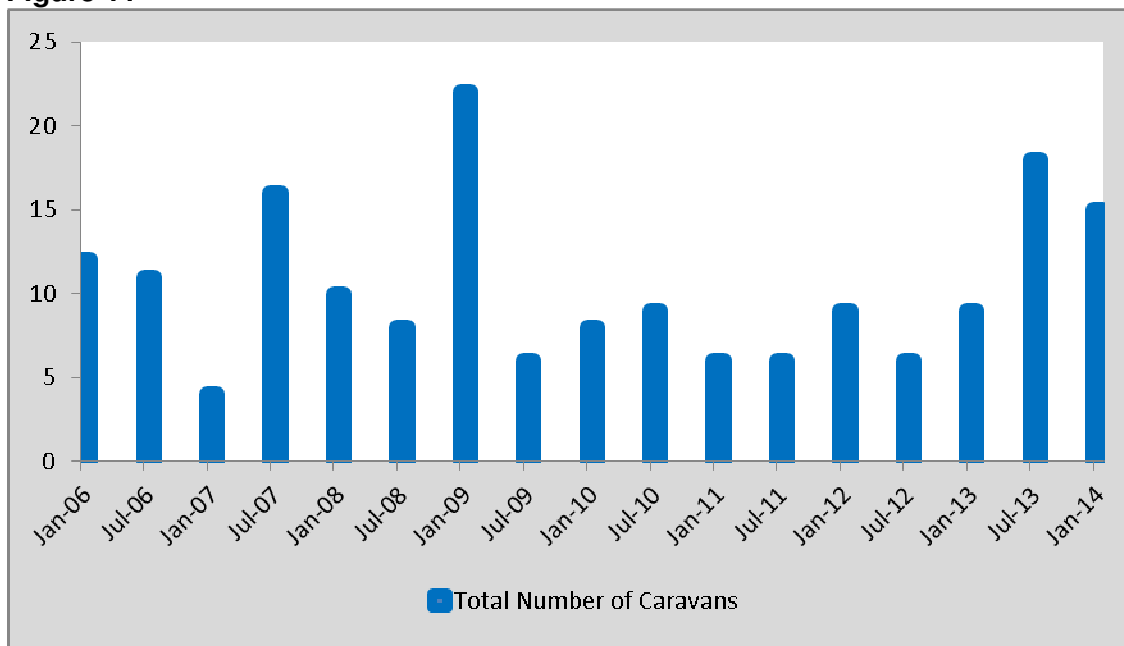
Gypsy and Traveller Pitches

Despite the deletion of CDP Policy H14 the monitoring of Gypsy and Traveller caravan sites within the city is still an important indicator. Although the July 2009 count was initially thought to represent a blip in caravan provision, given the 8 subsequent counts had shown a return to stable 2008 levels, the Count for July 2013, represents a further jump in occupied pitches, however the count in Jan 2014 showed a slight decline. This trend will continue to be monitored on a 6 monthly basis in line with DCLG data.

It is important to note however that all sites within Coventry are either privately owned or managed and are all authorised.

Appendix 1 provides detailed data to support Figure 11.

Figure 11



Source: The DCLG 6 monthly count of caravan sites.

Since its publication in March 2012 the NPPF requires consideration to be given to maintaining a 5 year supply of adequate pitches for Gypsies and Travellers. The Councils Gypsy and Traveller Needs Assessment identified the refurbishment of the site at Siskin Drive as being sufficiently adequate to meet identified needs up to 2017. This assumed the site would be regenerated for 15 pitches, including the 4 currently occupied. This equated to one more pitch than was considered necessary to meet the identified need.

Although the needs assessment only covers the next 4 years, it is clear that the planned provision surpasses the initial need over the next 4 years, and can with a reasonable degree of confidence, be assumed to be sufficient for at least an additional year.

To support this view, the Siskin Drive site has now secured HCA funding to deliver the regeneration of the site.



L-R: New housing development at New Century Park and new homes at Wood End (the NDC regeneration area).

Housing Land Supply

Completions in 2012/13 showed an increase on 2011/12 delivery to 994 net dwellings, which represents the 3rd highest level of completions in the last 25 years. Completions in 2013/14 were higher still at 1099 net, the highest net completion rate for 5 years. The housing trajectory suggests that the level of net completions is expected to remain at similar or higher levels in coming years, with every chance that this will then be maintained for the foreseeable future.

Despite the perceived on-going uncertainties within the national and local economy, housing delivery in Coventry appears to have responded well, and is showing good signs of strengthening. This year's completion figure has seen the 3rd consecutive annual increase since 2010.

It must be noted however that this trajectory does represent a 'snap shot' in time, with early projections between 2013 and 2018 comprising sites which are considered deliverable and which suffer from minimal constraints (if any). Sites within the later parts of the plan are considered developable, but in some cases are restricted by some site specific constraints (such as land contamination, viability or existing uses).

The amount of already committed schemes and identified SHLAA sites means the Council is currently able to demonstrate a full 15 year land supply against the 2008 RS. This is set against the rolling annual requirements identified in Table 1 (as amended to reflect actual performance between 2001 and 2014). This requirement assumes a continuation of the 2008 RS target for 2011-2021 (830 dwellings per annum) through to 2028.

Having regard to the 2009 Core Strategy requirement, as phased for the Coventry Administrative Area (Table 2 above), the Council is able to identify sufficient sites to cover the requirements for the next 5 years. At the current time however projected completions from deliverable and developable sites is expected to drop below the cumulative requirement from 2020. This is set within the context of the step change for housing delivery in Coventry promoted by the RS Phase 2 Review and the 2009 Core Strategy.

In terms of the initial OAN for Coventry, evidenced through the Coventry and Warwickshire SHMA (2013), the Council is able to identify sufficient sites to cover the requirements for the next 5 years. At the current time however projected completions from deliverable and developable sites is expected to drop below the cumulative requirement from 2023.

In addition to identified supply, it is reasonable to assume that additional housing will come forward from windfall sites, especially on small sites (less than 5 dwellings), which are not covered by the SHLAA process. As such, a small allowance has been made for the later years of the plan based on local circumstances and average delivery since 1991. No allowance is included within the first 5 years to prevent the risk of double counting existing small site commitments.

Following its publication in March 2012 the NPPF requires authorities to add a 5% buffer to their housing land requirements. In areas where there has been persistent under delivery of housing this buffer is to increase to 20%. It is the Council's view that given the circumstances within which the housing market has operated in recent years and that delivery of housing across Coventry has been strong, and substantially above longer term trends that a 5% buffer is a reasonable basis for assessing the land supply position. This is further justified by the Council having demonstrated and maintained a 5 year supply of deliverable housing land at all times (as evidenced by public examination and inquiry).

Notwithstanding this, Table 4 (below) clarifies the position in terms of the number of years of supply that can be identified, based on the first 5 years' deliverable sites. Comparisons can then be made with both a 5% and 20% buffer using the final row of data. A % figure in excess of 105%

suggests a 5% buffer is demonstrated whilst a figure in excess of 120% ensures a 20% buffer is also shown. Table 4 also considers the 5 year supply in the context of both the ‘Liverpool’ and ‘Sedgefield’ approaches to calculating 5 year supply.

Appendix 4 contains the details behind the components of housing land supply, whilst Appendix 5 provides the detailed data to support the Council’s housing trajectories.

Table 4 – 5 Year Housing Land Supply Position

	2008 Adopted RSS 2013-2018		2009 Core Strategy 2013-2018		2013 Joint SHMA 2013-2018	
	Liverpool	Sedgefield	Liverpool	Sedgefield	Liverpool	Sedgefield
Total 5 Year Supply	7,784	7,784	7,784	7,784	7,784	7,784
Total 5 Year Requirement	3,963	3,589	6,737	6,816	6,049	6,345
Requirement Annualised	793	718	1,347	1,363	1,210	1,269
Number of Years Supply	9.82	10.84	5.78	5.71	6.43	6.13
Supply as a % of requirement	196%	217%	116%	114%	129%	123%

* All requirements include a 5% buffer in accordance with Paragraph 47 of the NPPF and are amended to reflect past performance.

The overarching strategy objectives of the 2 plan lead requirements is the promotion of urban regeneration and renaissance by focusing development on PDL and preventing the release of valuable Greenfield and Green Belt land unless a need (relating to 5 year supply) is demonstrated. Performance clearly shows that at this time such a need does not exist and that there are sufficient sites within the existing urban area to continue the strategic approach to urban regeneration.



L-R: New housing developments at Bannerbrook, Wood End (the NDC regeneration area) and Torrington Avenue.

4 Economy & Employment

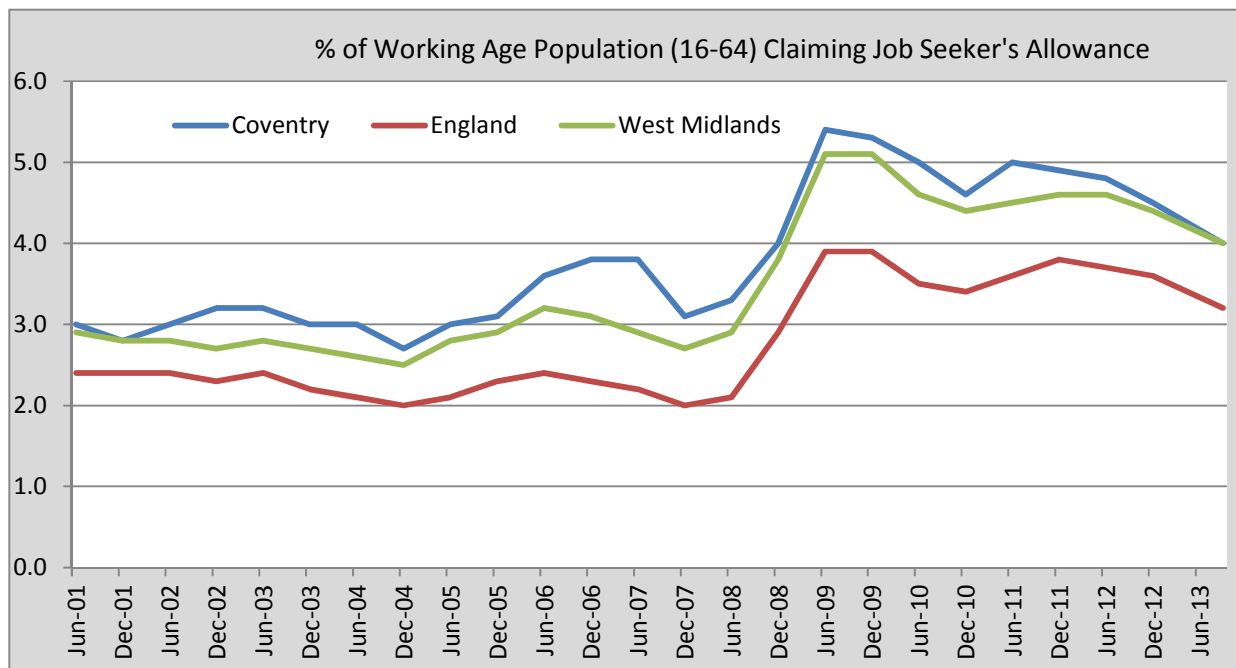
Policy Aim

The policy aim for the Economy & Employment chapter of the Coventry Development Plan 2001 is:

"To provide sufficient land of a range of quality and size to strengthen and diversify the economic base of the City, in order to maximise employment and minimise economic disadvantage"

Overall Economic Situation of Coventry

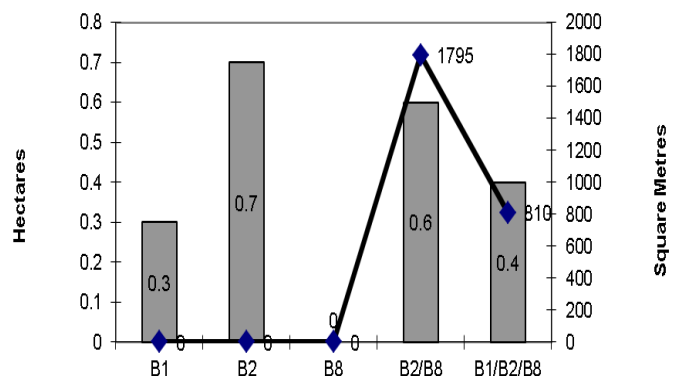
The unemployment rate in Coventry remains above those of both the West Midlands and England as a whole. The recent trend is downward however, signalling the beginnings of an economic recovery. The downward trend in Coventry over the last year also appears to be stronger than both regional and national trends.



B-Class (employment) completions

There were completions on three sites during the year to 31st March 2015. In Coventry, the largest of these completions was Unipart Eberspacher Exhaust Systems at Durbar Avenue. The other 2 completions were at Siskin Drive and although outside the city area the former Peugeot Ryton site. In 2014 there was one completion at the former Acetate site (4ha) and 7ha at Ryton which forms part of Coventry's employment land as part of the former RSS and now the Duty to Cooperate process.

Completions by Use Class 2013



<table border="1"> <thead> <tr> <th></th> <th>Completed Site Area (Ha)</th> <th>Completed Floor space (sq.m)</th> </tr> </thead> <tbody> <tr> <td>2015</td> <td></td> <td></td> </tr> <tr> <td>B1/B2</td> <td>4</td> <td>1705</td> </tr> <tr> <td>B2</td> <td>2.6</td> <td>7800</td> </tr> <tr> <td>B8</td> <td>11</td> <td>41700</td> </tr> </tbody> </table>		Completed Site Area (Ha)	Completed Floor space (sq.m)	2015			B1/B2	4	1705	B2	2.6	7800	B8	11	41700	<p style="text-align: center;">Employment Land Completions 2000-2015</p> <table border="1"> <caption>Employment Land Completions 2000-2015 (Estimated Data)</caption> <thead> <tr> <th>Year</th> <th>Green (Ha)</th> <th>PDL (Ha)</th> </tr> </thead> <tbody> <tr><td>2000/01</td><td>18</td><td>4</td></tr> <tr><td>2001/12</td><td>2</td><td>12</td></tr> <tr><td>2002/03</td><td>0</td><td>10</td></tr> <tr><td>2003/14</td><td>4</td><td>7</td></tr> <tr><td>2004/15</td><td>2</td><td>8</td></tr> <tr><td>2005/16</td><td>1</td><td>10</td></tr> <tr><td>2006/17</td><td>1</td><td>4</td></tr> <tr><td>2007/18</td><td>0</td><td>20</td></tr> <tr><td>2008/19</td><td>5</td><td>4</td></tr> <tr><td>2009/10</td><td>0</td><td>3</td></tr> <tr><td>2010/11</td><td>2</td><td>1</td></tr> <tr><td>2011/12</td><td>0</td><td>2</td></tr> <tr><td>2012/13</td><td>0</td><td>2</td></tr> <tr><td>2013/14</td><td>0</td><td>4</td></tr> <tr><td>2014/15</td><td>0</td><td>18</td></tr> </tbody> </table>	Year	Green (Ha)	PDL (Ha)	2000/01	18	4	2001/12	2	12	2002/03	0	10	2003/14	4	7	2004/15	2	8	2005/16	1	10	2006/17	1	4	2007/18	0	20	2008/19	5	4	2009/10	0	3	2010/11	2	1	2011/12	0	2	2012/13	0	2	2013/14	0	4	2014/15	0	18
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<p>B-Class (employment) completions 2000-2014</p> <p>The table (right) shows the percentage of employment development that was completed on previously-developed land in Coventry between 1st April 2012 and 31st March 2014.</p> <p>100% of employment completions were on previously-developed land in 2012/13. This is the same as the 12-year average, also 100%; however this hides a wide range of % completions of PDL between 2000 and 2012, with figures ranging from 14% in 2000/01 to 100% in 2007/08 and 2011/12. 2013/14 saw 100% of completions on PDL.</p>	<p style="text-align: center;">Completions by Use Class 2015</p> <table border="1"> <caption>Completions by Use Class 2015 (Data from Chart)</caption> <thead> <tr> <th>Use Class</th> <th>Site Area (Ha)</th> <th>Gross Internal Floor space (sq.m)</th> </tr> </thead> <tbody> <tr> <td>B1/B2</td> <td>4</td> <td>1705</td> </tr> <tr> <td>B2</td> <td>2.6</td> <td>7800</td> </tr> <tr> <td>B8</td> <td>11</td> <td>41700</td> </tr> </tbody> </table>	Use Class	Site Area (Ha)	Gross Internal Floor space (sq.m)	B1/B2	4	1705	B2	2.6	7800	B8	11	41700																																																			
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Employment land under construction

There were two employment site under construction at 31st March 2015. The largest was at the former Jaguar Brown's Lane (Lyons Park) and the other was at the former Bell Green goods yard in Foleshill.



