



# Housing and Economic Land Availability Assessment

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## November 2024



Coventry City Council

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## **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 30<sup>th</sup> September 2024 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 69<sup>1</sup> states that planning policies should identify a supply of:

- a) specific, deliverable sites for five years following the intended date of adoption; and
- b) specific, developable sites or broad locations for growth, for the subsequent years 6-10 and, where possible, for years 11-15 of the remaining plan period.

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'<sup>2</sup>, PPG then goes on to state that assessments should be 'thorough but proportionate'<sup>3</sup>. 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).

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<sup>1</sup> Paragraph 68 of the NPPF December 2023

<sup>2</sup> Paragraph 004 Reference ID: 3-004-20190722

<sup>3</sup> Paragraph 004 Reference ID: 3-004-20290722

## 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 will be going out to Regulation 19 consultation before the end of the year. 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 2024.
- 2.2 In line with the recommendations of the Planning Practice Guidance (PPG)<sup>4</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). 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>5</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 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 evolution and implementation of the Coventry Local Plan 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.

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<sup>4</sup> Paragraph 007 Reference 3-007-20190722

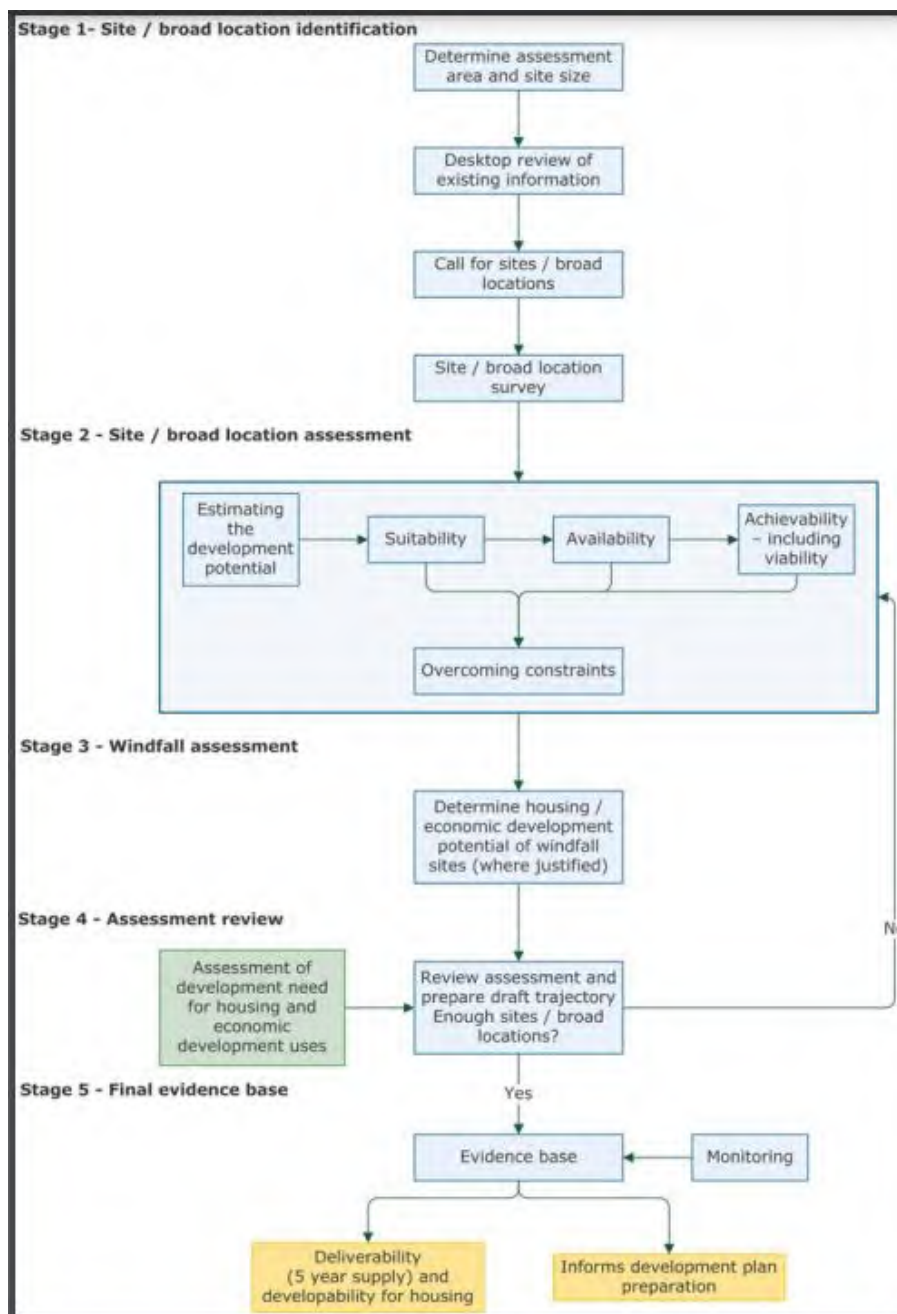
<sup>5</sup> 001 Reference ID: 3-001-20190722

### 3. Methodology

3.1 The joint methodology establishes a consistent methodology between the parties to reflect the functionality of the HMA and FEMA and to comply with the provisions of the Duty to Cooperate. The methodology below establishes the basis of the approach to site assessment, informed by the Coventry context.

3.2 The Planning Practice Guidance provides a flow chart<sup>6</sup> (Figure 1) which establishes the basis of the approach to site selection and assessment.

**Figure 1: Site selection flow chart**



<sup>6</sup> Paragraph 005 Reference ID:3-005-20290722

## **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 The PPG states the assessment needs to be prepared working with other local planning authorities in the relevant housing market area (HMA) or functional economic market area (FEMA). Coventry lies within the Coventry and Warwickshire strategic housing and functional economic market areas. The joint methodology, which the Council has adopted, alongside the Warwickshire authorities, establishes the basis of a consistent methodology between the parties involved, reflecting the functionality of the HMA and FEMA and complying with the provisions of the Duty to Cooperate.
- 3.5 The PPG also states that a range of stakeholders should be involved. The Council published its 2023 HELAA alongside the Local Plan Review Preferred Options consultation and this provided an opportunity for statutory bodies, stakeholders or interested parties to comment.

### **Size of Sites**

- 3.6 National Guidance states that plan makers will need to assess a range of site sizes. 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.
- 3.7 For housing developments, previous versions of Coventry's SHLAA and HELAA have considered a minimum site threshold of 0.2ha and/or capacity of 5 dwellings. Paragraph 70(a) of 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 and the previous HELAA.
- 3.8 The Council does not have a minimum size threshold for employment sites and it is proposed to continue with this approach.



## Site Identification

3.9 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

3.10 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 the site assessments in section 4 and in the housing supply trajectory in appendix 1 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.

3.11 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, including where they severely restrict development”<sup>7</sup>. The review is about identifying sites and their constraints, rather than simply to rule out sites outright and to include the reason why particular sites are not being considered.

3.12 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
Land in the local authority ownership	Local authority 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

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<sup>7</sup> Paragraph 010 Reference ID: 3-010-20190722

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, 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, e.g. offices to residential)	Local Authority empty property register English Housing Survey National Land Use Database Commercial property databases (e.g. estate agents and property agents) Valuation Office database Active engagement with sector Brownfield land registers Local Economic Partnerships, business groups, retail forums etc
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 Local Economic Partnerships, business groups etc
Large scale redevelopment and redesign of existing residential or economic areas	Planning applications
Sites in adjoining villages and rural exception sites	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 / HELAA, Council officers' knowledge / desktop work, HM Land Registry.

3.13 The 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 HELAA.

3.14 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<sup>8</sup>.” Therefore, major development that has been approved in Outline only would not be included in the Council’s five-year housing land supply figures.

3.15 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 in line with the PPG<sup>9</sup>:

- site size, boundaries, and location;
- current land use and character;
- land uses and character of surrounding area;
- physical constraints (e.g. access, contamination, flood risk, natural and historic features of significance, location of infrastructure / utilities);
- potential environmental constraints;
- consistency with the development plan’s policies;
- proximity to services and other infrastructure, such as public transport;
- 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**

3.16 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 a desk top review, call for sites exercises were carried out to allow third parties to promote sites, to the Council, for assessment through the development plan process and included within the land availability assessments. The focus for the call for sites exercises was on brownfield sites in line with the Government’s prioritisation of development on brownfield land.

3.17 The latest call for sites carried out since the last published HELAA in 2023, and which fed into the Local Plan Review Regulation 19 process were:

- A call for all sites (brownfield and greenfield land) for both residential and employment sites, which ran from 18 July 2023 to 29 September 2023 as part of the Local Plan Review Regulation 18 Issues and Options consultation.
- A brownfield land only call for sites, for both residential and employment sites, which ran from 27 November 2023 to 22 January 2024.

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<sup>8</sup> Paragraph 014 Reference ID: 3-014-20190722

<sup>9</sup> Paragraph 015 Reference ID: 3-015-20190722

- A second ‘call for brownfield sites’ consultation, for both residential and employment sites, which ran from 05 March 2024 to 07 April 2024.
- An Employment Land Call for Sites, which ran from 22 August 2024 to 20 September 2024.

3.18 The proforma, provided to third parties, which allowed 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

3.19 The Council has an ongoing ‘call for sites’ process, with five exercises having been carried out in the last two years. Details of these can be found in Stage 4: Review of the assessment below. These call for sites were opened up to all sites, including Green Belt sites to maximise the scope of land that could be brought forward for economic development. In line with the PPG, the policy constraints attached to the sites were assessed to determine whether they can be accepted or whether sites have to be discounted, with the reasons for any disqualification clearly set out.

3.20 The PPG sets out that site surveys should be proportionate to the detail required for a robust appraisal. The site assessment approach and overall land availability assessment methodology, which has been adopted by each authority within the Coventry and Warwickshire HMA and FEMA, is robust and proportionate.

