



# Housing and Economic Land Availability Assessment

2023



Coventry City Council

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# Contents

	Page
<b>1. Introduction</b> .....	<b>1</b>
<b>2. Background</b> .....	<b>2</b>
<b>3. Methodology</b> .....	<b>3</b>
Stage 1: Identification of sites and broad locations.....	5
Stage 2: Site/broad location assessment.....	8
Stage 3: Windfall assessment.....	12
Stage 4: Review of the assessment.....	13
Indicative Trajectory.....	14
Employment Land Supply.....	15
Stage 5: Final evidence base.....	17
<b>4. Site Assessment</b> .....	<b>18</b>
Shortlisted Housing Sites.....	18
Shortlisted Employment Sites.....	48
Discounted Sites.....	51
<b>Appendices</b> .....	<b>59</b>
1. Housing supply.....	60
2. Call for site proforma.....	76
3. Letter sent to landowners of historically submitted sites.....	82

# 1. Introduction

- 1.1 The Coventry Housing and Economic Land Availability Assessment (HELAA) is a technical assessment which seeks to identify land which is suitable, available and achievable for housing and economic development over the Local Planning Authority's Local Plan Period. The HELAA represents a technical background document that forms part of the evidence base for the Coventry Local Plan Review by establishing whether there are sufficient sites (that are suitable, available and achievable) to meet the housing and economic development needs in the city.
- 1.2 The HELAA itself does not allocate land for development or determine the acceptability of any site for development, instead this assessment is an important source of evidence for deciding where new housing/economic development may be located. It supports the identification of sites which may contribute to the supply of housing and economic development land which may be available in three increments 1 to 5 years, 6 to 10 years and 11 years and beyond.
- 1.3 The HELAA supersedes the previous Strategic Housing Land Availability Assessment (SHLAA) prepared by Coventry City Council. The base date for this HELAA is the 2021/22 monitoring year. Sites submitted to the Council through the 'Call for Sites' up until 31st March 2023 have also been considered within the assessment.
- 1.4 The inclusion or exclusion of any site in this assessment does not prejudice any decision that the Council may make in relation to any of the sites contained within this document. Sites for housing and other development will come forward through the statutory planning process, the decision-making process surrounding these sites will be subject to further tests of suitability over and above those used in the HELAA.
- 1.5 This document should be read in conjunction with the Annual Monitoring Report, which contains the data behind the assessment contained within this document. For the avoidance of doubt and duplication, the Annual Monitoring Report contains all development monitoring and raw data which has been replicated in summary form in this document. Therefore, for any detailed data, the AMR should be consulted.

## National Policy and Guidance

- 1.6 The National Planning Policy Framework (NPPF) establishes a requirement for local planning authorities to prepare an assessment of housing land availability, this should involve identifying a mix of sites, taking into account their availability, suitability and likely economic viability. Paragraph 68<sup>1</sup> states that planning policies should identify a supply of:
  - a) specific, deliverable sites for years one to five of the plan period; and
  - b) specific, developable sites or broad locations for growth, for years 6-10 and, where possible, for years 11-15 of the plan.

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<sup>1</sup> Paragraph 68 of the NPPF

- 1.7 Planning Practice Guidance (PPG) provides guidance on assessing potential housing and employment sites in order to meet development needs, it provides detail on how a HELAA should be produced. This includes a recommended methodology for ensuring a 'robust assessment of land availability', PPG then goes on to state that assessments should be 'thorough but proportionate'. Section 3 below outlines the methodology in more detail.
- 1.8 The NPPF makes an allowance for Windfall sites to be included within Local Authorities' land supply if there is compelling evidence that such sites will form a reliable source of supply. Windfall sites and assessment of such sites is further explained in the methodology section of this document (see stage 3 of this section).

## 2. Background

- 2.1 The HELAA will form part of the evidence base to support the progression of the Coventry Local Plan that is currently undergoing review and is at Issues and Options, which is the first consultation stage in the process. The Council records completions annually as part of the HELAA process. The completions data in this version of the HELAA is up to date as of 1st April 2023.
- 2.2 In line with the recommendations of the Planning Practice Guidance (PPG)<sup>2</sup> the methodology for the assessment of land availability is an agreed approach between the Local Planning Authorities (LPAs) that make up the Coventry and Warwickshire Housing Market Area (the HMA) and the Functional Economic Market Area (FEMA) where these two areas overlap. The LPAs are:
- Coventry City Council
  - North Warwickshire Borough Council
  - Nuneaton and Bedworth Borough Council
  - Rugby Borough Council
  - Stratford on Avon District Council
  - Warwick District Council
- 2.3 As part of this updated approach, there is a movement away from a sole focus on housing land assessment, which was referenced as a Strategic Housing Land Availability Assessment (SHLAA) to a Housing and Economic Land Availability Assessment (HELAA). This change has been agreed by the LPAs as it is considered to more appropriately reflect the updates made by the PPG in 2019<sup>3</sup>.
- 2.4 The production of a joint methodology was intended to provide a broad framework to ensure a consistent approach which can be adapted by each Local Authority to reflect their own local circumstances. It does not intend to standardise the methods used to assess land availability across each Local Authority. The following methodology is

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<sup>2</sup> Paragraph 007 Reference 3-007-20190722

<sup>3</sup> 001 Reference ID: 3-001-20190722

directly informed by this shared agreed upon framework which directly informs each Local Authorities approach to undertaking their HELAA.

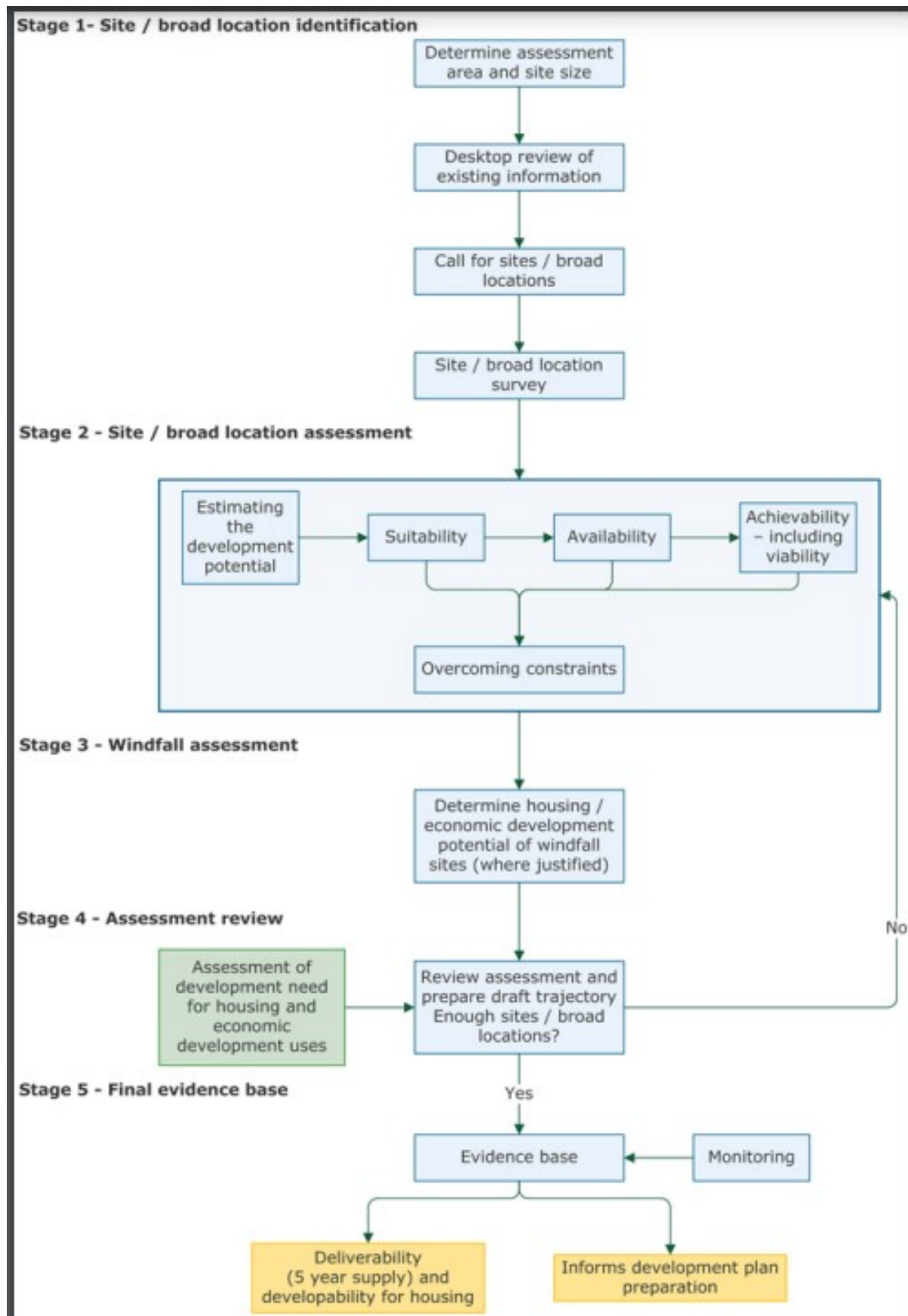
- 2.5 Other technical evidence documents produced by the Council that also inform the Coventry Local Plan, such as the Housing Economic Development Needs Assessment (HEDNA), Playing Pitch Strategy (PPS) and the Sustainability Appraisal (SA) will influence the assessment of suitability of land for development and the HELAA will be updated to reflect their findings as and when these documents are updated.

### **3. Methodology**

- 3.1 The production of joint methodology seeks to establish the basis of a consistent methodology between the parties involved to reflect the functionality of the HMA and FEMA and comply with the provisions of the Duty to Cooperate. The methodology below establishes the basis of the approach to site assessment, with the below having been directly informed Coventry City Council's context.
- 3.2 The Planning Practice Guidance provides a flow chart (Figure 1) which establishes the basis of the approach to site selection and assessment.



Figure 1: Site selection flow chart



## **Stage 1: Identification of sites and broad locations**

- 3.3 The PPG establishes that the geographical extent of site selection and assessment should be the plan-making area. The HELAA assessment will therefore cover the administrative area of Coventry City Council.
- 3.4 Guidance states that in the first instance, sites of a smaller size than 0.25ha, or with a capacity fewer than 5 dwellings, should not be considered as part of the HELAA process. This approach was adopted by the HMA joint methodology, however, the PPG also states that Plan-makers may wish to consider alternative site size thresholds.
- 3.5 For housing developments, previous versions of Coventry's SHLAA have considered a minimum site threshold of 0.2ha and/or capacity of 5 dwellings. The NPPF expects development plans to accommodate at least 10% of their housing requirements to sites no larger than one hectare, unless there are strong reasons why this cannot be achieved. For Coventry to meet this expectation, the HELAA will be considering sites of all sizes, in pursuit of maximising housing delivery on as many brownfield sites as possible given the significant scale of housing required and given the constrained nature of the City Council's administrative area, which is heavily built-up and with few large brownfield sites able to be developed. The Council therefore considers it appropriate to include sites below the threshold set out in the NPPF and which was previously accepted in previous SHLAA's.
- 3.6 The Council does not have a minimum size threshold for employment sites and it is proposed to continue applying no minimum site size threshold for employment sites.

### **Site Identification**

- 3.7 The PPG encourages plan-makers to be proactive in identifying as wide a range of sites and broad locations for development as possible and stipulates two primary sources Local Planning Authorities should actively pursue in identifying sites. These being:
- Desktop Review
  - Call for Sites Exercise
- 3.8 The Council has undertaken a comprehensive desktop review for the identification of sites. The sources of data are covered in table 1 below and are described in detail in stage 5 of this HELAA. Active desktop review ensures that all suitable sites can be identified even in the case where they have not been submitted to an LPA for consideration.
- 3.9 The PPG states that sites which have particular constraints (such as Green Belt) need to be included in the assessment for the sake of comprehensiveness but that these constraints need to be set out clearly along with the reason why particular sites are not being considered.
- 3.10 The guidance suggests that a desktop review of sites may utilise, but is not limited to, the following sources shown in Table 1.

**Table 1: Types of sites and potential data sources**

Type of site	Potential data source
Existing housing and economic development allocations and site development briefs not yet with planning permission	Local and neighbourhood plans, planning application records, development briefs, Local Economic Partnerships, business groups etc.
Planning Permissions for housing and economic development that are unimplemented or under construction	Planning application records, development starts and completion records, Local Economic Partnerships, business groups etc.
Planning applications that have been refused or withdrawn	Planning application records
Planning applications that have not been determined and pre-application requests that have been submitted for housing and economic development proposals	Planning application records
Surplus and likely to become surplus public sector land	National register of public sector land, engagement with strategic plans of other public sector bodies such as county councils, parish councils, central government, NHS, police, fire services, utilities services, statutory undertakers.
Sites with permission in principle, and identified brownfield land	Brownfield land registers (parts 1 and 2), National Land Use Database, Valuation Office database, Active engagement with sector.
Vacant and derelict land and buildings (including empty homes, redundant and disused agricultural buildings, potential permitted development changes, eg offices to residential)	<p>Local Authority empty property register</p> <p>English Housing Survey</p> <p>National Land Use Database</p> <p>Commercial property databases (eg estate agents and property agents)</p> <p>Valuation Office database Active engagement with sector Brownfield land registers</p> <p>Local Economic Partnerships, business groups, retail forums etc</p>
Additional opportunities for un-established uses (e.g. making productive use of under-utilised facilities such as garage blocks)	Ordnance Survey maps, aerial photography, Planning applications, Site surveys, county, district and parish council assets
Business requirements and aspirations	Enquiries received by local planning authority, active engagement with business sector, Local Economic Partnerships, business groups, retail forums etc.



Sites in rural locations	Local and neighbourhood plans
Large scale redevelopment and redesign of existing residential or economic areas	Local Economic Partnerships, business groups etc
Sites in adjoining villages and rural exception sites	Planning applications Ordnance Survey maps Aerial photography Site surveys
Potential urban extensions and new free-standing settlements	
Sites submitted through 'Call for Sites'	'Call for Sites' submissions
Existing HELAA sites	Previous SHLAA, Council officers' knowledge / desktop work, HM Land Registry.

3.11 The initial desktop review of sites used the guidance where this was relevant to the context of the city and included a review of the sites contained within the previous Strategic Housing Land Availability Assessment 2015.

3.12 The PPG states that "Sites which do not involve major development with any form of permission and all sites with detailed permission should be considered achievable within the next five years, unless evidence indicates otherwise." Therefore, major development that has been approved in Outline only would not be included in the Council's five-year housing land supply figures.

3.13 The desktop review includes site surveys, which uses information submitted by landowners / developers / promoters, GIS mapping information and planning application records and will record the following characteristics:

- site size, boundaries, and location;
- current land use and character;
- physical constraints (e.g. access, contamination, flood risk, natural and historic features);
- environmental constraints;
- accessibility to public transport;
- planning policy constraints (e.g. Green Belt)
- where relevant, previous planning history or development progress (e.g. ground works completed, number of units started, number of units completed); and
- initial assessment of whether the site is suitable for a particular type of use or as part of a mixed-use development.

### Call for Sites

3.14 The PPG states that it is important to issue a call for sites to ensure the process is transparent and identifies as many potential development opportunities as possible. Therefore, in addition to the above, a 'call for brownfield sites' consultation ran for 10

weeks starting 23/03/2022 and ending 01/06/2022. Conducting a call for sites allows third parties to submit sites to the LPA for consideration through the development plan process. The focus was on brownfield sites in line with the Government's prioritisation of development on brownfield land.

3.15 The proforma provided to third parties in order to allow them to submit their sites to the Council can be seen at Appendix 2. The proforma sought to ensure that as much information as possible regarding potential sites could be captured, 'front-loading' assessment as far as possible. Details sought included:

- Site Location
- Suggested potential type of development
- Scale of development
- Constraints to development

3.16 Moreover, in order to supplement the 'call for sites', undeveloped sites from previous SHLAAs / Urban Capacity Studies were considered, with landowners invited to re-submit their sites for consideration within this HELAA. A copy of the letter sent to landowners can be found at Appendix 3.

3.17 As part of the ongoing 'call for sites' process, this will be opened up to all sites, including Green Belt sites to maximise the scope of land that could be brought forward for economic development, but in line with the PPG, the policy constraints attached to such sites will be assessed to determine whether they can be accepted or whether sites have to be discounted, with the reasons for any disqualification clearly set out.

## **Stage 2: Site/broad location assessment**

3.18 The PPG states that "when assessing development potential, plan makers should seek to make the most efficient use of land in line with policies set out in the NPPF" and that "assessing achievability (including viability) and suitability can usefully be carried out in parallel with estimating the development potential."

3.19 As a result, the PPG requires plan makers to "assess the suitability, availability and achievability of sites, including whether the site is economically viable. This will provide information on which a judgement can be made as to whether a site can be considered deliverable within the next five years, or developable over a longer period."

### *Estimating the development potential of housing sites*

3.20 The PPG states that "the estimation of the development potential of each identified site can be guided by the existing or emerging plan policy including locally determined policies on density." The capacity of potential housing sites in the HELAA is assessed in line with Local Plan Policy H9 of the Coventry Local Plan, which outlines appropriate densities for new development of housing. This figure is represented in the below individual sites assessments as the 'Policy Minimum' figure. In addition to this a second figure based upon a desk-based assessment of each site's capacity has also been provided. The Council will be carrying out work on density assumptions as part of a density paper that once published will support further iteration of the HELAA.

3.21 This 'assessed site capacity' is calculated on a case-by-case basis with each site assessed by Officers in order to determine the likely highest number of dwellings that each site may be able to accommodate. In doing so, recently completed developments within the wider area of each site are referred to as points of reference in arriving to the 'assessed site capacity' figure.

#### Estimating the development potential of employment sites

3.22 As set out in the HEDNA (Housing and Economic Development Needs Assessment) the supply of employment land is assessed on a plot ratio basis, which describes the relationship between the site size and floorspace, which means determining the likely internal floorspace of different employment uses that would be able to be accommodated on a site's total area taking into account space on a site required for car parking, landscaping, SuDS works, etc. Therefore, the net floorspace (the proportion of land that may be developed as useable floorspace) is calculated using the below standard plot ratios:

- 0.5 for Office use only (rising to 1.5 for Coventry reflecting a blended plot ratio that include some City Centre higher density area, such as Friargate and some at business parks);
- 0.5 for Industrial; and
- 0.4 for Warehouse and Distribution.

3.23 Land requirements relate to the net developable area, which will be lower than the total site area as some space is devoted to infrastructure, green space, etc.

#### Assessing Suitability

3.24 The PPG states that "a site or broad location can be considered suitable if it would provide an appropriate location for development when considered against relevant constraints and their potential to be mitigated." As part of the suitability assessment, site constraints and limitations need to be identified. Therefore, each site will be assessed in terms of a range of physical constraints such as access, adjacent land uses, contamination, flood risk, hazardous risks, and potential impacts on nature, landscape and heritage features.

3.25 Consideration will also be given to other relevant information such as:

- National and local policy;
- Emerging plans;
- Land designations;
- Appropriateness and likely market desirability of potential development;
- Contribution towards regeneration areas and priorities;
- Potential impacts on landscape, natural and heritage designations.

3.26 Assessment of sites will be taken against national and local planning policy contained within the NPPF and adopted Coventry planning documents, but also emerging policy that form part of the development plan for that area and where it is in general conformity

with the NPPF. Isolated sites within the Green Belt will be considered against national and local policy, which provide a presumption against development, but the reasons why each site would be suitable or unsuitable would be set out in the site assessment.

3.27 Sites with the principle of development established by planning permissions or permissions in principle will generally be considered suitable for development, unless there are strong reasons to believe that sites with planning permission would not be implemented, or where an application for renewal would, due to changing circumstances, be resisted. Assessment as to whether circumstances have changed which would alter their suitability would also be undertaken.

3.28 Sites considered suitable will include those:

- with planning permission;
- with recently expired planning permission;
- Allocated in the adopted plan;
- without planning permission but which have no policy or physical constraints.