Picture: Completed manufacturing unit at Wickmans Drive.

Total (employment) land supply

As at March 2015 a number of sites had not commenced. These include several larger sites including part of Jaguar Browns Lane (12.5 hectares), Friargate (15 hectares) and land at Jaguar Whitley (9 hectares). Also included is the 31ha site (with outline consent) at the former Peugeot factory in Ryton, which despite being in Rugby Borough forms part of Coventry's employment land supply in accordance with the RSS, and more recently on-going agreements between the two councils. A number of completions have taken place over the last 2 years and are detailed in the appendix to this chapter. The remainder of the sites are all smaller than 5ha in size and total 8 hectares.

In 2013/14 there was 85ha of employment land supply. In 2014/15 the total supply remained at 85ha. The employment appendices sets out more detail.



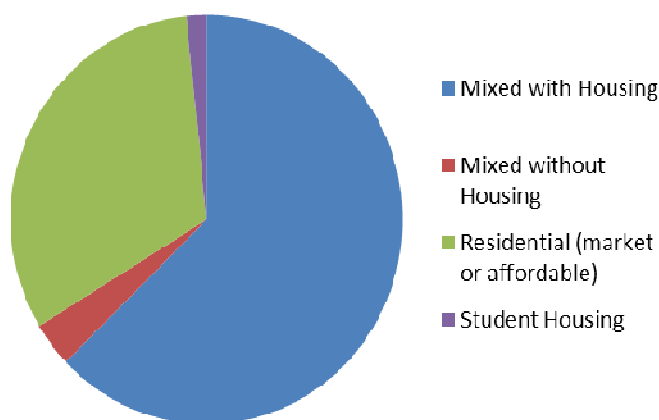
Picture: Completed Lex Autolease, Old Church Road.

Churn of (employment) land

The 'churn' of employment sites to alternative uses continues to be experienced throughout Coventry. This has become increasingly common and, amongst other things, reflects the restructuring of the local economy over the last 15 years or so.

The chart (right) shows the mix of uses that have been brought forward on 'churn' sites, since 2004 (at varying stages of development). It should be noted that this chart differs to previous years by considering the site area as opposed to site numbers. A common theme emerging through this data is the continuing conversion of city centre offices to student accommodation.

Ha of Employment Land to Alternative Uses since 2004



Overall position:

The market for B-class (employment land) development remains weak, but there are positive signs in the local economy, such as the fall in Job Seekers' Allowance claimant count (unemployment rate). The total supply of employment land with planning permission stands at nearly 85Ha. The challenge to the market is to now implement those permissions, especially the very large sites that can make a significant contribution to job creation in the city. Whilst the level of building activity remains low, largely due to the lack of confidence in the economy, the range and choice of sites with planning permissions in Coventry, means the city is in a strong position when the economic recovery starts to gather pace.

The 'churn' of (mainly industrial) sites continues, making a good contribution to the range of homes with planning permission, as well as enabling the redevelopment of the remainder of the sites for employment generating uses. This indicates that CDP Policy E8 continues to work well.

5 SHOPPING

Policy Aim

The Policy aim for the Shopping chapter of the Coventry Development Plan (2001) is:

"To develop and maintain a range of defined Centres across the City to provide the highest possible quality shopping and other services and meet the needs of the whole community in locations accessible by a choice of means of transport."

Policy Review

In early 2012 the National Planning Policy framework came into force. This requires a sequential test to planning applications for main town centre uses not in a defined centre. The NPPF also establishes the hierarchy of centres principle and also requires an impact assessment for proposals outside defined centres, where the proposal is over 2500sqm.

- Total retail floor space completed in 14/15: 965 sq.m. gross in non CC sites.

New shopping developments proposed in this Plan are focused on the central Shopping Area, the Major District Centres and Local Centres.



Policy Performance

Policy S 1: Shopping Strategy;

The Policy has been used as a part of the consideration of proposals for the expansion of Major District and District Centres, to respond to out-of-centre proposals as described below.

Policy S 2: Major District Centres

Policy S 3: Foleshill Gasworks Major District Centre

Any proposal for further shopping development beyond 20,430 sq.m. will be considered against Policy S 11.

Policy S 4: District Centres

Policy S 5: Local Centres

These policies have continued to be used successfully to facilitate small-scale extensions and changes of use for premises within centres and to expand the wider role of centres.

These policies have also been used as the basis for parts of Core Strategy Policy SC 1.

Policy S 6: Ground Floor Units in Defined Centres

Policy S 6 continues to work well in achieving an appropriate mix of uses in centres.



Policy S 9: Local Shops

Policy S 10: Catering Outlets

Policy S 11: Edge-of-Centre and Out-of-Centre Retailing

Outside centres, Policy S 9 has continued to provide a firm basis to assess proposals for expansion and changes of use of shops as in previous years. The Policy remains an important part of the Shopping Strategy in guiding development in appropriate locations.

Policy S 10 has continued to be used satisfactorily to respond to applications for cafes and restaurants (Class A3 use) and hot food takeaways (Class A5 uses)

Policy S 11 has continued to be used satisfactorily to respond to applications for edge-of-centre and out-of-centre retailing.

More detailed discussions of events relating to a number of the CDP Policies are contained in the Appendix.



6 Access and Movement

Policy Aim:

The Policy aim for the Access and Movement chapter of the Coventry Development Plan (2001) is:

“To improve accessibility for the whole community, with particular regard for the needs of disabled people, by promoting new or improved means of public transport, walking and cycling and by reducing reliance on the private car. Policies are also intended to improve access to regeneration areas, improve social equity and minimise any adverse effects on the environment.”

Policy Review:

The National Planning Policy Framework sets out overall national strategic transport policy context. Locally, transport policy is set out in the West Midlands Local Transport Plan (LTP) a strategy to 2026.

Policy AM1: An Integrated, Accessible and Sustainable Transport Strategy

The main objective of this policy is to ensure that all members of the community can easily reach the destinations they need by a range of transport modes. This policy sets a strategic approach to ensuring that the planning process promotes development in appropriate and accessible locations, and encourages an extensive transport network for all modes of travel.

The City Council has continued to work closely with developers to promote new developments in accessible locations. Where accessibility issues may arise, the City Council has continued to seek mitigation and supporting measures whether through financial contributions from developers or on-site highway works. For example the Friargate development will see the construction of a major new office development near Coventry Station in a highly accessible location. This has helped to lever in £12.8m of Regional Growth Funding to construct a new bridge deck over the ring road. This will significantly improve pedestrian and cycling links between the city centre and the station area.

The 2011 LTP sets out a transportation strategy for the West Midlands Metropolitan area. The government provides capital grant funding to support the delivery of LTP's.

In 2012/13, the settlement for Coventry was £5.39m. In 2013/14, the settlement was £4.8m. The 2013/14 Transportation Capital Allocation report sets out a detailed programme of local transport schemes which will assist in meeting the objectives and targets of the West Midlands LTP and CDP.

The City Council has continued to seek additional funding resources to boost



transportation investment. Recent examples include European funding to support City Centre public realm projects, Regional Growth Funding for the Whitley Bridge Scheme, Local Sustainable Transport funding to support Cycle Coventry and Department for Transport funding to construct a Cycle Safety Scheme on Ansty Road and Pinch Point funding to delivery the South West Coventry Junction Improvement Programme.

Policy AM2: Public Transport

This policy promotes the use and development of the public transport system across the city. The predominant form of public transport in Coventry is bus travel and the City Council has continued its work with Centro and bus operators to improve bus services and infrastructure.

A new bus only second entrance to Pool Meadow Bus Station has been completed to improve access, punctuality, and reduce congestion.

Work is underway to deliver improved rail services on the Coventry North/South Corridor as part of the NUCKLE scheme. Package 1 will be complete by 2015 and will see construction of a new station at the Ricoh Arena, platform extensions at Bedworth Station and new station at Bermuda Park. Package 2, to be completed by 2016, will see delivery of a new bay platform at Coventry Station.

Proposals are being developed as part of the Coventry Station Masterplan, including a Multi storey car park, new station entrance with retail building, new drop off point, new pedestrian boulevard linking station to the city centre and a public transport interchange for buses.

Policy AM3: Bus Provision in Major New Developments

The policy aims to ensure that bus



Commented [AU1]: New entry photo of PMBS

Commented [AU2]: NUS/ LPS

services are integrated into all new large developments.

The University of Warwick has been continuing to invest in new and existing bus services across the city for students and staff as part of their Travel Plan and section 106 agreement. As part of the 'South West Coventry Junction Programme', a new dedicated Bus Interchange to increase capacity and provide space for five buses at any one-time will be in place in 2014/15.

Policy AM4: Bus Priority Measures

The policy objective is to promote the implementation of bus priority measures at suitable locations to improve the reliability of bus services. A new contra-flow bus lane on White Street has now been constructed to support access for buses into Pool Meadow Bus Station.

Policy AM5: Bus Park and Ride

The policy supports the development of additional park and ride sites.

The Park and Ride in Memorial Park is now served by Stagecoach services X17 and X16. This gives passengers a new Sunday service, plus earlier morning and later evening buses. Additionally, the X16 has been extended to Willenhall via London Road to cover the 27 service.

AM6: Hackney Carriage Ranks

The objective of the policy is to ensure that taxi ranks are provided in suitable locations. The Council continues to monitor usage and demand for facilities whether through new development proposals or major highway schemes.

Policy AM7: Rail Services

The policy objective is to encourage the construction of new rail stations and promote the enhancement of existing rail facilities.



As part of NUCKLE project, Package 1, a new station at the Ricoh Arena is scheduled to complete in 2015. Package 2 will see delivery of a platform at Coventry Station.

Implementation of the Coventry Station Masterplan will help further enhance facilities at Coventry station.

Policy AM8: Improving Pedestrian Routes

The objective of this policy is to encourage safer pedestrian routes across the city.

Building on the success of previous award winning public realm enhancement schemes in the City Centre, further schemes are now planned including Gosford St/Coventry University Campus, Canal Basin/J1, Belgrade Junction, Lidice Place and Queen Victoria Road.

Completed schemes include Broadgate Square, Upper Trinity Street, Gosford Street / Cox Street Junction, Station to Bull Yard, Cox Street / Fairfax Street Junction, Pool Meadow Additional Access, White Street Coach Park, Little Park Street / New Union Street Junction, High Street/Trinity Street and Council House Square. Gosford Gate is currently under progress.

As part of the South West Coventry Junction Improvement Programme a number of public realm improvements are planned in 2014/15:- Gibbet Hill Road – central campus, outside Warwick Arts Centre, Gibbet Hill Road/University Road/Scarman Road roundabout and Gibbet Hill Road/Leighfield Road.

Policy AM 11, 12, and 13: Improving Cycling Facilities, Cycling in New Developments and Cycle Routes

The objective of these policies is to encourage cycling through the improvement of cycle facilities and cycle routes.

The cycle network is continually being improved in combination with new



developments including the implementation of cycle parking.

The City Council and Centro have secured £7m for cycling improvements from the Local Sustainable Transport Fund. The scheme entitled Cycle Coventry covers areas to the south west and north west of the city. The scheme is improving facilities for cyclists by creating new cycle routes and installing more cycle parking. The first route from the city centre to Westwood Business Park and Tile Hill Station via Canley has now been completed. It includes new pedestrian and cycle crossings, as well as new cycle paths along Hearsall Common, Canley Road, Charter Avenue and Mitchell Avenue. Sections of the Sowe Valley Path have also been upgraded (pictured) and made fully accessible for cyclists, wheelchair users and pushchairs.



Policy AM14 and 15: Roads and Highway Authority Road Schemes

The policy objective is to promote and encourage new roads to complete the strategic road network across the city.

1 Whitley Bridge scheme, is now underway, which will improve access to employment .

2 The road improvement at the junction of Long Lane/Tamworth Road is not currently programmed to take place.

Policy AM 16: Other Road Schemes

Four schemes are shown on the Proposals Map. Only Tollbar (A45/A46) junction remains outstanding. This project is being led by the Highways Agency, funding has been committed for the scheme and construction is now underway.

As part of the South West Coventry Junction Improvement Programme a

City Centre Cycle Cordon Survey 07:00-12:30 (Inbound and Outbound)						
2001	2003	2005	2007	2009	2012	2013
894	862	844	725	964	1218	1162

City Centre Pedestrian Cordon Survey 07:00-12:30 (Inbound and Outbound)						
2001	2003	2005	2007	2009	2012	2013
1548	1618	1639	1788	2994	1935	1682

number of junction improvements to relieve congestion are planned in 2014/15, in conjunction with the University Of Warwick:- A45/Kenilworth Road, Charter Avenue/Mitchell Avenue roundabout, Gibbet Hill Road/University Road, Gibbet Hill Road/Kenilworth Road/Stoneleigh Road, Gibbet Hill Road at Gibbet Hill campus, A45/Sir Henry Parkes Road, Westwood Way/Mitchell Avenue, Kirby Corner Road/Charter Avenue/Lynchgate Road roundabouts, A45/Broad Lane and Tile Hill Lane towards the city centre.

A pinch point package on Hinckley/Ansty Road A4600 near the Hospital will see improvements to several busy road junctions. This is being done in conjunction with the University Hospital who are carrying out improvements to car parking and access arrangements.

Policy AM20: Road Freight

The West Midlands LTP has a policy to encourage 'Sustainable and Efficient Freight Transport'.



BUILT ENVIRONMENT

Policy Aim

The Policy aim for the Built Environment chapter of the Coventry Development Plan (2001) is:

"To achieve a high quality built environment throughout Coventry, not only for its own sake, but to maintain the attraction of the City as a good place in which to live, work, play, invest and visit."

Policy Review

The Sustainability Supplementary Planning Document has been adopted, which incorporates travel plans, walking and cycling. It details seven key requirements that relate to achieving a more sustainable built environment. The Coventry Urban Design Guidance SPG is a more detailed explanation of Policy BE2, including eight principles of urban design. Work is progressing on the City Centre Urban Design Framework SPD, City Centre Streetscape Design Guide, and the Highway Design Guide.



City Centre

Policy Performance

Transport Corridors and Gateways (BE 4 – BE7)

Road Corridors

The corridors identified are the Foleshill Road/Longford Road/Bedworth Road Corridor, and another two sections of road corridors, Stoney Stanton Road (south of Sewall Highway junction) and Walsgrave Road Corridor (Gosford Street to Ball Hill) which is part of a priority corridor. Work has been undertaken to improve the centres of Foleshill and Longford.

The Primelines major scheme project has been completed across the City. Ongoing improvements continue through the Bus Showcase scheme. The regeneration of Far Gosford Street is well underway with financial support from the Heritage Lottery's Townscape Heritage Initiative



Walsgrave Road

and Advantage West Midlands to invest in historic buildings and streets.

The Canal Corridor

In 2008, the results of a botanical survey conducted by the Habitat Biodiversity Audit / Wildlife Sites Project, on behalf of the City Council, informed a decision to include the whole length of the Coventry Canal as a provisional Local Wildlife Site (pSINC) in the emerging Core Strategy.

Gateways

A consultant's study on corridors indicated ideas for Gateways along the Foleshill Road. There are a list of potential gateway, public art and feature lighting at key locations in this corridor. Subject to future funding, gateway features will be introduced as part of the public realm in the Stoney Stanton Road corridor. The Walsgrave corridor has a strategy to enhance the quality and appearance of the corridor as an ambassadorial route and gateway into the City Centre. The Far Gosford Street improvements will contribute to the Sky Blue Way entrance to the City.

The Historic Environment (BE 8 – BE 15)

There are over 301 statutorily listed Buildings (21 at grade I, and 24 at Grade II*); over 295 locally listed buildings; 16 Conservation Areas; 10 Scheduled Monuments (including 11 parts of the city walls) and 4 Registered Parks & Gardens in the City. This constitutes a rich and visible heritage, which needs to be protected, enhanced and interpreted. In many cases this obvious backbone of the historic environment contributes significantly to a sense of place, most prominently in the three cathedrals area in the City Centre. On a smaller scale Allesley Village and Ivy Farm Lane derive their character principally from groupings of statutory and locally listed buildings. The long and grand-tree lined approach to the City along the Kenilworth Road and Joseph Paxton's London Road Cemetery demonstrate the contribution that nationally important historic landscapes make to the City.