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

3.21 The PPG<sup>10</sup> 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.”

3.22 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

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<sup>10</sup> Paragraph 016 Reference ID: 3-016-20190722

longer period<sup>11</sup>.” Each site has been individually mapped on the Council’s mapping system and a desk-based assessment carried out.

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

3.23 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.<sup>12</sup>” 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.

3.24 This ‘assessed site capacity’ is calculated on a case-by-case basis with each site assessed by Officers 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**

3.25 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 includes City Centre higher density areas, such as Friargate and some business parks);
- 0.5 for Industrial; and
- 0.4 for Warehouse and Distribution.

3.26 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.

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<sup>11</sup> Paragraph 017 Reference ID: 3-017-20190722

<sup>12</sup> Paragraph 016 Reference ID: 3-016-20190722

## Assessment of planning considerations and constraints

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

- a. a list of all sites or broad locations considered, cross-referenced to their locations on maps;
- b. an assessment of each site or broad location, including:
  - i. where these have been discounted, evidence justifying reasons given;
  - ii. 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;
  - iii. an indicative trajectory of anticipated development based on the evidence available.

3.28 Table 2 below outlines how planning considerations and constraints have been assessed for the purpose of this assessment. In most cases a precautionary approach has been followed, before including a site which has a significant constraint, in the future housing trajectory.

**Table 2 Assessment of planning considerations and constraints**

Consideration	Solution
<b>Major planning consideration</b>	
<b>Area of Outstanding Natural Beauty</b> Sites located within an Area of Outstanding Natural Beauty	There are no AONB's within the city.
<b>Conservation Areas</b> A site being located within a conservation area does not always prevent development, but careful design and mitigation would be required to enhance the significance of the Conservation Area before the site could be deemed suitable for development.	Consideration of the Conservation Area Appraisals would be required to ensure development conserves and enhances the area.
<b>European / National Wildlife Site / Protected Species</b> Sites located within important wildlife habitats are considered unsuitable where development would cause harm to geological and conservation interests.	Ecological Appraisals and surveys required to assess the potential impact of any future development.
<b>Flood Risk</b> Sites located within Flood Zones 2 or 3 or which are subject to surface water flooding, will need a more detailed site assessment. Any flood risk would need to	Most types of flood risk can potentially be addressed through design and engineering solutions in consultation with the relevant bodies, but this may impact on the viability and developable

be assessed and mitigated before the site could be deemed suitable for housing.	area of the site.
<b>Designated Green Belt</b> Sites within the Green Belt are considered unsuitable as they conflict with national planning policy and their suitability would need to take account of wider considerations.	Green Belt boundaries can only be altered through the Local Plan where exceptional circumstances are fully evidenced and justified.
<b>Heritage Assets</b> Sites likely to affect an identified heritage asset are normally deemed unsuitable due to the unknown impact of the development. The presence of a heritage asset does not always prevent development, but the type and nature of the constraint would need to be addressed and mitigated before the site could be deemed suitable for development.	A Heritage Impact Assessment would be required, prepared in consultation with relevant agencies, to assess the potential impact of any future development.
<b>Local Wildlife and Geological Sites</b> Sites likely to affect Local Wildlife Sites or geology assets have generally been deemed unsuitable to the unknown impact of development. The presence of an ecological or geological asset does not always prevent development, the type or nature of the constraint would need to be addressed and mitigated before the site could be deemed suitable for development.	A specialist site survey and assessment would be required to assess the potential impact of any future development.
<b>Infrastructure</b> Infrastructure covers a wide array of issues. These include transportation as well as communications and utilities infrastructure. Sites likely to be affected by major infrastructure projects may be deemed unsuitable for development. Sites which are constrained by infrastructure such as HSE pipelines or pylons would require mitigation through design measures in order to be deemed suitable.	Sensitive master planning and design would be required to overcome site constraints, where possible.

<b>Minerals Safeguarding Areas</b>	Given the densely developed nature of much of Coventry, the ability to access minerals is limited, despite much of the city being within a MSA. Therefore, any impact of development is likely to be based on legacy issues such as subsidence mitigation or assessment by the relevant bodies at the time of an application.
<b>Consideration</b>	<b>Solution</b>
<b>Other planning considerations</b>	
<b>Accessibility and Transport</b> Sites which are subject to ransom strips or where no vehicle access can be gained have normally been discounted on the basis that they are currently unsuitable. Other sites that may be constrained by limited or difficult access are considered on a case-by-case basis.	Where there is evidence or reasonable likelihood that a solution to the access constraints could be achieved, or highways solutions can mitigate known highways issues then the site is considered suitable.
<b>Built Environment and Heritage</b> Sites which make an important contribution to defining and maintaining the separate identity of a settlement or are not considered to integrate well with the existing settlement, are generally considered not suitable.	Sensitive master planning and design would be required to overcome site constraints.
<b>Land and Landscape</b> Sites which are assessed as high landscape sensitivity, or excellent or good agricultural land, are generally considered not suitable.	A Landscape Visual Impact Assessment and soil survey would be required before development could be permitted.
<b>Site Characteristics</b> Pollution or contamination issues are often related to the previous use of a site and indicate further assessment is needed. The presence of TPOs on site does not mean a site would be discounted but would often require careful design. The topography and shape of a site could deem it unsuitable for development.	Ground quality issues may require remedial measures which could affect the viability of a site coming forward for development. A detailed tree survey is required to assess the impact of any future development before it can be permitted.



<p><b>Designated Land</b> Sites designated for employment uses or as recreational open space have normally been considered unsuitable. Their suitability would need to be established through re-designation or through a planning application.</p>	<p>Redesignation through the Local Plan process or following appropriate assessments or evidence base studies.</p>
<p><b>Three Spires View Cone Area</b> This is an area of the City Centre and immediate surroundings in which historic views of the Three Spires should be retained following development.</p>	<p>Appropriate design and layout mean that development may still be possible in these locations, however detailed viability assessments as part of planning applications may be required to understand if a site can be delivered.</p>
<p><b>HMO Article 4 Area</b> Areas of the city where an Article 4 is in force for the creation of HMOs.</p>	<p>Development is not precluded by this designation but some proposals for the creation of HMOs may be impacted.</p>

### Assessing Suitability

3.29 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.<sup>13</sup>” 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. Emerging plans, land designations and information collected as part of initial site surveys will be considered, along with other relevant information such as:

- National and local policy;
- Appropriateness and likely market attractiveness for the type of development proposed;
- Contribution to regeneration priority areas;
- Potential impacts on landscape, natural and heritage designations.

3.30 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.

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<sup>13</sup> Paragraph 018 Reference ID: 3-018-20190722

3.31 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.

3.32 In accordance with the PPG<sup>14</sup>, 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.

3.33 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.

3.34 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**

3.35 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>15</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.

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<sup>14</sup> Paragraph 019 Reference ID: 3-019-20190722

<sup>15</sup> Paragraph: 019 Reference ID: 3-019-20190722

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

3.37 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.

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

3.39 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**

3.40 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>16</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.

3.41 There are many factors that can impact upon viability of a site, therefore assessing achievability is challenging. A whole plan viability assessment will be

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<sup>16</sup> Paragraph: 020 Reference ID: 3-020-20190722

undertaken to inform the later stages of the Local Plan review with future HELAA publications reflecting the outcome of this viability work.

- 3.42 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.
- 3.43 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 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.

### **Housing Sites Assessment**

3.44 In order to estimate the capacity of each site, density assumptions were used as follows:

- where information has been provided on development potential, on the Call for Sites proformas this was considered and used as the density where it was assessed as appropriate and realistic. Upon assessment, if it was considered that the capacity of a site did not align with the specified density calculations, an officer assessed capacity was provided based on known constraints and local site characteristics.
- Where capacities were informed by a planning application, this figure was used for the assessment where it is considered reasonable when assessed against the density calculation.
- Where figures were not provided, capacity assumptions are based on the density figures in the adopted and draft local plans. In terms of the adopted local plan, the density figures are 35 dwellings per hectare for brownfield sites outside of the ring road (The A4053) and 200 dwellings per hectare for sites inside the ring road (The A4053). The density figures used from the draft local plan are 45 dwellings per hectare outside of the city centre boundary and transition zone, 125 dwellings per hectare inside the city centre transition zone and 250 dwellings per hectare inside the city centre boundary. Upon assessment, if it was considered that the capacity of a site did not align with the specified density calculations, an officer assessed capacity was provided based on known constraints and local site characteristics.

3.45 The above density figures have been based on the density study, undertaken as part of the Local Plan Review, where it has been established that planning approvals between 2017 – 2023 have regularly exceeded the density minimums set out in the adopted plan policy H9, whilst existing residential housing stock

showed a wide range of development densities, reflecting the wide variety of contexts which are present authority wide.

- 3.46 Where possible, known constraints have been taken into account when estimating the possible capacity of a site and it is important to recognise that capacities may also be affected by issues not evident at the time a site assessment is undertaken. The potential capacity of a site derived through this assessment, therefore may potentially change throughout the planning process.

### **Housing Timescale and rate of development**

- 3.47 The housing trajectory uses best judgement to identify delivery timescales on sites determined to be deliverable and developable (suitable, available and achievable). It considers size, scale and those sites which are dependent upon significant infrastructure.
- 3.48 In terms of a build out rate, 50 dwellings per annum (dpa) is a reasonable market assumption for large scale developments, or higher for flatted developments, where all homes are likely to be completed at the same time. Smaller sites are generally considered to be deliverable within 5 years.

### **Employment Sites Assessment**

- 3.49 Employment sites have been assessed under the same process as housing sites. Constraints were assessed, however, with slightly different considerations due to the nature of employment uses and differing amenity needs.
- 3.50 The quantum of employment growth needed has been assessed, initially through the HEDNA (2022), and then through an updated assessment of need, i.e. the 2024 West Midlands Strategic Employment Sites Study Alignment Report. This latter study, which again covers the geography of the FEMA, was commissioned to re-assess and update figures to ensure consistency with another report relating to assessment of strategic employment need across much of the wider West Midlands area. This has resulted in a local employment need figure of 105 hectares for Coventry of which it indicates that Coventry can accommodate 60 hectares leaving a shortfall for discussion with duty to Co-operate partners.
- 3.51 In addition, an Employment Land Review and Office Market Addendum (both 2024) have been produced to assess the City's employment sites to provide a more up to date assessment of need and market conditions.