3.29 Sites considered unsuitable will include those:

- Isolated sites within the Green Belt;
- Current policy constraints that restrict development, such as Green Belt, open space, sites restricted to either employment or housing development;
- Sites that would have a significant and direct impact on the protected natural environment such as ancient woodland, Sites of Specific Scientific Interest (SSSI), national nature reserves (NNR), Local Nature Reserves (LNR) or vulnerable uses in the Flood Zone 3;
- Sites that would have a significant and direct impact on heritage assets such as scheduled ancient monuments, registered parks and gardens or statutory listed buildings.

3.30 Sites which are discounted because they are not considered suitable will be clearly identified and not considered further through the local plan review process.

### Assessing Availability

3.31 The PPG states that a site can be considered available for development ‘when, on the best information available, there is confidence that there are no legal or ownership impediments to development.’<sup>4</sup> In response to this, the Council raises this issue in its Call for Sites form, requiring answers on ownership, ransom strips, tenancies, rights of way, etc. The assessment of availability has therefore been informed by information supplied by the landowner / developer / agent / promotor of sites through the call for sites process.

3.32 Extant or expired planning permissions can also inform availability and will establish 5-year timeframes, or beyond, of developability. Where landowners/developer/agents

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<sup>4</sup> Paragraph: 019 Reference ID: 3-019-20190722

have indicated when a site could be developed this has been recorded within the site assessment. Where a site has planning permission, it will be assumed that the development will commence within the timescales of the planning permission unless clear evidence is provided which suggests otherwise.

3.33 Therefore, the Council considers a site to be available for development or have a reasonable prospect of availability in the plan period if they fall under the following criteria:

- Sites under construction;
- Sites with outline or detailed planning permission;
- Site with permission in principle;
- Sites allocated in the development plan
- Sites identified on the brownfield register
- Sites submitted through Call for Sites / landowners have expressed an intention to develop where there is no legal or ownership impediments to development or where the landowner/promotor has stated that there is an agreement in place between the landowners that the site can come forward, such as a Memorandum of Understanding, letter or legal agreement.

3.34 Where there is identified legal or ownership impediments to development, these sites will not be considered for availability.

3.35 In terms of availability over the next five years, non-major developments with planning permission, both detailed and outline and major developments with detailed planning permission shall be considered.

### Assessing Achievability

3.36 The PPG states that “a site is considered achievable for development where there is a reasonable prospect that the particular type of development will be developed on the site at a particular point in time.”<sup>5</sup> The PPG goes on to clarify that this is essentially a judgement about the economic viability of a site and the capacity of the developer to complete and let or sell the development over a certain period.

3.37 There are many factors that can impact upon viability of a site, therefore assessing achievability is challenging. A whole plan viability assessment will be undertaken to inform the later stages of the Local Plan review with future HELAA publications reflecting the outcome of this viability work.

3.38 Achievability can also be informed via submissions by third parties, where indication can be made of the potential type of development and how this will influence viability/desirability.

3.39 Assessment of overall developability takes into consideration any constraints and how they may influence the suitability of the site and its achievability. Desktop study takes

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<sup>5</sup> Paragraph: 020 Reference ID: 3-020-20190722

this into account but is supplemented by various sources of information to make an appropriate best judgement. In the case of sites submitted via a 'Call for Sites', front-loading information is vital in identifying constraints and establishing mitigation.

#### Timescale and rate of development

- 3.40 Information on the suitability, availability, achievability and constraints can be used to assess the timescale within which each site is capable of development. The advice obtained from landowners, developers and agents will be important in assessing lead-in times and build out rates for the development of different scales of sites.
- 3.41 Best judgement will also be applied in identifying a timescale and rate of development that could be realised on those sites determined as deliverable and developable (suitable, available and achievable). This will consider size, scale and quantum of development, which in turn should take into consideration lead-in times and build-out rates. A build out rate of 50 dwellings per annum (dpa) is a reasonable market assumption for large scale developments of 100+ houses, which would be more for flatted development and less for smaller sites.

#### Employment Sites

- 3.42 Employment sites have been assessed under the same methodology as housing sites, but no assumptions have been applied in regard to lead in times and build out rates. This is because the HEDNA shows that the existing portfolio of employment land allocated in Policy JE2 of the Coventry Local Plan is meeting demand in terms of office, industrial and logistics with 107ha of land available within the City boundary with the HELAA building on recommendations in the HEDNA.
- 3.43 The portfolio of employment sites is subject to further consultation through the Local Plan Review process, which will include assessment and consideration of factors such as changes in the economy and working practices, the reclassification of Class B1 uses to Class E and land that has the potential to be developed for employment uses through 'Call for Sites'. As a result, future publications of the HELAA will reflect these assessments and will be in line with nation policy and call for sites.

### **Stage 3: Windfall Assessment**

- 3.44 Development sites that come forward outside of identification through the HELAA (or any other Planning Authority spatial assessment) are defined as windfall sites. The NPPF defines windfall sites as "sites not specifically identified in the development plan" meaning they have not been identified through the desktop or call for sites process and they are sites which have not yet been submitted for or gained planning permission.
- 3.45 The PPG outlines that an allowance of windfall sites may be included within the land supply identified through the HELAA, but must be appropriately justified as established at Paragraph 71 of the National Planning Policy Framework (July 2021): "Where an allowance is to be made for windfall sites as part of anticipated supply, there should be compelling evidence that they will provide a reliable source of supply. Any allowance should be realistic having regard to the strategic housing land availability assessment, historic windfall delivery rates and expected future trends. Plans should consider the



case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area.” Windfall rates are not applied to employment sites.

- 3.46 While every effort is made to identify development sites as part of the Local Planning Authority’s desktop process, in an urban area the size of Coventry, there will be a continual supply of land and buildings reaching the end of their useful life in their current use in the short, medium and long term that the Local Authority wouldn’t be able to identify or predict. This might result in simply changing the use that could include the whole site or part of the site, such as an upper floor(s) above a commercial premises or shop or subdivision of existing houses.
- 3.47 The current local plan and previous SHLAAs include a windfall allowance, which has been based upon evidence within earlier editions of the SHLAA. Since the adoption of the Local Plan the average delivery of dwellings on windfall sites has been 428 dwellings pa. This rises to 520 if you remove the 2020/21 delivery that was severely impacted by the covid-related lockdown. The impact on delivery through covid has been recognised by the government’s modification of the Housing Delivery Test.
- 3.48 However, the Council recognises that a significant amount of the windfall delivery has been through the provision of Purpose-Built Student Accommodation. As such, the windfall expectation has been tempered to 200 dwellings pa take account of the reduced expectation of further PBSA schemes to come forward. See Authority Monitoring Reports for more detail regarding the calculation of Windfall Delivery.
- 3.49 Sites which come forward as permitted development change of use are also effectively windfall sites where these have not previously been identified.
- 3.50 The PPG states that broad locations in year 6-15 should be identified that could include windfall sites. The HELAA has sought to identify specific development opportunities rather than broad location and therefore opportunities coming from broad locations will be accounted for in the windfall allowance. This approach provides an indicative figure and therefore conforms to paragraph 023 (Reference ID: 3-023-20190722) of the PPG and paragraph 67 of the NPPF.

#### **Stage 4: Review of the assessment**

- 3.51 Following the assessment of sites as undertaken in the stages above, the findings are collected to show the development potential of all sites to express the development quantum potentially available in terms of housing numbers and the amount of economic development that can be provided on each site. This assessment is used to provide an indicative trajectory.
- 3.52 The trajectory outlines the forecasted delivery of development in three tranches: 1 to 5 years, 6 to 10 years and 11 years and beyond. In line with Paragraph 024 Reference ID: 3-024-20190722, an overall risk assessment will be made as to whether sites will come forward as anticipated and will accompany the trajectory, explaining specific issues to delivery which may impact on the trajectory.

- 3.53 Where it is concluded that insufficient sites/ broad locations have been identified to meet objectively assessed need the assessment will be revisited as per the PPG, for example by carrying out a further call for sites or changing assumptions about the development potential to ensure sites make the most efficient use of land.
- 3.54 The Council will continue to identify further sites where possible and the HELAA will be updated and published annually. The PPG goes on to say that “If there is clear evidence that strategic policies cannot meet the needs of the area, factoring in the constraints, it will be important to establish how needs might be met in adjoining areas through the process of preparing statements of common ground, and in accordance with the duty to cooperate. If following this, needs cannot be met then the plan-making authority will have to demonstrate the reasons why as part of the plan examination.”

### Indicative Trajectory

- 3.55 Included in the trajectory are 30 submissions. 6 submissions have been discounted due to a variety of reasons and these are set out in Stage 5 below where detailed site assessments are provided.
- 3.56 Of the sites shortlisted, 22 have been identified as suitable for residential development with 2 identified as suitable for employment generating uses. As part of the detailed site assessment, two capacity figures for each site are provided – a policy minimum and an assessed capacity. Using the policy minimum capacity, the total capacity number of dwellings that could be accommodated on the shortlisted sites is 580, with this rising to 1,304 using the assessed capacity.
- 3.57 Table 2 shows the breakdown of the total identified supply of housing that is yet to be constructed. It excludes completions from the previous two years (2021-22 and 2022-23) that form part of the plan period and highlights only those sites with planning permission and those without planning permission but which are forecast to be delivered either through being allocated sites, windfall sites or which formed part of the call for sites process.

**Table 2: total identified housing supply as at 31st March 2023**

Type of permission	Delivery forecast per 5-year period			Total
	1-5	6-10	11+	
Detailed	5,557	190	44	5,791
Local Plan	1,552	190	44	1,786
SHLAA	754	-	-	754
CCAAP	1,662	-	-	1,662
Other	54	-	-	54
Windfall	1,535	-	-	1,535
Forecast	400	3,125	4,281	7,806
CCAAP	-	300	155	455
Windfall	400	1,000	1,600	3,000
LP	-	1,525	1,626	3,151

Brown	-	300	900	1,200
Outline (no RMs)	400	2,033	3,690	6,123
Local Plan	400	1,025	2,412	3,837
SHLAA	-	31	-	31
CCAAP	-	300	1,200	1,500
Windfall	-	677	78	755
<b>Grand Total</b>	<b>6,357</b>	<b>5,348</b>	<b>8,015</b>	<b>19,720</b>

3.58 Table 3 illustrates the total identified supply of housing using 2021/22 Monitoring Year as a baseline. It shows an identified housing supply of 25,158 across the plan period.

<b>Table 3: Housing Supply for the plan period (2021-2041)</b>	
2021-22 Completions	3,818
2022-23 Completions	1,620
Call for Brownfield Sites (Approx)	1,200
Sites with Planning Permission	11,914
Local Plan Remaining Allocations	3,151
CCAAP Remaining Allocations	455
Windfall	3,000*
<b>Total</b>	<b>25,158</b>

\*The windfall figure of 3,000 dwellings is based on an anticipated windfall supply of 200 dwellings per year (total 4,000 dwellings), with a deduction of 1,000 dwellings to avoid double counting of (a) the two monitoring years that have passed (2021/22 and 2022/23), and (b) the following three years (2023/24 to 2025/26), which are considered to have been accounted for in the list of extant windfall planning permissions.

(Student accommodation figures included in Table 3 use an 'equivalent dwelling' figure of 1 dwelling per 2.5 communal beds, where 'communal' means rooms that share an amenity such as a kitchen or bathroom).

### Employment Land Supply

3.59 Following the call for sites process, two existing commercial/employment sites were submitted to us, with the intention of retaining for employment use. Having assessed the two sites the Local Planning Authority concur that they should remain as sites capable for employment generating uses. Both are in existing industrial/commercial areas and would generate 4.1ha of industrial and 3.5ha of warehousing/distribution in relation to employment land supply.

3.60 Table 4 sets out the land supply position as at 31<sup>st</sup> March 2023 (not including the two sites submitted to us as discussed above). It shows that the bulk of employment land supply is formed through Local Plan allocations.

**Table 4 - Employment Land Supply at 31<sup>st</sup> March 2023**

Site type and status	Hectares (Net)
Non-allocated sites under construction	0.08
Non-allocated sites with permission but not yet started	1.98
<b>Total non-allocated employment sites coming forward</b>	<b>2.06</b>
Allocated sites with planning permission	-0.19 <sup>1</sup>
Allocated land without permitted planning permission	58.48
<b>Total available employment land</b>	<b>60.35</b>

<sup>1</sup> Excludes City Centre South due to unknown quantum at this stage.

3.61 Table 5 provides an updated position on the Local Plan employment allocations.

**Table 5 - Local Plan 2017 Allocations update**

Ref.	Site	Ward/LPA	Remaining Area Ha	Employment Type
JE2:1	Friargate (part of mixed-use site)	St. Michael's	6.52	Primarily B1a
JE2:2	Lyons Park	Bablake	Completed	B1, B2 & B8
JE2:3	Whitley Business Park	Cheylesmore	6.46	B1b&c, B2 & B8
JE2:4	Land at Baginton Fields and South East of Whitley Business Park	Cheylesmore	25	B1b&c, B2 & B8
JE2:5	A45 Eastern Green (part of mixed-use site)	Bablake	15	B1b&c, B2 & B8
JE2:6	Whitmore Park (part of mixed-use site)	Holbrook	2.5	B1b&c, B2 & B8
JE2:7	Durbar Avenue (part of mixed-use site)	Foleshill	1.5	B1b&c & B8
JE2:8	Land at Aldermans Green Road and Sutton Stop (part of mixed-use site)	Longford	1.5	B1c & B8
<b>TOTAL</b>			<b>58.48</b>	

3.62 The HEDNA provides commentary and makes assessment of employment land needs across the sub-region and for each individual local authority within the sub-region. It assesses employment land based on three types: Office, General Industrial/warehousing and Strategic B8.

3.63 Table 6 compares, by use class, the existing supply of employment land, the need figure as evidenced in the HEDNA and as a result, whether there is an over or under supply.

**Table 6 - B1/B2/B8 use class supply comparison**

Land Type	Existing Supply (ha)	HEDNA Figure (ha)	Over/Under supply (ha)
Office	6.61	3.9	2.71 over supply
Industrial	26.87	-8.9	17.97 over supply
Warehousing/Distribution	26.15	17.8	8.35 over supply

Note: Combined uses of B1/B2/B8 have been included in Table 6. Given the uncertainty around their delivery and the mix of uses, the sites have been divided equally between B2 and B8, with an assumption that B1 use is ancillary. This is based on the nature of the sites and their location and future uses.

### **Stage 5: Final Evidence Base**

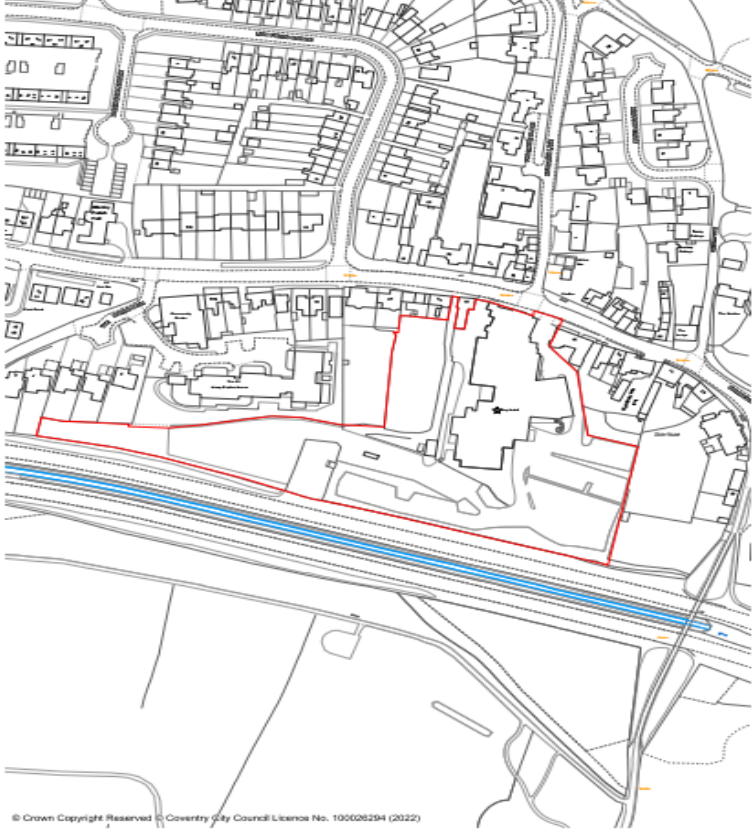
3.64 The core outputs of the HELAA assessment, in line with the PPG, are as follows:

- a list of all sites or broad locations considered, cross-referenced to their locations on maps;
- an assessment of each site or broad location, including:
  - where these have been discounted, evidence justifying reasons given;
  - where these are considered suitable, available and achievable, the potential type and quantity of development, including a reasonable estimate of build out rates, setting out how any barriers to delivery could be overcome;
- an indicative trajectory of anticipated development based on the evidence available.

3.65 Once finalised the Council will publish the HELAA and update it periodically using the most up to date information available.

## 4. Site Assessment

### Shortlisted Housing Sites

Site Name: The Allesley Hotel, Birmingham Road		Site Ref: Bab001-23	Site Area: 2ha
 <p style="font-size: small; text-align: center;">© Crown Copyright Reserved. Coventry City Council Licence No. 100008294 (2022)</p>			
Easting	429994	Northing	280587
Constraints			
Conservation	Allesley Village CA	Ecology Designation	None
Infrastructure	Unlikely	Protected Trees	Yes
Ground Conditions	Unlikely	Flood Zone	Flood Zone 1
Availability	1-5 years		
<p><b>Site Overview:</b> Former hotel and associated hardstanding carpark. The site is located within the Allesley Village Conservation Area. The site is considered to be a broadly sustainable location in line with the requirements as set out in Policy H3. The wider area is residential in nature.</p>			
<p><b>Capacity:</b> Indicative layout submitted alongside the proforma as part of this sites submission illustrated how 48 dwellings (comprising a mix of 4 and 3 bedroom homes) could be achieved on site. This figure is below the policy minimum which is considered achievable on site if a more balanced mix of housing was to be developed.</p>			
<p><b>Narrative:</b> Any redevelopment of the site will involve the demolition of existing buildings on site, utilities and services will be present on site due to prior use. Any redevelopment will need to consider any required mitigation measures due to the presence of a busy road to the south of the site.</p>			
<p><b>Suggested Capacity Range:</b> Policy Minimum: 70      Assessed Capacity: 70</p>			



**Site Name:** Former Chace School, Chace Avenue, Willenhall Coventry

**Site Ref:** BW001-23

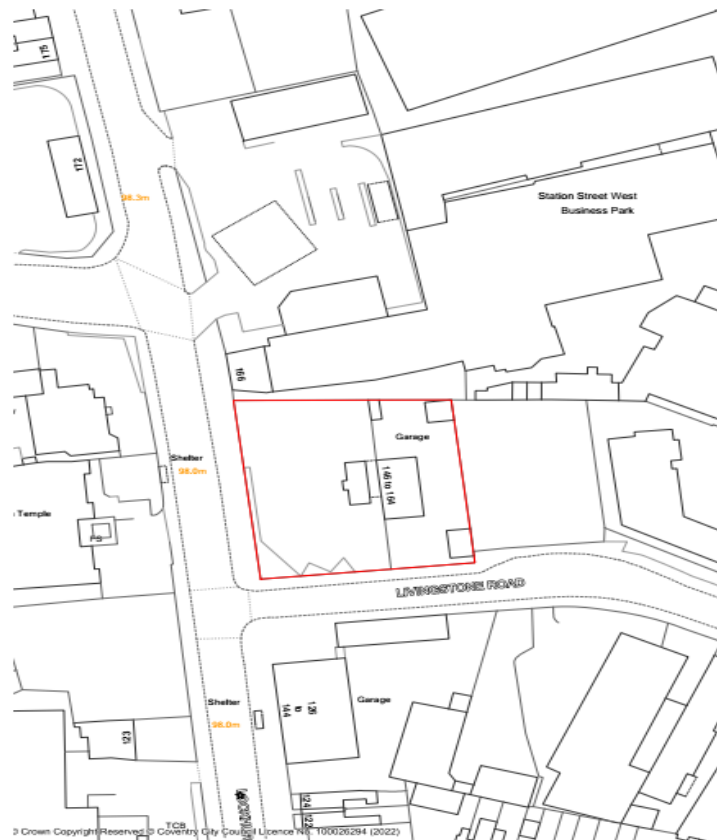
**Site Area:** 1.4ha



Easting	436224	Northing	276853
<b>Constraints</b>			
Conservation	None	Ecology Designation	None
Infrastructure	None	Protected Trees	None
Ground Conditions	None	Flood Zone	Flood Zone 1
Availability	1-5 years		
<b>Site Overview:</b> The site is a cleared, vacant site, it is considered to be in a sustainable location with the site being in close proximity of the Willenhall Local Centre and in accordance with the requirements of Policy H3. The site sits in a predominantly residential area.			
<b>Capacity:</b> A slight uplift on the policy minimum on this site could be achieved through the incorporation of low-rise flatted development alongside housing.			
<b>Narrative:</b> There are no obvious constraints for the redevelopment of the site.			
<b>Suggested Capacity Range:</b> Policy Minimum: 49      Assessed Capacity: 60			

Site Name: Former Wisteria Lodge		Site Ref: E001-23		Site Area: 0.49ha			
Easting		432322		Northing		277604	
Constraints							
Conservation		Kenilworth Road Conservation Area		Ecology Designation		None	
Infrastructure		None		Protected Trees		None	
Ground Conditions		None.		Flood Zone		Flood Zone 1	
Availability		1-5 years					
<p>Site Overview: The sites sits within the Kenilworth Road Conservation area, the neighbouring area is dominated by large plot residential dwellings. The location is considered to be an acceptable location with regards to being sustainably located in line with Policy H3.</p> <p>Capacity: A previously granted planning permission (FUL/2016/0528) indicated that 21 apartments with 21 carparking spaces could be accommodated on site.</p> <p>Narrative: Any redevelopment will need to consider the existing buildings on site and the existing residential dwellings that border the property.</p>							
<b>Suggested Capacity Range:</b>				Policy Minimum: 17		Assessed Capacity: 17	

**Site Name:** 146-164 Lockhurst Lane (Lola Court)    **Site Ref:** F001-23    **Site Area:** 0.19ha



Easting	433926	Northing	281358
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<b>Constraints</b>			
Conservation	None	Ecology Designation	None
Infrastructure	Unlikely	Protected Trees	None
Ground Conditions	Unlikely	Flood Zone	Flood Zone 1
Availability	1-5 years		

**Site Overview:**  
 Site is within a mixed use area. The immediate neighbouring uses are a mix of retail, religious and industrial. The wider area is somewhat residential in nature. It is not known whether there are gas connections to the site, ground conditions are not considered to be a likely issue. Any future use of the site will need to be compatible with the neighbouring uses. Moreover, highway access will need to be provided into the site.