This built heritage is valued by the



Canal Basin



Far Gosford Street



Kenilworth

community, which expects the Council to play the role of principal custodian. This is best undertaken in partnership with the many private owners of historic buildings in the City. Apart from nationally recognised landscapes, there is a growing realisation that the historic landscape can survive in open areas of the City such as in the Green Belt and in more built up areas along river valleys.

Coventry contains a wealth of archaeological sites ranging from a prehistoric village at Canley, to the extensive urban remains of one of Britain's principal medieval cities. Twentieth century events have dramatically altered the City's above ground appearance, but much of the historic medieval City still survives, buried below ground. Archaeological investigations are a source of major public interest and civic pride, showing them to be a rich cultural resource for learning, for recreation and enjoyment and a generator of tourism and inward investment for Coventry. In addition to the City's buried remains are rich mosaics of associated urban and rural landscape, which have a conservation value in their own right. They often contribute to the distinctive local character of an area, as well as being part of the historic fabric of the landscape and valued by the community. The Coventry Historic Environment Record (CHER) (including the Coventry Historic Landscape Characterisation) aims to enhance and synthesise the understanding of the historic and cultural origins and development of the present day landscape. The objective is to promote better management and understanding of the historic landscape resource; of the accommodation of continued change within it; and to establish an integrated approach to its sustainable management in partnership with other organisations. An integrated approach is being taken to planning for biodiversity, geodiversity, landscape and archaeological conservation within the City.



Priory Gardens



Far Gosford Street

Conservation Areas (BE 8 – BE 10)

A Character appraisals and management plans currently being prepared for Earlsdon. Policy BE9 has continued to form the basis of consideration of proposals.

Listed Buildings (BE 11-13)

Three new Listed Buildings have been designated. These were three churches designed by Basil Spence - St Chad, Wood End; St Oswald, Tile Hill; and St John, Willenhall. All were built between 1954 and 1957.

Locally Listed Buildings (BE 14)

No new buildings have been added to the Coventry Local List. Policy BE 14 has continued to form the basis for the consideration of proposals.

Archaeological Sites (BE 15)

Archaeological evaluations and watching briefs carried out on the Coventry Heatline pipeline from Whitley to the city centre discovered many finds and structures from the medieval city including part of an elaborate 14th century doorway from beneath the ring road. Several other watching briefs and evaluations were carried out in the City but without any significant new discoveries.

Archaeological excavations were carried out as part of the conservation of the Grade 1 listed Old Grammar School in Hales Street revealed evidence of the buildings use as a school from 1560 to 1880 including pencils, writing slates, marbles and coins. The medieval floor levels were found to be over 1.5m below the modern floor level with discoveries of stained glass and decorated floor tiles.



8 GREEN ENVIRONMENT

Policy Aim

The Policy aim for the housing chapter of the Coventry Development Plan (2001) is:

"To provide people with rich, accessible and diverse Green Spaces, linked to the surrounding countryside where possible, while ensuring effective conservation of wildlife, landscape and natural features, as important elements of a clean, healthy and sustainable environment."

Policy Review

Recent planning policy influences relating to this chapter:

- The Natural Environment and Rural Communities Act (2006), places a duty on all local authorities to have regard for biodiversity in the exercising of their duties.
- Planning and Climate Change, Supplement to Planning Policy Statement 1 (December 2007) includes, in paragraph 9, the need to conserve and enhance biodiversity.

Policy Performance

Policy GE 1: Green Environment Strategy

This is a Part 1 policy, which seeks to protect and enhance green space in conjunction with other agencies and the local community.

Coventry Green Space Standards are supplemented by an assessment of contributions where, in exceptional cases, it may not be possible or appropriate for a developer to incorporate the required level of Green Space provision on site. Section 106 agreements in 2013 - 2014 secured contributions amounting to £196,000 for investment in play provision. In 2014-2015 Section 106 agreements secured contributions amounting to £70,000 for investment in play provision.

Policies GE 2; GE 3; GE 9: Green Space Provision and Enhancement

The above policies are particularly concerned with the provision and enhancement of Green Space. Strategic areas of Green Space that have been enhanced since 2012 include:

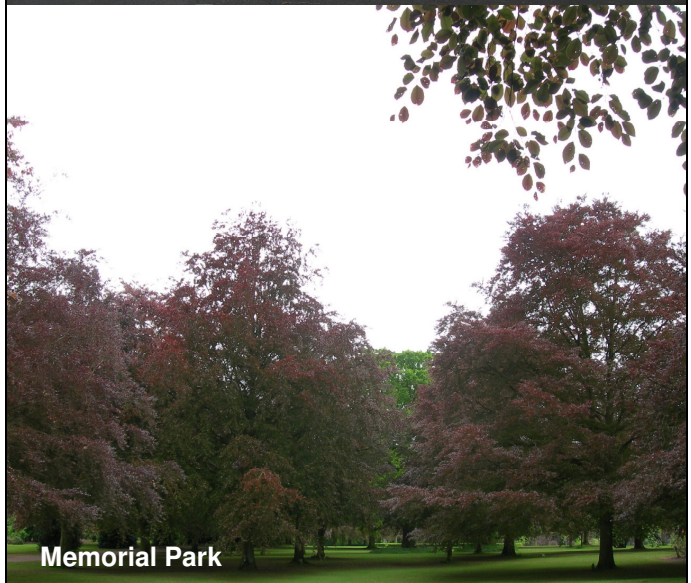
- Ancient Arden Landscape, including extensive public footpath network
- Cannon Park Green Wedge, including Canley Regeneration Area
- Coundon Hall Park Community Woodlands
- Coundon Wedge Countryside Management
- Sowe Valley Green Wedge (Access to Nature Project)

Policies GE 4; GE 10: Protection of Outdoor Sports Facilities

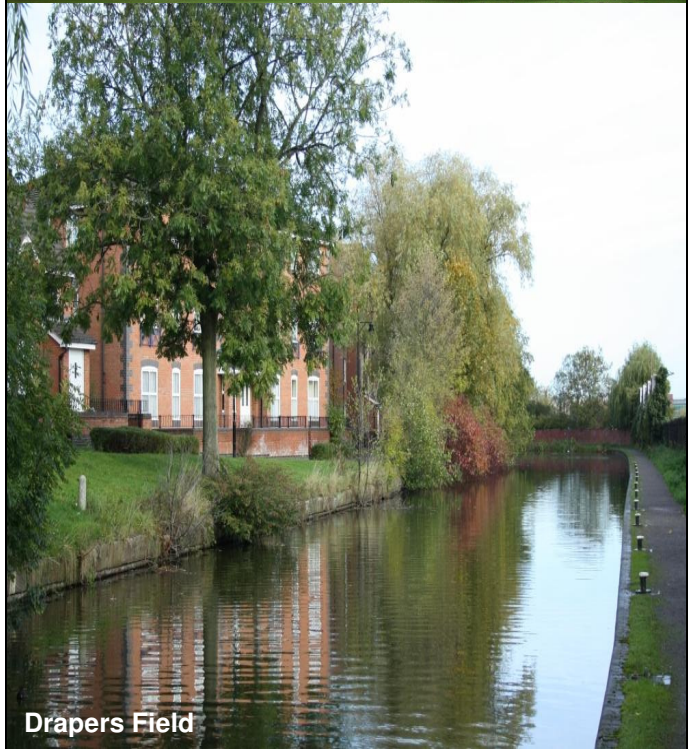
By deterring proposals for inappropriate development, these policies have continued to effectively protect both the quantity and



Earlsdon



Memorial Park



Drapers Field

quality of outdoor sports facilities, with no sites lost to inappropriate development

Policy GE 5: Allotments

This policy seeks to protect allotment gardens from inappropriate development. There are two components to the policy. Firstly, the loss of the allotment gardens must not result in unmet demand for allotments within a reasonable walking distance. Secondly, that local green space must be enhanced overall by the development or by compensatory measures. No allotment sites were lost to development in 2012/2013 and 2013/14.

Policies GE 6; GE 7: Green Belt

The City Council's Green Belt policies continue to be strictly applied, in accordance with Government policy, with no applications for significant new development being granted planning permission between 2014 and 2015 using the RSS specification for Green Belt monitoring. The CDP Green Belt policies have effectively sustained the emphasis on protecting the City's Green Belt from inappropriate development, promoting positive management and enhancement, and where necessary supporting the planning appeal and enforcement process.

Policy GE 8: Urban Green Space

This Policy has continued to effectively protect both the quantity and quality of Urban Green Space within the City. In certain instances, proposals have reduced Urban Green Space where it has been enhanced overall by the development or by compensatory measures, in accordance with the Policy.

Policy GE 9: Green Space Provision in New Housing Developments

This policy ensures that Developer will provide sufficient good quality Green Space in new housing development to meet local needs.

Policies GE 11 – GE 15: Nature Conservation and Landscape

This suite of policies seeks to protect and enhance sites and features of differing nature conservation and landscape importance.

Protection of designated sites

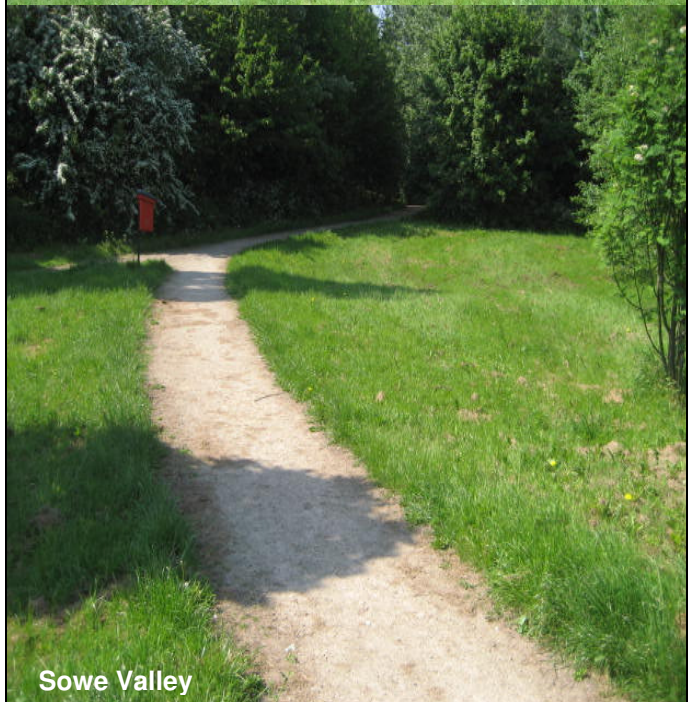
The CDP has a strong policy to protect designated Sites of Special Scientific Interest



Coundon Wedge



Whitefriars Park



Sowe Valley

(SSSI), Local Nature Reserves (LNR), and Coventry Nature Conservation Sites (CNCS), as shown on the Proposals Map. The strength of this Policy has resulted in no permissions being granted since the adoption of the CDP in 2001 that would have an adverse impact on these sites.

Section 106 agreements in 2014 – 2015 secured contributions amounting to £132,297 for investment in Biodiversity enhancements.

With reference to the national Single Data List 160 reporting for improved Local Biodiversity, the independent review produced by Warwickshire Museum Field Services for the City Council, concludes that 62% of Local Wildlife and Geological Sites in the local authority area are undergoing positive conservation management.

In 2014/15, approximately 135 trees were planted and 202 were felled also in 2014/15 around 18 trees were planted and 50 were felled at Coombe Abbey Country Park, owned by the City Council.

2014/15 Parks, Open Spaces and Woodlands (excluding Coombe County Park):

Highways
 Felling – 143
 Planting – 77

Parks & Woodlands
 Felling – 59
 Planting – 58

This monitoring report includes only trees planted at min of 14-16cm Extra heavy Standard.

Tree Preservation Orders
 7 new Tree Preservation Orders totalling 10 trees were served in 2014 – 2015



Memorial Park



Brownhill Green Allotments



Coundon Wedge

9 Policy Aim

The Policy aim for the Built Environment chapter of the Coventry Development Plan (2001) is:

"To promote the continued development of well located social, community and leisure facilities to meet the needs of the Coventry community, both locally and City-wide".

<p>Policy Review</p> <p>Gross Social, Community and Leisure completions 15,563 square metres</p>	
<p>Policy Performance</p> <p>Policy SCL 1: Social, Community, Leisure and Indoor Sports Facilities</p> <p>This is a Part 1 policy and establishes principles rather than being a detailed measurable policy. It is encouraged that SCL proposals are located which are accessible to and meet the needs of Coventry people by a choice of means of transport.</p>	
<p>Policy SCL 2: Large Social, Community, Leisure and Indoor Sports Facilities</p> <p>There were several developments completed during this monitoring period, including</p> <ul style="list-style-type: none"> • Stoke House Lloyd Crescent. Outline Application for the demolition of a Secure Unit C2A and erection of a 70 bedroom Care Home. • Henley College where 2,803 square metres has been created for an engineering block, four storey teaching block with student services, new entrance and atrium. • The Westwood Academy, Mitchell Avenue – 4,776 sq.m new engineering academy. • Ernesford Grange School and College – demolition and erection of 1,938 sq.m new secondary school and special education needs facility. • St. Thomas More School – demolition of existing school and erection of 2 storey primary school. • Richard Lee Primary School – Redevelopment of 3,282 sq. to create new school. 	

There are a number of schemes that are currently under construction which overall forms up to 200,000 square meters of proposed development (including University Of Warwick Master plan area). These are:

- University of Warwick Campus, Gibbet Hill road. Development for university purposes including construction of buildings for academic teaching, research, social and admin uses, sports and cultural facilities.
- Corner of Blackwell Road and Foleshill Road, three storey development comprising of commercial/retail, mosque and educational uses including parking/service yard, landscaping, access to highway, boundary and surface treatments. 22 parking spaces.

Policy SCL 3: Small Social, Community, Leisure and Indoor Sports Facilities

There have been a limited number of completions in relation to small-scale SCL developments including several changes of use schemes. They are accessible to their local communities by walking and cycling but they are also, in almost every case, accessible by at least a radial bus route and, in some cases, by a more extensive network.

Policy SCL 7: Schools and Colleges of Further Education

Over 50,000 pupils attend the 116 local authority schools across the City. There are 86 Primary Schools, 19 Secondary Schools, 11 Special Schools and Hillfields Early Excellence Centre.

There were three notable completions. The first included a new development at Henley College where 2,803 square metres has been created for an engineering block, four storey teaching block with student services, new entrance and atrium.

The second included the demolition and rebuild of Whitmore Park Primary School, Halford Lane. This represented an overall loss of 924 square metres of educational space.

The third completion included 1,855 square metres of new educational floor space at Alderman’s Green Primary School.



There are numerous schools that enjoy planning permission that are under construction These include:

- The Westwood Academy, Mitchell Avenue – 4,776 sq.m new engineering academy.
- Ernesford Grange School and College – demolition and erection of 1,938 sq.m new secondary school and special education needs facility.
- St. Thomas More School – demolition of existing school and erection of 2 storey primary school.
- Richard Lee Primary School – Redevelopment of 3,282 sq. to create new school.
- Redevelopment of Henley College to include demolition of existing engineering block, classrooms and student services and erection of new engineering block, four storey teaching block with student services, new atrium and main entrance, external alteration is under construction



Policy SCL 8: Coventry University

Coventry University continues to grow, expand and acquire existing buildings for their academic needs although no active developments occurred during this period including sites under construction or with planning permission.

Policy SCL 9: University of Warwick

The University of Warwick has considered the amount of development it will need over a 10 year period broken down into various types of land use:

- academic teaching and research
- student accommodation
- support services (meaning central administration, library services, social, catering and sports facilities)
- "other" (comprising arts centre, students' union, conference facilities and new initiatives).

One site has been developed on the campus site situated on University Road where a 2,000 square metre plant sciences building has been created.



Policy SCL 10: Health and Social Care

- Stoke House Lloyd Crescent. Outline Application for the demolition of a Secure Unit C2A and erection of a 70 bedroom Care Home.

Policy SCL 12: Local Health and Social Care Facilities

Health care facilities under construction include: the Hillfields Health Centre and Russell street car park, Howard Street and land between Howard Street and Harnall Lane West, and a mix-use development on Banner Lane which is to include a surgery and dentist.