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

- 3.52 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.

- 3.53 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 72 of the National Planning Policy Framework (December 2023): “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.
- 3.54 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.
- 3.55 Sites which come forward as permitted development change of use are also effectively windfall sites where these have not previously been identified.
- 3.56 The PPG states that “Local planning authorities have the ability to identify broad locations in years 6-15, which could include a windfall allowance.”<sup>17</sup>. Coventry’s administrative area is compact and therefore it is not possible to meaningfully identify broad locations as windfall sites can occur across the urban area. Therefore, the windfall assumptions have been based on analysis of past trends and are considered to be a conservative estimate.

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

- 3.57 Following the assessment of sites as undertaken in the stages above, the findings are collected to show the development potential of all sites. This is then used 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. It will determine whether there are sufficient sites within the city to meet the development needs. This assessment is used to provide an indicative trajectory.

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<sup>17</sup> Paragraph 023 (Reference ID: 3-023-20190722) of the PPG

3.58 Section 4 sets out core outputs to the assessment and it is concluded that there are sufficient sites to meet the identified housing need, but not enough sites to meet the local employment need, which is short by 40ha.

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

3.59 The following set of standard outputs are expected to be produced following the assessment:

- 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 and when;
  - an indicative trajectory of anticipated development based on the evidence available.

## **4. Assessment of supply and Final Evidence Base**

- 3.60 This section sets out the assessment of supply for housing and economic land through the methodology above.
- 3.61 All of the sites the Council identified through the desktop review and promoted through the Call for Sites process were assessed.
- 3.62 The trajectory outlines the forecasted delivery of development in three tranches: 1 to 5 years, 6 to 10 years and 11 years and beyond.
- 3.63 The NPPF is clear that all sites with detailed planning permission should be considered deliverable until that permission expires. This is reflected in the land supply calculations. In determining the trajectory for site deliveries, the Council has had regard to the number of units under construction on site and the likely lead-in times and build out rates established. This means that each individual large site is evaluated annually to reflect its likely contribution in any given year providing an accurate picture of delivery on site.
- 3.64 The assessment of risk in terms of whether sites will come forward as anticipated, as set out in the PPG<sup>18</sup>, has come in regard to sites with a housing allocation or outline permission and to windfall sites. Here the Council has taken a conservative approach to estimating likely site delivery, examining each site in detail and estimating deliverable within the three tranches where specific and clear evidence to indicate the number of dwellings which will be realised on the site is available. The site assessments have assessed the likely delivery timescales, and the trajectory includes the latest position of each application to give a realistic housing delivery number for each site, especially for the larger and phased applications. The contribution that windfall sites will have on the housing supply has been treated with a cautious approach to assumed site delivery. The windfall potential contained within Stage 3 above sets out a conservative approach to assumed housing delivery and as a result the Council does not consider there is any further need to discount supply through a blanket non-implementation rate.
- 3.65 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. This could involve carrying out a further call for sites or changing assumptions about the development potential to ensure sites make the most efficient use of land.
- 3.66 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

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<sup>18</sup> PPG, Paragraph 024 Reference ID: 3-024-20190722



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.<sup>19</sup>

## Call for sites

3.67 A total of five call for sites exercises took place as part of the preparatory work for the Local Plan Review, seeking the submission of potentially suitable development sites. These were as follows:

- 23 March 2022 - 22 June 2022: Initial call for sites (brownfield land only and both residential and non-residential). As part of this call for sites, undeveloped sites from previous SHLAAs / Urban Capacity Studies were considered, with landowners contacted and invited to re-submit their sites for consideration within this HELAA.
- 18 July 2023 - 29 September 2023: Second call for all sites (brownfield and greenfield land and both residential and non-residential) as part of Regulation 18 Issues and Options consultation.
- 27 November 2023 - 22 January 2024: Brownfield land only call for sites (residential and non-residential).
- 5 March 2024 - 7 April 2024: Final brownfield land only call for sites (residential and non-residential).
- August 2024 – 20 September 2024: Specific employment land call for sites.

3.68 In addition to the call for sites exercises, on-going collaboration with the City's major RSL provider, Citizen Housing, has resulted in a further seven sites being assessed. Of these, one is a major regeneration scheme at Spon End.

3.69 As part of the site assessment and in accordance with the methodology in Stage 2 above, the HELAA includes those sites that have been discounted and the reasons given are set out in Stage 5 below where detailed site assessments are provided.

3.70 Included in the trajectory are 95 submissions. 44 were shortlisted and 51 have been discounted due to a variety of reasons, as set out in the individual site assessment forms and summary tables in appendix 1 of this document. Table 3 provides a breakdown of this assessment, which in line with the PPG has assessed the suitability, achievability and availability of each site for development.

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<sup>19</sup> Paragraph 025 Reference ID: 3-025-20190722

**Table 3 Residential and employment site assessment totals**

Land type	Submissions	Shortlisted	Discounted
Brownfield	55	41	14
Greenfield	8	3	5
Greenbelt	28	0	28
Safeguarded Green Belt	4	0	4
<b>Total</b>	<b>95</b>	<b>44</b>	<b>51</b>
<b>Total Housing Sites</b>	<b>86</b>	<b>42</b>	<b>44</b>
<b>Total Mixed/PBSA</b>	<b>6</b>	<b>0</b>	<b>6</b>
<b>Total Employment Sites</b>	<b>3</b>	<b>2</b>	<b>1</b>

- 3.71 Of the 95 submissions, 86 were submitted for residential, three for employment and six for mixed-use or PBSA. Of the 44 sites shortlisted, 42 have been identified as suitable for residential development and two identified as suitable for employment generating uses.
- 3.72 A total of 51 sites have been discounted from the supply due to a range of factors including location, policy constraints, barriers to delivery or suitability. 44 of these discounted sites were for residential development, six for mixed/PBSA and one was for employment. The employment site was discounted due to being in the Green Belt. Further information can be found in the Sustainability Appraisal, Green Belt Technical Update and Urban Capacity Background Paper.
- 3.73 National policy states that Green Belt boundaries should only be altered in a Local Plan where exceptional circumstances are fully evidenced and justified. Before concluding that exceptional circumstances exist, all other reasonable alternatives for meeting development needs should be fully examined. The latest evidence identifies that exceptional circumstances are not justified and therefore 'Call for Sites' submissions which fall within Green Belt have been categorised as currently unsuitable. This reflects a commitment to maximising development in built-up areas by using previously developed brownfield sites. It is also reflective of the Council not undertaking a review of Green Belt boundaries as part of the preparation of the new Local Plan. The reasons for this decision are provided in the Issues and Options Document, but in summary this HELAA shows that the city can accommodate its housing requirement on brownfield sites, helped by new densities around the city as part of the local plan review.

## Windfall

- 3.74 The windfall allowance of 2,800 dwellings shown in Table 5 is based on an anticipated supply of 200 dwellings per year (total 4,000 dwellings), with a deduction of 1,200 to avoid double counting of (a) the three monitoring years that have passed (2021/22 to 2023/24), and (b) the upcoming three monitoring years (2024/25 to 2026/27), which are considered to have already been accounted for by extant windfall planning permissions.
- 3.75 The use of a windfall allowance takes into account future planning applications that cannot be reasonably foreseen. Although Coventry's windfall allowance has

been set at 200 dwellings per year, empirical data confirms the actual figure is much higher. Table 4 shows the number of homes granted planning permission and the number of completions on windfall sites over the most recent three monitoring periods. This averages 589 residential permissions per year and 386 residential completions per year (excluding PBSA sites). The figures are much higher when student accommodation (PBSA) is included.

**Table 4 Completions and planning consents on windfall sites 2021-24**

Monitoring year	Homes consented			Homes completed		
	Resi	PBSA	Total	Resi	PBSA	Total
2021/22	344	7	351	224	761	985
2022/23	662	637	1,299	361	673	1,034
2023/24	762	805	1,567	572	-13	559
<b>Total</b>	<b>1,768</b>	<b>1,449</b>	<b>3,217</b>	<b>1,157</b>	<b>1,421</b>	<b>2,578</b>
<b>Average p/a</b>	<b>589</b>	<b>483</b>	<b>1,072</b>	<b>386</b>	<b>474</b>	<b>859</b>

*'Resi' = Residential. All figures are net. Communal accommodation is included as a 'dwelling equivalent' figure derived from the Government's housing delivery test, which converts additional bedrooms to equivalent dwellings using the ratios: 2.5:1 for PBSA and 1.8:1 for other communal accommodation such as HMOs and care homes.*

- 3.76 This conservative approach to the windfall projection provides significant leeway to allow for planning permissions that lapse before implementation or are implemented but take much longer than projected to construct.
- 3.77 Given the nature of employment land availability and constraints, employment windfall sites are unlikely to come forward in large numbers and are difficult to forecast. Therefore, no windfall allowance is included for employment land.

## Housing Supply

- 3.78 Two housing capacity figures are provided for each site assessment – a policy minimum and an assessed capacity. Table 5 illustrates the total identified supply of housing on 30 September 2024 using the 2021/22 monitoring year as a baseline. It shows a total anticipated housing supply of 31,493 across the plan period.