**Capacity:**  
 Notwithstanding amenity issues with regard to neighbouring uses, the site location is deemed to be policy compliant as it is located in within close proximity of the Foleshill Designated Centre and meets all of the other locational requirements as set out in Policy H3.  
  
 The assessed capacity is deemed to be higher than that of the Policy Minimum, as the location of the site and character of the area would suggest that any development on the site would be better suited to delivering a 3 or 4 storey development consisting of flats. This is based on a similar scheme at Ribbon Court on Foleshill Road.

**Narrative:** Any redevelopment of the site to provide residential dwellings would need to be judged with regards to the amenity of would-be occupiers due to the location of the site and its neighbouring uses.

**Suggested Capacity Range:** Policy Minimum: 7    Assessed Capacity: 45

<b>Site Name:</b> Burbidge and Son Factory Building – Land and Buildings on the South of Awson Street, CV6 5GJ	<b>Site Ref:</b> F002-23	<b>Site Area:</b> 0.8ha
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Easting	434546	Northing	280936
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<b>Constraints</b>			
Conservation	None	Ecology Designation	None
Infrastructure	Unlikely	Protected Trees	None
Ground Conditions	Very Likely	Flood Zone	Flood Zone 1
Availability	6-10 years		

**Site Overview:**  
The site is currently in an employment use, in a predominantly residential area. The site is in a sustainable location with amenities located in close proximity, with the Foleshill Road designated centre within a 10-minute walk. The site is deemed to be in compliance with the sustainable location criteria as outlined in policy H3. Current use on the site is manufacturing.

Capacity: The completed pro forma suggests that the site could accommodate up to 50no 2 storey dwellings on site. An assessed increase in capacity is informed by a completed development at Rathbone Court on the Stoney Stanton Road which comprises of 4 storey flatted development. This site was a smaller area, it is considered that both flats and houses could be developed on site.

Narrative: Main constraints of the site will be the High Probability of land contamination as indicated in the completed pro forma. Highway access into the site allowing for any residential development will need to be considered as the existing access to the current use is not appropriate for the accommodation of 30+ dwellings.

**Suggested Capacity Range:** Policy Minimum: 28      Assessment Capacity: 55

<b>Site Name:</b> Land off Silverton Road, Foleshill	<b>Site Ref:</b> F003-23	<b>Site Area:</b> 0.04ha
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**Site Name:** Stoney Stanton Road Park - Land adjacent to 645 Stoney Stanton Road, Coventry

**Site Ref:** F004-23

**Site Area:** 0.03ha



Easting	434710	Northing	281152
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**Constraints**

Conservation	None	Ecology Designation	None
Infrastructure	Possibly	Protected Trees	None
Ground Conditions	None	Flood Zone	Flood Zone 1
Availability		6 – 10 Years	

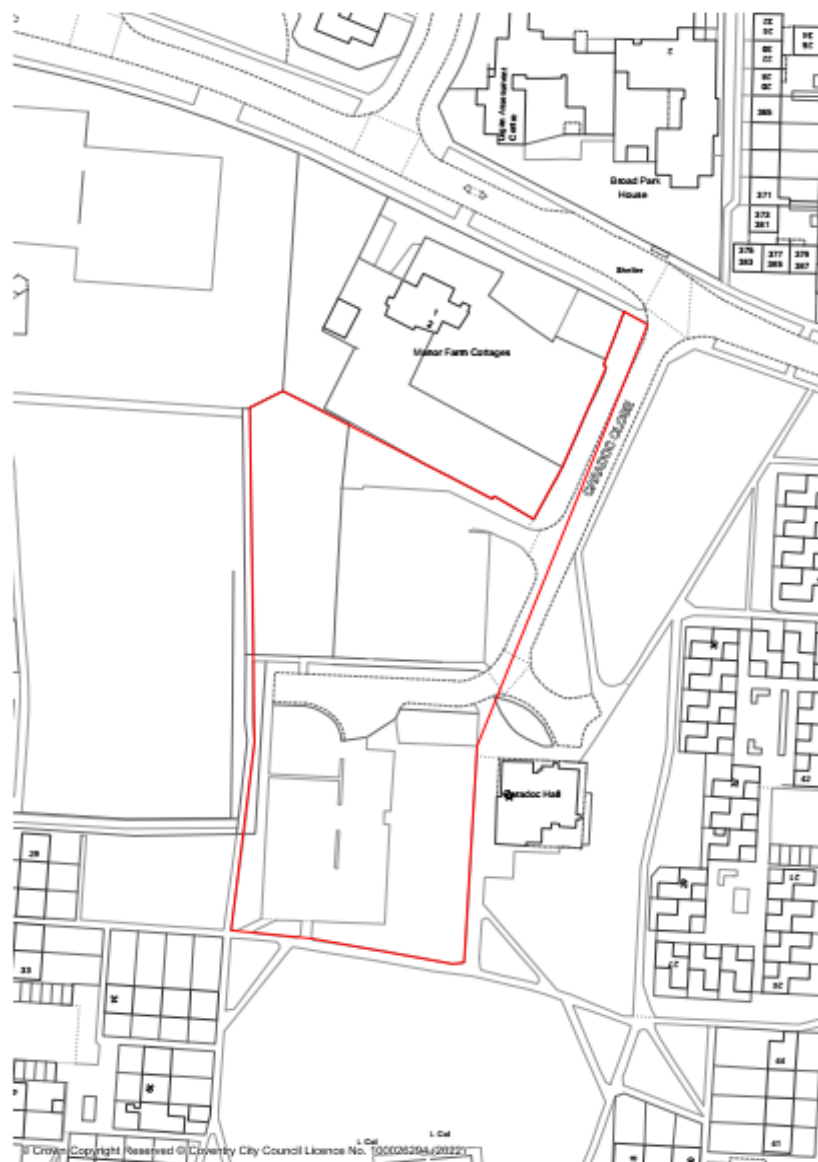
**Site Overview:**  
 The site represents a very small redevelopment opportunity, it is currently public open space. Site faces onto a busy main road. Site is considered to be in a broadly sustainable location in line with the requirements as set out in Policy H3.

**Capacity**  
 Very limited due to the size of the site. Would be a maximum of 2 dwellings that would be achievable on the site owing to constraints such as Highways concerns.

**Narrative:** The site is extremely limited in terms of its size and the fact it is covered by covenants preventing its development. Moreover, its location on a main busy road raises further potential highway issues. Unknown as to whether there is existing Electricity, Gas, Sewer or Water infrastructure

**Suggested Capacity Range:** Policy Minimum: 1      Assessed Capacity: 2

<b>Site Name:</b> Land at Caradoc Close, Henley	<b>Site Ref:</b> Hen001-23	<b>Site Area:</b> 0.79ha
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<b>Easting</b>	437000	<b>Northing</b>	281280
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<b>Constraints</b>			
Conservation	None	Ecology Designation	None
Infrastructure	None	Protected Trees	None
Ground Conditions	None	Flood Zone	Flood Zone 1
Availability	1-5 years		

**Site Overview:**  
The site is vacant and cleared, it is located within a predominantly residential area, the adjacent land uses to the site are open space and residential. The site is in close proximity to the Broad Park Road designated centre and is deemed to be in compliance with the sustainable location requirements as set out in Policy H3.

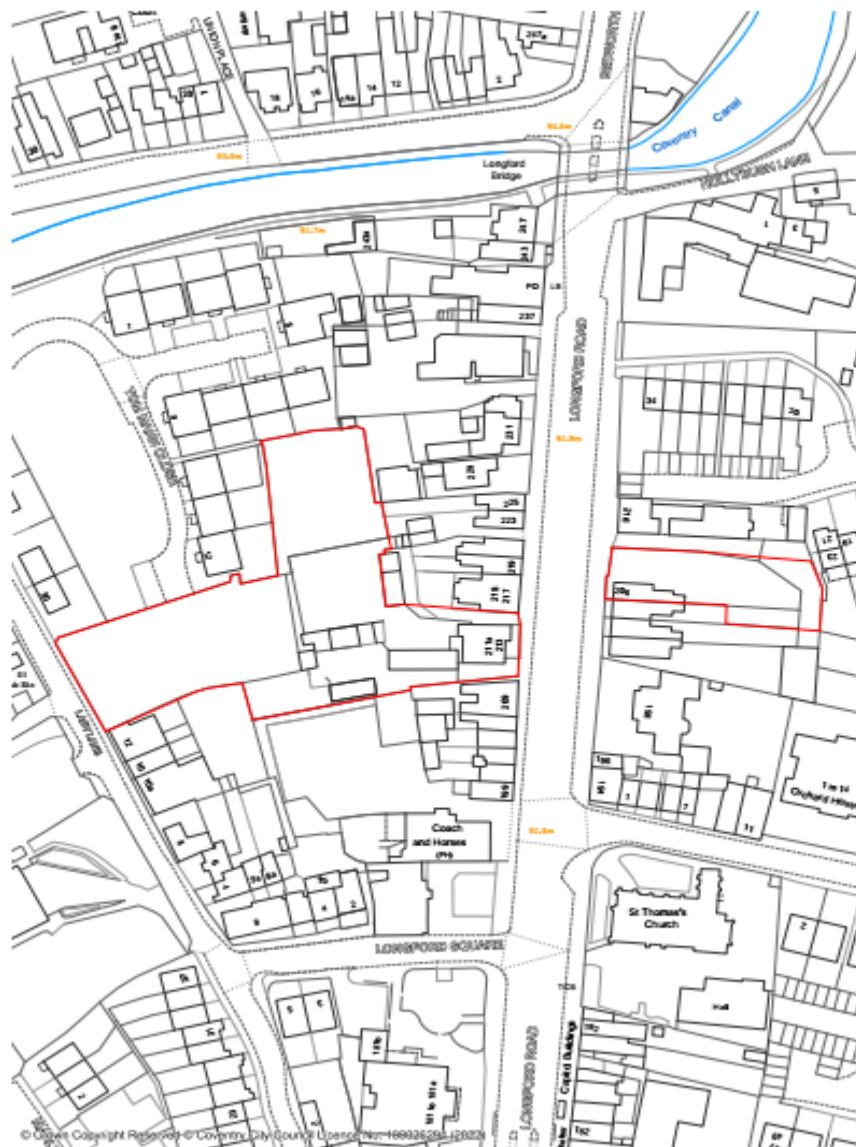
**Capacity:**  
Policy minimum is deemed to be achievable on this site, recent development at Lapworth Road located within the wider context of the area supports this. The adjacent uses of the site and it's relation to these limits scope for an increased capacity owing to the need to consider layout.

**Narrative:**

The completed Proforma submitted for this site indicated that all utilities are currently in place on the site, there are no obvious constraints identified at this time that may hinder the redevelopment of the site.

**Suggested Capacity Range:** Policy Minimum: 28      Assessed Capacity: 28

<b>Site Name:</b> Land off Longford Road	<b>Site Ref:</b> L001-23	<b>Site Area:</b> 0.47ha
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<b>Easting</b>	435039	<b>Northing</b>	283834
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**Constraints**

<b>Conservation</b>	Yes	<b>Ecology Designation</b>	None
<b>Infrastructure</b>	None	<b>Protected Trees</b>	None
<b>Ground Conditions</b>	None	<b>Flood Zone</b>	Flood Zone 1
<b>Availability</b>		<b>6-10 years</b>	

**Site Overview:**  
The site lies within a broadly residential area; it is deemed to be located within a sustainable location owing to its proximity to the Longford Designated Centre. The concerns that were raised in the previous refusal will need to be considered in any proposed redevelopment of the site. The site is currently occupied by a variety of uses including residential, garden land, vacant scrubland etc.

**Capacity:**  
Previously refused application sought permission for 7 dwellings, this was for the Eastern Parcel of the site. Assessment of this site is lower than policy minimum owing to the layout and access challenges of developing the site as discussed above.

Narrative: Part of the site falls within the Coventry Canal Conservation Area. A previous application for the development of 5 three storey houses and 2 flats OUT/2015/2841 was refused. The reasons for refusal were seemingly concerned with the layout of the proposal and its relationship with the surrounding area, there were also Parking and wider Highway concerns.

**Suggested Capacity Range:** Policy Minimum:16      Assessed Capacity: 10

<b>Site Name:</b> Former School Site, New Century Park - Land to the south of Isadora Lea, New Century Park	<b>Site Ref:</b> LS001-23	<b>Site Area:</b> 2.58ha
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Easting	436180	Northing	278309
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<b>Constraints</b>			
Conservation	None	Ecology Designation	None
Infrastructure	None	Protected Trees	None
Ground Conditions	None	Flood Zone	Flood Zone 1
Availability	1-5 years		

**Site Overview:**  
The surrounding area is residential in nature, with the Coventry Sphinx sports club to the West. The site was formally earmarked as a location for a Primary School but has been confirmed that it is no longer needed for this. It is located within a sustainable location also, broadly meeting the requirements as set out in Policy H3.

**Capacity:**  
In the completed ProForma, it has been indicated that the site may be able to accommodate 120 dwellings.

**Narrative:**

The site was formally used for office and industrial uses. The wider site has been redeveloped as housing, there are no indications that there will be any ground contamination concerns as detailed in the completed proforma. The site has already been cleared.

**Suggested Capacity Range:** Policy Minimum: 90      Assessed Capacity: 120

**Site Name:** St Nicholas Church, Radford, Sherwood  
Jones Close

**Site Ref:** R001-23

**Site Area:**  
0.36ha



Easting	432547	Northing	280666
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<b>Constraints</b>			
Conservation	Locally Listed	Ecology Designation	None
Infrastructure	Unlikely	Protected Trees	None
Ground Conditions	Unlikely	Flood Zone	Flood Zone 1
Availability	1-5 years		

**Site Overview:**  
The site is located in a predominantly residential area, it is in proximity to the Radford Road District Centre and Radford Common Park. The current use of the site represents the main constraint, the site is currently occupied by a locally listed Church and its bell tower.

**Capacity:** A withdrawn application (FUL/2021/2874) indicated that 14 homes could be accommodated on the site.

**Narrative:** The site is in a broadly sustainable location with it being in close proximity to the Radford Road designated centre. The Jubilee Crescent and Barker Butts designated centres are also close to the site. The location meets the wider requirements in terms of being a sustainable location as outlined by Policy H3. Any redevelopment of the site will need to carefully consider the design elements of the development considering the conservation/heritage value of the site.

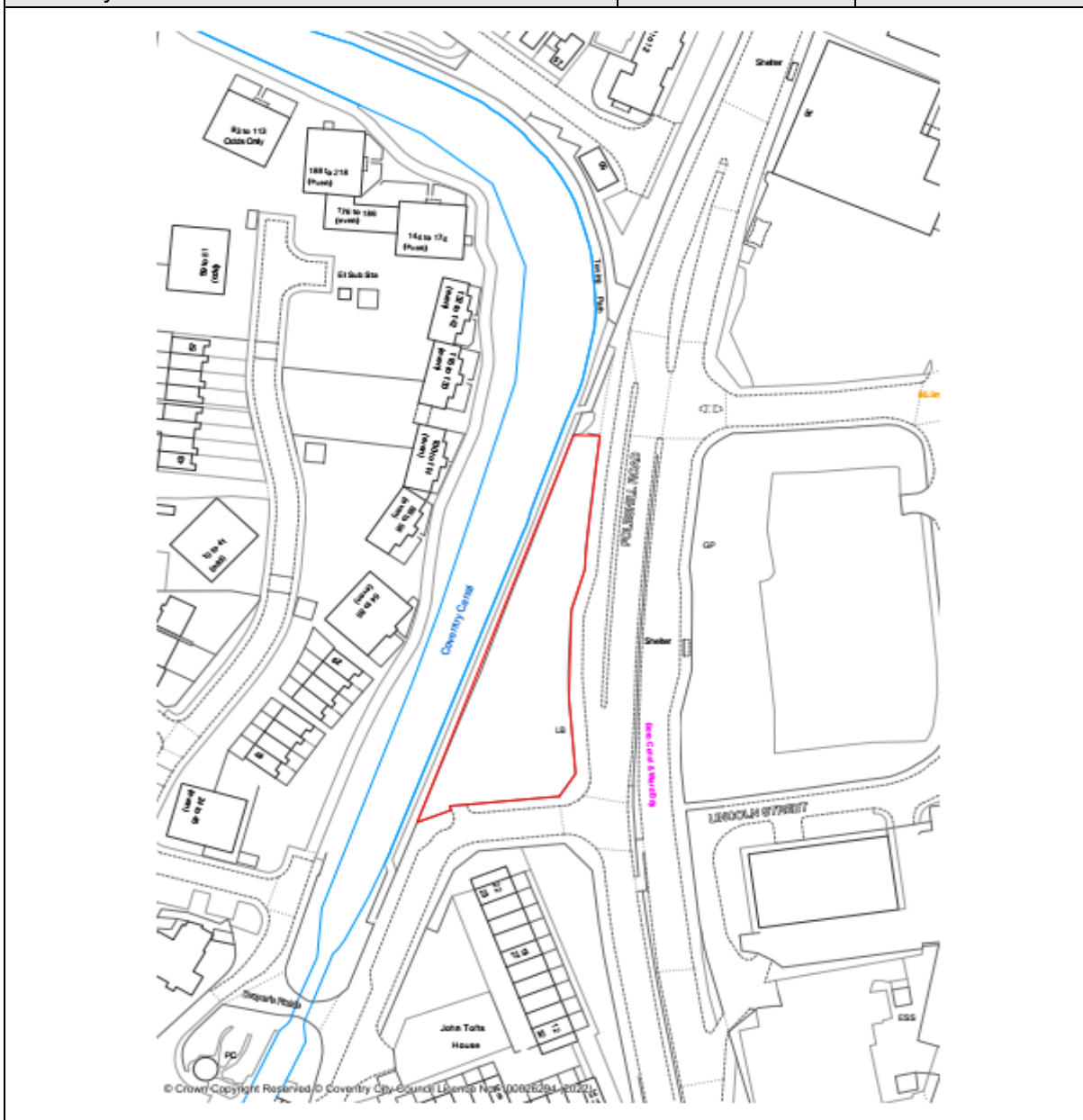
**Suggested Capacity Range:** Policy Minimum: 13      Assessed Capacity: 14



Site Name: Leicester Row Car Park - Leicester Row, Coventry CV1 4AL

Site Ref: R002-23

Site Area: 0.17ha



Easting	433421	Northing	279760
Constraints			
Conservation	Yes	Ecology Designation	None
Infrastructure	Possibly	Protected Trees	None
Ground Conditions	None	Flood Zone	Flood Zone 1
Availability	1-5 years		

**Site Overview:**  
 The site is deemed to be in a sustainable location owing to its proximity to the city centre. Site is constrained by it being very small, with any use of the site needing to be sensitive to the fact that it lies within the Coventry Canal Conservation area. The wider area within which the site sits is predominantly residential in nature.