The development of the process can be to secure the social and community and leisure element further to the generation.

Policy SCL 14: Re-use or Redevelopment of Facilities

The primary indicator to measure performance is to assess the level to which existing social, community and leisure facilities are lost to other uses.

Core Strategy Sustainable Communities Indicators

SC 3 Local Community Facilities

Indicator: % of new community facilities located in a designated centre or within close proximity of public transport.

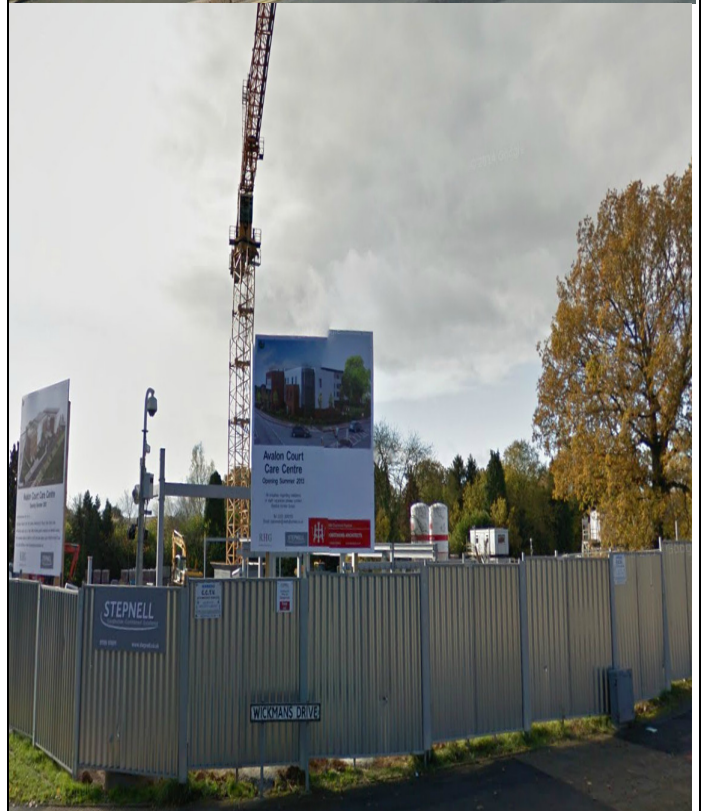
Target: 100% of facilities to be located in centres or within close proximity of public transport.

Output: 0% - which shows the progress against the SC3 target.

Indicator: number of community facilities lost to other use classes.

Target: To minimise the loss of facilities unless replaced or proved to be redundant.

Output: please refer to policy SCL4.



10 CITY CENTRE

Policy Aim

The Policy aim for the City Centre chapter of the Coventry Development Plan (2001) is:

"To develop the full potential of the City Centre by making it a more attractive place for all the community and the wider Sub-region. This means:

- ***a vibrant and entertaining market place;***
- ***a living heart;***
- ***warm and welcoming public spaces;***
- ***making it accessible to all; and***
- ***sparkling through good design and management."***

Policy Performance – General Policies

Policy CC 1: City Centre Strategy

The overall role, position and character of the City Centre referred to in Policy CC 1 has not significantly altered over the past 2 years.

Policy CC 2: A Vibrant and Entertaining Market Place

Policy CC 3: A Living Heart

Policy CC 4: New Housing Sites

Policy CC 5: Sites and Areas with a Substantial Housing Element

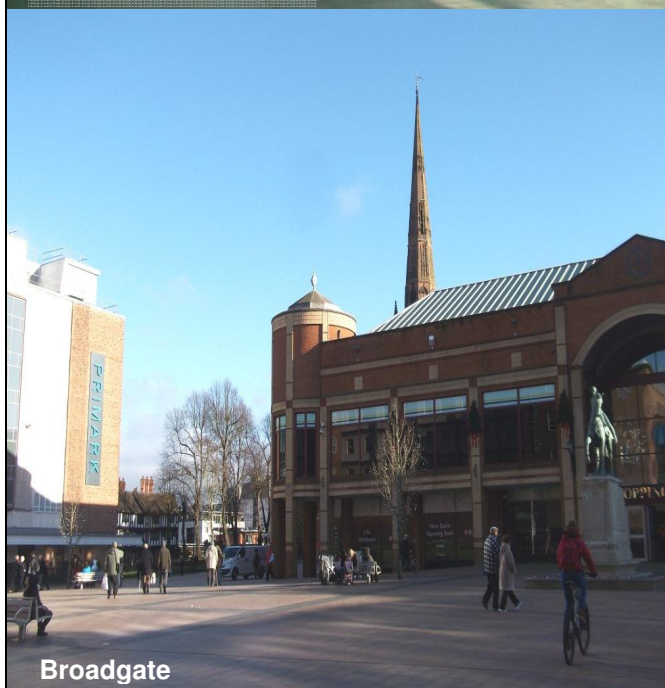
Policy CC 6: Warm and Welcoming Public Spaces

Policy CC 6 continues to be used as the justification for environmental schemes not identified in Policy CC 7. Work around Coventry University's campus has been completed in part and discussions are on-going with regard to future development of Coventry University:

- public realm works to Broadgate, Gosford Street, Corporation Street and New Union Street have been completed and work is on-going in the area around High street and Jordan Well

Policy CC7: Major Environmental Improvement Schemes

Works to Broadgate, and New Union Street have been completed. Works continue on improving the public realm across the city centre.



Policy CC 8: Accessible to All**Policy CC 10: Public Car Parking****Policy CC 11: Sparkling through Good Quality Design and Management****Policy CC 12: Distinctive Area****Policy CC 13: (Central Shopping Area)**

has continued to be used generally to respond to proposals and suggestions both inside and outside the CSA.

Any planning applications to implement schemes will involve the use of current CDP policies until they are replaced by the Core Strategy and City Centre AAP.

Policy CC 18: (West End Area)

has been little used in the past 2 years as no major new developments have come forward.

Policy CC 21: (Southside Area)

has been little used in the past 2 years as no major new developments have come forward.

Policies CC 23 and CC 24: (Queens Road/Butts Area)

have continued to be used to guide proposals for changes to A3 (cafes and restaurants) and A5 (takeaway) uses in Butts.

Policies CC 25 and CC 26: (Station Area and Station Area Sites)

The "Friargate" Masterplan continues to be refined and work is underway on the new bridge deck across the ring road.

Policy CC 27: (Parkside Area)

has been little used in the past 2 years as no major new developments have come forward.

Policy CC 30: (Coventry University Area)

has been used to consider further proposals in the University's development programme.



Herbert Art Gallery and Museum



Belgrade Plaza



Policy CC 33: (Cathedral Area)

has been little used in the past 2 years as no major new developments have come forward.

Policies CC 34, 38 and 39: (Phoenix Area)

has been little used in the past 2 years as no major new developments have come forward.

Policies CC 40 to CC 43: (Ring Road Area)

has been little used in the past 2 years as no major new developments have come forward.

Policies CC 44 to CC 45: (Swanswell)

has been little used in the past 2 years as no major new developments have come forward. Redevelopment of the former Coventry and Warwickshire Hospital site continues.



Severn Trent Offices and Car Park



Appendix 1 - Housing Chapter Data Tables

Figure 1, 2 and 3 - Housing Completions, Demolitions and Conversions: 2001-2013

	2001/02	2002/03	2003/04	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	Totals	Average 01-15
Gross New Build Completions	639	879	591	757	847	1,278	1,315	671	567	497	778	1,023	957	1,092	11,891	849
Net Conversions	4	34	27	90	70	80	33	29	44	220	180	50	156	118	1,135	81
Total Completions	643	913	618	847	917	1,358	1,348	700	611	717	958	1,073	1,113	1,210	13,026	930
Demolitions	101	287	284	429	226	193	199	20	115	12	37	79	15	94	2,091	149
Net Completions	542	626	334	418	691	1,165	1,149	680	496	705	921	994	1,098	1,116	10,935	727

Figure 3: Completions on Brownfield Land (PDL)

Year	Total Gross Completions	Of which (PDL)	Of which Greenfield	% on PDL
2001/02	643	575	68	89
2002/03	913	845	68	93
2003/04	618	551	67	89
2004/05	847	828	19	98
2005/06	917	747	170	81
2006/07	1,358	1,154	204	85
2007/08	1,348	1,248	100	93
2008/09	700	693	7	99
2009/10	611	599	12	98
2010/11	717	687	30	96
2011/12	958	922	36	96
2012/13	1,073	1,016	57	95
2013/14	1,098	1,099	11	100
2014/15	1,210	1,030	180	85
Total	13,011	11,994	1,029	92

Figures 5 and 6 - Type and Size of Dwellings Completed (New build only)

Number of Bedrooms	% of Annual Supply	Dwelling Type	% of Annual Supply
1 Bedroom	14%	House	63%
2 Bedrooms	33%	Flat	34%
3 Bedrooms	37%	Bungalow	3%
4+ Bedrooms	16%		

Figure 7 - City Centre Housing

Year	2001/02	2002/03	2003/04	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	Total
Total Completions (net)	542	626	334	418	691	1,165	1,149	680	496	705	921	994	1,095	1,116	10,932
Within City Centre	159	278	135	120	148	156	0	28	97	195	137	152	229	119	1,953
Outside City Centre	383	348	199	298	543	1,009	1,149	652	399	529	784	842	866	997	8,979
% within City Centre	29%	44%	40%	29%	21%	13%	0%	4%	20%	28%	15%	15%	21%	11%	18%

Figure 8 - Housing Completions for Registered Providers (RP's)

Category / Year	2001/02	2002/03	2003/04	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	Total
Completed	53	170	116	76	133	240	458	364	295	157	348	442	276	387	3,515
Rehabilitated	53	49	19	39	22	14	5	4	17	4	0	3	4	0	233
Lost Through Right to Buy	-252	-335	-479	-311	-174	-87	-72	-14	-11	-26	-30	-53	63	75	-1,706
Net Change	-146	-116	-344	-196	-19	167	391	354	301	135	318	392	217	312	1,766
% of total net completions	-	-	-	-	-	14	34	52	61	19	35	39	20	28	243

Appendix 1 - Housing Chapter Data Tables

Figure 9 - Vacant Dwellings

	Total Housing Stock (approximate)	Public Sector Vacancies	Private Sector Vacancies	Total vacancies	Of which longer than 6 months	Changes on previous year (All Vacants)	% of total stock vacant	% of total stock vacant >6 months
2001/02	126,460	1,883	2,876	4,759	2,368	-	3.76%	1.87%
2002/03	127,020	1,661	2,583	4,244	2,581	-515	3.34%	2.03%
2003/04	127,650	1,283	3,706	4,989	2,955	745	3.91%	2.31%
2004/05	127,640	1,349	3,430	4,779	2,287	-210	3.74%	1.79%
2005/06	127,950	1,033	3,552	4,585	2,042	-194	3.58%	1.60%
2006/07	128,580	783	3,442	4,225	2,053	-360	3.29%	1.60%
2007/08	129,500	636	3,793	4,429	2,375	204	3.42%	1.83%
2008/09	130,630	410	4,219	4,629	1,886	200	3.54%	1.44%
2009/10	131,340	452	3,729	4,181	1,914	-448	3.18%	1.46%
2010/11	132,130	332	3,835	4,167	1,565	-14	3.15%	1.18%
2011/12	132,890	349	3,594	3,943	1,495	-224	2.97%	1.12%
2012/13	133,800	316	3,847	4,163	1,455	220	3.11%	1.09%
2013/14	134,780	270	3,362	3,632	1,445	-531	2.69%	1.07%
2014/15	135,875	253	3,047	3,300	1,273	-332	2.43%	0.94%

Data from 2004 onwards taken from ONS Live Tables 615 and 125. Data for 2001-2004 derived from previous monitoring tables.

Figure 10- Density of Completions

Year	% >99 dph	% 50-99 dph	% 30-49 dph	% <30 dph	% >30 dph
2001/02	6	21	64	9	91
2002/03	26	18	50	6	94
2003/04	22	11	40	27	73
2004/05	22	26	34	18	82
2005/06	24	34	23	19	81
2006/07	44	24	14	18	82
2007/08	18	62	8	12	88
2008/09	23	30	37	9	91
2009/10	31	56	0.3	12.7	87
2010/11	41	11	12	36	64
2011/12	7	30	42	21	79
2012/13	9	51	28	12	88
2013/14	14.6	0.7	75	9.7	90
2014/15	17	11	26	46	54

NB: Figures based on gross completions on completed sites

Appendix 1 - Housing Chapter Data Tables

Figure 11 - Gypsy and Traveller Pitches

Count	Authorised sites (with planning permission)		Unauthorised sites (without planning permission)				Total All Caravans
	Number of Caravans		Sites on land owned by Gypsies		on Sites on land not owned by Gypsies		
	Socially Rented	Private	"Tolerated"	"Not tolerated"	"Tolerated"	"Not tolerated"	
Jun-15	0	16	0	0	0	31	47
Jan-14	0	15	0	0	0	0	15
Jul-13	0	18	0	0	0	0	18
Jan-13	0	9	0	0	0	0	9
Jul-12	0	6	0	0	0	0	6
Jan-12	0	9	0	0	0	0	9
Jul-11	0	6	0	0	0	0	6
Jan-11	0	6	0	0	0	0	6
Jul-10	0	9	0	0	0	0	9
Jan-10	0	8	0	0	0	0	8
Jul-09	0	6	0	0	0	0	6
Jan-09	0	22	0	0	0	0	22
Jul-08	0	8	0	0	0	0	8
Jan-08	0	10	0	0	0	0	10
Jul-07	0	11	0	0	0	5	16
Jan-07	0	4	0	0	0	0	4
Jul-06	11	0	0	0	0	0	11
Jan-06	12	0	0	0	0	0	12

Source: The DCLG 6 monthly count of caravan sites

Appendix 2 - CDP Housing Allocations

Status of CDP Principal Housing Sites (Policy H8) at: 1st April 2014.

Site		CDP Indicative Capacity	Progress
H8 1	Jaguar Radford	600	Site completed.
H8 2	Westwood Heath	335	Site completed.
H8 3	Foxford School	319	Site completed.
H8 4	Oak Farm	243	Site completed.
H8 5	Lyng Hall School	185	Planning permission granted for 178 dwellings
H8 6	Chace Avenue	181	Site completed.
H8 7	Highfield Road	175	Site completed.
H8 8	Houldsworth Crescent	174	Site completed.
H8 9	Banner Lane (west)	168	Site completed.
H8 10	Mount Pleasant	167	17 units left under construction - rest of site completed
H8 11	Narbeth Way (south)	90	Site completed.
H8 12	Potters Green Road	71	Site completed.
H8 13	Midland Sport Centre	113	Site completed.
H8 14	Woodway Lane	67	Site completed.
H8 15	John Shelton School	66	Site completed.
H8 16	Hereward / Tile Hill Colleges	58	Site completed.
H8 17	Remembrance Rd	57	Site completed.
H8 18	Templers School, Tile Hill	49	Site completed.
H8 19	Halford Lane	43	Site completed.
H8 20	Bagington Fields	40	Site not developed.
H8 21	Windridge Close	40	Site not developed.
H8 22	Cryfield	36	Site completed.
H8 23	Grindle Road	35	Site completed.
H8 24	Aldermans Green School	35	Majority of site completed. Approximately 0.28Ha of land outstanding.
H8 25	Stoke Heath Primary School	35	Site not developed. Has been retained for education.
H8 26	Banner Lane	33	Site completed.
H8 27	Widdrington Road	27	Site completed.
H8 28	Watery Lane Depot	27	Site completed.
H8 29	Windmill Road Depot	70	Site completed.
H8 30	Carneys Longford Road	25	Site completed.
H8 31	Cromwell Street	25	Site not developed.
H8 32	Lockhurst Lane	25	Site completed.
H8 33	Websters / EMR – Mixed Use	105	Site not developed.
H8 34	Walsgrave Hill Farm	500	Site not developed.
H8 35	Elms Farm	70	Site not developed.

NB: The City Centre Principle Housing Sites (CC4) and Mixed Use proposals with a housing element (CC5) are identified in the City Centre Appendix section of this AMR.