**Table 5 Housing Supply on 30 Sept 2024 for the plan period (2021-41)**

Supply component	Number of Dwellings
<b>Past completions</b>	<b>7,666</b>
2021-22 Completions	3,818
2022-23 Completions	1,674
2023-24 Completions	1,859
2024-to present (Sept 2024)	315

<b>Identified Supply</b>	<b>21,027</b>
Allocated sites in adopted Local Plan (not consented)	2,733
Allocated sites in Draft Local Plan Review (not consented)	3,503
Sites under construction	3,545
Sites with Detailed Planning Permission (not commenced)	4,970
Sites with Outline Planning Permission	5,314
Permitted Development	146
Other identified sites without permission and not allocated (HELAA Sites, call for sites)	816
<b>Unidentified Supply</b>	<b>2,800</b>
Windfall allowance*	2,800
<b>Total capacity of identified sites and unidentified sites</b>	<b>23,827</b>
<b>Total capacity including completions</b>	<b>31,493</b>

*Student accommodation figures include a 'dwelling equivalent' figure for communal accommodation, whereby 2.5 communal bedrooms equate to 1 dwelling ('communal bedroom' means a room that accesses a shared amenity, e.g. a kitchen or bathroom).*

3.79 Table 6 shows the breakdown of total identified supply of housing yet to be constructed from 2024/25 onwards, broken down into projected 5-year periods.

**Table 6 Total identified housing supply as on 30th September 2024**

Supply type	Delivery forecast per 5-year period (2024/25 onwards)			Total
	1-5	6-10	11-17	
<b>Identified Supply</b>	<b>7,799</b>	<b>6,409</b>	<b>6,819</b>	<b>21,027</b>
Allocated sites in adopted Local Plan (not consented)	0	673	2,060	2,733
Allocated sites in Draft Local Plan Review (not commenced)	0	1,093	2,410	3,503
Under construction	3,485	60	0	3,545
Detailed permission (not commenced)	3,880	1,090	0	4,970
Outline permission	288	2,941	2,085	5,314
Permitted development	146	0	0	146
Other identified sites without permission and not allocated (HELAA Sites, call for sites)	0	552	264	816
<b>Unidentified Supply</b>				
Windfall	400	1,000	1,400	2,800
<b>Grand Total</b>	<b>8,199</b>	<b>7,409</b>	<b>8,219</b>	<b>23,827</b>

## Employment Land Supply

- 3.80 Following the call for sites process, four submissions were received. One was discounted for various reasons including being on green belt land, while the other three were existing commercial / employment sites. Of the three existing employment sites, two proposed the retention of employment use, which the Council agrees with, and one did not specify a proposed end use and has therefore been discounted.
- 3.81 Table 7 sets out the employment land supply position on 30<sup>th</sup> September 2024. It shows that the bulk of employment land supply is formed through Local Plan allocations.

**Table 7 Industrial employment land supply on 30th September 2024**

Supply type	Hectares	
	Local B2/B8	Strategic B8*
<b>Commitments</b>	<b>20.74</b>	<b>0.00</b>
<i>Under construction</i>	<i>1.13</i>	<i>0.00</i>
<i>Detailed permission</i>	<i>4.61</i>	<i>0.00</i>
<i>Outline permission</i>	<i>15.00</i>	<i>0.00</i>
<b>Allocated in adopted plan (remaining capacity)</b>	<b>12.35</b>	<b>25.00</b>
<b>Other opportunities (call for sites submissions)</b>	<b>8.24</b>	<b>0.00</b>
<b>Total available employment land</b>	<b>41.33</b>	<b>25.00</b>
<b>Completions 2021/22 to 30/09/2024</b>	<b>29.81</b>	<b>15.69</b>
<b>Total supply 2021-2041</b>	<b>71.14</b>	<b>40.69</b>

*Strategic B8 employment land is defined by the HEDNA 2022*

## Summary of Supply

- 3.82 Through the Local Plan Review, the housing target for Coventry is based on the HEDNA figure of 29,100. The HELAA shows a potential future supply of 23,827 dwellings, including 2,800 projected windfall. With completions of 7,666 dwellings between April 2021 and September 2024, the total supply for the plan period 2021-2041 is 31,493 dwellings. Of this total, 24,575 are residential housing (including a small number of HMOs and care accommodation) and 6,918 are PBSA dwelling equivalents, of which 4,218 were previous completions and 2,700 are future projected completions.
- 3.83 In terms of industrial land supply, there is a potential future supply of 41.33 hectares of local industrial land and 25 hectares of strategic industrial land. With completions of 29.81 ha and 15.69 ha respectively between April 2021 and

September 2024, total supply for the plan period 2021-2041 is 71.14 ha for local industrial and 40.69 ha for strategic.

## **5. Monitoring and Review**

- 5.1 In accordance with national guidance, the HELAA is to be updated on an annual basis to ensure it remains an effective and up to date evidence base for the future monitoring of housing provision against targets in the Local Plan. The proposed updates will not alter the methodology unless the NPPF or PPG is amended in a way which would require a review.
- 5.2 Housing completions monitoring and employment land completions monitoring will also continue to be undertaken on an annual basis through the published Authority Monitoring Report (AMR)

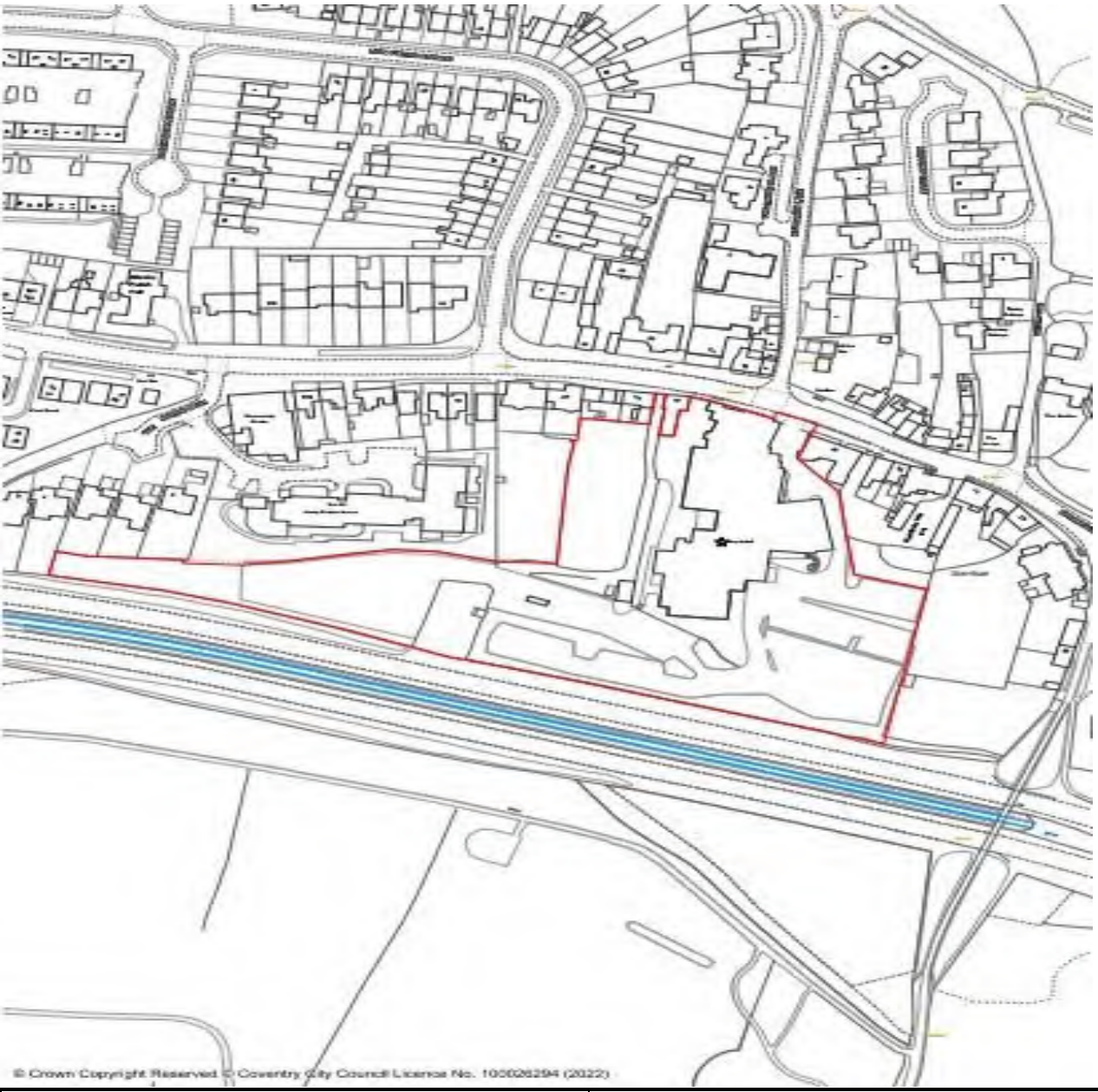
## Site Assessments

**Table 8 Summary of shortlisted housing sites**

Site ref.	Location	Capacity
BAB-001-23	The Allesley Hotel, Birmingham Road, CV5 9GP	48
BAB-023-24	Land off Park Hill Lane	5
BIN-001-23	Former Chace School, Chace Avenue, Willenhall	60
EAR-001-24	Wisteria Lodge Earlsdon	23
EAR-002-24	Former CovRad Sir Henry Parkes Road	190
EAR-003-24	Canley Police Station, Fletchamstead Highway	15
FOL-001-24	146-164 Lockhurst Lane/Livingstone Road	45
FOL-002-24	Burbidge and Son, South Side of Awson Street	63
FOL-003-24	Land at Silverton Road	2
FOL-006-24	2 Lewis Road	4
FOL-007-24	Newfield House, Kingfield Road	50
FOL-008-24	Paybody Building, Stoney Stanton Road	280
FOL-009-24	Land at Bridge Street	6
FOL-010-24	Land at Broad Street/Francis Street	25
HEN-003-24	Ashford House, Eden Road, Walsgrave	40
HEN-001-23	Land at Caradoc Close, Henley,	30
HOL-004-24	Land at Halford Lane	10
LON-001-23	Land off Longford Road, CV6 6BH	20
LON-002-24	Land at Roseberry Avenue	10
LST-001-23	Land South of Isadora Lea, New Century Park, CV3 1JH	93
RAD-001-23	St Nicholas Church, Sherwood Jones Close, Radford	14
RAD-003-23	Former Vintage House, St Nicholas Street/Leicester Row	100
RAD-004-24	Land at Sandy Lane	250
SHE-003-24	Steeple House, Percy Street	12
SHE-004-24	Land at Spon End	750
STM-001-23	New Gate Court Business Park, Paradise Street	303
STM-006-24	Land at Lansdowne Street	10
STM-007-24	4-8 and land adjacent Caludon Road	21
STM-009-24	Coventry Central Police Station	600
STM-010-24	Charles Ager, Smithford Way	55
STM-011-24	Former car park, New Union Street	170
STM-012-24	Whitefriars Street Car Park	185
STM-013-24	Dale Buildings, Tower Street/Silver Street	200
STM-014-24	Land at Friargate	1,350
STM-015-24	Units D & E East Street CV1 5LS	80
STM-017-24	Land at Bishop Street/Tower Street	129
STM-018-24	City Centre South	1,575
WES-009-24	Land at Nickson Road	10