**Capacity:**

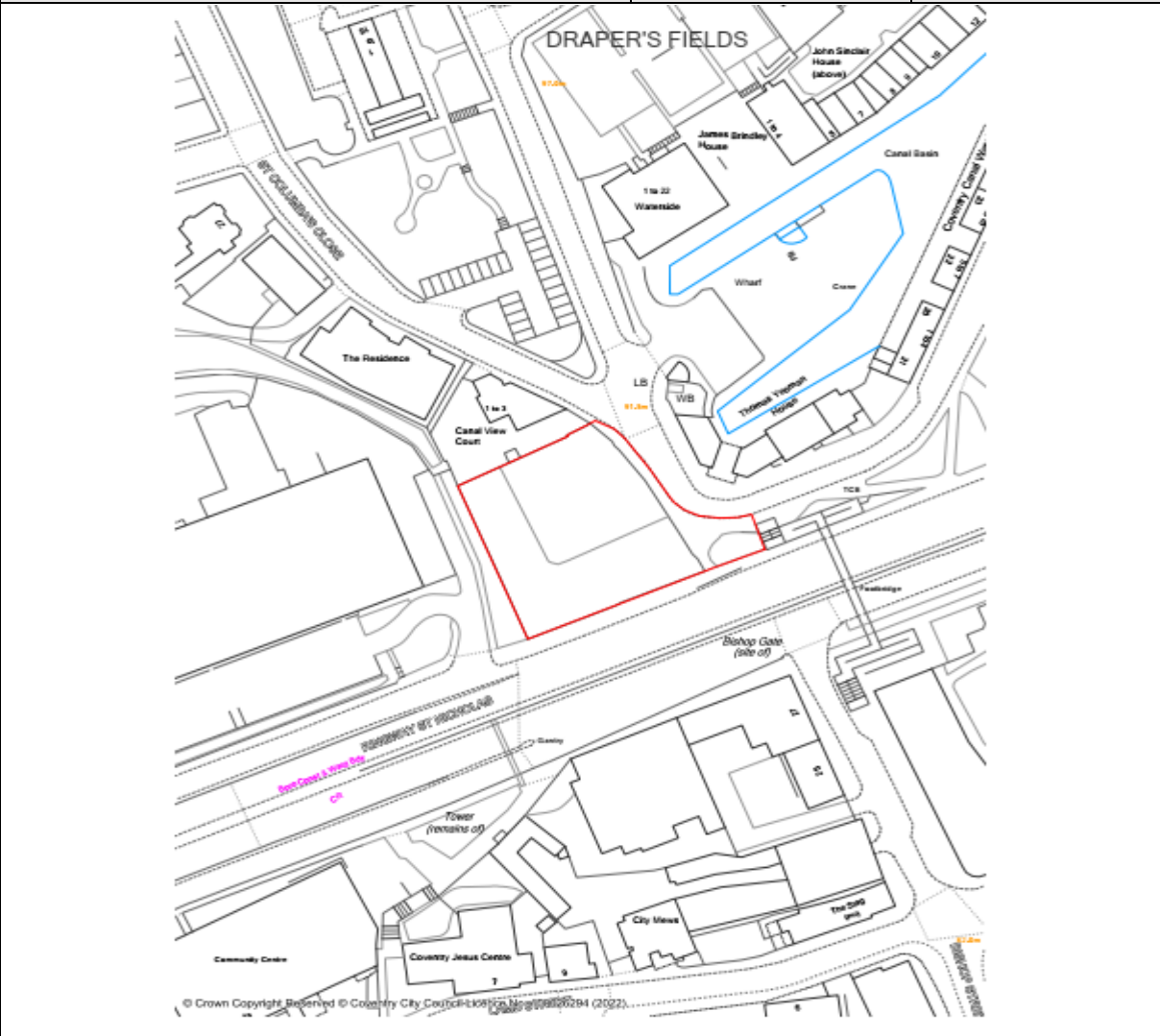
The size of the site is very small, therefore limiting the potential capacity of the site to be able to accommodate housing. If the site were to be developed as a low-rise flatted development, it is considered that approximately 20 dwellings could be accommodated on site. This figure is informed by existing similar developments located on the other side of the canal at Drapers fields.

**Narrative:**

Site is currently a car park, unknown as to whether it has existing electricity, gas, mains water/sewer connections. Site lies within the Coventry Canal Conservation Area. The site will be part of the Council's review of parking provision within the city, following this the site may potentially be earmarked for disposal.

**Suggested Capacity Range:** Policy Minimum: 6 Assessed Capacity: 20

<b>Site Name:</b> Former Vintage House, St. Nicholas Street/Leicester Row, Coventry, CV1 4BN	<b>Site Ref:</b> R003-23	<b>Site Area:</b> 0.23ha
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<b>Easting</b>	433240	<b>Northing</b>	279507
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<b>Constraints</b>			
<b>Conservation</b>	Canal Conservation Area & ACA	<b>Ecology Designation</b>	None
<b>Infrastructure</b>	None	<b>Protected Trees</b>	None
<b>Ground Conditions</b>	None	<b>Flood Zone</b>	Flood Zone 1
<b>Availability</b>	1 – 5 Years		

**Site Overview:** The site is located within the City Centre Boundary, it lies adjacent to the ring road, to the north of the city centre. The site also lies in proximity to the canal basin. The site was last in use as a gym but is now a vacant and cleared site. The wider area is residential in nature.

**Capacity:** The site is located within the City Centre, therefore any development of the site is expected to deliver at the policy minimum density of 200dph. Alternatively, If the site were to be developed as Student Accommodation, it is estimated that approximately 230 dwellings could be delivered, as was suggested on the completed pro forma.

**Narrative:** The site is considered to be suitable for a residential based use. Due to proximity to City Centre, site may be able to host more intensive development.

<b>Suggested Capacity Range:</b>	Policy Minimum: 46	Assessed Capacity: 230
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<b>Site Name:</b> New Gate Court Business Park, Paradise Street, Coventry, CV1 2RU	<b>Site Ref:</b> StM001-23	<b>Site Area:</b> 0.57ha
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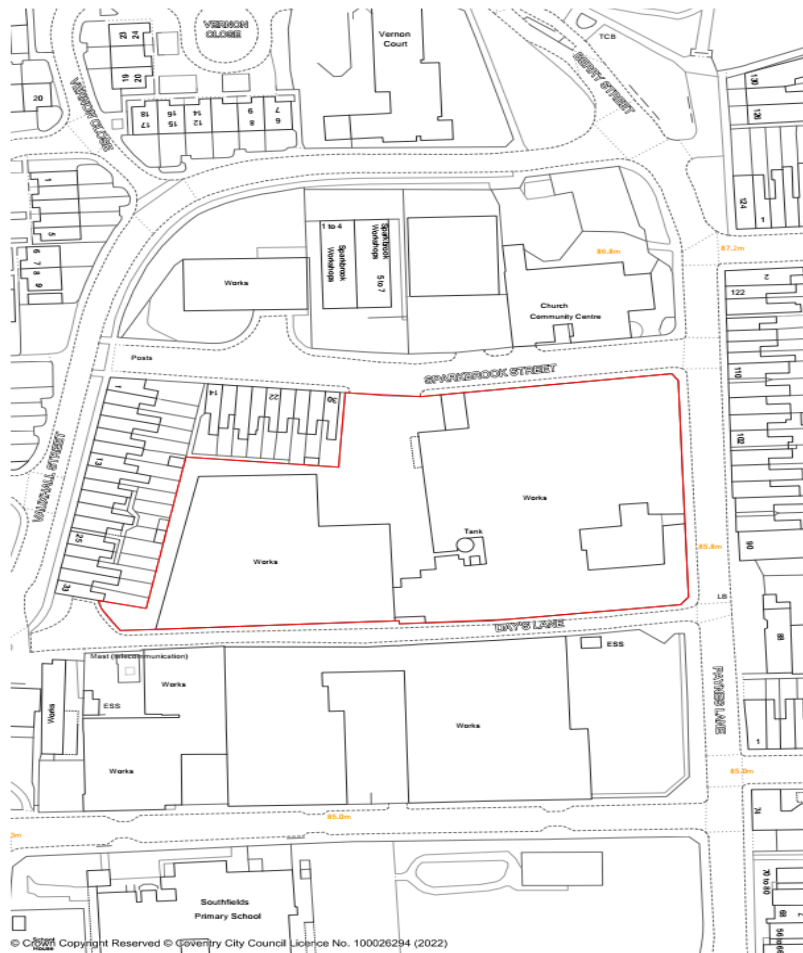
Easting	433940	Northing	278522
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<b>Constraints</b>			
Conservation	Yes	Ecology Designation	None
Infrastructure	Maybe	Protected Trees	None
Ground Conditions	None	Flood Zone	Flood Zone 1
Availability	1-5 years		

**Site Overview:**  
The site is deemed to be a highly sustainable location owing to the site's proximity to the city centre. The site is currently used as commercial park, it is in a poor state and is underused/occupied. Pending application for mixed use commercial and high rise flatted (C3) development FUL/2022/2635

<p><b>Capacity:</b>  A minimum of 280 dwellings would need to be provided in order to confirm with the densities as set out in Policy H9. A live application has suggested that 309 dwellings could be accommodated on site across 18 storeys including retail/commercial on the ground floor as a mixed-use development. Given the detailed nature of the submitted planning application, this figure is considered to represent a deliverable figure on the site.</p>
<p><b>Narrative:</b> Old City Wall Scheduled Ancient Monument (SAM) falls within site boundary. Any redevelopment of the site will need to have regard to this. Moreover, as highlighted in the submitted proforma, the site also has a gas pipeline running through it which may require diversion.</p>
<p><b>Suggested Capacity Range:</b> Policy Minimum 114    Assessed Capacity: 309</p>

<b>Site Name:</b> Arden Windows, Arden House, Sparkbrook Street, Coventry, CV1 5ST	<b>Site Ref:</b> StM002-23	<b>Site Area:</b> 1ha*(1 of 4)
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<b>Easting</b>	434495	<b>Northing</b>	279415
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<b>Constraints</b>			
<b>Conservation</b>	None	<b>Ecology Designation</b>	None
<b>Infrastructure</b>	None	<b>Protected Trees</b>	None
<b>Ground Conditions</b>	Possibility of Land Contamination due to industrial legacy of site	<b>Flood Zone</b>	Flood Zone 1
<b>Availability</b>	6-10 Years		

**Site Overview:**  
 Site is currently in an industrial use but sits within a wider area which is predominantly residential. Site is deemed to be a broadly sustainable located in line with expectations set out in Policy H3. Possibility of Unexploded Ordnance on site.

**Capacity:** See Below

**Narrative:** Part of wider site and linked submissions. Lends itself to residential based development subject to a wider masterplan approach.

**Suggested Capacity Range:** See Below





<b>Site Name:</b> Fosse Precision East Street, Coventry, West Midlands, CV1 5LS	<b>Site Ref:</b> StM004-23	<b>Site Area:</b> 0.18* (3 of 4)
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<b>Easting</b>	434441	<b>Northing</b>	279269
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<b>Constraints</b>			
<b>Conservation</b>	None	<b>Ecology Designation</b>	None
<b>Infrastructure</b>	None	<b>Protected Trees</b>	None
<b>Ground Conditions</b>	Possibility of Land Contamination due to industrial legacy of site	<b>Flood Zone</b>	Flood Zone 1
<b>Availability</b>		6-10 Years	

**Site Overview:**  
 Site is currently in an industrial use but sits within a wider area which is predominantly residential. Possibility of Unexploded Ordnance on site.

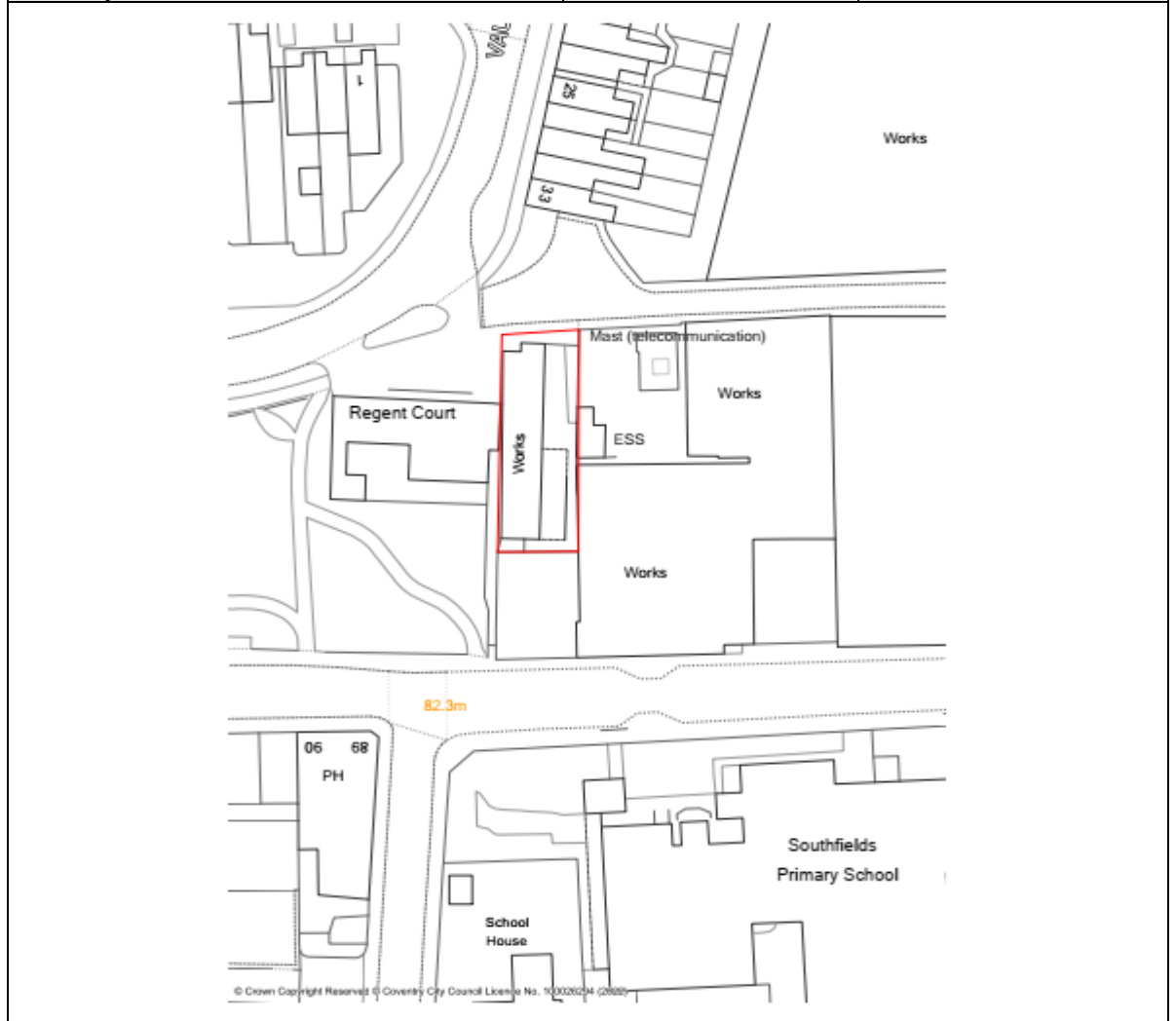
**Capacity:** See Below

**Narrative:** Part of wider site and linked submissions. Lends itself to residential based development subject to a wider masterplan approach.

**Suggested Capacity Range:** See Below



<b>Site Name:</b> J J Radiators, 48 Days Lane, Coventry CV1 5LE	<b>Site Ref:</b> StM005-23	<b>Site Area:</b> 0.032* (4 of 4)
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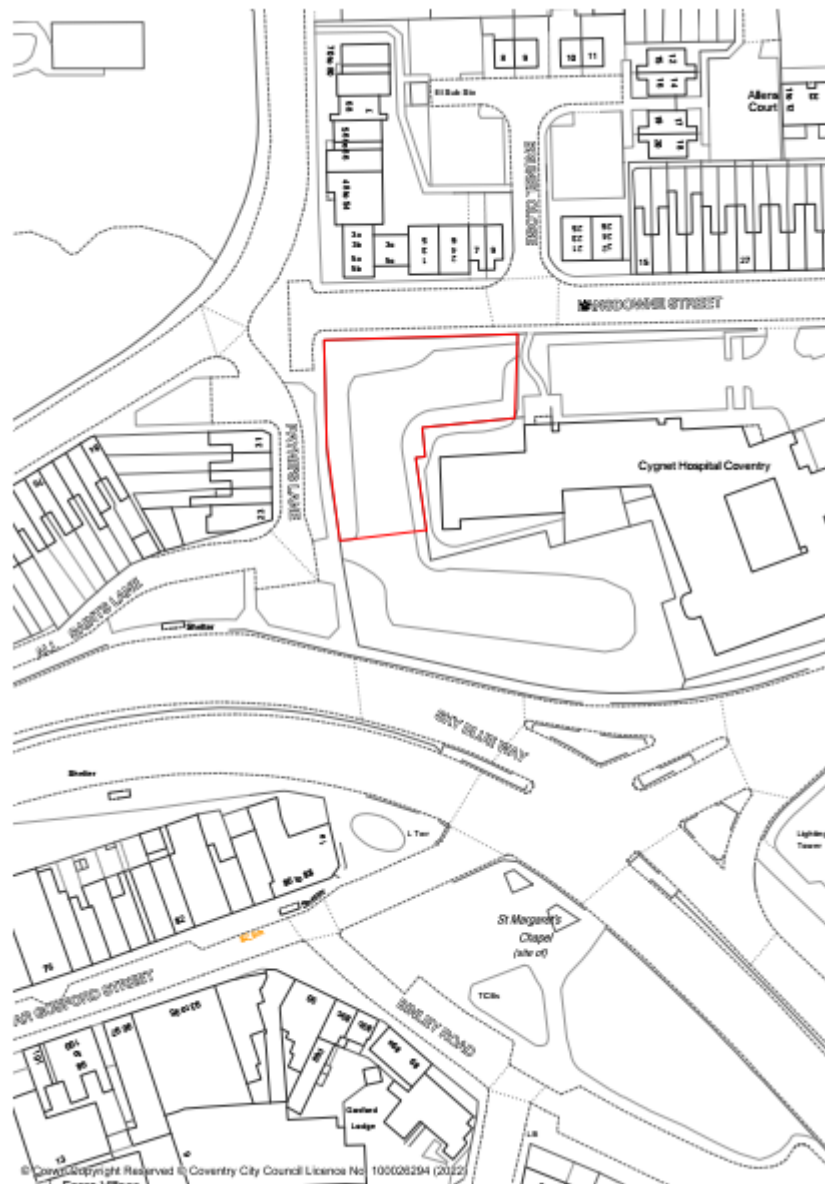


Easting	434423	Northing	279291
<b>Constraints</b>			
Conservation	None	Ecology Designation	None
Infrastructure	None	Protected Trees	None
Ground Conditions	Possibility of Land Contamination due to industrial legacy of site	Flood Zone	Flood Zone 1
Availability	6-10 Years		
<b>Site Overview:</b> Site is currently in an industrial use but sits within a wider area which is predominantly residential. Possibility of Unexploded Ordnance on site.			
Capacity: See Below			
Narrative: Part of wider site and linked submissions. Lends itself to residential based development subject to a wider masterplan approach.			
<b>Suggested Capacity Range:</b> See Below			

The four sites as identified above (StM002-23, StM003-23, StM004-23 and StM005-23) combined represent 1.6ha of developable land. The four sites have been submitted separately by each landowner, however, they are all contained within a shared masterplan submitted in each of the four proformas. This gives a policy minimum of 52 dwellings. It is

envisaged that a higher figure could be achieved through the incorporation of low-rise flatted development as indicated in the shared masterplan submitted as part of the individual submissions for each of the four sites. 261 is the figure provided on the submitted masterplans, this reflects the large quantity of proposed low-rise flatted development which represent the predominant type of dwelling to be developed.