Appendix 3 - Residential Completions 2014/15

Sites	Ward	Total Gross Completions	GF/PDL
Jaguar Cars Browns Lane Site 2	Bablake	36	PDL
R/O 22-44 Christchurch Road	Bablake	11	GF
41-49 Thompsons Road	Bablake	2	PDL
Fernhouse Farm Tamworth Road	Bablake	1	PDL
Land off Skipworth Road	Binley and Willenhall	41	GF
314a Willenhall Lane	Binley and Willenhall	1	PDL
536 Binley Road	Binley and Willnehall	4	PDL
Land Adjacent to 6 Lichfield Road	Cheylesmore	1	PDL
38 Moor Street	Earlsdon	3	PDL
80 Lockhurst Lane	Foleshill	28	PDL
Land adj 25 Springfield Road	Foleshill	1	PDL
Adj 181 Old Church Rd	Foleshill	1	PDL
6 Arthur Street	Foleshill	1	PDL
WOOD END, MANOR FARM PHASES 1A2-1A4	Henley	103	PDL
Land East of Brade Drive	Henley	17	GF
568 Woodway Lane	Henley	13	PDL
Adj Canberra Rd and 319 Aldermans Green Rd	Henley	7	PDL
Brade Drive	Henley	1	PDL
Land off Burnaby Road	Holbrook	94	PDL
Land at Taunton Way	Holbrook	47	GF
Land to South of Lythalls Lane	Holbrook	39	PDL
Land at Beake Avenue	Holbrook	12	PDL
110-112 Holbrook Lane	Holbrook	0	PDL
Land between 47 and 57 Grange Road	Longford	1	PDL
16 Delage Close	Longford	1	PDL
Pennygate Lentons Lane	Longford	-1	PDL
Peugeot Phase 3 North and East	Lower Stoke	100	PDL
New Century Park Allard Way	Lower Stoke	89	PDL
2 Brays Lane	Lower Stoke	6	PDL
29 Bromleigh Drive	Lower Stoke	3	PDL
36 Morris Avenue	Lower Stoke	2	PDL
Land Adj 22 Stoke Green	Lower Stoke	1	PDL
Land Between 5 & 29 Hollis Road	Lower Stoke	1	PDL
10 Coombe Street	Lower Stoke	1	PDL
44 Humber Avenue	Lower Stoke	1	PDL
29 Meriden Street	Sherbourne	1	PDL
53a Evenlode Crescent	Sherbourne	-1	PDL
Burges House Ironmonger Row	St Michaels	67	PDL
Harnall Lane East and Adelaide Street and Castle Street	St Michaels	45	PDL
R/O 120-124 Far Gosford Street	St Michaels	29	PDL
Callice Court 155 Far Gosford Street	St Michaels	12	PDL
RO 30-32 Britannia Street	St Michaels	12	PDL
Travelodge Broadgate	St Michaels	11	PDL
1-3 Burges	St Michaels	8	PDL
121-157 Gulson Road	St Michaels	4	PDL
6 Coombe Street	St Michaels	2	PDL

Appendix 3 - Residential Completions 2014/15

Paxton Lodge, London Road	St Michaels	1	PDL
40 Brighton Street	Upper Stoke	10	PDL
178 Nuffield Road	Upper Stoke	1	PDL
403 Walsgrave Road	Upper Stoke	1	PDL
45 Brentwood Avenue	Wainbody	1	PDL
28 Old Mill Avenue	Wainbody	1	PDL
Former City College Torrington Avenue	Westwood	98	PDL
Canley Regeneration Site Prior Deram Walk	Westwood	63	GF
97 Conway Avenue	Westwood	2	PDL
Land R/O 67 Cromwell Lane	Westwood	1	GF
31-33 Allesley Old Road	Whoberley	6	PDL
Land West of Banner Lane	Woodlands	126	PDL
234 Broad Lane	Woodlands	1	PDL
Former Cauldon Pub St Austell Road	Wyken	34	PDL
Garage Area Triumph Close	Wyken	3	PDL
Garages at Ventnor Close	Wyken	3	PDL
55a Belgrave Road	Wyken	-1	PDL
Totals		1,210	-
Demolitions		94	-
Net Total		1116	-

of which PDL	936	-
of which GF	180	-
of which Conversions	118	-
of which City Centre	119	-

Situated inside the City Centre boundary as defined by the 2001 CDP

Appendix 4a - Extant Planning Permission

165 Browns Lane ful/2015/253	Bablake	0.03	09/03/2015	2	S	PDL	Erection of two dwellings on land to rear of 165 Browns Lane	Scheme deemed suitable through the granting of planning permission.	Site is available now for development.	Site appears unconstrained and achievable inside the first 5 years.				2										
Land adjacent 16 Fullers Close ful/2014/3629	Bablake	0.06	28/11/2014	2	S	GF	Erection of 2 detached bungalows with garages on area of vacant land	Scheme deemed suitable through the granting of planning permission.	Site is available now for development.	Site appears unconstrained and achievable inside the first 5 years.				2										
34 Fivefield Road ful/2014/1042	Bablake	0.04	20/05/2014	2	S	GF	Erection of two detached dwelling houses on land adjacent to existing properties	Scheme deemed suitable through the granting of planning permission.	Site is available now for development.	Site appears unconstrained and achievable inside the first 5 years.		2												
Allesley Post Office 127 Birmingham Road FUL/2013/0750	Bablake	0.03	27/08/2013	1	M	PDL	demolition of existing post office building and development of a new house.	Scheme deemed suitable through the granting of planning permission.	Site currently occupied by Post Office. Site therefore constrained in terms of availability.	Scheme appears to require minimal alterations and is considered viable and achievable in the short term.		1												
Leys Farm Harvest Hill Lane ful/2014/2050	Bablake	0.03	26/09/2014	1	S	GF	Demolition of farm house and erection of a replacement dwelling, conversion of existing outbuilding to a new separate dwelling reusing existing access - net gain of 1	Scheme deemed suitable through the granting of planning permission.	Site is available now for development.	Site appears unconstrained and achievable inside the first 5 years.	1													
Land off Middle Ride out/2014/1740	Binley and Willenhall	10.2	28/08/2014	249	S	GF	Erection of up to 257 dwellings with the demolition of 8 dwellings to support access - net gain of 245	Scheme deemed suitable through the granting of planning permission.	Site is identified as vacant and readily available now for development.	Site appears unconstrained and achievable inside the first 5 years.		49	100	100										
Land east of 25 St James Lane and Adjacent To And Containing 483 London Road - OUT/2015/0040	Binley and Willenhall	0.20	13/04/2015	12	S	GF	Erection of 12 dwellings comprising four 2 storey dwellings and eight 2.5 storey dwellings. Net gain is 12 dwellings as 483 is retained. Supersedes previous permission on St James Lane.	Scheme deemed suitable through the granting of planning permission.	Site is currently clear and vacant and ready to be developed.	Site appears unconstrained and achievable inside the first 5 years.				12										
193 Princethorpe Way OUT/2012/1997	Binley and Willenhall	0.31	16/01/2013	10	M	PDL	Proposed demolition of a vacant day care community centre and the erection of 10 dwellings.	Scheme deemed suitable through the granting of planning permission.	The existing buildings on site are vacant but will require clearance. The site is readily available for development.	The site appears constrained by existing buildings, whilst the market may not support a viable development at this time.								10						

Appendix 4a - Extant Planning Permission

Wood End, Henley Green and Manor Farm Regeneration Area. - R/2008/1801	Henley	174	22/10/2009	662	S	PDL	Major regeneration scheme within the north east of Coventry. The first phase is now complete with phase 2 well under way. So far 406 new homes have been completed with significant clearance. A further 8 are under construction and 968 planned for development over the coming years. These are to be offset by the demolition of a further 308 existing homes meaning a net gain of 662 is expected over the plan period.	Site has previously been designated a new deal for communities area and has already benefited from grant funding and new development. Scheme deemed suitable through the granting of planning permission.	A large degree of demolition has already occurred leaving considerable areas of land free and available for redevelopment. Some Greenfield sites are also to be developed, which are also currently vacant and available for development.	Scheme is already benefiting from grant funding and will continue to be the recipient of this. Three developers are signed up to the delivery of this scheme. The timetable is set out to try and accommodate a reasonable and realistic delivery plan, which reflects the updated masterplan for the area.	65	65	80	80	80	80	80	80	80	52				
Land Rear of the Boat Inn Shilton Lane FUL/2013/0473	Henley	5.4	27/06/2013	98	S	GF	erection of 98 new build dwellings on former private sport field to the rear of public house	Scheme deemed suitable through the granting of planning permission.	Site is clear and vacant and available now for development.	Site appears unconstrained and achievable inside the first 5 years.		18	60	20										
Jack Ball House 468 Woodway Lane FUL/2014/4143	Henley	0.5	12/03/2015	28	S	PDL	refurbishment and conversion of care provision (non-self-contained) to 20 self contained units with 8 new build bungalows - net gain of 28 units	Scheme deemed suitable through the granting of planning permission.	Site has been identified by owners as readily available for conversion, refurbishment and expansion	Site appears unconstrained and achievable inside the first 5 years.								28						
Land east of the Chestnut Pub Lismore Croft FUL/2014/4079	Henley	0.40	18/03/2015	19	M	PDL	Erection of 17 No. flats of 1 bedroom and 2 No. flats of 2 bedrooms	Scheme deemed suitable through the granting of planning permission.	Site has been identified by owners as readily available for conversion, refurbishment and expansion	Site appears unconstrained and achievable inside the first 5 years.		19												
Site of, and land adjacent to: The Former Chesnut PH, Brade Drive FUL/2013/2564	Henley	0.4	25/02/2014	10	S	PDL	Conversion of former pub to 10 flats. Permission also includes the 4 new build flats on land to the rear of the former pub, which have now commenced	Scheme deemed suitable through the granting of planning permission.	Building is vacant and available for conversion now	Site appears unconstrained and achievable inside the first 5 years.	10													
11a Hall Lane FUL/2012/1414	Henley	0.04	26/09/2012	3	M	PDL	Proposed clearance of existing commercial units and erection of 1 house and 2 flats.	Scheme deemed suitable through the granting of planning permission.	The existing buildings on site are vacant but will require clearance. The site is readily available for development.	The site appears constrained by existing buildings, whilst the market may not support a viable development at this time.									3					

Appendix 4a - Extant Planning Permission

23-24 Queens Rd FUL/2014/2202	St Michaels	0.01	10/09/2014	1	S	PDL	conversion of office premises to large HMO - gain of 1 home	Scheme deemed suitable through the granting of planning permission.	Site is available now for development.	Site appears unconstrained and achievable inside the first 5 years.	1																
19 Queens Road FUL/2014/4008	St Michaels	0.01	26/01/2015	1	S	PDL	Change of use from offices to 14 bedroom house in multiple occupation (HMO) - gain of 1 property. Replaces permission FUL/2014/1510	Scheme deemed suitable through the granting of planning permission.	Site is available now for development.	Site appears unconstrained and achievable inside the first 5 years.	1																
17 Queens Road FUL/2014/4075	St Michaels	0.01	09/02/2015	1	S	PDL	Change of use from offices to 13 bedroom house in multiple occupation (HMO) - gain of 1 property.	Scheme deemed suitable through the granting of planning permission.	Site is available now for development.	Site appears unconstrained and achievable inside the first 5 years.	1																
49 Bramble Street FUL/2014/1319	St Michaels	0.01	21/07/2014	1	S	PDL	Demolition of existing garage/store and toilet and erection of extension to form self-contained one bedroom dwelling	Scheme deemed suitable through the granting of planning permission.	Site is available now for development.	Site appears unconstrained and achievable inside the first 5 years.		1															
155 St Georges Road ful/2014/4161	St Michaels	0.02	06/02/2015	1	S	PDL	Demolition of existing redundant shop with flat over to replace with two terraced houses and first floor extension to No.155 net gain of 1	Scheme deemed suitable through the granting of planning permission.	Site is available now for development.	Site appears unconstrained and achievable inside the first 5 years.						1											
Coach House at 16a Queens Road PA/2013/2034	St Michaels	0.02	07/11/2013	1	S	PDL	conversion under PD of office unit to 1 house	Scheme deemed suitable through the granting of planning permission.	Site is identified as vacant and readily available now for development.	Site appears unconstrained and achievable inside the first 5 years.	1																
74 Far Gosford Street	St Michaels	0.01	25/03/2015	1	S	PDL	To construct one additional studio flat	Scheme deemed suitable through the granting of planning permission.	Site is available now for development.	Site appears unconstrained and achievable inside the first 5 years.	1																
Friargate Regeneration Scheme - OUT/2011/0036	St Michaels	13.5	27/07/2011	400	L	PDL	Likely apartment lead scheme at high density. Scheme to be linked into the redevelopment of the train station area. Approximately 400 dwellings based on floor space assumptions from the Master plan.	Scheme deemed suitable through the granting of planning permission.	Parts of the site have been cleared, however other parts remain occupied. Delivery of the scheme is likely to be phased, linked to market conditions.	Delivery of the scheme is likely to be lead by the demand for employment space and infrastructure funding. Expect delivery to be spaced over a number of years and commence later in the plan period.											100	100	100	100			

Appendix 4a - Extant Planning Permission

Evening Telegraph Site - Land East of Upper Well Street and south of Lamb Street - OUT/2011/0254 + OUT/2011/0253	St Michaels	1.02	25/08/2011	230	M	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. Permission is for 145 apartments over 2 parts of the site and approximately 85 student cluster flats.	Majority of site remains in active use and is not readily available. Representations by site owner 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 by the landowner through representations.	Site granted planning permission in 2011 for mixed use development including a significant residential aspect. Site located within a highly sustainable location, and offers an excellent regeneration opportunity. Site developers have suggested delivery of the scheme within the near future, however market concerns have led to a medium term projection.							145	85					
5 to 7 Lower Holyhead Road - REN/2013/0804	St Michaels	0.07	27/06/2013	47	S	PDL	Demolition of existing warehousing and retail and provision of new purpose built student studio apartments.	Scheme deemed suitable through the granting of planning permission.	Existing warehousing is yet to be demolished however it is vacant, derelict and unused. This suggests a limited short term constraint.	Existing building does not demonstrate a significant constraint. The site is located in a strong area for student purpose built accommodation suggesting good viability. Delivery remains uncertain at this present time however due to constrained availability and uncertainty over student needs.							47						
Former St Marys RC School, Lansdowne Street FUL/2013/0849	St Michaels	0.89	26/07/2013	11	S	PDL	Previous residential scheme has now been superseded by a care facility with 56 beds across 3 clusters and 8 supported living suites. Recorded as a total of 11 dwellings to meet specific area of housing need.	Scheme deemed suitable through the granting of planning permission.	Site is clear and available now for development.	Recent permission for a scheme identified for a short term delivery satisfying a specific area of housing need. Viability is not expected to be an issue.									11				
Former Lyng Hall School Playing Field Blackberry Lane (H8:5) OUT/2013/2335	Upper Stoke	5	10/01/2014	178	S	GF	Development of up to 178 houses on former unused and inaccessible playing fields of Lyng Hall School	Scheme deemed suitable through the granting of planning permission.	Site is clear and readily available.	Site appears unconstrained and achievable inside the first 5 years.									78	100			