WOO-001-23	Former Faseman House, Faseman Avenue	50
WOO-002-24	Land at Ferrers Close	-59
WYK-001-23	The Bungalow, Dorchester way	4
WYK-002-24	Land at Attoxhall Road	-193

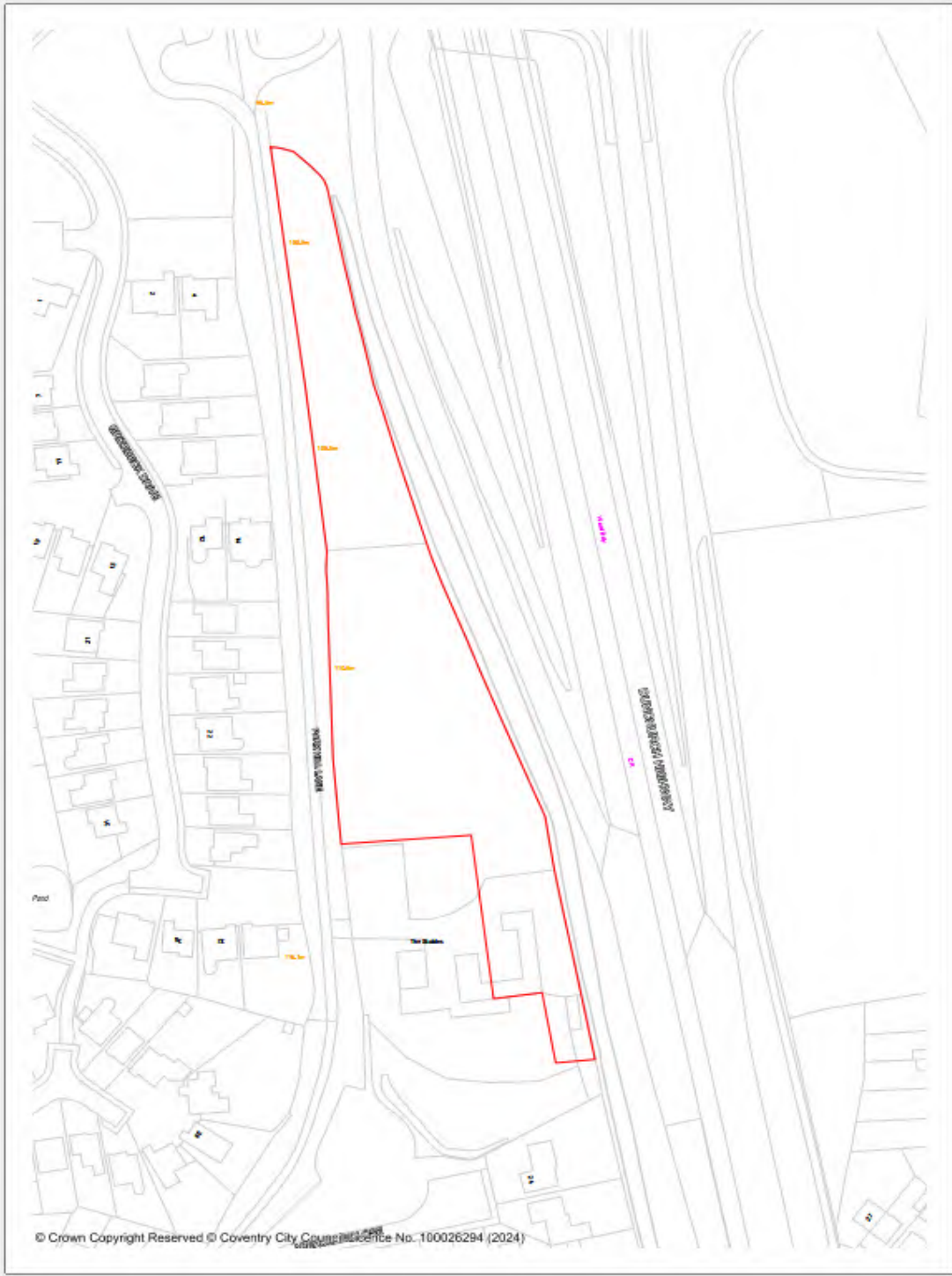
## Shortlisted Brownfield Sites

<b>Site Name:</b> The Allesley Hotel, Birmingham Road		<b>Site Ref:</b> BAB-001-23		<b>Site Area (ha):</b> 2.0		
						
Easting: 429994			Northing: 280587			
<b>Constraints:</b>						
Conservation		Allesley Village CA		Ecology Designation		None
Infrastructure		Unlikely		Protected Trees		Yes



Ground Conditions	Unlikely	Flood Zone	FZ1
Within the Three Spires View Cone area	No	HMO Article 4 Area	No
Within Archaeological Constraint Area	Yes		
<b>Availability</b>	1-5 years		
<b>Site Overview:</b> Former hotel and associated hard-standing carpark. The site is located within the Allesley Village Conservation Area. The site is in a broadly sustainable location in line with the requirements as set out in Policy H3. The wider area is residential in nature and sits within the wider Arden Landscape Area.			
<b>Indicative Capacity:</b> Indicative layout submitted alongside the proforma as part of this site's submission illustrated how 48 dwellings (comprising a mix of three- and four-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.			
<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 required mitigation measures due to the presence of a busy road to the south of the site. Development will also need to consider the setting and context of the conservation area. Given the nature of the site, it's likely that less than the policy minimum will be achieved on the site. Site should be considered for Local Plan allocation. It is in need of regeneration and so allocation will help to facilitate the sympathetic redevelopment of the site. The Sustainability Appraisal considers that development of the site would have broadly neutral or positive effects on sustainability.			
<b>Capacity Assessment</b>			
Existing Minimum Density (35dph): 70	Proposed Minimum Density (45dph): 90	Assessed Capacity: 48	
<b>Recommendation:</b> Shortlist for potential residential development. Available within 5 years and site to be a proposed housing allocation in the Local Plan Review.			

<b>Site Name:</b> Land off Park Hill Lane	<b>Site Ref (Source):</b> BAB-023-24	<b>Site Area (ha):</b> 0.8
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<b>Easting</b>	429318	<b>Northing</b>	280268
<b>Constraints:</b>			
Conservation	None	Ecology Designation	None
Infrastructure	None	Protected Trees	Yes
Ground Conditions	None	Flood Zone	FZ1
Within the Three Spires View Cone area	No	HMO Article 4 Area	No

Within Archaeological Constraint Area	No	
<b>Availability</b>	1-5	
<b>Site Overview:</b> Previously developed site identified as Local Green Space within the Local Plan 2017. Site located West of A45 and East of Parkhill Drive estate and sits within the Arden Landscape area.		
<b>Indicative Capacity:</b> A minimum of 24 dwellings would be required to achieve the densities set out in policy H9 of the Local Plan. If the proposed minimum density of 35dph is applied, then 28 homes could be delivered.		
<b>Narrative:</b> Site capable of delivering around 24 new homes subject to access and infrastructure provision. Site is identified as Local Green Space on the Policies map. However, in the written text of GB1 part 5, it states: <i>this site will be removed from the Green Belt and not be redesignated as Local Green Space.</i> Therefore, for the purposes of this HELAA it is considered that the site is capable of delivering around 14 homes due to constrained site.  Permission refused (OUT/2019/1306) due to lack of very special circumstances being demonstrated in relation to the Local Green Space designation, however this is clarified above. Furthermore, issues of air and noise quality, over-development, lack of suitable amenity space, impact on protected trees and access limitations were also reasons for refusal.  Given the recent history of the site, an assessed capacity of 5 dwellings is considered possible, subject to remedying the issues highlighted in the refusal.		
<b>Capacity Assessment:</b>		
Existing Minimum Density (30dph): 24	Proposed Minimum Density (35dph): 28	Assessed Capacity: 5
<b>Recommendation:</b> Site to be removed from Local Green Space designation and considered to have the potential for limited residential development.		

<b>Site Name:</b> Former Chace School, Chace Avenue, Willenhall Coventry	<b>Site ref:</b> BIN-001-23	<b>Site area (ha):</b> 1.4
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Easting	436224	Northing	276853
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<b>Constraints:</b>			
Conservation	None	Ecology Designation	None
Infrastructure	None	Protected Trees	None
Ground Conditions	None	Flood Zone	FZ1
Within the Three Spires View Cone area	No	HMO Article 4 Area	No
Within Archaeological Constraint Area	No		
Availability	1-5 years		

**Site Overview:**  
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.

**Indicative Capacity:**

A slight uplift on the policy minimum on this site could be achieved through the incorporation of low-rise flatted development alongside housing.

**Narrative:** There are no obvious constraints for the redevelopment of the site. The site should be considered for Local Plan allocation. As a longstanding vacant site in an urban area, allocation of the site will help to facilitate redevelopment of the site. The Sustainability Appraisal considers that development of the site would have broadly neutral or positive effects on sustainability.

**Capacity Assessment:**

Existing Minimum Density (35dph): 49	Proposed Minimum Density (45dph): 63	Assessed Capacity: 60
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**Recommendation:**

Shortlist for potential residential development. Available within 5 years and minimal constraints preventing development.