<b>Site Name:</b> Land at Lansdowne Street and All Saints Lane, Coventry, CV1 5LN	<b>Site Ref:</b> StM006-23	<b>Site Area:</b> 0.34ha
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Easting	434612	Northing	279135
<b>Constraints</b>			
Conservation	None	Ecology Designation	None
Infrastructure	None	Protected Trees	None
Ground Conditions	None.	Flood Zone	Flood Zone 1
Availability		6 – 10 Years	

**Site Overview:** The site formally accommodated St Mary's School, the wider school site has been partially redeveloped with the Cygnet Women's Mental Health Hospital having been developed recently. The site area as shown above is left over vacant and cleared land with existing vehicular access of All Saints Lane. The southern border of the site is too vacant, cleared land. The site sits within an existing residential neighbourhood and is considered to be sustainable located in line with Policy H3.

Capacity: The site layout is somewhat constrained in nature owing to its shape, neighbouring uses and limited size. Therefore, it is considered that the policy minimum is an appropriate assumption for the sites capacity.

Narrative: Any redevelopment of the site will need to be sensitive of the neighbouring Mental Health hospital and may benefit from engagement with landowners to the south of the site to deliver a more comprehensive development.

**Suggested Capacity Range:** Policy Minimum: 12      Assessed Capacity: 12

<b>Site Name:</b> 4-8 and Adj Caludon Road	<b>Site Ref:</b> StM007-23	<b>Site Area:</b> 0.10ha
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<b>Easting</b>	435043	<b>Northing</b>	279584
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<b>Constraints</b>			
Conservation	None	Ecology Designation	None
Infrastructure	None	Protected Trees	None
Ground Conditions	None.	Flood Zone	Flood Zone 1
Availability	1-5 years		

**Site Overview:** Site is currently occupied by a car sales yard and existing residential properties. The residential properties on site do not occupy the whole site, the rest of the site is covered by existing hardstanding. The site sits within an existing residential neighbourhood.

**Capacity:** A previously granted planning permission (FUL/2016/0528) indicated that 21 apartments with 21 carparking spaces could be accommodated on site.

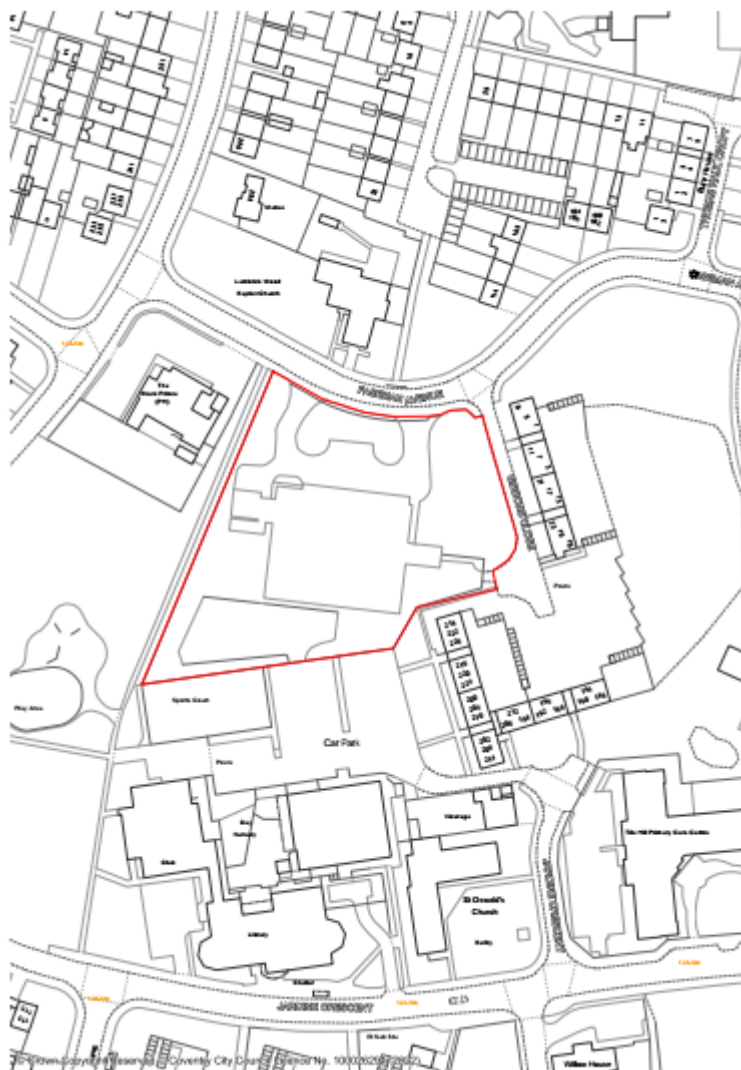
**Narrative:** Any redevelopment will need to consider the existing buildings on site and the existing residential dwellings that border the property.

<b>Suggested Capacity Range:</b> Policy Minimum: 4	<b>Assessed Capacity:</b> 21
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**Site Name:** Former Faseman House, Faseman Avenue, Coventry, CV4 9RB

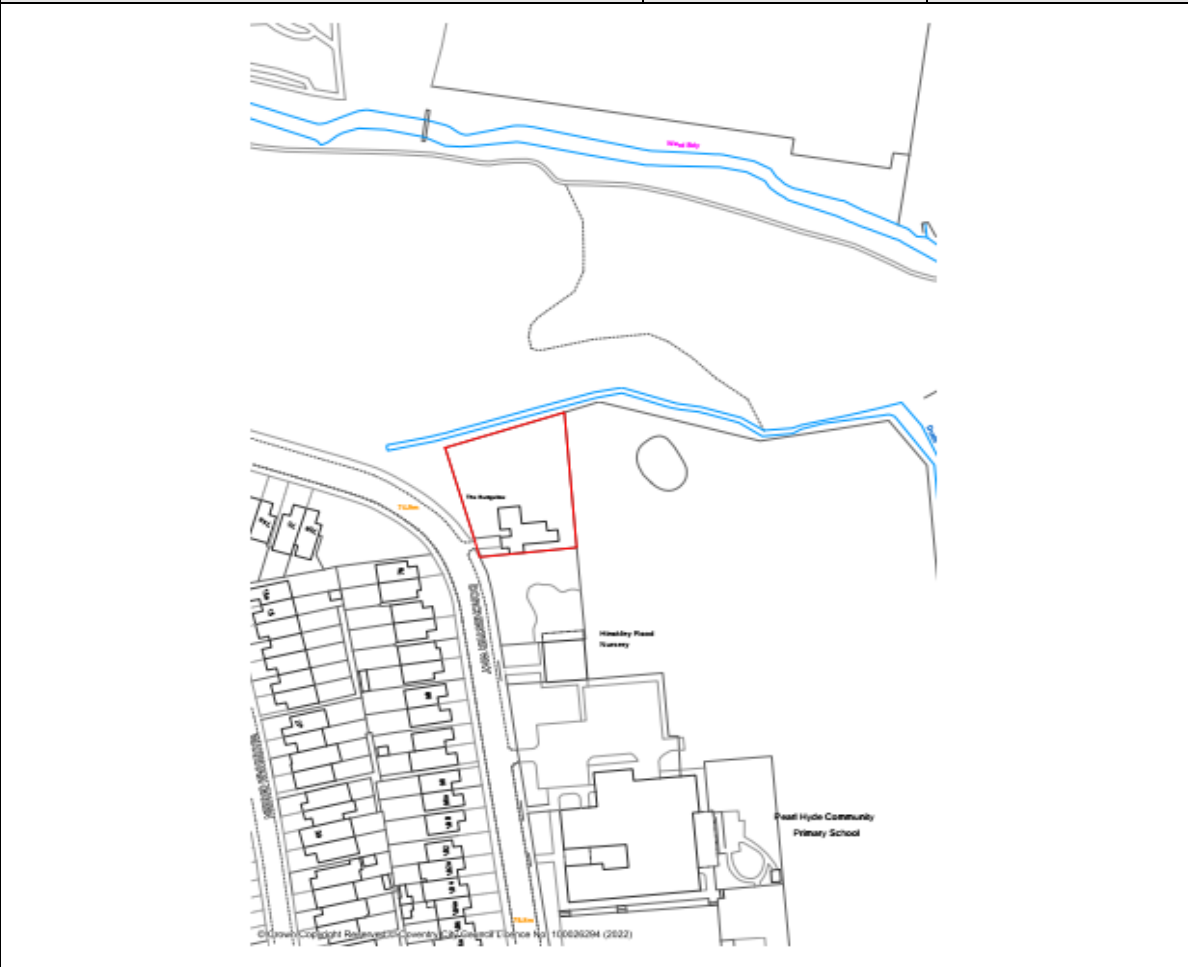
**Site Ref:** W001-23

**Site Area:** 0.63ha



Easting	428883	Northing	278994
<b>Constraints</b>			
Conservation	None	Ecology Designation	None
Infrastructure	None	Protected Trees	None
Ground Conditions	None.	Flood Zone	Flood Zone 1
Availability	1 – 5 Years		
<p><b>Site Overview:</b> The site is a former council area office. The site is vacant and cleared, sitting within a residential area. It is considered to be a broadly sustainable location in line with the requirements as set out in policy H3.</p>			
<p><b>Capacity:</b> Policy Minimum for this site is deemed to be appropriate, as any intensification of the density at this site is not deemed appropriate with regards to wider context of the area.</p>			
<p><b>Narrative:</b> No obvious constraints are likely to prevent the development of the site.</p>			
<p><b>Suggested Capacity Range:</b> Policy Minimum: 22 Assessed Capacity: 22</p>			

<b>Site Name:</b> The Bungalow, Dorchester way, Coventry, CV2 2NB	<b>Site Ref:</b> Wy001-23	<b>Site Area:</b> 0.13ha
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Easting	438195	Northing	280196
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<b>Constraints</b>			
Conservation	None	Ecology Designation	None
Infrastructure	None	Protected Trees	None
Ground Conditions	None.	Flood Zone	Flood Zone 1
Availability	1 – 5 Years		

**Site Overview:** The site is currently occupied a former caretaker’s bungalow that was associated with the adjacent primary school. The sites sits within an existing residential neighbourhood with open space bordering the site to the North and East.

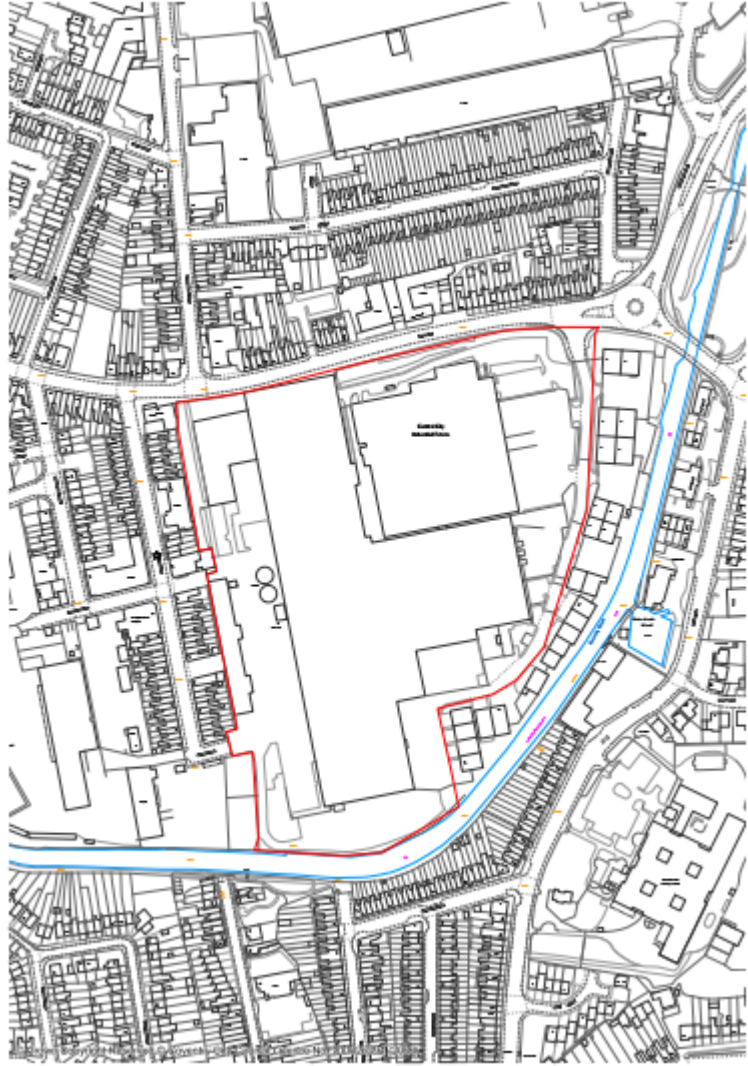
**Capacity:** Site has been initially identified as opportune site to locate a proposed purpose-built Council-owned specialised Care Home for Children with Learning Difficulties with capacity to accommodate those with additional Physical Disabilities/Mobility Need. The site has potential to deliver specialist accommodation or several conventional dwellings. The policy minimum is deemed to be appropriate on this site with any intensification not deemed suitable owing to the character of the area.

**Narrative:** There are no clear or obvious threats that will prevent the redevelopment of the site, an important consideration though is the existing bungalow on the site.

<b>Suggested Capacity Range:</b> Policy Minimum: 4	Assessed Capacity: 4
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## Shortlisted Employment Sites

<b>Site Name:</b> Central City Industrial Estate Red Lane, Coventry, CV6 5RY		<b>Site Ref:</b> F005-23	<b>Site Area:</b> 7.03ha
			
Easting	435157	Northing	281230
<b>Constraints</b>			
Conservation	Canal Conservation Area (Part of site only)	Ecology Designation	None
Infrastructure	No Gas connection on site	Protected Trees	None
Ground Conditions	High risk of contamination owing to sites former use.	Flood Zone	Flood Zone 1
Availability	6 – 10 Years		
<p><b>Site Overview:</b> The site has been in long term industrial use, formally an ordnance works suggesting a very high risk of land contamination. The site as submitted above represents the large former ordnance works which is currently in use as a logistics unit. The remainder of the submitted site is existing hardstanding with the site existing as part of a wider industrial estate.</p>			



Capacity:

As set out in the HEDNA:

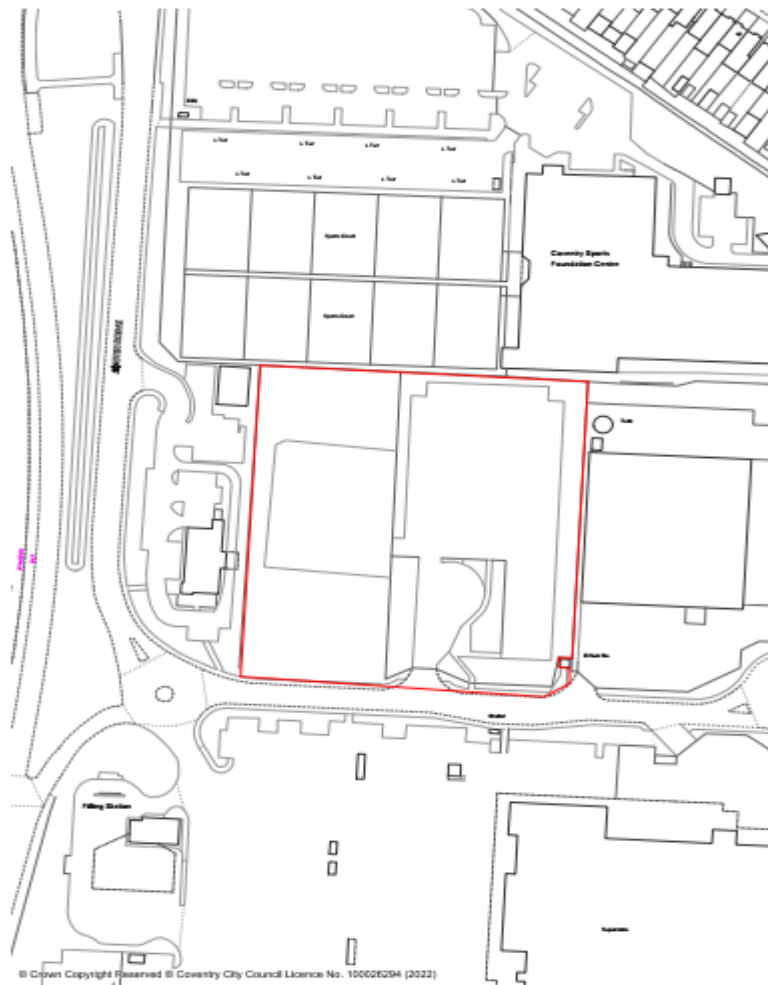
0.5 industrial plot ratio.  $1.214\text{ha} \times 0.5 = 0.6\text{ha}$

0.4 warehousing & distribution plot ratio.  $1.214 \times 0.4 = 0.5\text{ha}$

Narrative: Site currently comprises buildings and hardstanding/service/car parking areas. Former Ordinance works included in Canal Conservation Area. Given location, former usage and nearby neighbouring uses an employment generating use would be preferable on this site.

**Suggested Capacity Range:** See above

<b>Site Name:</b> Austin Drive, Coventry, CV6 7NS	<b>Site Ref:</b> US001-23	<b>Site Area:</b> 1.21ha
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<b>Easting</b>	435157	<b>Northing</b>	281230
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<b>Constraints</b>			
Conservation	None	Ecology Designation	None
Infrastructure	No Gas connection on site	Protected Trees	None
Ground Conditions	None	Flood Zone	Flood Zone 1
Availability	1 – 5 years		

**Site Overview:**  
 The site is a former park and ride site which is now in use as a commercial bin storage area by Coventry City Council. Site sits within a wider mixed-use area, with adjacent uses including a sports/leisure centre and large retail units. Site is well connected to good road transport connections.

**Capacity:**  
 As set out in the HEDNA:  
 0.5 industrial plot ratio. 1.214ha x 0.5= 0.6ha  
 0.4 warehousing & distribution plot ratio. 1.214 x 0.4= 0.5ha

**Narrative:** An employment generating use is deemed to be preferable on this site owing to the surrounding use and constrained nature of the site. The site is not deemed to be appropriate for residential development owing to this.

**Suggested Capacity Range: See above**

## Discounted Sites

<b>Site Name:</b> Parking area, Santos Close		<b>Site Ref:</b> BW002-23		<b>Site Area:</b> 0.07 ha	
Site Location Plan					
Easting		437651		Northing	
				277917	
Constraints					
Conservation		No		Ecology Designation	
				No	
Infrastructure		Present		Protected Trees	
				No	
Ground Conditions		Flat		Flood Zone	
				FZ1	
Availability: 1-5 years					
Capacity: 3					
<p>Narrative: The site is highly constrained owing to both its limited size and neighbouring uses. The site is currently in use as a carpark for various retail uses neighbouring the site.</p> <p>Santos Close: This site has been discounted due to the site's relationship with its surrounding uses, the site is currently in use as a carpark which services neighbouring retail uses. The layout of the site is highly constrained, any development of the site would not be compatible with the neighbouring uses.</p>					
<b>Suggested Capacity Range:</b> Policy Minimum 3			<b>Assessed Capacity:</b> 3		

<b>Site Name:</b> Land off Cromwell Street Car Park, Foleshill	<b>Site Ref:</b> F006-23	<b>Site Area:</b> 0.17ha
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Northing	434539	Easting	280529
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Constraints

Conservation	No	Ecology Designation	No
Infrastructure	No utilities	Protected Trees	No
Ground Conditions	Flat	Flood Zone	No

Availability: 1-5 years

Other: Possible contamination due to industrial nature of the wider site and UXO.