Appendix 4a - Extant Planning Permission

71 Chandos Street FUL/2014/2013	Upper Stoke	0.01	13/08/2014	1	S	PDL	Proposed redevelopment of the existing 4 Bedroomed dwelling to form 2no. 1 Bedroomed flats.so net gain of 1	Scheme deemed suitable through the granting of planning permission.	Site is available now for development.	Site appears unconstrained and achievable inside the first 5 years.		1													
Poynton Birches Cryfield Grange Road - FUL/2013/2387	Wainbody	0.62	10/01/2014	3	S	PDL	Scheme is for the erection of 3 new dwellings in a high value part of the city.	Scheme deemed suitable through the granting of planning permission.	Previous residential property cleared a number of years ago. Site is now clear and available for development.	Site within a high profile and high value area and likely to have excellent viability. Expect deliverability within the short term.		3													
Land between 14-22 Fairlands Park out/2014/2934	Wainbody	0.2	17/11/2014	3	S	GF	Erection of 3 new dwellings	Scheme deemed suitable through the granting of planning permission.	Site is available now for development.	Site appears unconstrained and achievable inside the first 5 years.		3													
11 Gibbet Hill Road FUL/2013/1281	Wainbody	0.2	23/08/2013	1	S	PDL	demolition of existing house and development of 2 new homes - net gain of 1 - permission describes site as vacant so no constraints to provision	Scheme deemed suitable through the granting of planning permission.	Site is clear and readily available.	Site appears unconstrained and achievable inside the first 5 years.		1													
Land rear of Merton House Cryfield Grange Road FUL/2013/1793	Wainbody	0.6	29/10/2013	1	S	GF	erection of a new house on residential curtilage	Scheme deemed suitable through the granting of planning permission.	Site is clear and readily available.	Site appears unconstrained and achievable inside the first 5 years.		1													
5a Regency Drive FUL/2013/2390	Wainbody	0.12	03/01/2014	1	S	GF	erection of a new house on residential curtilage	Scheme deemed suitable through the granting of planning permission.	Site is clear and readily available.	Site appears unconstrained and achievable inside the first 5 years.		1													
Canley Regeneration Scheme - R/2009/0010 and FM/2012/2343	Westwood	117	31/03/2010	558	S-M	GF	Large scale regeneration programme for a total of 731 dwellings (gross) and 30 demolitions. First phase for 211 dwellings now with reserved matters with some conditions discharged and commencement summer 2013.	Development is due to predominantly occur on Greenfield sites, with restoration works in the existing area. New housing will also help fund enhanced infrastructure provision.	The majority of Greenfield sites are already free and available, with the final remediation works recently completed. Other Brownfield sites are scheduled for clearance to strengthen the availability of the scheme.	Scheme is largely owned by the Council. Sites within the scheme are being promoted by the Council to interested developers. First phase has now commenced suggesting no viability issues.	20	80	100	100	100	100	58								

Appendix 4a - Extant Planning Permission

Land west of Banner Lane and south of Broad Lane - R/2010/0746	Woodlands	26.50	01/09/2010	70	S	PDL	Scheme is for the mixed use redevelopment of the former Massey Ferguson / AGCO site. A number of early phases have now been completed (totalling 934) with 33 under construction and 70 un-started.	Scheme deemed suitable through the granting of planning permission.	Remainder of site yet to be completed is clear and available for development now.	Continuing development suggests strong viability and market demand. Past completion rates have been steady and this is expected to continue over the coming years.	10	60															
Tile Hill Social Club, Jardine Crescent FUL/2015/0206	Woodlands	0.58	16/06/2015	27	S	PDL	Scheme includes the demolition of a dilapidated community building and the erection of 400sq.m of retail space with 10 flats above and 17 houses built to the rear.	Scheme deemed suitable through the granting of planning permission and subsequent reserved matters	Previous community building has now been demolished and the site is clear. It is now considered readily available for development.	Site appears unconstrained and achievable inside the first 5 years.		27															
Land Between Broad Lane and Bush Close OUT/2013/1845	Woodlands	0.8	09/11/2013	19	S	PDL	Erection of 19 dwellings on former pub site which is now vacant and clear	Scheme deemed suitable through the granting of planning permission.	Site is available now for development.	Site appears unconstrained and achievable inside the first 5 years.		19															
Former Cauldon PH St Austell Rd	Wyken	0.6	14/03/2014	34	S	PDL	34 dwellings, previously occupied by a public house. Several schemes permitted, non implemented	Scheme deemed suitable through the granting of planning permission.	Site is available now for development.	Expected to be delivered in short term.		34															
Wyken Croft Primary School Wyken Croft FUL/2013/1063	Wyken	2.5	21/10/2013	1	S	PDL	Demolition and replacement of caretakers house	Scheme deemed suitable through the granting of planning permission.	Site currently occupied, therefore not considered available	Expected to be delivered in short term.				1													
Totals		316.67	-	5,419	-	-	-	-	-	Total	401	1,087	824	790	542	456	506	319	89	5	100	100	100	100	0		
				4,129						of which PDL	351	961	463	430	339	326	446	319	89	5	100	100	100	100	0		
				1,290						of which GF	50	126	361	360	203	130	60	0	0	0	0	0	0	0	0		

On sites of less than 5 dwellings	122
of which garden sites	8
Net windfall gain after garden plots discounted	114

Small Sites	11	24	24	38	9	9	4	3	0	0	0	0	0	0	0	0	0	0
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PP'S	5375
UC	1126
TOTAL SHLAA	13086
COMPS 11-14	2998
14/15 COMP	1116
WINDFALLS	300
	24001

Appendix 4b - Sites Under Construction

Highfield, Staircase Lane Allesley		2014/15	0.4	1	S	GF	1 house				1																
112 Hawkes Mill Lane		2014/15	0.2	1	S	PDL	1 house				1																
15 Nightingale Lane		2014/15	0.1	1	S	PDL	1 house				1																
32 Warwick Avenue		2014/15	0.005	1	S	PDL	1 house				1																
Former Coventry Health Care Barkers Butts Lane		2014/15	0.2	10	S	PDL	10 houses				10																
1 Crampers Field		2014/15	0.03	2	S	PDL	2 houses				2																
37 Far Gosford Street		2014/15	0.007	2	S	PDL	2 flats above shop				2																
Vantage Park Land at Junction of Pheonix Way Stoney Stanton Road		2014/15	0.4	2	S	GF	2 flats above pub				2																
3 Aldermans Green Road		2014/15	0.09	1	S	PDL	1 house				1																
89 Elmsdale Avenue		2014/15	n/a	1	S	PDL	conversion of 1 house to 2 flats - net gain of 1				1																
2-12 Honiley Way		2014/15	n/a	9	S	PDL	conversion of office premises to 9 flats				9																
2 Mickleton Rd		2014/15	n/a	1	S	PDL	conversion of a garage to 1 house				1																
168-172 Shakespeare Street		2014/15	n/a	2	S	PDL					2																
21 Queens Rd		2014/15	n/a	1	S	PDL	conversion of a commercial property to 1 house				1																
50-60 Queens Rd		2014/15	n/a	2	S	PDL					2																
3 Radcliffe Rd FUL/2014/3861		2014/15	n/a	-2	S	PDL	three self contained bedsits to a single dwelling house				-2																
32 Lower Ford Street FUL/2015/0159		2014/15	n/a	1	S	PDL	creation of new basement level flat				1																
26 Queens Rd FUL/2014/2787		2014/15	n/a	1	S	PDL	conversion of an office premises to a house				1																
Scanweave and Mickledore, 21 Allesley Old Road FUL/2014/3630		2014/15	n/a	1	S	PDL	conversion of an office premises to a house				1																
11 Foxglove Close FUL/2013/0495		2014/15	n/a	1	S	PDL	net gain of 1 house - converted to 1x3 bed and 1x5 bed property				1																
61-63 Dean Street FUL/2013/0495		2014/15	n/a	5	S	PDL	conversion of retail premises to 5 units - superseded previous permission for 2 units	Scheme deemed suitable through the granting of planning permission.	Existing building has been vacant since 2012 and is readily available for conversion.	Scheme appears to require minimal alterations and is considered viable and achievable in the short term.	5																
Totals			296	1,126	-	-	-	-	-	-	1,126	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
of which PDL				978							978	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
of which GF				148							148	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

n/a= conversions/cou where site area is not recorded for monitoring purposes

On sites of less than 5 dwellings	49
of which garden sites	1
Net windfall gain after garden plots discounted	48

Appendix 4c - SHLAA Sites within the Urban Area

F5	Cromwell Street, Bright Street	Foleshill	0.57	0.4845	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	0.2805	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.	15									15						
F7	Cromwell Street (H8:31)	Foleshill	0.57	0.4845	PDL	Situated within a predominantly residential area, the site is likely to be suitable for residential redevelopment	The site appears occupied and is therefore not considered available at this time.	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.	27									27						
F8	The Lockhurst Tavern (formerly the Rose Public House) Lockhurst Lane - REN/2011/0150	Foleshill	0.13	0.11	PDL	Scheme has been deemed suitable through the granting of planning permission. Despite permission expiring there does not appear to be any reasons or issues to suggest the scheme is no longer suitable	Site has now been cleared and although there remains some temporary structures the site appears broadly available for development.	The continuation of the existing use and the lower values likely to be generated from a flatted scheme in this specific location, suggests a longer term market delivery.	12									12						

Appendix 4c - SHLAA Sites within the Urban Area

LS2	Employment land between Brays Lane, Walsgrave Road and Harefield Road	Lower Stoke	0.49	0.4165	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	0.344	GF	Area of urban green space, which although situated in a low provision area, appears under used and of poor quality. It is situated to the rear of existing properties, and although access would require improvement a lower density development could help provide a useable and accessible green space or help enhance surrounding assets. The site also adjoins the railway line and main highway suggesting noise and air quality would require further assessment and mitigation. Separation distances to existing properties would also require attention. Site is considered suitable subject to overcoming constraints.	Site is in 2 separate ownerships but this is not expected to constrain availability	Site is likely to represent a viable development option.	10				10												
LS7a	Land at the Sphinx, rear of Siddeley Avenue	Lower Stoke	1.5	1.2	GF	Site comprises an area of naturalised urban green space. The site is well located adjacent to existing residential provision although access would require improvement. Site has been promoted with a view to releasing currently unused urban green space to help enhance adjoining sports facilities. The site would also offer an opportunity to create access to the brook stream to the south and provide useable and accessible public green space. This would be an essential element of bringing this site forward and justifying its suitability for development.	site is considered readily available	Site is likely to represent a viable development option, with clear opportunities to link into on-going developments on adjacent sites	36				36												

Appendix 4c - SHLAA Sites within the Urban Area

StM71	Land Known as Bishopgate	St Michaels	0.70	0.595	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 apartment scheme with build to rent option.	Site is readily available and situated in a suitable and sustainable location. Representations have identified a marketed opportunity for high density apartment development, with potential for build to rent scheme.	400																	
S3	Land between Rugby Stadium and Railway Line	Sherbourne	1.72	1.462	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.	Site is largely clear and 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								
S11	658 Allesley Old Road	Sherbourne	0.05	0.04	PDL	Scheme has previously been deemed suitable through the granting of planning permission. The site appears largely unconstrained and suitable for the development proposed	Site remains in active use, but would require minimal clearance to bring forward.	May be some small issues with decontamination, whilst the site is constrained by its availability at the current time. Delivery can be expected during the plan period though and expected to offer a viable development option	5									5								
S12	1-10 Mill Street	Sherbourne	0.08	0.068	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							

Appendix 4c - SHLAA Sites within the Urban Area

US3	27-31 Avon Street	Upper Stoke	0.14	0.119	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 in the future	Site appears largely unconstrained and achievable inside the next 5 years.	7														
US4	Land rear of 1 Wycliffe Road West	Upper Stoke	0.15	0.1275	PDL	Site is situated within a predominantly residential area and development is capable of creating a suitable residential environment, subject to ensuring suitable separation distances and access	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										
US6	Existing Topps Tiles site, Junction of Bell green Road and Nuffield Road	Upper Stoke	0.15	0.13	BF	Site is situated in a predominantly residential area and offers an opportunity to complement existing provision and enhance the existing street scene and built environment. Site is largely unconstrained and is considered suitable in principle.	Site is currently occupied by commercial operator but expected to be vacated as part of relocation proposals. As such site is expected to be available in the next year or so.	Site is likely to represent a viable development option.	7					7									
We9	Garages at Bramston Crescent	Westwood	0.16	0.136	PDL/GF	Site is situated within a predominantly residential area, whilst existing garage provision on site is derelict and unused. Subject to adequate design and management of parking provisions the site is considered suitable for residential development	site is available now for redevelopment.	Site appears largely unconstrained and achievable inside the next 5 years.	7				7										
Who1	40-44 Shakleton Road	Whoberley	0.13	0.1105	PDL	Site is situated within a predominantly residential area and is expected to offer a sustainable development opportunity, subject to appropriate design and relationship to adjacent properties and railway. Site is considered suitable in principle.	Site remains in active use and is not readily available. Representations however suggest longer term availability.	Existing use remains viable. A viable redevelopment opportunity remains expected during the plan period though.	6										6				

Appendix 4c - SHLAA Sites within the Urban Area

Wo29	Former garage site, 950 Broad Lane	Woodlands	0.18	0.153	PDL	Site is situated within a predominantly residential area as a previously developed site. Although the site appears to sit within an established flood plain this would appear to be effected by the culvert and will require further examination. Subject to mitigating this constraint (which appears manageable given the surrounding environment) and providing appropriate design and setting the site is considered suitable for development	Site is largely clear and vacant and readily available for development.	Site is likely to represent a viable development option.,	8																		
Wy18	Dartmouth School, Tiverton Road	Wyken	1.02	0.867	PDL	Site is situated within a predominantly residential area and development is capable of integrating well into the existing area, especially through good design. Due to the existing facility becoming surplus to requirements and not having any negative impact on surrounding community provisions the site is considered suitable in principle.	Site is currently in use as a temporary education facility, but is due to relocate to a new building in the coming year. Site is expected to become available following the move and justifies a short term delivery at this time.	Site is likely to represent a viable development option.	39																		
Wy20	Axholme House, Axholme Road	Wyken	0.2	0.17	PDL	Site is currently used as a quasi-residential facility however longer term intentions remain uncertain and flexible. Site is situated within a residential area and is considered suitable to be redeveloped for formal residential provision.	Site remains occupied at the current time and is not readily available. Site is expected to become available however during the later part of the plan period	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								
Totals			67.02	55.04	-	-	-	-	3,767	0	72	626	157	292	332	337	166	582	106	257	228	317	93	100	102		
									of which brownfield	3,454	0	51	521	100	185	332	337	166	582	83	257	228	317	93	100	102	
									of which greenfield	313	0	21	105	57	107	0	0	0	0	23	0	0	0	0	0	0	0

Appendix 5 - Housing Trajectory - Objectively Assessed Need (OAN) from the Coventry and Warwickshire Joint SHMA (2013)

Joint SHMA - OAN for Coventry	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31	Total
Past Completions (Gross New Build)	778	1,023	942	1,092	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3,835
Past Completions (Net Conversions)	180	50	156	118	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	504
Projections for Areas of Identified Supply																					
Sites With Planning Permission	-	-	-	-	401	1,078	832	789	544	456	506	319	89	5	100	100	100	100	0	0	5,419
Sites Under Construction	-	-	-	-	1,126	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1,126
SHLAA Sites	-	-	-	-	0	72	626	157	292	332	337	166	582	106	257	228	317	93	100	102	3,767
Proposed Site Allocations (Local Plan)	-	-	-	-	0	25	265	450	475	615	1,085	855	915	715	665	635	610	535	535	535	8,915
Proposed Site Allocations (City Centre)	-	-	-	-	0	64	0	0	316	194	115	50	110	50	150	186	40	0	55	0	1,330
Small Site Windfall Allowance	-	-	-	-	-	-	-	-	-	32	32	32	32	32	32	32	32	32	32	32	352
Demolitions																					
Past Demolitions 2011-2015	37	79	15	94	All projected figures are net so no specific demolitions figures are incorporated for future delivery.																225
Totals and Assessment																					
Total Past Completions (2011-15)	921	994	1,083	1,116																	4,114
Total Projected Completions (2015-31)					1,527	1,239	1,723	1,396	1,627	1,629	2,075	1,422	1,728	908	1,204	1,181	1,099	760	722	669	20,909
Total Cumulative Completions (2015-31)					1,527	2,766	4,489	5,885	7,512	9,141	11,216	12,638	14,366	15,274	16,478	17,659	18,758	19,518	20,240	20,909	25,023
PLAN - Strategic allocation (annualised)					2,993	2,993	2,993	2,993	2,994	2,120	2,120	2,120	2,120	2,120	2,120	2,120	2,120	2,120	2,120	2,120	38,286
PLAN - Strategic allocation (cumulative)					2,993	5,986	8,979	11,972	14,966	17,086	19,206	21,326	23,446	25,566	27,686	29,806	31,926	34,046	36,166	38,286	38,286
MONITOR - Number of dwellings above or below cumulative allocation					-1,466	-3,220	-4,490	-6,087	-7,454	-7,945	-7,990	-8,688	-9,080	-10,292	-11,208	-12,147	-13,168	-14,528	-15,926	-17,377	-17,377
MANAGE - Annual requirement taking account of past and projected completions					2,626	2,732	2,816	2,946	3,077	3,238	3,384	3,664	3,987	4,602	5,452	6,876	9,764	18,768	18,046	17,377	-