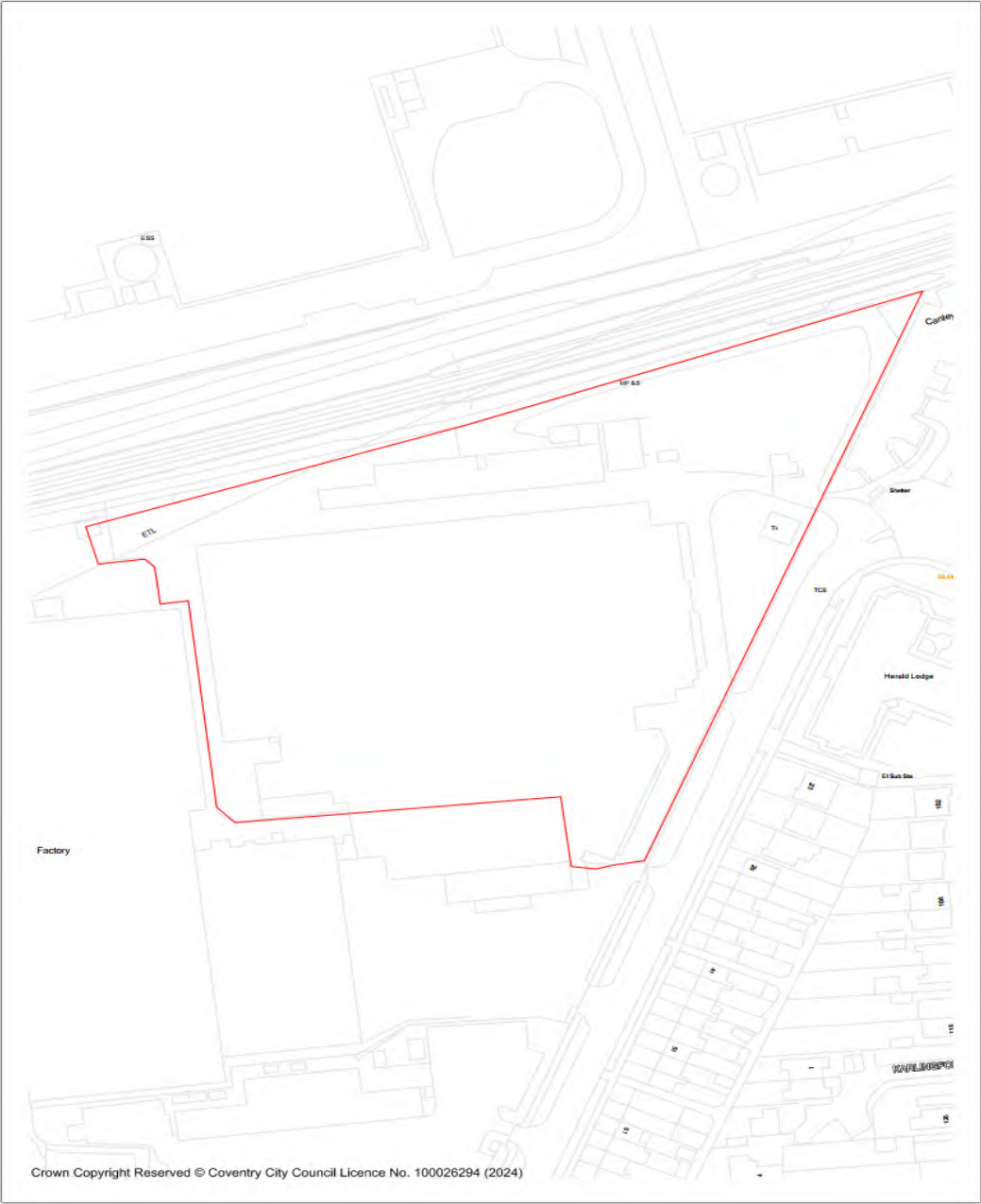
<b>Site Name:</b> Former Wisteria Lodge Earlsdon	<b>Site ref:</b> EAR-001-24	<b>Site Area (Ha):</b> 0.5
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<b>Easting</b>	432304	<b>Northing</b>	277603
<b>Constraints</b>			
Conservation	Kenilworth Road Conservation Area	Ecology Designation	None
Infrastructure	None	Protected Trees	None
Ground Conditions	None	Flood Zone	FZ1
Within the Three Spires View Cone area	No	HMO Article 4 Area	Yes
Within Archaeological Constraint Area	No		

<b>Availability</b>	1-5 years	
<p><b>Site Overview:</b> Site submitted to two call for sites and previously published in the 2023 HELAA. No changes made apart from density analysis.</p> <p>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. Sits within HMO Article 4 area.</p>		
<p><b>Indicative Capacity:</b> The site could deliver 17 dwellings in line with the policy minimum of 35dph or 23 in line with the proposed minimum density. However, previously granted planning permission (FUL/2016/0528) indicated that 21 apartments with 21 car parking spaces could be accommodated on the site.</p>		
<p><b>Narrative:</b> Any redevelopment will need to consider the existing buildings on site and the existing residential dwellings that border the property.</p>		
<p><b>Capacity Assessment:</b></p>		
Existing Minimum Density (35dph): 17	Proposed Minimum Density (45dph): 23	Assessed Capacity: 23
<p><b>Recommendation:</b> Shortlist for potential residential development, available within 5 years. Previously granted permission for residential development demonstrates suitability.</p>		

<b>Site Name:</b> Site of former CovRad Sir Henry Parkes Road	<b>Site Ref:</b> EAR-002-24	<b>Site Area (Ha):</b> 1.91
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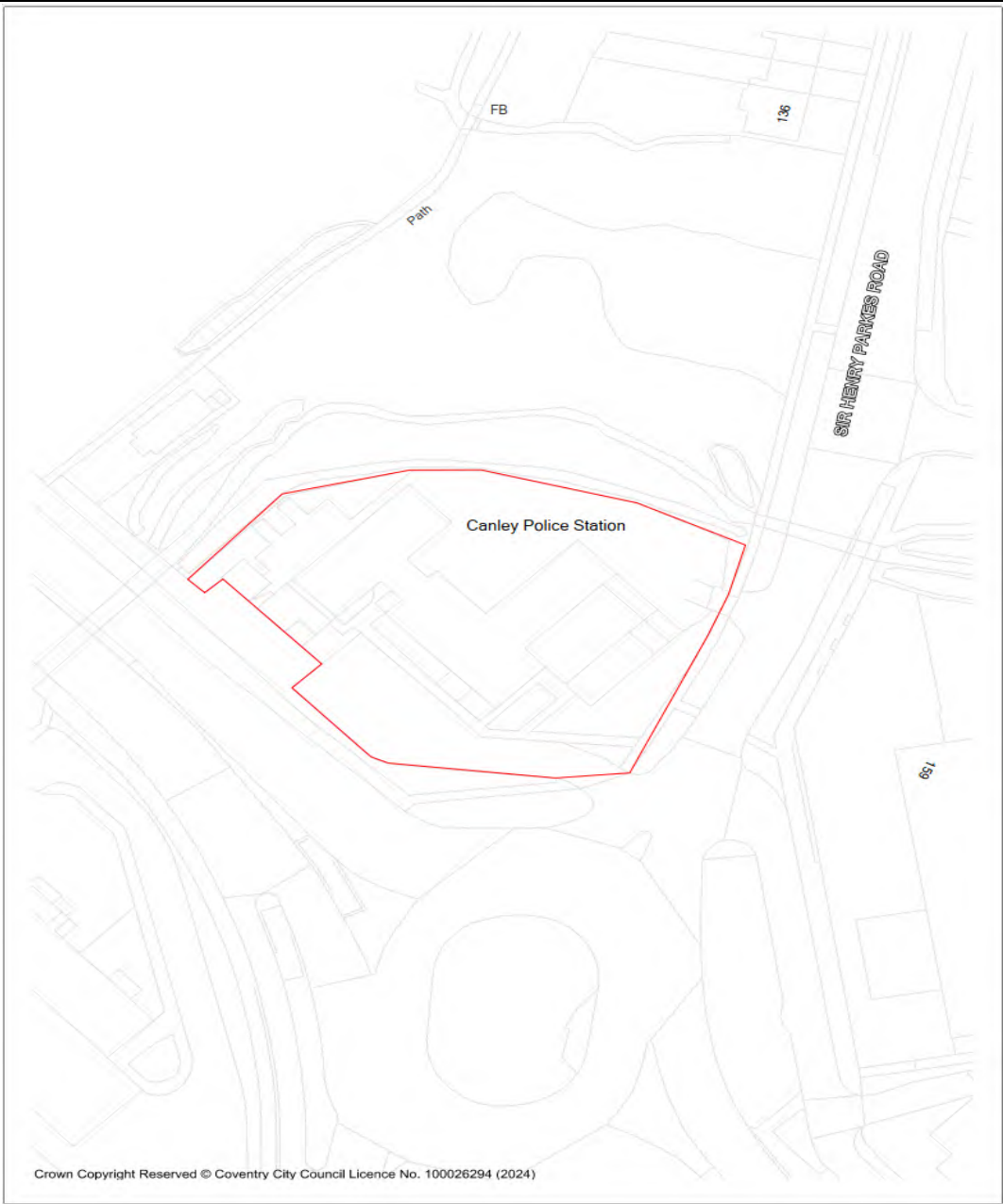
<b>Easting</b>	430754	<b>Northing</b>	277912
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<b>Constraints:</b>			
Conservation	None	Ecology Designation	None
Infrastructure	None	Protected Trees	None
Ground Conditions	Possible contaminated land	Flood Zone	FZ1
Within the Three Spires View Cone area	No	HMO Article 4 Area	Yes
Within Archaeological Constraint Area	No		



<b>Availability</b>	1-5	
<b>Site Overview:</b> Brownfield site is located in Canley adjacent Canley Railway Station. Former factory site, given planning permission for a Police Station in 2021 (FUL/2021/2715). Therefore, the principle of loss of employment has been established.		
<b>Indicative Capacity:</b> Site submitted for 190 dwellings. Based on the existing policy density of 35 dph, 67 homes could be delivered. A figure of 190 dwellings would equate to a density of 100dph. If the new proposed density of 45dph was applied, then 86 dwellings could be achieved.		
<b>Narrative:</b> Site likely to be capable of delivering residential units, however scale, massing and design would have to be carefully considered due to existing neighbouring industrial uses not being compromised. Wider 6ha site shortlisted in 2016 SHLAA, as being capable of delivering 110 dwellings at 45dph. Given the reduced size, albeit with the capability of part or all of the site containing flatted development, the potential for residential development on this very sustainable site adjacent to Canley railway station is a realistic option. Therefore, it is considered that allowing for higher rise development on part of the site, it may be capable of delivering around 190 dwellings, as submitted.		
<b>Capacity Assessment:</b>		
Existing Minimum Density (35dph): 67	Proposed Minimum Density (45dph): 86	Assessed Capacity: 190
<b>Recommendation:</b> Shortlist for potential residential development.		