Capacity: 6

Narrative: Car park in an industrial area, site forms a parcel of a wider car park adjoining to the North. Not suitable for residential due to surrounding uses being predominantly industrial. The size of the site too would prevent residential development when considered alongside the neighbouring uses. Site may be suitable for a small employment use, however, the most suitable use of the site is likely to see it remain in use as a carpark as it currently is. Cromwell Street Carpark: This site has been discounted due to its size and location. The site is considered to be both too small and not appropriately located owing to the fact that it is located in a predominantly industrial area to be developed for housing. Moreover, the limited size of the site too means that the site is not considered suitable to be developed employment generating development. Any development of the site would need to come forward in conjunction as part of a wider-development proposal, as the site as submitted represents only a parcel of an existing car park.

**Suggested Capacity Range:** Policy Minimum: 6      Assessed Capacity: 4

<b>Site Name:</b> Land at Oxford Canal, Shilton Lane	<b>Site Ref:</b> L002-23	<b>Site Area:</b> 1.58
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Northing	437312	Easting	283174
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**Constraints**

Conservation	Canal Conservation Area	Ecology Designation	No
Infrastructure	No	Protected Trees	No
Ground Conditions	Flat	Flood Zone	FZ1

Availability: 1-5 years

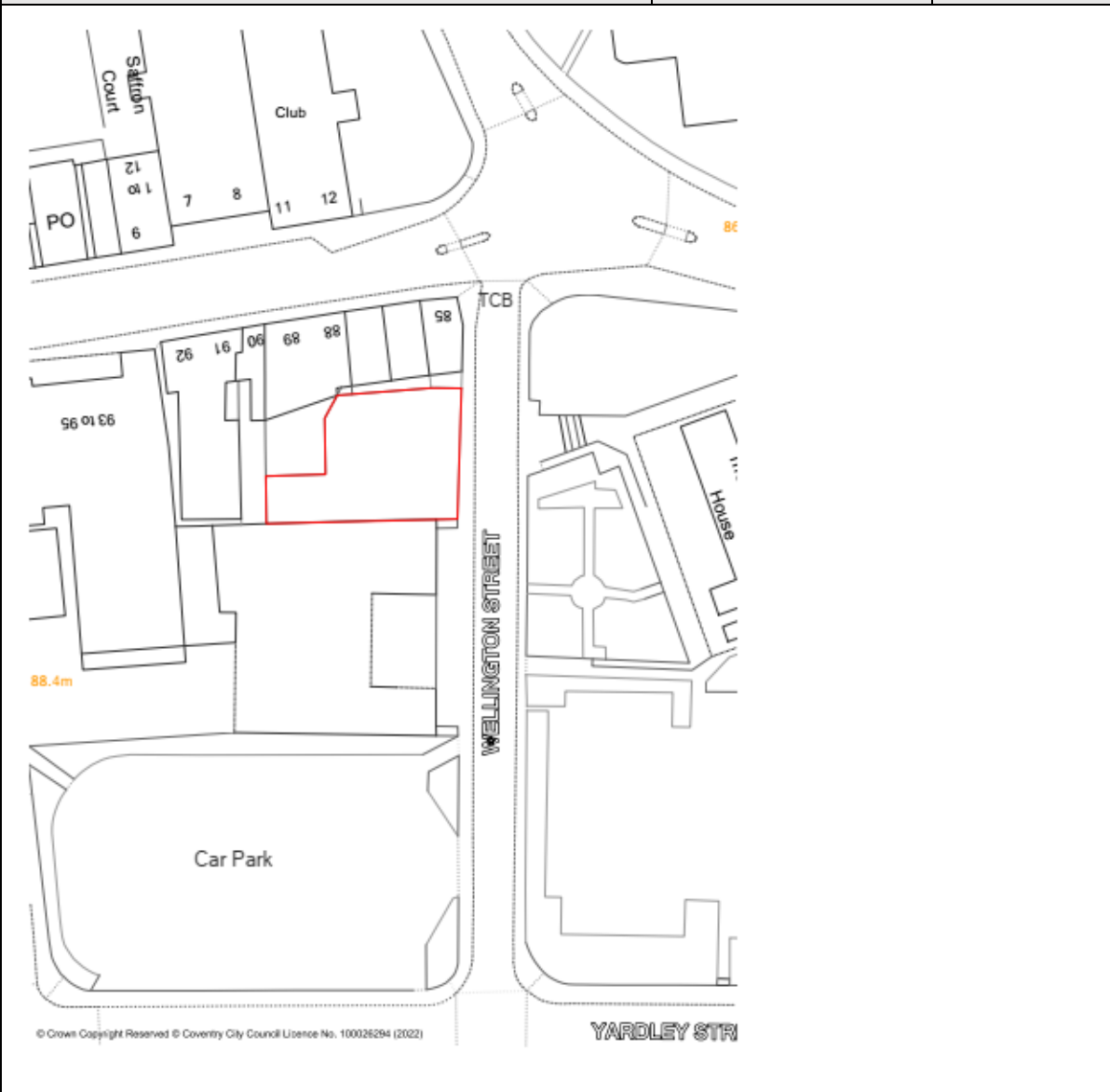
Other: Located in Green Belt. Current area of hardstanding adjacent canal. No services other than access to Shilton Lane.

Capacity: The Policy Minimum is considered to be achievable on site with a linear development facing onto the canal. This is informed by a completed low rise (3 storey flatted development) opposite electric wharf.

Narrative: May be suitable for some leisure or small non-residential canal side uses.  
 Land at Oxford Canal: This site has been discounted due to it being located in the Greenbelt.

<b>Suggested Capacity Range:</b> Policy Minimum: 56	Assessed Capacity: 56
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<b>Site Name:</b> Land at Wellington St, Coventry CV1 5SJ (World Park)	<b>Site Ref:</b> STM008-23	<b>Site Area:</b> 0.037ha
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Northing	434178	Easting	279595
<b>Constraints</b>			
Conservation	No	Ecology Designation	No
Infrastructure	Unknown	Protected Trees	No
Ground Conditions	Flat	Flood Zone	No
Availability: 11+ years			
Other: Possible UXO			
Capacity: 1			
Narrative: Small area of incidental open space in highly constrained location. Not suitable for development in isolation. World Park: This site has been discounted owing to its highly constrained nature, notably its limited size. Any development of the site would need to come forward as part of a wider development proposal.			
<b>Suggested Capacity Range:</b> Policy Minimum 1      Assessed Capacity 1			

<b>Site Name:</b> FH Roofing – Westwood Heath Road, CV4 8GN	<b>Site Ref:</b> W002-23	<b>Site Area:</b> 0.64ha
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<b>Easting</b>	429329	<b>Northing</b>	276319
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<b>Constraints</b>			
Conservation	Maybe	Ecology Designation	None
Infrastructure	Likely	Protected Trees	None
Ground Conditions	Further Information needed.	Flood Zone	Flood Zone 1
<b>Availability</b>	6-10 years		

**Other**  
Main Constraint of the site is the fact that it is located in Green Belt land. The site is not in the most obviously sustainable location which is indicative of it being located on the edge of the city boundaries. The site is located within 20-minute walk of the Cannon Park District Centre and 15 minutes of the Charter Avenue designated Centre. Access to public transport from the site is best served by the bus stop located within a 4-minute walk of the site at the Varsity Pitches (Stop GH1).

The former use of the site as a brick works would suggest that further information would be needed in relation to better assessing the ground conditions of the site. Moreover, the site has Telecoms mast sites located within it, however, as part of the pro forma, an agreement to 'lift

and shift has been agreed in principle'. Church of St John the Baptist lies adjacent to the site, it is a Grade II listed.

**Capacity:**

The complete ProForma indicates that the site could accommodate 100-120 Student Rooms.

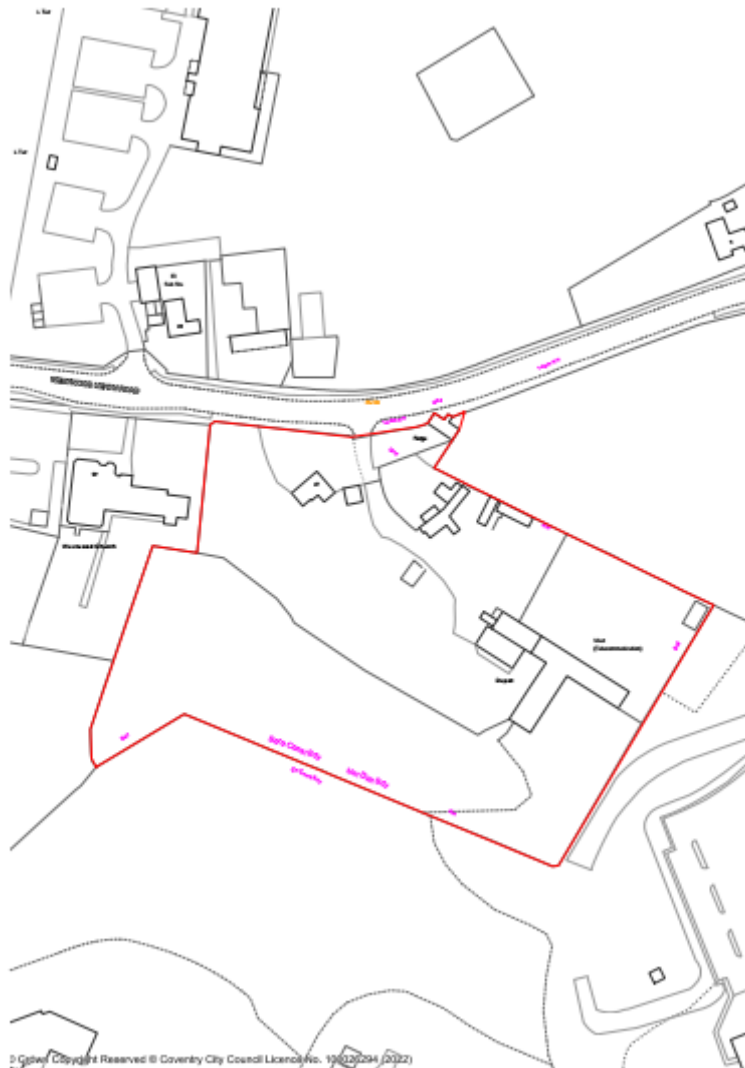
**Narrative:** The site is located in very close proximity of Warwick University. It is broadly acceptable in terms of being a sustainable location in line with Policy H3 if the site were to be developed for housing. The main issue with the site however is the fact that it is located within the Green Belt. The site is currently occupied by a commercial roofing merchant with open storage and an office on site.

The site has been discounted because it sits within the Green Belt

**Suggested Capacity Range:** Policy Minimum: 22      Assessed Capacity: 120



<b>Site Name:</b> FH Roofing – Westwood Heath Road, CV4 8GN	<b>Site Ref:</b> W003-23	<b>Site Area:</b> 0.57ha
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<b>Easting</b>	429332	<b>Northing</b>	276321
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**Constraints**

<b>Conservation</b>	Maybe	<b>Ecology Designation</b>	None
<b>Infrastructure</b>	Likely	<b>Protected Trees</b>	None
<b>Ground Conditions</b>	Further Information needed.	<b>Flood Zone</b>	Flood Zone 1
<b>Availability</b>	6-10 years		

Church of St John the Baptist lies adjacent to the site, it is a Grade II listed. Main Constraint of the site is the fact that it is located in Green Belt land. The site is not in the most obviously sustainable location which is indicative of it being located on the edge of the city boundaries. The site is located within 20-minute walk of the Cannon Park District Centre and 15 minutes of the Charter Avenue designated Centre. Access to public transport from the site is best served by the bus stop located within a 4-minute walk of the site at the Varsity Pitches (Stop GH1). The former use of the site as a brick works would suggest that further information would be needed in relation to better assessing the ground conditions of the site. Moreover, the site has Telecoms mast sites located within it also.

Assessment

Capacity:

The completed pro forma is different to that which the previous assessment was based upon. Within this submission it was suggested that 50no dwellings could be achieved on site.

The assessed capacity is identified as having potential to deliver more than the policy minimum if the site were to be developed as a mixed scheme comprising of low-rise flats and houses. EXAMPLE being Firedrake Close. (36 flats at 0.36has & 9 houses at 0.18has)

Narrative: The site is located in very close proximity of Warwick University. It is broadly acceptable in terms of being a sustainable location in line with Policy H3 if the site were to be developed for housing. The main issue with the site however is the fact that it is located within the Green Belt. The site is currently occupied by a commercial roofing merchant with open storage and an office on site.

**Suggested Capacity Range:** Policy Minimum: 20      Assessed Capacity: 50

## Appendices

	Page
1. Housing supply	60
2. Call for site proforma	76
3. Letter sent to landowners of historically submitted sites	82

## Appendix 1 – Housing Supply

- Extant permissions and forecasted supply at 31st March 2023
- Where accommodation is communal (shared kitchen or bathroom), dwelling equivalent figures are used based on the following ratios (beds:dwelling): PBSA = 2.5:1; HMO/Other = 1.8:1
- KEY: DET = detailed permission; OUT = outline permission only (no detailed permission); FOR = forecast only (no permissions)

Type	Planning App.	Outline App.	Decision Date	Allocation Type	Alloc. Ref.	Site Name/Address	Remaining Dwellings	Commenced Y/N	Forecast per 5 year period		
									1-5	6-10	11+
<b>Local Plan</b>											
DET	FM/2020/0668		28/05/2021	Local Plan	H2:04	Land at Whitmore Park, Holbrook Lane	441	Y	441	0	0
DET	RM/2020/2399	OUT/2014/2282	29/11/2021	Local Plan	H2:01	Land bounded by Hall Brook, Bennetts Rd South, Sandpits Lane and Tamworth Rd	394	Y	200	194	0
DET	RMM/2019/3059	OUT/2016/1874	17/12/2021	Local Plan	H2:08	Land to the west of Cromwell Lane	240	N	200	40	0
DET	FUL/2021/2411		07/07/2022	Local Plan	H2:04	Holbrook Lane	223	Y	223	0	0
DET	RMM/2022/1028	OUT/2021/0012	16/12/2022	Local Plan	H2:11	Elm Fields Farm, Wigston Road	148	Y	148	0	0
DET	FUL/2020/1059		01/07/2021	Local Plan	H2:02	Land at Pickford Green Lane	104	Y	104	0	0
DET	RMM/2019/1030	OUT/2014/2282	22/11/2019	Local Plan	H2:01	Land bounded by Hall Brook, Bennetts Road South, Sandpits Lane and Tamworth Road	100	Y	100	0	0
DET	FUL/2020/1992		15/12/2021	Local Plan	H2:02	Land at Pickford Green Lane	60	Y	60	0	0
DET	FUL/2022/1877		19/01/2023	Local Plan	H2:05	Foleshill Road [Paragon Park Phase 7]	44	Y	44	0	0
DET	RMM/2021/0314	OUT/2019/2277	13/07/2021	Local Plan	H2:01	Rookery Farm (land adjacent to Pumping Station), Watery Lane	27	Y	27	0	0
DET	FUL/2021/1903		21/12/2021	Local Plan	H2:02	Land at Pickford House Cottage, Pickford Green Lane	2	Y	2	0	0

Type	Planning App.	Outline App.	Decision Date	Allocation Type	Alloc. Ref.	Site Name/Address	Remaining Dwellings	Commenced Y/N	Forecast per 5 year period		
									1-5	6-10	11+
DET	FUL/2021/3173		02/02/2022	Local Plan	H2:01	Manor Farm Cottage Bennetts Road South	2	N	2	0	0
DET	FUL/2022/3213		05/01/2023	Local Plan	H2:01	Manor Farm, Bennetts Road South	1	N	1	0	0
FOR	Remaining allocation			Local Plan	H2:01	Keresley SUE	1151	N/A	0	500	651
FOR	Remaining allocation			Local Plan	H2:03	Walsgrave Hill Farm	900	N/A	0	500	400
FOR	Remaining allocation			Local Plan	H2:06	Land at Browns Lane	475	N/A	0	475	0
FOR	Remaining allocation			Local Plan	H2:12	LTI Factory, Holyhead Road	110	N/A	0	110	0
FOR	Remaining allocation			Local Plan	H2:14	Former Transco Site, Abbots Lane	100	N/A	0	100	0
FOR	Remaining allocation			Local Plan	H2:15	Land at Sandy Lane	90	N/A	0	90	0
FOR	Remaining allocation			Local Plan	H2:16	Land at Carlton Road	85	N/A	0	85	0
FOR	Remaining allocation			Local Plan	H2:09	Land at London Road/Allard Way	75	N/A	0	75	0
FOR	Remaining allocation			Local Plan	H2:19	Land at Mitchell Avenue	50	N/A	0	50	0
FOR	Remaining allocation			Local Plan	H2:20	Land at Durbar Avenue (mixed use JE2:7)	45	N/A	0	45	0
FOR	Remaining allocation			Local Plan	H2:21	Woodfield School Site, Stoneleigh Road	30	N/A	0	30	0
FOR	Remaining allocation			Local Plan	H2:22	Land at Jardine Crescent	25	N/A	0	25	0
FOR	Remaining allocation			Local Plan	H2:25	Grange Childrens Home, Waste Lane	15	N/A	0	15	0
OUT	Awaiting RM decision	OUT/2018/3225	03/06/2021	Local Plan	H2:02	Eastern Green SUE	2400	N/A	200	500	1700
OUT	Awaiting RM	OUT/2019/0022	07/02/2022	Local Plan	H2:01	Keresley SUE	550	N/A	0	250	300
OUT	Awaiting RM decision	OUT/2019/0484	05/07/2022	Local Plan	H2:01	Land At Thompsons Farm Thompsons Road	500	N/A	200	300	0
OUT	Awaiting RM	OUT/2021/3041	03/03/2023	Local Plan	H2:07	Land at Sutton Stop	262	N/A	0	250	12
OUT	Awaiting RM	OUT/2020/2665	02/09/2021	Local Plan	H2:09	Land at London Road/Allard Way	125	N/A	0	125	0

Type	Planning App.	Outline App.	Decision Date	Allocation Type	Alloc. Ref.	Site Name/Address	Remaining Dwellings	Commenced Y/N	Forecast per 5 year period		
									1-5	6-10	11+
<b>SHLAA 2016</b>											
DET	FUL/2021/0953		07/10/2022	SHLAA	E3	Former Spencer Sports and Social Club	247	Y	247	0	0
DET	FUL/2020/3165		07/09/2021	SHLAA	StM37	Land at York Street	233	N	233	0	0
DET	FUL/2017/2239		23/02/2018	SHLAA	StM67	The Old Dairy Crest Site, Harper Road	107	Y	107	0	0
DET	FUL/2018/1713		23/09/2019	SHLAA	StM70	Land at junction of Harper Road and Humber Avenue	42	Y	42	0	0
DET	FUL/2019/3114		14/05/2021	SHLAA	StM57	Land at Well Street and Bishop St	40	N	40	0	0
DET	FUL/2019/3027		25/03/2020	SHLAA	R6	The O'Brian Building, Foleshill Road and adjoining curtilage	24	Y	24	0	0
DET	FUL/2018/0153		13/11/2020	SHLAA	F58	Land adjacent 624 Stoney Stanton Road	16	N	16	0	0
DET	FUL/2019/3081		07/06/2021	SHLAA	StM5	Land Adjacent to 49 and 51 Corporation Street	15	N	15	0	0
DET	FUL/2020/1534		16/02/2022	SHLAA	StM34	35-37 Whitefriars Gate Much Park St	14	Y	14	0	0
DET	FUL/2022/1484		10/10/2022	SHLAA	US4	Land Rear of 1-13 Wycliffe Road West	14	Y	14	0	0
DET	FUL/2020/0011		08/07/2020	SHLAA	R4	Garages adj. 58 Capmartin Road	2	Y	2	0	0
OUT	Awaiting RM	OUT/2022/0356	09/12/2022	SHLAA	StM60	8 Park Road	31	N/A	0	31	0
DET	FUL/2020/1421		31/03/2022	CCAAP	CC25	Former Gala Bingo Fairfax Street	874	N	874	0	0
DET	FUL/2020/0217		12/10/2020	CCAAP	CC26	23, 25 & 29 Warwick Road	496	Y	496	0	0
DET	RMM/2018/2246	OUT/2018/0188	28/11/2018	CCAAP	CC25	157 Corporation Street (Lamb Street, Chapel Street and Bishop Street) - PHASE 2	186	Y	186	0	0