Joint SHMA - Full OAN	Total	Annual
2011-2031	42,400	2,120
Total	42,400	-

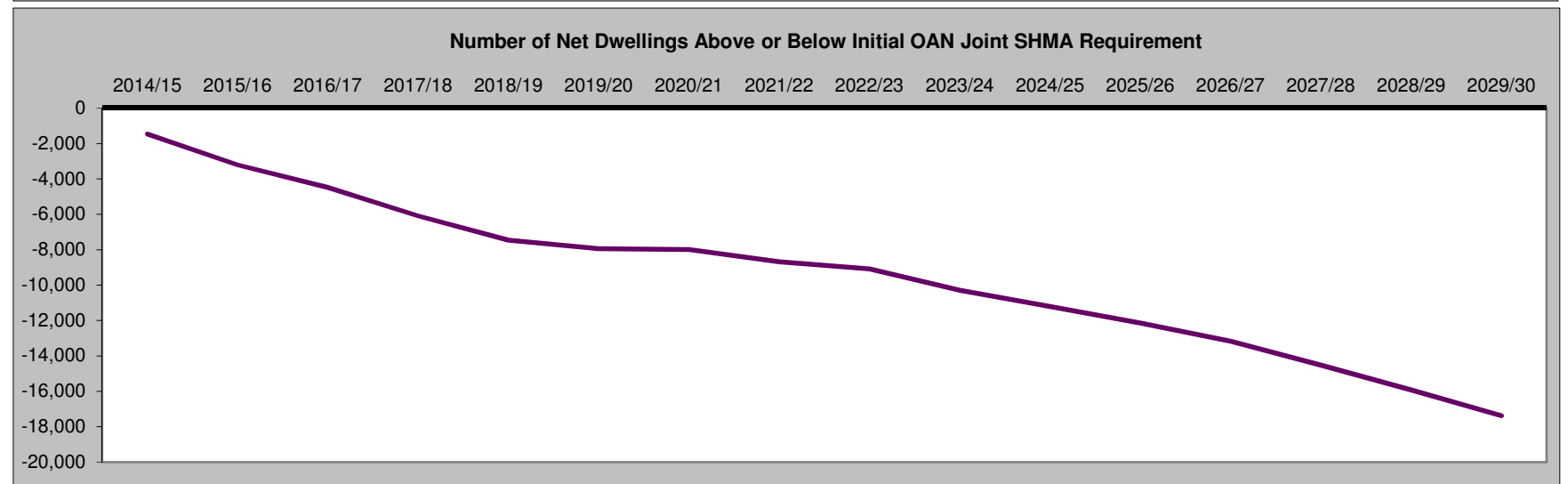
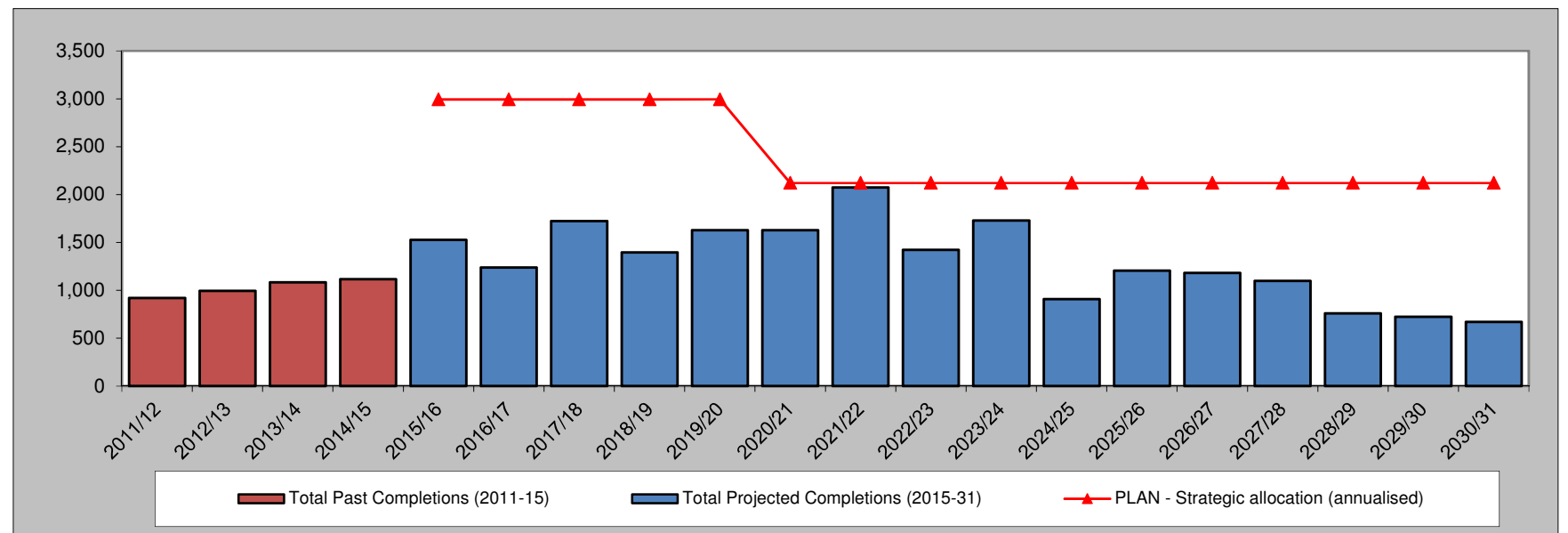
Total Target (2011-2031)	42,400	
Total Completions 2011-2015	4,114	
Total remaining requirement (2015-2031)	38,286	
Outstanding Shortfall from past completions (2011-2015)	4,366	
Amount of past shortfall included within 1st 3x5 year timeframe (4,366/3)	1455	291/year
Ammended 5 year Total Requirement (2015-2020) Liverpool	12,055	2,411
Ammended 5 year Total Requirement (2020-2025) Liverpool	12,055	2,411
Ammended 5 year Total Requirement (2025-2030) Liverpool	12,055	2,411

Ammended 5 year Total Requirement (2015-2020) Sedgefield	14,966	2,993
Ammended 5 year Total Requirement (2020-2025) Sedgefield	10,600	2,120
Ammended 5 year Total Requirement (2025-2030) Sedgefield	10,600	2,120

Joint SHMA - Full OAN	Liverpool	Sedgefield
Total 5 Year Supply	7,512	7,512
Total 5 Year Requirement	12,055	14,966
Requirement Annualised	2,411	2,993
Number of Years Supply	3.12	2.51
Supply as a % of requirement	62.31%	50%

Liverpool - over/under supply from previous years spread across remaining plan period equally year on year
 Sedgefield - over/under supply from previous years grouped within the first 5 years as a whole

Some numbers may not total due to rounding



APPENDIX: CITY CENTRE



Vibrant and Entertaining Market Place (Policy CC 2):

- national market failures has resulted in a number of vacancies. Some of which have now been filled, an example being the former Adams unit, now occupied by Jack and Jones. However, the national failure of TJ Hughes had resulted in a large unit becoming vacant in the Lower Precinct. This company has re-commenced trading and has now reoccupied its former unit in the lower precinct. The implications of mergers such as Lloyds TSB and HBOS as well as possible rationalisation of other high street banks may lead to more vacancies in coming years.

A Living Heart (Policy CC 3):

Table CC.1: Progress on City Centre Windfall Housing Sites 1997-2015

Site	Land Supply Position
"Beachamp Place", Warwick Row	99 dwellings and space for the Warwick Road URC church's use completed.
"Meridian Point", 1-17 Friars Road	30 dwellings completed.
"Osbourne House", 1 Queen Victoria Road	47 dwellings and a small amount of office space completed.
Upper York Street	63 dwellings completed.
13-15 Bedford Street	17 dwellings completed
"Victoria Buildings", Queen Victoria Road	139 dwellings and ground floor retail space Expired permission.
"Albert Buildings", Queen Victoria Road	118 dwellings Expired permission
Plot 5, Mile Lane	44 completed
28 London Road	51 dwellings Expired permission
Friars Road/St Patrick's Road	168 dwellings Expired Permission.
York Street	107 dwellings and 2,200 sq m leisure uses Expired permission
Well Street/Bishop Street	37 dwellings, 7,825 sq m gross office floorspace and 3 small retail units with planning permission.
High Street/Hay Lane	14 dwellings and restaurant use. Complete
Alma Street/Hood Street	99 dwellings creating 405 bedspaces complete
Totals	413 dwellings completed 37 dwellings with planning permission

- the previous Appeal approval for 33 dwellings at Plot 5, Mile Lane was extended to 44 dwellings while construction was under way;
- the scheme at High Street/Hay Lane is for flats over a restaurant replacing the former Yates' use;

Allocated Housing and Mixed-use Sites (Policies CC 4 and CC 5):

Table CC.2: Progress on City Centre Allocated Housing Sites 1997-2015

Site	Land Supply Position
1. Drapers Field	178 dwellings completed.
2. Parkside	286 dwellings completed.
3. Lower Holyhead Road/Hill Street	92 dwellings completed.
4. Queen Victoria Road (Vicroft Court)	56 dwellings completed.
5. Greyfriars Road car park	37 dwellings completed.
6. Whitefriars Lane car parks	No progress
7. 64-76 Whitefriars Street	12 dwellings completed.
8. Winfray Annexe, Butts	62 dwellings completed together with 340 student bedspaces. No progress on the balance of the development (see below).
Totals	717 dwellings completed

- development of the balance of the Winfray Annexe site is dependant upon the acquisition of an adjacent site which has still not been achieved.

Table CC.3: Progress on City Centre Mixed-use Sites 1997-2015

Site	Land Supply Position
1. Manor House Drive	112 dwellings completed with 9,499 sq m office floorspace in use.
2. East side of Grosvenor Road	Application for office floorspace (see below).
3. Hill Street/ Corporation Street	No progress (see below).
4. Spon Street/Queen Victoria Street	No progress (see below).
5. Phoenix 1	85 dwellings, 3 bars/restaurants and a studio and office complex for the BBC completed. The "Millennium View" scheme is being remarketed (see below).
6. Phoenix 2	No progress (see below).
7. Upper Well Street/ Bond Street area	Phase 2a completed - 66 dwellings, 3 A3/A4 units, a budget hotel, casino and public open space. Phase 2b with planning permission – quality hotel and A3/A4 unit. Phase 3 with planning permission – 183 dwellings and A3/A4 units or 504 student bedspaces, 12 dwellings and A3/A4 units. See below.
Totals	263 dwellings completed 258 dwellings with planning permission

Major Environmental Improvement Schemes (Policy CC 7)

Table CC.4: Progress on Major Environmental Improvement Schemes 1997-2015

Site	Details
1. Broadgate & High Street	Scheme completed
2. Upper Precinct	No progress.
3. Palmer Lane	No progress.
4. Belgrade Square	Scheme completed (see below).
5. Lidice Place	No progress.
6. Spon Street	Scheme completed.
7. Greyfriars Green	Scheme completed.
8. Bull Yard	No progress.
9. Little Park Street/ High Street/Earl Street	No progress.
10. New Union Street/ Little Park Street	Scheme completed
11. Jordan Well/ Gosford Street/Cox Street	Scheme completed
12. Priory Street	Scheme completed.
13. Ring Road	No progress.
14. Station Square	Minor works completed with larger scale works proposed as part of the "Friargate" development (see below).

- Lack of progress is due principally to lack of resources or, in some cases, delays in the implementation of development schemes which would have ancillary environmental improvements eg Millennium View for Palmers Lane;
- the scheme for Belgrade Square in conjunction with the "Belgrade Plaza" development has been completed;
- A fundamental part of the "Friargate" redevelopment scheme for the Station Area is the improvement of the links between the railway station and the City Centre through Greyfriars Green. Bridging over the Ring Road to provide better pedestrian, cycle and bus routes is part of the vision. Further works will be on-going in coming months.

Accessible to All (Policy CC 8)

Table CC.5 Progress on City Centre Accessibility 1997-2015

High Quality Bus Access	Construction work in Trinity Street Ironmonger Row/Cross Cheaping/Burges to replace bus and taxi stops and create the new Ironmonger Square has now been completed.
Pedestrian safety	Hill Street foot and cycle bridge was completed and replaces the existing undesirable subway under the Ring Road. The Ironmonger Row/Cross Cheaping/Burges pedestrianisation scheme is now complete resulting in a much more pedestrian friendly and safer environment.
Make crossing the Ring Road easier for pedestrians and cyclists	The new foot and cycle bridge at Hill Street over the Ring Road is complete. Work has commenced on the new Friargate bridge deck.
Provision of an adequate supply of car parking for shoppers	No changes have been made to the overall levels of car parking.
Improving links between the station and the rest of the City Centre	New fingerpost signage has been installed on many routes along with some improved signage in subways. Significant improvements are proposed as part of the "Friargate" scheme. Work has commenced on the new Friargate bridge deck
Traffic and highways measures	The introduction of metered on street parking on all roads inside the ring road has been introduced, combined with the removal of double yellow lines and the introduction of a 20mph speed limit.

The balance and diversity of uses within the City Centre as a whole has been relatively static during the last 2 years with the economic climate contributing to a lack of development generally.

The balance of "retail" uses within the CSA remains broadly stable, but has seen a move away from the traditional A1 retail shops and more to the non-A1 retail uses such as restaurants, coffee shops and service uses. Although not significant, there has been a small decrease in vacant units within the city centre.

In detail, the balance is as follows:

Table CC.6: Balance of "Retail" Uses in the Central Shopping Area, 2014 and 2015

Use	2014	2015
A1 Use	44	55
A2 Use	20	16
A3/4/5 Use	30	19
Other Uses	16	10
Vacancies	10	13

Retailer representation still remains biased towards the major operators with a lack of smaller specialised and independent traders. There is still room for growth in both areas but the contraction in the economy has hit all sectors of the market.



Economy & Employment Appendix: Data Tables

Table E1 Employment Land Completions 2012-15

Table E2 Sites Under Construction on 31st March 2013, 2014 and 2015

Table E3 Employment Land Availability as at 31st March 2015

Table E4 Employment Land Supply Estimated by Use Class as at 31st March 2015

Table E5 Redevelopment of Employment Sites to other uses since April 2004

Table E1 Employment Land Completions 2012-13

	Use	Ha.	Floor space Sq. m.	PDL/G*
Plot 10 Wickmans Drive	B2	0.7	2640	PDL
University of Warwick University Road	B1	0.3	1200	G
BMC House Ibstock Road	B2/B8	0.6	1795	PDL
JE Engineering Siskin Drive Middlemarch Business Park	B1/B2/B8	0.4	810	PDL
Former Peugeot Ryton	B2/B8	6.6	27'870	PDL
Total All Sites		8.6	34315	-

* PDL = Previously Developed Land, G = Greenfield

Table E2 Employment Land Completions 2013-14

	Use	Ha.	Floor space Sq. m.	PDL/G*
Former Acordis Acetate	B8	4	3389	PDL
Former Peugeot Ryton	B2/B8	7	43218	PDL
Total All Sites		11.0	46607	-

* PDL = Previously Developed Land, G = Greenfield

Table E3 Employment Land Completions 2014-15

	Use	Ha.	Floor space Sq. m.	PDL/G*
Unipart Eberspacher Exhaust Systems	B1/B2	4	1705	PDL
Penso Ltd	B2	2.6	7800	PDL
Ryton units DC3 and DC6	B8	11	41700	PDL
Total All Sites		17.6	51205	-

Table E4 Sites Under Construction on 31st March 2013

	Use	Ha.	Floor space Sq. m.	PDL/G*
Former Peugeot Ryton	B2/B8	6.93	31'190	PDL
Total All Sites		6.93	31'190	-

* PDL = Previously Developed Land, G = Greenfield

Table E5 Sites Under Construction on 31st March 2014

	Use	Ha.	Floor space Sq. m.	PDL/G*
Former Peugeot Ryton	B2/B8	14	41'684	PDL
Total All Sites		14	41'684	-

Table E6 Sites Under Construction on 31st March 2015

Address	Site Area Ha	Floorspace Sqm	Use
Plots 4 in part and 5 Lyons Park Coundon Wedge Drive	4.5	19930	B2/B8
Former Bell Green Goods Yard	2	5060	B1/B8
Total All Sites	6.5	24990	