<b>Site Name:</b> Canley Police Station, Fletchamstead Highway	<b>Site Ref:</b> EAR-003-24	<b>Site Area (Ha):</b> 0.35
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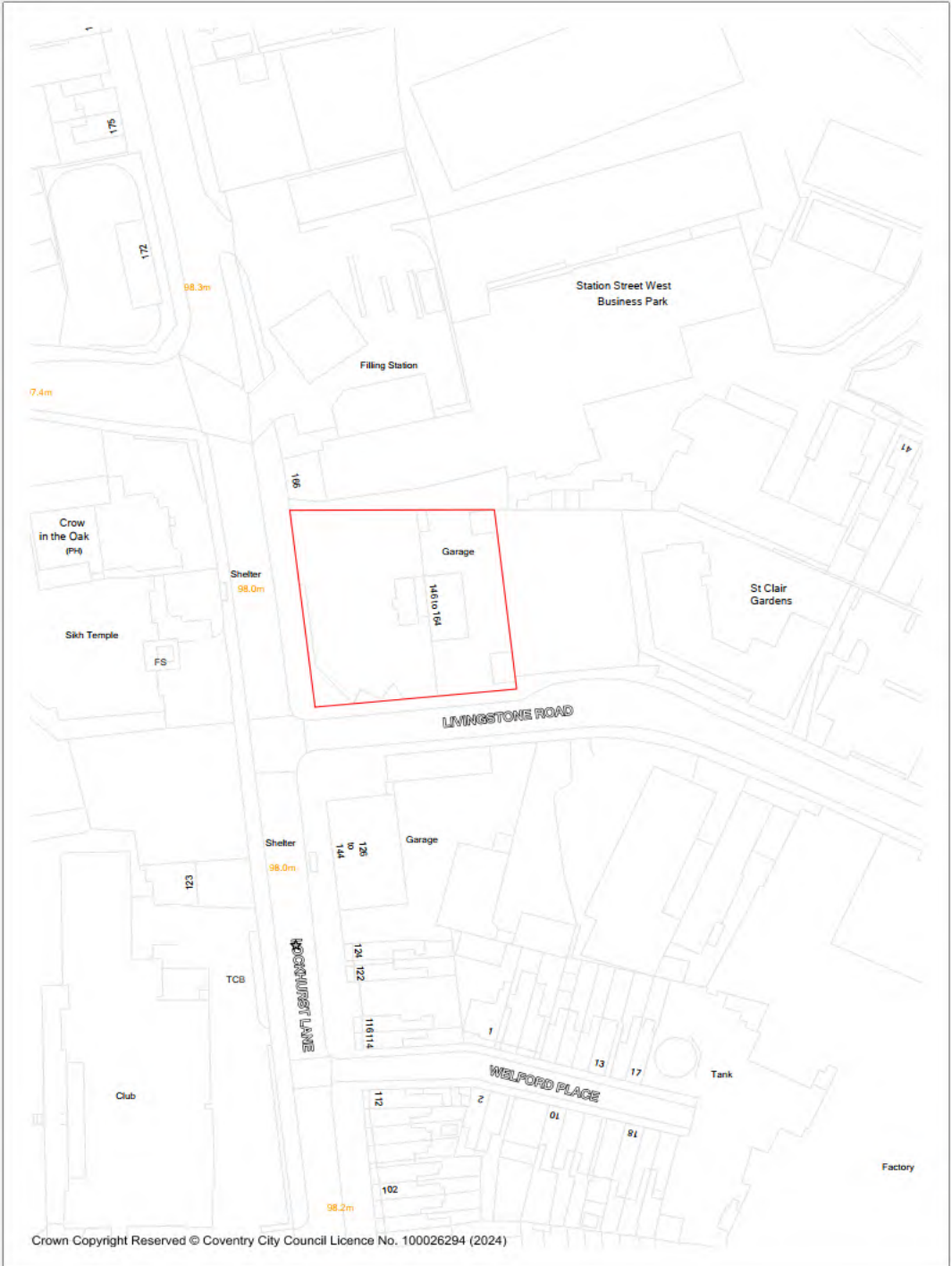


<b>Easting</b>	430611	<b>Northing</b>	277737
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<b>Constraints:</b>			
Conservation	None	Ecology Designation	None
Infrastructure	None	Protected Trees	None
Ground Conditions	None	Flood Zone	Part FZ1, 2, 3
Within the Three Spires View Cone area	No	HMO Article 4 Area	Yes
Within Archaeological Constraint Area	No		
<b>Availability</b>	1-5		

<p><b>Site Overview:</b> Site comprises 1960s police station adjacent A45 in a mixed-use environment, mostly made up of highway land and commercial development. Sits within HMO Article 4 area.</p>		
<p><b>Indicative Capacity:</b> Site submitted for 10 dwellings which is in line with the existing policy minimum of 35dph. The proposed policy minimum of 45dph could deliver 16 dwellings.</p>		
<p><b>Narrative:</b> The site could deliver high rise or a more densely developed scheme, subject to design and layout, with specific consideration given to the A45 and adjacent water course.</p>		
<p><b>Capacity Assessment:</b></p>		
Existing Minimum Density (35dph): 12	Proposed Minimum Density (45): 16	Assessed Capacity: 15
<p><b>Recommendation:</b> Shortlist for potential residential development.</p>		

<b>Site Name:</b> 146 – 164 Lockhurst Lane	<b>Site Ref:</b> FOL-001-24	<b>Site Area (Ha):</b> 0.2
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<b>Easting</b>	433927	<b>Northing</b>	281349
<b>Constraints:</b>			
Conservation	None	Ecology Designation	None
Infrastructure	None	Protected Trees	None
Ground Conditions	Possible	Flood Zone	FZ1
Within the Three Spires View Cone area	No	HMO Article 4 Area	Yes

Within Archaeological Constraint Area	No	
<b>Availability</b>	1-10 years	
<b>Site Overview:</b>		
<p>Site submitted to two call for sites and previously published in the 2023 HELAA. No changes made apart from density analysis.</p> <p>Brownfield 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, however, the site has been used for car repairs and sales for several decades. 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. Permission granted (FUL/2012/1497) for part change if use to taxi office.</p>		
<b>Indicative Capacity:</b>		
<p>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.</p> <p>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.</p>		
<b>Narrative:</b>		
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.		
<b>Capacity Assessment:</b>		
Existing Minimum Density (35dph): 7	Proposed Minimum Density (45dph): 9	Assessed Capacity: 45
<b>Recommendation:</b>		
Shortlist for potential residential development.		

<b>Site Name:</b> Land and Buildings On The South Side Of Awson Street, Foleshill.	<b>Site Ref:</b> FOL-002-24	<b>Site Area (Ha):</b> 0.8
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<b>Easting</b>	434565	<b>Northing</b>	280919
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<b>Constraints:</b>			
Conservation	None	Ecology Designation	None
Infrastructure	Unlikely	Protected Trees	None
Ground Conditions	May have some contamination.	Flood Zone	FZ1
Within the Three Spires View Cone area	No	HMO Article 4 Area	Yes

Within Archaeological Constraint Area	No	
<b>Availability</b>	1-5	
<b>Site Overview:</b> Site submitted to two call for sites and previously published in the 2023 HELAA. No changes made apart from density analysis. Brownfield 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.		
<b>Indicative Capacity:</b> The completed pro forma suggests that the site could accommodate up to 63no dwellings on site. An assessed increase in capacity is informed by a completed development at Rathbone Court on Stoney Stanton Road which comprises of four storey flatted development. This site was a smaller area, it is considered that both flats and houses could be developed on site.		
<b>Narrative:</b> 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.		
<b>Capacity Assessment:</b>		
Existing Minimum Density (35dph): 28	Proposed Minimum Density (45dph): 36	Assessed Capacity: 63
<b>Recommendation:</b> Shortlist for potential residential development.		