Type	Planning App.	Outline App.	Decision Date	Allocation Type	Alloc. Ref.	Site Name/Address	Remaining Dwellings	Commenced Y/N	Forecast per 5 year period		
									1-5	6-10	11+
DET	FUL/2020/0640		13/08/2020	CCAAP	CC15	152 Far Gosford Street	60	N	60	0	0
DET	FUL/2021/1325		18/06/2021	CCAAP	CC16	49 Primrose Hill Street	24	N	24	0	0
DET	FUL/2020/0260		30/07/2021	CCAAP	CC16	1 Lincoln Street	12	N	12	0	0
DET	LDCP/2021/3052		12/11/2021	CCAAP	CC17	1st to 3rd floor 55 Corporation Street	6	N	6	0	0
DET	FUL/2019/1118		11/08/2019	CCAAP	CC26	37 St Patricks Road	4	Y	4	0	0
DET	PAO/2021/2900		11/11/2021	CCAAP	CC17	[Ground floors and 1st floor] 55 Corporation Street	2	N	2	0	0
DET	FUL/2021/3812		05/04/2022	CCAAP		89b and 89c Far Gosford Street	2	N	2	0	0
DET	FUL/2021/2219		14/09/2021	CCAAP	CC17	30 Lower Holyhead Road	1	N	1	0	0
DET	FUL/2021/3474		04/03/2022	CCAAP	CC15	Flat above 34 Far Gosford Street	-1	N	-1	0	0
DET	FUL/2021/1535		29/07/2021	CCAAP	CC25	Canal View Court, 1 St Columbas Close, CV1 4BX	-4	N	-4	0	0
FOR	CCAAP remaining allocation			CCAAP	CC12 / CC17	CC12 Friargate (400) and CC17 Watch Close (55).	455	N/A	0	455	0
OUT	Awaiting RM	OUT/2020/2876	22/04/2021	CCAAP	CC18	City Centre South	1500	N/A	0	300	1200
DET	RMM/2020/3003	R/2008/1801	11/06/2021	Other	WEHM	New Deal for Communities (NDC) - Willenhall, Henley Green, Manor Farm (WEHM)	54	Y	54	0	0
<b>Windfall</b>											
DET	FM/2022/0980		06/12/2022	Windfall		Land At Avon House Swift House And Welland House Longwood Close	781	N	781	0	0
DET	RMM/2022/2337	OUT/2020/2438	24/03/2023	Windfall		Bruker UK Banner Lane	120	N	120	0	0
DET	FUL/2021/3395		03/10/2022	Windfall		Land at Meadow Road	52	Y	52	0	0
DET	RMM/2020/3151	OUT/2017/3156	16/06/2021	Windfall		Land East Of Brade Drive	28	N	28	0	0

Type	Planning App.	Outline App.	Decision Date	Allocation Type	Alloc. Ref.	Site Name/Address	Remaining Dwellings	Commenced Y/N	Forecast per 5 year period		
									1-5	6-10	11+
DET	FUL/2018/0732		06/06/2019	Windfall		36-54 Station Street West	25	N	25	0	0
DET	RMM/2022/0501	OUT/2020/1057	07/06/2021	Windfall		Westmede Centre Winsford Avenue Unit 10	24	N	24	0	0
DET	FUL/2019/2733		10/11/2020	Windfall		145 Warwick Road	23	Y	23	0	0
DET	FUL/2020/2235		24/05/2021	Windfall		203-269 Foleshill Road	23	N	23	0	0
DET	FUL/2022/0178		24/03/2022	Windfall		Land adjacent St Patricks Church Deedmore Road	21	N	21	0	0
DET	FUL/2020/2187		24/08/2021	Windfall		Broad Street Old Boys RFC Henley Road	19	Y	19	0	0
DET	FUL/2022/1839		06/09/2022	Windfall		University Of Warwick, Hampton Hall, 157 Warwick Road	19	N	19	0	0
DET	FUL/2020/2684		21/12/2021	Windfall		Reform Church, Harefield Road	18	N	18	0	0
DET	RMM/2021/3790	OUT/2020/0363	30/06/2021	Windfall		Land east of Watery Lane	17	Y	17	0	0
DET	FUL/2018/3286		23/05/2019	Windfall		75-77 Albany Road	15	Y	15	0	0
DET	FUL/2020/2279		21/01/2021	Windfall		Milverton Gates Care Home Dawson Road	15	N	15	0	0
DET	FUL/2020/2401		06/05/2021	Windfall		19-35 Warwick Street	15	Y	15	0	0
DET	FUL/2021/0591		27/08/2021	Windfall		St Clair Gardens Livingstone Road	14	N	14	0	0
DET	FUL/2020/0617		26/05/2021	Windfall		The Old Police Station 519 Tile Hill Lane	13	N	13	0	0
DET	FUL/2020/0139		01/07/2022	Windfall		54 Shilton Lane	13	N	13	0	0
DET	FUL/2015/3913		21/03/2016	Windfall		57-59 Lower Ford Street	12	Y	12	0	0
DET	FUL/2022/1484		31/03/2021	Windfall		Land to the rear of 1-13 Wycliffe Road West	12	Y	12	0	0
DET	FUL/2020/0133		30/03/2021	Windfall		Land west of Southam Close	10	Y	10	0	0



Type	Planning App.	Outline App.	Decision Date	Allocation Type	Alloc. Ref.	Site Name/Address	Remaining Dwellings	Commenced Y/N	Forecast per 5 year period		
									1-5	6-10	11+
DET	FUL/2019/0548		29/05/2019	Windfall		116 Humber Road	9	Y	9	0	0
DET	FUL/2020/0382		07/05/2020	Windfall		St Marys Church Hall Athol Road	9	Y	9	0	0
DET	FUL/2021/2968		22/03/2022	Windfall		18 Regent Street	9	N	9	0	0
DET	FUL/2022/0220		30/06/2022	Windfall		The Grapes, 85 Radford Road	9	N	9	0	0
DET	FUL/2020/0178		18/03/2020	Windfall		103 Holyhead Road	8	Y	8	0	0
DET	FUL/2020/2659		24/12/2020	Windfall		28 Westminster Road	8	N	8	0	0
DET	FUL/2020/2885		12/02/2021	Windfall		Gateway Adelaide Street	8	N	8	0	0
DET	FUL/2021/2574		11/11/2021	Windfall		Magnolia View, Wall Hill Road	8	N	8	0	0
DET	FUL/2022/1288		08/09/2022	Windfall		57 Ansty Road	8	Y	8	0	0
DET	FUL/2019/2278		16/12/2019	Windfall		36-42 Corporation street	7	Y	7	0	0
DET	FUL/2022/0543		01/06/2022	Windfall		256 Humber Road	7	N	7	0	0
DET	FUL/2020/0327		29/07/2020	Windfall		33-39 Longford Road	6	N	6	0	0
DET	FUL/2020/2544		11/12/2020	Windfall		St Thomas House Albany Road	6	N	6	0	0
DET	FUL/2022/0497		14/12/2022	Windfall		38 Park Road	6	N	6	0	0
DET	PL/2023/0000105/F UL		14/03/2023	Windfall		Warwick House, 7 Warwick Street	6	N	6	0	0
DET	FUL/2020/2174		13/11/2020	Windfall		Bablake House Birmingham Road	6	N	6	0	0
DET	FUL/2022/0625		24/05/2022	Windfall		12 Regent Street	6	N	6	0	0
DET	FUL/2020/0966		13/11/2020	Windfall		Cornerways Farm Washbrook Lane	5	Y	5	0	0
DET	RM/2021/1421	OUT/2015/3601	23/06/2021	Windfall		Land to rear 42-68 Wyken Way	5	Y	5	0	0
DET	PA/2021/1574		16/07/2021	Windfall		66-70 Earlsdon Street	5	N	5	0	0
DET	FUL/2022/2378		17/10/2022	Windfall		Wall Hill Hall, Wall Hill Road	5	Y	5	0	0
DET	FUL/2022/0242		10/02/2023	Windfall		34 Chester Street	5	N	5	0	0

Type	Planning App.	Outline App.	Decision Date	Allocation Type	Alloc. Ref.	Site Name/Address	Remaining Dwellings	Commenced Y/N	Forecast per 5 year period		
									1-5	6-10	11+
DET	PL/2022/0000218/FUL		17/02/2023	Windfall		Avalon Guest House, 28 Friars Road	5	N	5	0	0
DET	FUL/2013/0719		15/07/2013	Windfall		Land off Middleborough Road	4	Y	4	0	0
DET	FUL/2017/0850		25/07/2017	Windfall		Land to the rear of 77-91 Alder Road	4	Y	4	0	0
DET	FUL/2020/0019		27/11/2020	Windfall		Garages to rear 20-28 Thimbler Road	4	Y	4	0	0
DET	FUL/2021/0387		15/04/2021	Windfall		46 Smith Street	4	N	4	0	0
DET	FUL/2021/0405		01/06/2021	Windfall		28 Regent Street	4	N	4	0	0
DET	FUL/2021/2825		30/11/2021	Windfall		183 Allesley Old Road	4	N	4	0	0
DET	FUL/2021/2967		24/12/2021	Windfall		Land adjacent Green Farm, Blackberry Lane	4	N	4	0	0
DET	RM/2021/3791	OUT/2020/2762	04/04/2022	Windfall		260A Hawkes Mill Lane	4	Y	4	0	0
DET	PAO/2022/0711		05/05/2022	Windfall		119-121 Leicester Causeway	4	N	4	0	0
DET	FUL/2022/1548		28/07/2022	Windfall		13c-13d Kensington Road and 1 Westwood Road	4	N	4	0	0
DET	FUL/2022/0669		29/09/2022	Windfall		Land off Watery Lane	4	Y	4	0	0
DET	FUL/2022/1380		19/10/2022	Windfall		43 Queens Road	4	N	4	0	0
DET	FUL/2022/2284		17/03/2023	Windfall		Ainsley Grange Pickford Green Lane	4	N	4	0	0
DET	FUL/2022/3075		28/03/2023	Windfall		79 Sandy Lane	4	N	4	0	0
DET	FUL/2021/3685		11/04/2022	Windfall		104 Lower Ford Street	4	N	4	0	0
DET	FUL/2018/1040		03/10/2018	Windfall		473 Sewall Highway	3	Y	3	0	0
DET	FUL/2019/0926		10/06/2019	Windfall		58 Brighton Street	3	Y	3	0	0
DET	FUL/2019/2296		09/04/2020	Windfall		2 Lady Lane	3	N	3	0	0
DET	FUL/2020/1708		19/11/2020	Windfall		The Piggeries Wall Hill Road	3	N	3	0	0
DET	FUL/2021/2840		09/11/2021	Windfall		15 Shakespeare Street	3	Y	3	0	0

Type	Planning App.	Outline App.	Decision Date	Allocation Type	Alloc. Ref.	Site Name/Address	Remaining Dwellings	Commenced Y/N	Forecast per 5 year period		
									1-5	6-10	11+
DET	FUL/2021/2899		06/12/2021	Windfall		41 Coundon Road	3	N	3	0	0
DET	FUL/2021/2020		16/12/2021	Windfall		Land off Broadmere Rise Road	3	Y	3	0	0
DET	FUL/2021/3381		28/02/2022	Windfall		8 Gayer Street	3	Y	3	0	0
DET	FUL/2022/0363		13/04/2022	Windfall		Land between 15 and 17 Charter Avenue	3	N	3	0	0
DET	FUL/2022/0253		25/04/2022	Windfall		12A Britannia Street	3	Y	3	0	0
DET	FUL/2022/1507		30/09/2022	Windfall		137 Marlborough Road	3	N	3	0	0
DET	FUL/2022/1994		04/11/2022	Windfall		36 Providence Street	3	Y	3	0	0
DET	PL/2022/0000066/F UL		13/02/2023	Windfall		32 Centenary Road	N	N	3	0	0
DET	PL/2022/0000223/FULM		23/02/2023	Windfall		Jer 4x4, The Piggeries Wall Hill Road	3	N	3	0	0
DET	PL/2022/0000097/F UL		28/02/2023	Windfall		37 Chester Street	3	N	3	0	0
DET	PL/2023/0000168/F UL		22/03/2023	Windfall		143 Charter Avenue	3	N	3	0	0
DET	PL/2023/0000004/F UL		30/03/2023	Windfall		30 Grafton Street	3	N	3	0	0
DET	FUL/2020/2669		23/12/2020	Windfall		100 Charter Avenue	3	N	3	0	0
DET	FUL/2021/1327		15/06/2021	Windfall		17 Regent Street	3	N	3	0	0
DET	FUL/2022/0117		05/04/2025	Windfall		197 Charter Avenue	3	N	3	0	0
DET	FUL/2022/1499		28/07/2022	Windfall		63-65 Middleborough Road	3	N	3	0	0
DET	FUL/2018/0783		25/10/2018	Windfall		r/o Albany Road	2	Y	2	0	0
DET	FUL/2019/0841		30/05/2019	Windfall		Land at Bromleigh Drive	2	Y	2	0	0
DET	FUL/2020/1333		07/08/2020	Windfall		Garages at Shepherds Close	2	Y	2	0	0
DET	FUL/2020/1332		07/09/2020	Windfall		Land to the rear of 284 Sadler Road	2	N	2	0	0

Type	Planning App.	Outline App.	Decision Date	Allocation Type	Alloc. Ref.	Site Name/Address	Remaining Dwellings	Commenced Y/N	Forecast per 5 year period		
									1-5	6-10	11+
DET	FUL/2020/0398		06/11/2020	Windfall		Givens House Vincent Street	2	N	2	0	0
DET	FUL/2020/1480		30/01/2021	Windfall		28 Stivichall Croft	2	N	2	0	0
DET	RM/2021/0464	OUT/2017/2879	10/05/2021	Windfall		Land to north of 2 Union Place	2	N	2	0	0
DET	FUL/2021/0315		03/06/2021	Windfall		97 Broad Lane	2	N	2	0	0
DET	FUL/2021/1436		09/09/2021	Windfall		29 Coundon Road	2	N	2	0	0
DET	FUL/2021/1379		17/09/2021	Windfall		244 Birmingham Road, CV5 9HD	2	N	2	0	0
DET	FUL/2021/2323		29/09/2021	Windfall		69 Lower Ford Street	2	N	2	0	0
DET	FUL/2021/1720		15/10/2021	Windfall		1 Wykeley Road	2	Y	2	0	0
DET	FUL/2021/3016		19/11/2021	Windfall		132 Gulson Road	2	N	2	0	0
DET	LDCP/2021/3189		09/12/2021	Windfall		2 Ethelfield Road	2	N	2	0	0
DET	FUL/2021/3138		04/01/2022	Windfall		46 Freeburn Causeway, CV4 8FQ	2	N	2	0	0
DET	FUL/2021/3116		11/01/2022	Windfall		169 Fletchamstead Highway, CV4 7BA	2	N	2	0	0
DET	FUL/2021/3139		02/02/2022	Windfall		302 Mitchell Avenue	2	N	2	0	0
DET	FUL/2021/3672		16/02/2022	Windfall		Land at Troyes Close, CV3 5PU	2	N	2	0	0
DET	FUL/2021/3674		16/02/2022	Windfall		Garage Block Heather Road, CV2 1LA	2	N	2	0	0
DET	FUL/2021/3776		23/03/2022	Windfall		77 Queen Margarets Road	2	N	2	0	0
DET	PAQ/2021/2981		23/03/2022	Windfall		Agricultural Barn Hazel Grove Farm Hollyfast Lane	2	N	2	0	0
DET	FUL/2021/3833		13/04/2022	Windfall		34 Walsgrave Road	2	N	2	0	0
DET	FUL/2021/2982		13/04/2022	Windfall		Blythe Cottage and Blythe House Pickford Green Lane	2	N	2	0	0
DET	FUL/2022/0813		19/05/2022	Windfall		Garage Block at Fern Close	2	N	2	0	0
DET	LDCP/2022/1146		07/07/2022	Windfall		64 Hamilton Road	2	N	2	0	0

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									1-5	6-10	11+
DET	FUL/2022/2141		10/10/2022	Windfall		Garage blocks Sampson Close Rear of Nos. 6 to 10 Benedict Square	2	N	2	0	0
DET	FUL/2022/2923		15/12/2022	Windfall		Stitch N Sew, 46 Marlborough Road	2	N	2	0	0
DET	FUL/2022/1691		15/12/2022	Windfall		126 De Montfort Way	2	N	2	0	0
DET	FUL/2022/2016		19/12/2022	Windfall		41 Allesley Old Road	2	N	2	0	0
DET	LDCE/2022/1840		17/01/2023	Windfall		68 Oxford Street	2	N	2	0	0
DET	FUL/2022/3288		27/01/2023	Windfall		257 Humber Avenue	2	N	2	0	0
DET	LDCP/2022/3112		09/02/2023	Windfall		66 Prior Deram Walk	2	N	2	0	0
DET	FUL/2022/2905		31/01/2023	Windfall		195 Gulson Road	2	N	2	0	0
DET	PL/2023/0000006/LDCP		20/02/2023	Windfall		26 Ellys Road	2	N	2	0	0
DET	PL/2023/0000352/F UL		31/03/2023	Windfall		30 Binley Road	2	N	2	0	0
DET	PL/2023/0000226/F UL		28/03/2023	Windfall		Flat, 358-360 Aldermans Green Road	2	N	2	0	0
DET	PL/2022/0000125/F UL		27/03/2023	Windfall		59 Ullswater Road	2	N	2	0	0
DET	LDCP/2020/1930		16/10/2020	Windfall		5 Marlborough Road	2	N	2	0	0
DET	FUL/2021/0554		20/08/2021	Windfall		1 Wren Street	2	N	2	0	0
DET	LDCP/2021/2693		29/10/2021	Windfall		33 Four Pounds Avenue	2	N	2	0	0
DET	FUL/2021/2847		14/04/2022	Windfall		300A Foleshill Road	2	N	2	0	0
DET	FUL/2018/2612		22/11/2018	Windfall		r/o 129 Lythalls Lane	1	Y	1	0	0
DET	FUL/2019/0977		06/06/2019	Windfall		246 Hawkes Mill Lane	1	Y	1	0	0
DET	FUL/2019/1230		06/08/2019	Windfall		432 Charter Avenue	1	Y	1	0	0
DET	FUL/2020/0009		23/03/2020	Windfall		183 Fletchamstead Highway	1	Y	1	0	0
DET	FUL/2020/0550		05/05/2020	Windfall		Land adjacent to 391 Green Lane	1	Y	1	0	0