Table E6 Employment Land Availability as at 31st March 2015

Site	Site Area (Ha)	PDL/G*	Readily Available	Comment
Sub-Regional Employment Sites Not Started				
Former Peugeot Ryton	7.5	PDL	Yes	Majority of the 35ha site completed. 7.5 remains.
Land between Browns Lane and Coundon Wedge Drive. Employment uses account for a total of 17ha.	12.5	PDL	Yes	Supported by HCA funding
Friargate - Land bounded by railway, Grosvenor Road, Manor Road	15.0	PDL	Yes	Part of mixed use scheme
Remaining land at Whitley Business Park	22	G	Yes	
Land south west part of Whitley Business Park (Travis Perkins Site)	9.4	G	Yes	
U of W East of Academic Road	3.4	PDL	Yes	
Warwick University Land off University Road	2.3	G	Yes	
Sub-Total	72.1			
Good Quality Employment Sites Not Started				
Land bounded by Upper Well Street, Lamb Street, Chapel Street and Corporation Street	0.7	PDL	Yes	Part of mixed use scheme
Fixfire, Mayflower House, Bodmin Road	0.6	PDL	Yes	
Ironbridge Works, Ibstock Road	0.6	PDL	Yes	Partial completion of one unit on site.
Land adjacent units 1-4 Hotchkiss Way Binley Industrial Estate	0.2	PDL		
Paragon Park	0.45	PDL	Yes	
Lythalls Lane Industrial Estate	2.3	PDL	Yes	
Meggitt Aerospace Swallow Rd	1.5	PDL	Yes	
Aldermans Green Industrial Estate Dutton Road	0.13	PDL	Yes	
Sub-Total	6.48			
Other Local Employment Sites Not Started				
Challenge Close	0.09	PDL	Yes	
Tom White Waste Ltd, Stonebrook Way Longford	0.03	PDL	Yes	
Adj unit 1 Rowleys Green Lane	0.03	PDL	Yes	
Challenge Close	0.13	PDL	Yes	
Unite Union Offices Transport House Short Street Parkside	0.2	PDL	Yes	
Bancrofts Ltd 414 Stoney Stanton Road	0.2	PDL	Yes	
Cash's Uk Ltd Torrington Avenue Opposite Junc of Westcotes	2.0	PDL	Yes	
Former Electric Power Station Land off Aldermans Green Road	0.4	PDL	No	Access works required
146 Lower Ford Street & 26-27 & RO 28-34 Far Gosford Street	0.6	PDL	Yes	
Autobahn Porsche, Fast Lane Buildings Dunchurch Highway	0.5	PDL	Yes	
Foleshill Enterprise Park	2	PDL	Yes	
Rowleys Autos Rowleys Green Lane	0.5	PDL	Yes	
Blackburn Road Industrial Estate Stonebrook Way	0.3	PDL	Yes	
Sub-Total	6.98			
Grand Total	85.56			

* PDL = Previously Developed Land, G = Greenfield

Table E7 Employment Land Supply Estimated by Use Class as at 31st March 2015

Site	B1	B1/B2	B2	B2/B8	B8	B1/B2/B8	Total
Sub-Regional Employment Sites Not Started							
Former Peugeot Ryton				7.5			7.5
Land between Browns Lane and Coundon Wedge Drive. Employment uses account for a total of 17ha.		12.5					12.5
Friargate - Land bounded by railway, Grosvenor Road, Manor Road	15.0						15.0
Remaining land at Whitley Business Park			22				22
Land south west part of Whitley Business Park (Travis Perkins Site)					9.4		9.4
U of W East of Academic Road		3.4					3.4
Warwick University Land off University Road	2.3						2.3
Sub-Total	17.3	15.9	22	7.5	9.4	0.0	72.1
Good Quality Employment Sites Not Started							
Land bounded by Upper Well Street, Lamb Street, Chapel Street and Corporation Street	0.7						0.7
Fixfire, Mayflower House, Bodmin Road	0.6						0.6
Ironbridge Works, Ibstock Road		0.6					0.6
Land adjacent units 1-4 Hotchkiss Way Binley Industrial Estate						0.2	0.2
Paragon Park						0.45	0.45
Lythalls Lane Industrial Estate		2.3					2.3
Meggitt Aerospace Swallow Rd			1.5				1.5
Aldermans Green Industrial Estate Dutton Road						0.13	0.13
Sub-Total	1.3	2.9	1.5	0.0	0	0.78	6.48
Other Local Employment Sites Not Started							
Challenge Close			0.09				0.09
Tom White Waste Ltd, Stonebrook Way Longford			0.03				0.03
Adj unit 1 Rowleys Green Lane	0.03						0.03
Challenge Close	0.13						0.13
Unite Union Offices Transport House Short Street Parkside	0.2						0.2
Bancrofts Ltd 414 Stoney Stanton Road	0.2						0.2
Cash's Uk Ltd Torrington Avenue Opposite Junc of Westcotes						2.0	2.0
Former Electric Power Station Land off Aldermans Green Road			0.4				0.4
146 Lower Ford Street & 26-27 & RO 28-34 Far Gosford Street						0.6	0.6
Autobahn Porsche, Fast Lane Buildings Dunchurch Highway	0.5						0.5
Foleshill Enterprise Park			2.0				2.0
Rowleys Autos Rowleys Green Lane			0.5				0.5
Blackburn Road Industrial Estate Stonebrook Way	0.3						0.3
Sub-Total	1.36	0.0	2.99	0.0	0.0	2.6	6.98
Employment Sites Under Construction							
Sub-Total	0.0	0.0	6.5	0.0	0.0	0.0	6.5
Grand Total	19.96	18.8	3.49	7.5	9.4	3.38	92.06

Table E8 Redevelopment of Employment Land to other uses since April 2004

Planning Reference	Date of Permission	Site	Size (Ha)	Proposed Use
Sites with Permission not started				
49026/B	09/02/2010	Ironbridge Works, Ibstock Road	2.53	Hotel, B1b/c, B2
RM/2013/2369	24/12/2010	Former Dunlop Warehouse, Beake Avenue	4.80	Residential, B1/B2 and B8
FUL/2011/0240	03/01/2012	17-28 Queens Road (including part of Winfray Annexe)	0.47	Student housing
FUL/2011/0986	04/10/2011	Alma Street / Hood Street / Lower Ford Street	0.55	Student housing
OUT/2011/0254	25/08/2011	Evening Telegraph Site - Land East of Upper Well Street and south of Lamb Street	1.02	Residential, Student housing, B1 uses, Hotel and Retail
REN/2012/0668	10/07/2012	Land behind 55-77 Stoke Row	0.4	Residential
Sub-Total not started			9.77	
Sites Under Construction				
52546	30/09/2005	Former Peugeot Stoke Plant	26	B1 offices, sports pitches and residential
52000	20/01/2006	AGCO - South	14.7	Residential
52000	01/09/2010	AGCO - North	12	Residential
55011	23/12/2009	Former Jaguar Site, Browns Lane	48.59	Mixed B1, B2, and residential
RM/2011/2152	24/03/2005	New Century Park (West)	10.00	Residential
RM/2013/2631	08/04/2014	New Century Park (East)	9.00	Residential
17057/C	09/01/2013	Former Factory site Coombe Street	0.06	Residential
54293/A	31/03/2010	45 Templar Avenue	0.23	Residential
Sub-Total Under Construction			120.58	
Sites Completed				
FUL/2012/1587	31/03/2014	Trafalgar Foundry Broad Street	0.5	Residential
R/2010/1935	16/08/2007	Banner Lane (Wickmans)	1.35	Residential
52274/A	22/02/2010	Land bounded by railway line, Dunster Place, and Lythalls Lane	3.29	Residential
11241/D	12/07/2007	Former Jewsons, Fisher Road	0.3	Residential
R/2010/0786	31/08/2010	Land at Whitley Village	0.57	Residential
FUL/2011/1228	06/10/2011	Charterhouse Works, Northfield Road	0.34	Residential
46810/K	09/01/2007	Land between Capmartin Rd & Daimler Rd	1.68	Residential
36934/D	17/04/2007	Gulson Plating, David Road	0.09	Residential
42919/D	18/11/2004	Astleys	0.9	Student housing
36439/C	18/03/2005	David Road	0.1	Residential
49997/A	15/09/2005	Lower Ford Street	0.8	Residential
FUL/2011/0584	25/05/2011	165-173 St Georges House, Corporation Street	0.1	Student housing
54988	16/06/2009	Donnington House, Trinity Street	0.1	Student housing
FUL/2012/2313	18/03/2013	Land off Burnaby Road	2	Residential (Part of site formerly B2 use)
52866/B	15/05/2009	56-66 Cambridge Street	0.09	Residential
Sub-Total Completed			12.21	
Total			142.56	

APPENDIX: SHOPPING



Detailed discussions of CDP Policies

1 Major District Centres (Policy S 2):

- Ball Hill has continued at its lower level with the Tesco "Express" store as the main anchor within the centre. The proposal for a mixed residential and shops scheme at the top of Brays Lane has not proceeded;
- at Cannon Park, the increase in gross floorspace from the Tesco proposal to extend the centre was confirmed at around 6,500 sq m. In addition to the Tesco "Extra", 5 new, smaller units have been created at the Tesco end of the mall and opposite Iceland. Permission was granted subject to a condition that restricted the amount of net floorspace and the amount for comparison goods. The redevelopment of this centre has not yet commenced. There are no indications at this stage of timescales for implementation.
- at Arena Park the "bulky goods" extension has been completed boasting 5 new retail units of varying sizes.

2 District Centres (Policy S 4):

- at Brandon Road on the site behind Morrisons, the development has been completed and a number of units are now occupied. This remains the focus for investment.
- at Foleshill the development of the long vacant site on the corner of Blackwell Road remains under construction.
- at Jubilee Crescent, the former Netto store is now occupied by Asda following the sale of the Netto chain to Walmart Group. Asda appears to be trading well, as does the centre as a whole, with only 1 vacant unit.
- In October 2014 Asda will open a new store adjacent to the Daventry Road Centre. The impact on the centre

3 Local Centres (Policy S 5):

- The redevelopment of 3 single-storey shops at Acorn Street has been completed and one unit is now occupied by an A5 hot food takeaway use.
- Several redevelopments have taken place on Far Gosford Street as focused regeneration is promoting independent occupiers. With this in mind new units have been completed and occupied by independent retailers. There has also been a slight increase in the amount of A3 occupiers contributing to the overall offer.

4 Out-of-Centre Shops (Policy S 11):

- There have been no major completions of retail units in areas outside defined centres.

5 Indicators:

- the diversity of use within the identified centres outside the City Centre has not significantly changed;
- the balance of retail uses shows an average A1 element of 66%, still broadly in line with what was an acceptable non-A1 proportion but tending to reduce as the A3/4/5 element increases. The figures for Major District and District Centres average 68% and 65% A1 respectively. The figure for Local Centres averages 62% A1;
- there continue to be centres without any significant or, in some cases, any at all of the service or wider community uses that are important. The Brandon Road development will help in this respect but Brade Drive continues to be a concern with its limited range of activities;
- in a small number of centres there continues to be growth in the local estate agent and insurance brokers markets;

- there is significant variation in the proportion of A3, A4 and A5 uses, mainly affected by the presence of a public house or not but also reflecting patterns of City Council management.

Table S.1: Diversity and Balance of Retail Uses (% of units)

Centre	Percentage of Use Class			
	A1	A2	A3/A4/A5	Other Uses
Ball Hill				
2015	57	14	15	15
2014	64	14	14	8
Cannon Park				
2015	80	2.2	9.2	9
2014	80	2	9	9
Foleshill Arena Park				
2015	61	10	22.4	3.2
2014	64	6	27	3
Bell Green				
2015	70	5	10	15
2014	70	5	10	15
Brade Drive				
2015	86	0	0	14
2014	86	0	0	14
Brandon Road				
2015	89.5	0	7	3.5
2014	89	0	0	4
Daventry Road				
2015	67	13	10	10
2014	67	14	10	9
Earlsdon				
2015	60	11	16	13
2014	60	11	16	13
Foleshill				
2015	62	16	14	8
2014	58	20	14	8
Jardine Crescent				
2015	65.5	4.5	12.5	17.5
2014	66	4	12	18
Jubilee Crescent				
2015	59	16	14	11
2014	59	16	14	11
Acorn Street				
2015	50	0	25	25
2014	50	0	25	25
Ansty Road				
2015	64	7	14	15
2014	64	7	14	15
Baginton Road				
2015	75	0	12.5	12.5
2014	75	0	12.5	12.5
Barkers Butts Lane				
2015	62.8	14	18.5	4.7
2014	63	12	19	7
Binley Road				
2015	72.2	11.1	16.7	0
2014	72	11	6	11
Birmingham Road				
2015	100	0	0	0

2014	100	0	0	0
Broad Park Road				
2015	85	0	15	0
2014	85	0	15	0
Charter Avenue				
2015	57	0	28	14
2014	44	0	28	28
Far Gosford Street				
2015	56	9.5	23.3	11.2
2014	56	10	23	11
Green Lane				
2015	83	0	17	0
2014	83	0	17	0
Hillfields				
2015	65	0	21	14
2014	62	0	21	17
Holbrook Lane				
2015	65	4	22	9
2014	65	4	22	9
Holyhead Road				
2015	58	16	21	5
2014	55	17	22	6
Keresley Road				
2015	50	10	20	20
2014	50	10	20	20
Longford				
2015	48	0	29.4	18.8
2014	52	0	30	18
Quorn Way				
2015	50	12.5	37.5	0
2014	50	12.5	12.5	25
Radford Road				
2015	68	8	17	7
2014	73	8	11	8
Station Avenue				
2015	52.9	5.9	23.6	17.6
2014	59	5.5	16.5	19
Sutton Avenue				
2015	66.6	0	11.2	22.2
2014	67	0	11	22
Walsgrave Road				
2015	54	15	10	23
2014	59	13	10	18
Willenhall				
2015	58	8	17	17
2014	58	8	17	17
Winsford Avenue				
2015	72	9	18	0
2014	72	9	18	0
Average 2015	64	8	14	11
Average 2014	66	7	15	12

- there have been no significant retail or leisure developments in out-of-Centre locations although there is still interest in this area;
- apart from national failures, retailer representation is fairly static. The current economic climate will be delaying or preventing investment.
- the proportions of vacant property continue to be subject to large swings when individual units come in or out of use. There has been no significant change in

vacant units from between 2012/13 and 2013/14. Although the overall rate of vacancies appears to have not changed, there have of course been changes within centres. Some centres have seen a reduction in the number of vacant units. This is particularly noticeable in Jardine Crescent, Holbrook Lane and Radford Road where vacant units have been taken up. However; vacancy rates have increased most noticeably in Daventry Road, Acorn Street, and Sutton Avenue. The proposal for Asda at Daventry Road had, at the time this report is written, commenced development but was by no means near completion. The centre will continue to be monitored closely to assess any impact of the new store. Many of the vacant units are small, and have been previously occupied by small independent retailers. As an average, the overall vacancy rate across the City remains relatively stable. Worthy of note is the recently completed but not fully occupied Warwickshire Shopping Park, where technically 64% of units are vacant. See * below.

Table S.2: Vacancy Rates 2014 and 2015

Centre	% vacancies 2014	% vacancies 2015
Ball Hill	8	8
Cannon Park	18	4.5
Foleshill Arena	1	3.2
Bell Green	20	26
Brandon Road	64*	57*
Brade Drive	0	0
Daventry Road	8	6
Earlsdon	3	1.5
Foleshill	10	6
Jardine Crescent	4	17
Jubilee Crescent	2	11
Acorn Street	50	50
Ansty Road	0	0
Baginton Road	0	0
Barkers Butts Lane	0	4.7
Binley Road	0	0
Birmingham Road	0	0
Broad Park Road	0	0
Charter Avenue	14	0
Far Gosford Street	5	15
Green Lane	17	17
Hillfields	12	12
Holbrook Lane	4	4
Holyhead Road	0	0
Keresley Road	0	0
Longford	7	10
Quorn Way	12	12
Radford Road	5	8
Station Avenue	6	11.7
Sutton Avenue	11	0
Walsgrave Road	8	18
Willenhall	8	8
Winsford Avenue	0	0
Average	9 (7.2*)	9.4(7.9*)

*Brandon Road (Warwickshire Shopping Park) recently completed and not fully occupied, hence the total figure is skewed. The figure excluding Brandon Road is shown in brackets.

- generally the centres are accessible, obviously to their local communities by walking and cycling but also, in almost every case, accessible by at least a radial bus route and, the cases of the larger centres, by a more extensive network.

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