Type	Planning App.	Outline App.	Decision Date	Allocation Type	Alloc. Ref.	Site Name/Address	Remaining Dwellings	Commenced Y/N	Forecast per 5 year period		
									1-5	6-10	11+
DET	FUL/2020/0907		12/06/2020	Windfall		40 Colchester Street	1	N	1	0	0
DET	FUL/2020/0950		08/07/2020	Windfall		31 Barras Lane	1	N	1	0	0
DET	FUL/2020/0819		24/07/2020	Windfall		Land to rear 13 Brinklow Road	1	Y	1	0	0
DET	FUL/2020/0870		04/08/2020	Windfall		14-16 Binley Road	1	N	1	0	0
DET	FUL/2020/1299		10/08/2020	Windfall		98 De Montford Way	1	N	1	0	0
DET	FUL/2020/1605		16/09/2020	Windfall		60 Blackwatch Road	1	N	1	0	0
DET	FUL/2020/1443		18/09/2020	Windfall		75 Cannon Hill Road	1	N	1	0	0
DET	FUL/2020/1225		28/10/2020	Windfall		Former Tin Mission Watery Lane	1	N	1	0	0
DET	FUL/2020/1018		10/11/2020	Windfall		4 Wall Hill Court	1	N	1	0	0
DET	FUL/2020/2161		24/11/2020	Windfall		Keresley Manor Tamworth Road	1	N	1	0	0
DET	FUL/2020/2902		26/01/2021	Windfall		1 Old Mill Avenue	1	N	1	0	0
DET	PA/2020/2985		27/01/2021	Windfall		53 Warwick Street	1	N	1	0	0
DET	FUL/2021/0745		07/05/2021	Windfall		104 Kenilworth Road	1	N	1	0	0
DET	FUL/2021/0433		20/05/2021	Windfall		45 Hawkes Mill Lane	1	N	1	0	0
DET	FUL/2020/3070		11/06/2021	Windfall		57 Woodway Lane	1	N	1	0	0
DET	FUL/2021/1353		12/07/2021	Windfall		179 Old Church Road	1	N	1	0	0
DET	PA/2021/2474		02/08/2021	Windfall		55 Warwick Street	1	N	1	0	0
DET	LDCP/2021/2385		09/08/2021	Windfall		169 Ansty Road	1	N	1	0	0
DET	FUL/2021/1374		25/08/2021	Windfall		30 Harold Road	1	N	1	0	0
DET	FUL/2021/2123		31/08/2021	Windfall		43-43A Glentworth Avenue	1	N	1	0	0
DET	FUL/2021/2069		08/09/2021	Windfall		7 Maudslay Road	1	N	1	0	0
DET	FUL/2021/2322		14/09/2021	Windfall		14 Briars Close	1	Y	1	0	0
DET	FUL/2021/2039		24/09/2021	Windfall		18 Delage Close, CV6 6JP	1	N	1	0	0
DET	FUL/2021/2337		01/10/2021	Windfall		Land adjacent to 25 Leopold Road	1	N	1	0	0

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									1-5	6-10	11+
DET	FUL/2021/2665		02/11/2021	Windfall		26 Queen Isabels Avenue	1	N	1	0	0
DET	FUL/2021/2394		08/11/2021	Windfall		103A Radford Road	1	N	1	0	0
DET	PAM/2021/2695		09/11/2021	Windfall		37A Earlsdon Street	1	N	1	0	0
DET	FUL/2021/2586		30/11/2021	Windfall		60 Hastings Road	1	N	1	0	0
DET	FUL/2021/1337		03/12/2021	Windfall		40 Walsgrave Road	1	N	1	0	0
DET	FUL/2021/2707		07/12/2021	Windfall		Boiler House 16 Electric Wharf	1	N	1	0	0
DET	FUL/2021/2521		07/12/2021	Windfall		204 Sir Henry Parkes Road	1	N	1	0	0
DET	FUL/2021/2048		10/01/2022	Windfall		Blantyre Farm, 120 Wall Hill Road	1	N	1	0	0
DET	FUL/2021/3315		13/01/2022	Windfall		119 Kenpas Highway, CV3 6PF	1	Y	1	0	0
DET	FUL/2021/2749		19/01/2022	Windfall		68 Henley Road	1	Y	1	0	0
DET	FUL/2021/3285		20/01/2022	Windfall		Harvest Hill Farm Oak Lane	1	Y	1	0	0
DET	FUL/2021/3433		20/01/2022	Windfall		George Eliot Medical Centre 178 Foleshill Road	1	N	1	0	0
DET	FUL/2022/0124		09/03/2022	Windfall		21 Jackers Road	1	N	1	0	0
DET	FUL/2022/0074		28/03/2022	Windfall		68 Lauderdale Avenue	1	Y	1	0	0
DET	FUL/2022/0817		31/05/2022	Windfall		45 Grindle Road	1	N	1	0	0
DET	FUL/2022/0195		21/06/2022	Windfall		21 Squires Way	1	N	1	0	0
DET	FUL/2022/0180		29/06/2022	Windfall		Huxley House, 21 Gibbet Hill Road	1	Y	1	0	0
DET	FUL/2022/1338		25/07/2022	Windfall		121 Leicester Causeway	1	N	1	0	0
DET	FUL/2022/1731		25/08/2022	Windfall		31 Uxbridge Avenue	1	N	1	0	0
DET	FUL/2022/1901		31/08/2022	Windfall		73 Northumberland Road	1	N	1	0	0
DET	FUL/2022/1892		07/09/2022	Windfall		8 Bates Road	1	N	1	0	0
DET	PAM/2022/0052		09/09/2022	Windfall		2 Holbrook Lane	1	N	1	0	0
DET	FUL/2022/1948		28/09/2022	Windfall		39 Eastern Green Road	1	N	1	0	0

Type	Planning App.	Outline App.	Decision Date	Allocation Type	Alloc. Ref.	Site Name/Address	Remaining Dwellings	Commenced Y/N	Forecast per 5 year period		
									1-5	6-10	11+
DET	FUL/2022/2374		16/11/2022	Windfall		108 The Boxhill	1	N	1	0	0
DET	FUL/2022/0684		24/11/2022	Windfall		88 Craven Street	1	N	1	0	0
DET	FUL/2022/3120		16/12/2022	Windfall		11 Humber Road	1	N	1	0	0
DET	FUL/2022/2560		16/12/2022	Windfall		60 Nod Rise	1	N	1	0	0
DET	FUL/2022/2619		05/01/2023	Windfall		Former Garage Site, West Of 8-10 The Vale	1	N	1	0	0
DET	FUL/2022/2629		18/01/2023	Windfall		22 Woodshires Road	1	N	1	0	0
DET	RM/2022/2982	OUT/2018/3041	10/02/2023	Windfall		Oaken End Farm Oak Lane	1	N	1	0	0
DET	FUL/2022/1337		28/07/2022	Windfall		Harvest Hill Farm Oak Lane	1	Y	1	0	0
DET	FUL/2021/3377		08/03/2022	Windfall		160 Aldermans Green Road	1	N	1	0	0
DET	FUL/2022/0254		24/03/2022	Windfall		198 Dorchester Way	1	N	1	0	0
DET	PL/2023/0000057/F UL		21/02/2023	Windfall		174 Shakespeare Street	1	N	1	0	0
DET	PL/2022/0000109/F UL		09/03/2023	Windfall		Harvest Hill Car Sales, At Oak Lane	1	N	1	0	0
DET	FUL/2022/3210		06/03/2023	Windfall		1 Lyttleton Close	1	N	1	0	0
DET	PL/2022/0000195/F UL		17/03/2023	Windfall		37 Hawkes Mill Lane	1	N	1	0	0
DET	PL/2023/0000092/F UL		23/03/2023	Windfall		11 Spencer Avenue	1	N	1	0	0
DET	FUL/2022/2603		21/03/2023	Windfall		Garage Block Ashburton Road	1	N	1	0	0
DET	FUL/2022/0388		27/05/2022	Windfall		37 Wheelwright Lane	1	N	1	0	0
DET	FUL/2020/1933		27/11/2020	Windfall		128-130 Lower Ford Street	1	N	1	0	0
DET	FUL/2021/0817		13/05/2021	Windfall		142 Charter Avenue	1	N	1	0	0
DET	FUL/2021/0816		13/05/2021	Windfall		122 Charter Avenue	1	N	1	0	0



Type	Planning App.	Outline App.	Decision Date	Allocation Type	Alloc. Ref.	Site Name/Address	Remaining Dwellings	Commenced Y/N	Forecast per 5 year period		
									1-5	6-10	11+
DET	FUL/2021/2805		10/12/2021	Windfall		Harvest Hill Car Sales Oak Lane	0	N	0	0	0
DET	DEM/2019/0627		16/04/2019	Windfall		90 Cromwell Lane	-1	Y	-1	0	0
DET	LDCP/2021/1275		21/05/2021	Windfall		88 Marlborough Road	-1	N	-1	0	0
DET	FUL/2021/1773		26/10/2021	Windfall		78 The Boxhill	-1	N	-1	0	0
DET	FUL/2021/2347		04/11/2021	Windfall		12 Parrotts Grove	-1	N	-1	0	0
DET	FUL/2021/3802		02/03/2022	Windfall		99-100 Spon End	-1	N	-1	0	0
DET	FUL/2021/2960		11/03/2022	Windfall		137 Avon Street	-1	N	-1	0	0
DET	PL/2022/0000101/LDCP		13/02/2023	Windfall		57 Stanley Road	-1	N	Not started	0	0
DET	FUL/2022/0316		11/04/2022	Windfall		180 Swan Lane	-1	N	-1	0	0
DET	FUL/2021/2243		21/12/2021	Windfall		34 Chester Street	-2	N	-2	0	0
DET	FUL/2021/0974		25/11/2021	Windfall		34 Belvedere Road	-4	N	-4	0	0
DET	FUL/2022/0345		05/04/2022	Windfall		138 Cromwell Lane	-5	N	-5	0	0
DET	FUL/2021/2093		14/02/2022	Windfall		Riley Square	-24	N	-24	0	0
DET	DEM/2022/2541		13/10/2022	Windfall		Vincent Wiles House Attoxhall Road	-144	N	-144	0	0
FOR	Windfall forecast			Windfall	N/A	N/A	3000	N/A	400	1000	1600
OUT	Awaiting RM	OUT/2018/2115	03/07/2019	Windfall		University of Warwick, Gibbet Hill Rd/Kirby Corner Rd	455	N/A	0	455	0
OUT	Awaiting RM	OUT/2021/0104	21/12/2022	Windfall		69 Siddeley Avenue	228	N/A	0	228	0
OUT	Awaiting RM	OUT/2020/0606	19/04/2021	Windfall		509-511 Walsgrave Road	32	N/A	0	32	0
OUT	Awaiting RM	OUT/2022/1142	04/11/2022	Windfall		38 Aylesford Street	19	N/A	0	19	0
OUT	Awaiting RM	OUT/2021/0051	14/06/2022	Windfall		Land In Cheltenham Croft	15	N/A	0	15	0
OUT	Awaiting RM	OUT/2020/2300	18/11/2021	Windfall		58 Moor Street	5	N/A	0	5	0

Type	Planning App.	Outline App.	Decision Date	Allocation Type	Alloc. Ref.	Site Name/Address	Remaining Dwellings	Commenced Y/N	Forecast per 5 year period		
									1-5	6-10	11+
OUT	Awaiting RM	OUT/2022/2261	17/10/2022	Windfall		296 Westwood Heath Rd	1	N/A	0	1	0
<b>Call for Sites (Brownfield) 2022</b>											
FOR	Brownfield site			Brownfield	StM00 1-23	New Gate Court Business Park, Paradise Street	309	N/A	0	250	59
FOR	Brownfield site			Brownfield	R003-23	Former Vintage House, St. Nicholas Street/Leicester Row	230	N/A	0	230	0
FOR	Brownfield site			Brownfield	StM00 2-23	Arden Windows, Arden House, Sparkbrook Street	169	N/A	0	169	0
FOR	Brownfield site			Brownfield	LS001-23	Former School Site - Land to South of Isadora Lea	120	N/A	0	120	0
FOR	Brownfield site			Brownfield	Bab00 1-23	The Allesley Hotel	70	N/A	0	70	0
FOR	Brownfield site			Brownfield	BW00 1-23	Former Chace School, Chace Avenue	60	N/A	0	60	0
FOR	Brownfield site			Brownfield	StM00 3-23	Foleshill Carpet Centre Unit D & E, 32-42 East Street	57	N/A	0	57	0
FOR	Brownfield site			Brownfield	F002-23	Burbidge and Son Factory Building on the South of Awson Street	55	N/A	0	55	0
FOR	Brownfield site			Brownfield	F001-23	146-164 Lockhurst Lane	45	N/A	0	45	0
FOR	Brownfield site			Brownfield	StM00 4-23	Fosse Precision, East Street	30	N/A	0	30	0
FOR	Brownfield site			Brownfield	Hen00 1-23	Land at Caradoc Close	28	N/A	0	28	0
FOR	Brownfield site			Brownfield	W001-23	Former Faseman House, Faseman Avenue	22	N/A	0	22	0

Type	Planning App.	Outline App.	Decision Date	Allocation Type	Alloc. Ref.	Site Name/Address	Remaining Dwellings	Commenced Y/N	Forecast per 5 year period		
									1-5	6-10	11+
FOR	Brownfield site			Brownfield	StM00 7-23	4-8 and Adj Caludon Road	21	N/A	0	21	0
FOR	Brownfield site			Brownfield	R002-23	Leicester Row Car Park	20	N/A	0	20	0
FOR	Brownfield site			Brownfield	E001-23	Former Wisteria Lodge	17	N/A	0	17	0
FOR	Brownfield site			Brownfield	R001-23	St Nicholas Church, Sherwood Jones Close	14	N/A	0	14	0
FOR	Brownfield site			Brownfield	StM00 6-23	Land at Landsdown Street	12	N/A	0	12	0
FOR	Brownfield site			Brownfield	L001-23	Land off Longford Road	10	N/A	0	10	0
FOR	Brownfield site			Brownfield	StM00 5-23	J J Radiators, 48 Days Lane	5	N/A	0	5	0
FOR	Brownfield site			Brownfield	F003-23	Silverton Road	4	N/A	0	4	0
FOR	Brownfield site			Brownfield	Wy001-23	The Bungalow, Dorchester Way	4	N/A	0	4	0
FOR	Brownfield site			Brownfield	F004-23	Stoney Stanton Road Park	2	N/A	0	2	0
<b>TOTAL</b>							<b>19,824</b>		6,357	7,545	5,922

## Appendix 2: Call for site pro forma

1. Your Confidentially Held Details				
Title		Name		
Organisation (if relevant)			Representing	
Address				
Postcode		Telephone		
Email				
Signature				
Date				

2. Your Publicly Viewable Details	
Name/Organisation	
Status in relation to site	
Representing (if applicable)	

3. Site Location			
Site Name			
Site address (inc. postcode if known)			
OS Grid Easting		OS Grid Northing	
Total Site Area		Developable Area	
<p>Please attach a 1:1250 scale Ordnance Survey map clearly showing the precise boundaries of the site. The area of the site you wish to be formally assessed should be enclosed by a red line. Any other relevant land under your ownership should be enclosed by a blue line</p>			

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4. Site ownership (please tick as appropriate and/or provide details)				
Do you own the site?	Yes – sole owner	Yes – part owner	Yes – acting on behalf of the owner(s)	No
Is the site available?	Yes – immediately	Yes – In 5-10 years	Yes – 11+ years	No
Have you notified the landowner/other landowners that you have submitted the site?			Yes	No
Other relevant information eg is there a promotion / option agreement, is a developer on board etc				

5. Site Constraints (on site or at boundary – please mark as appropriate and/or provide details)					
Current/previous use					
Adjacent land uses					
Planning History					
Existing Infrastructure	Electricity	Gas	Mains Sewer	Mains Water	Telecoms
Access from Highway	Yes – Classified Road		Yes – Unclassified Road		No
Highway Works					
Ransom Strips / third party land required etc					
Legal Issues					
Existing Occupiers					
Public Access/Rights of Way					

Topography			
Ecology/Wildlife Designations and other known issues	Yes – Details:	Reports/Mitigation Strategy:	No
Trees, hedgerows and woodlands (eg TPOs, other protections and designations)			No
Land Contamination / unexploded ordnance (in areas where this is relevant)	Yes – Details:	Reports/Mitigation Strategy:	No
Heritage Designations (eg listed buildings, conservation areas, local list, archaeology etc)	Yes – Details:	Reports/Mitigation Strategy:	No
Flooding	Yes - details	Reports/Mitigation Strategy:	No
Other Physical Constraints (eg water bodies, ditches etc)	Yes – Details:	Reports/Mitigation Strategy:	No
Infrastructure Constraints (eg pylons, gas mains, telecommunications etc)	Yes – Details:	Reports/Mitigation Strategy:	No
Open space and recreation Eg playing pitches, parks and gardens, allotments and orchards etc	Yes - details	Reports/Mitigation Strategy:	No

Other Knowns Issues/Constraints			

6. Site Accessibility (please provide distance as measured from the middle of the site “as the crow flies” and utilise journey planner to determine walking time)			
Distance to closest bus stop (m/km)		Walking time to closest bus stop (mins)	
Distance to closest amenities (m/km)		Walking time to closest amenities (mins)	
Distance to closest rail station (m/km)		Walking time to closest rail station (mins)	
Any known issues with public transport – frequency of services etc		Any known issues with amenities eg limited capacity at schools, GPs etc	
Other accessibility issues relevant to the nature of the proposal			

7. Previous site promotional work (please cross reference with Section 5 where relevant)		
Has any work been undertaken to promote the site and/or to overcome constraints?	Yes	No
If yes, please provide more details and copies of reports where available:		

Have any viability appraisals been undertaken?	Yes	No
If yes, please provide more details and provide copies of reports where available:		
Are there any specific or immediate intentions to start development?	Yes	No
If yes, please provide more details (such as Pre-application discussions)		

8. Proposal Details (please mark as appropriate and/or provide details)					
Description of Proposed Development					
Proposed Land Use	Residential	Employment	Retail	Mixed	Other
Site capacity/density (homes/floor space)			Details of mixed/other land uses		
Potential Development	For sale/marketed for development		Negotiations with developer	In control of developer	Ready for release by owner
Development time scales	Short term (within 5 years)		Medium term (6-10 years)	Long term (11-15 years)	Beyond (16+ years)
Development Timescale/Phasing (incl. build-out rates)					

**9. Additional information eg relevant evidence, other constraints and challenges, market desirability, planned infrastructure, opportunities etc**



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10. If the site fits the criteria for a brownfield site are you happy for us to include it on the relevant LPA brownfield land register (tick as appropriate)

Yes	No

### **Appendix 3 – Letter sent to landowners of historically submitted sites**

Dear Landowner

This letter is being sent to the landowners of all sites which were submitted to Coventry City Council in 2012 for consideration for potential development through the Council's Local Plan process.

The Land Registry shows that you are the owner of land which was previously promoted through our 'call for sites' process and included in our database which summarises all indications of such interest.

All local planning authorities are required by national planning policy and guidance to maintain an up-to-date record of the amount of land that is potentially available for new development, including land for housing and economic development. The database is now known as the Housing and Economic Land Availability Assessment (HELAA).

The Council undertook a Call for Sites in the Spring of 2022 and received several new sites which are being considered for inclusion in the HELAA. We also requested confirmation of sites which we already had on record so that we know that the landowner is still interested in having these considered as available for possible development

Therefore, we are writing to you as the landowner of a site which was previously submitted to us in 2012 and which has not been resubmitted to us in the latest call for sites.

We would like to give you the opportunity to resubmit your site for inclusion in the HELAA should you wish to do so. Sites that are identified through the HELAA are assessed as to whether they might be suitable, available and achievable for development.

The HELAA does not allocate land for development, nor does it determine the acceptability of development on any site. It is simply a database which provides us with up to date details of where a landowner is interested in promoting a site for development, and any potential issues and opportunities relating to that site. This helps us plan for addressing future development needs in the area.

Although your site has been submitted to us in the past, if you still wish to register your interest in promoting this for development, please complete the new online form and include a site plan, in order to provide up-to-date information on the suitability, availability and achievability of sites and to confirm site boundaries.

The form can be found on the following webpage  
<https://www.coventry.gov.uk/downloads/download/7341/brownfield-land-assessment-pro-forma>

Please complete the form and supply a site plan so the site can be identified and email it by 02/12/2022 to: [Planningpolicy@coventry.gov.uk](mailto:Planningpolicy@coventry.gov.uk)

Please include the site address and any site plans or maps associated with the site in question.

**IMPORTANT:** if we do not hear back from you by 02/12/2022 then we will assume you no longer wish us to include your site in our database

Yours faithfully,

Planning Policy Team  
Coventry City Council