<b>Site Name:</b> Land off Silverton Road, Foleshill	<b>Site ref:</b> FOL-003-24	<b>Site Area (Ha):</b> 0.04
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<b>Easting</b>	434856	<b>Northing</b>	281133
<b>Constraints:</b>			
Conservation	None	Ecology Designation	None
Infrastructure	Possible	Protected Trees	None
Ground Conditions	Unlikely	Flood Zone	FZ1



Within the Three Spires View Cone area	No	HMO Article 4 Area	Yes
Within Archaeological Constraint Area	No		
<b>Availability</b>	1-5		
<p><b>Site Overview:</b>  Site submitted to two call for sites and previously published in the 2023 HELAA. No changes made apart from density analysis.</p> <p>The site represents a very small area of grass/vegetation, surrounded by residential development to three sides. The wider area is residential in nature. It is located close to Foleshill District Centre and is considered to be in accordance with the sustainable location requirements as set out in Policy H3.</p>			
<p><b>Indicative Capacity:</b>  Limited due to the size of the site. Four dwellings would be achievable on the site if developed in line with neighbouring properties.</p>			
<p><b>Narrative:</b>  No existing Electricity, Gas, Sewer, or Water infrastructure. The size of the site too is an important factor to consider as part of any redevelopment of the site due to the constrained nature.</p>			
<b>Capacity Assessment:</b>			
Existing Minimum Density (35dph): 1	Proposed Minimum Density (45dph): 2	Assessed Capacity: 2	
<p><b>Recommendation:</b>  Shortlist for potential residential development.</p>			

<b>Site Name:</b> Central City Industrial Estate Red Lane, Coventry, CV6 5RY	<b>Site Ref:</b> FOL-005-23	<b>Site Area:</b> 7.03ha
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Easting	435157	Northing	281230
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<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	FZ1
Within the Three Spires View Cone area	No	HMO Article 4 Area	Yes
Within Archaeological Constraint Area	No		
<b>Availability</b>	6 – 10 Years		

**Site Overview:**  
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.

**Indicative 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:**

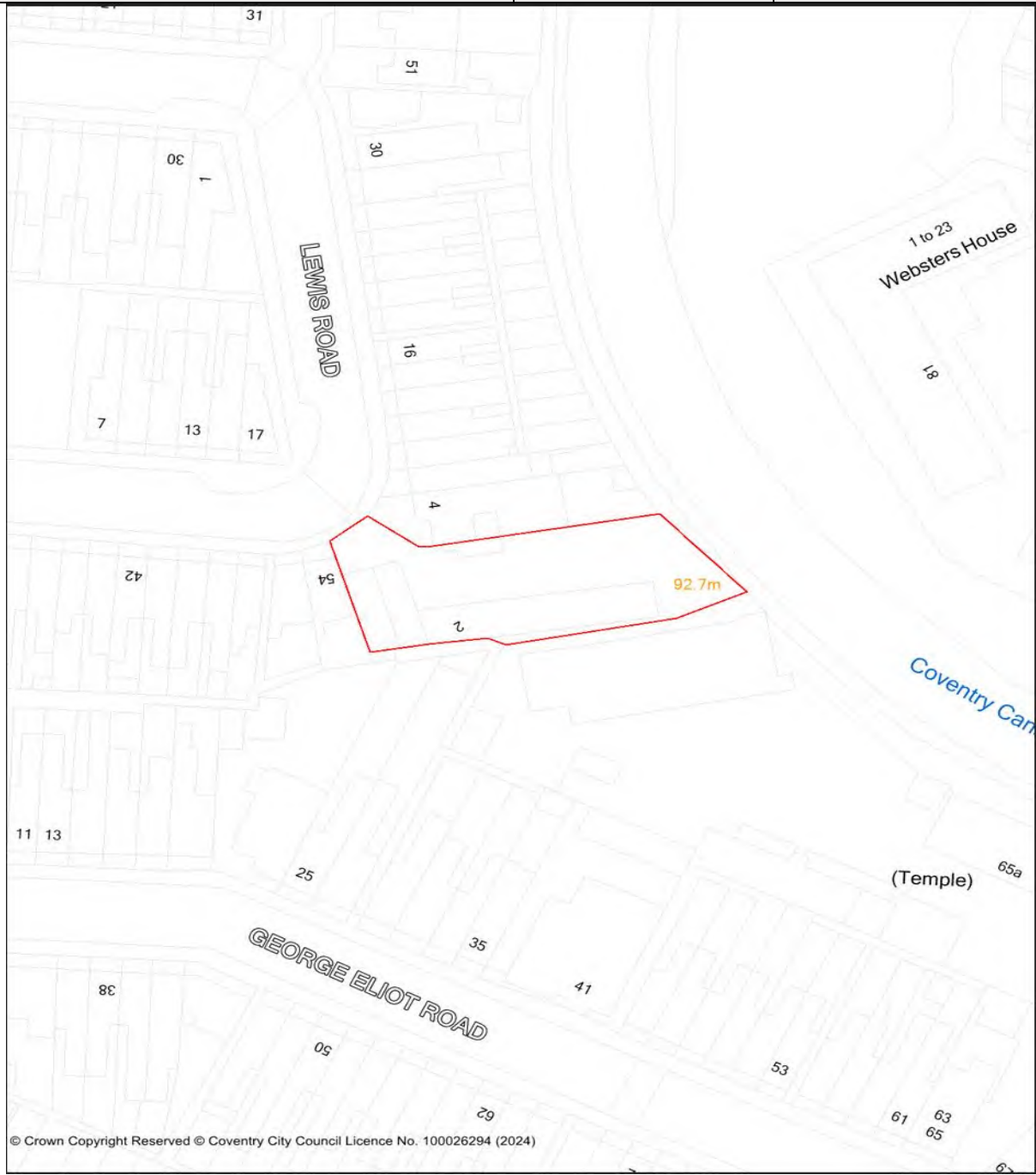
Site currently comprises buildings and hardstanding/service/car parking areas. Former Ordnance works included in Canal Conservation Area. Given location, former usage and nearby neighbouring uses an employment generating use would be preferable on this site.

**Capacity Assessment:** See above

**Recommendation:**

Site promoted for retention of employment use and therefore, site considered suitable for continued employment use.

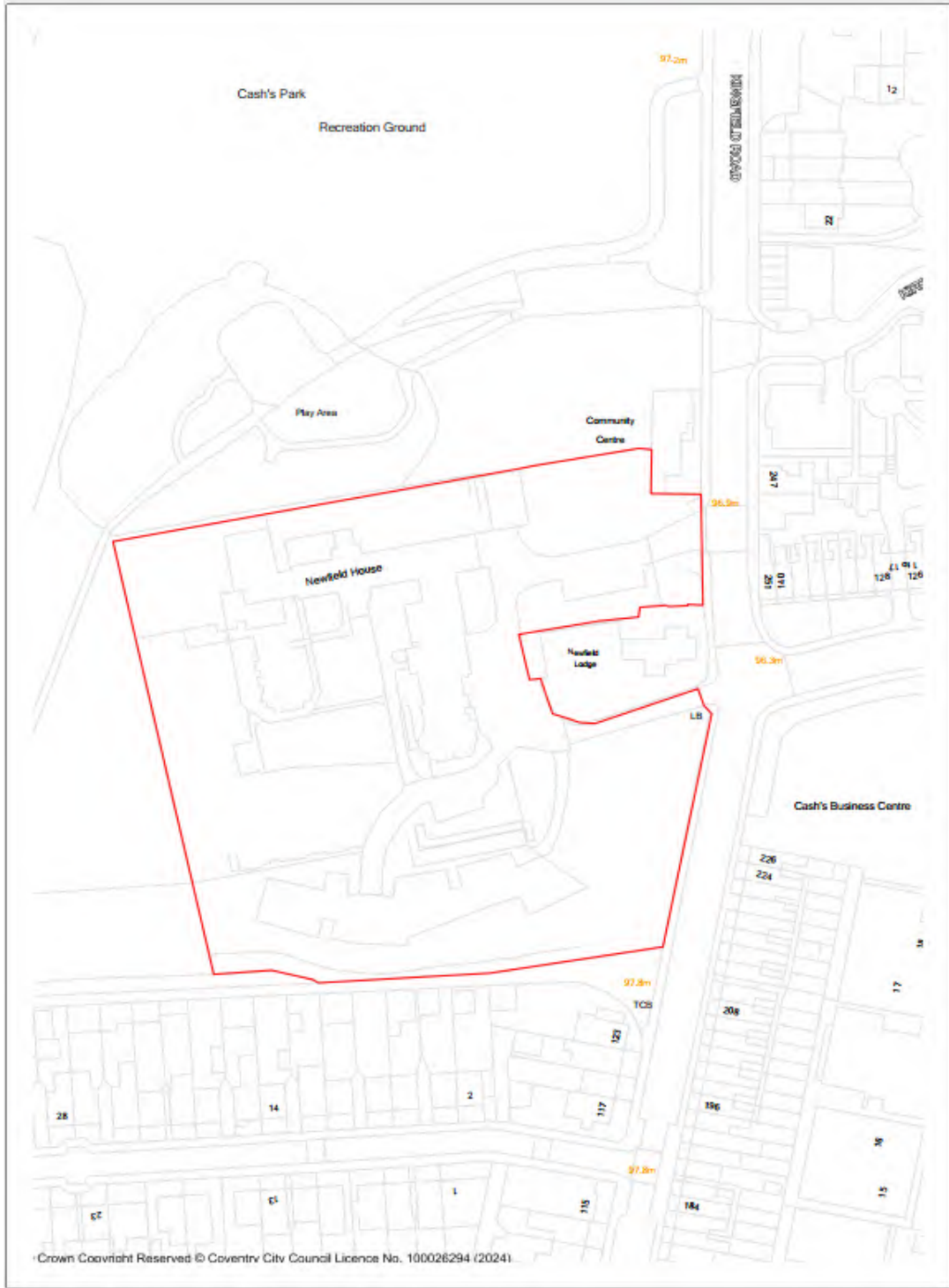
<b>Site Name:</b> 2 Lewis Road	<b>Site Ref:</b> FOL-006-24	<b>Site Area (Ha):</b> 0.06
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<b>Easting</b>	433833	<b>Northing</b>	280365
<b>Constraints</b>			
Conservation	Adjacent Canal Conservation Area	Ecology Designation	None
Infrastructure	None	Protected Trees	None
Ground Conditions	Possible contamination or UXO.	Flood Zone	FZ1
Within the Three Spires View Cone area	No	HMO Article 4 Area	Yes
Within Archaeological Constraint Area	No		

<b>Availability</b>	1-10 years	
<b>Site Overview:</b> Site located within an existing residential area. Small commercial/industrial site. The site sits within HMO Article 4 area.		
<b>Indicative Capacity:</b> Site submitted for around 4 homes, or possibly more if flatted development is considered. The site could deliver 2 homes at the existing policy minimum of 35dph and 3 homes at the proposed policy minimum of 45dph.		
<b>Narrative:</b> The site is considered to be capable of delivering more than the existing and proposed policy minimums. Given recent development in the locality and changing face of office development, it could be that PBSA is the best use for this site.		
<b>Capacity Assessment:</b>		
Existing Policy Minimum (35dph): 2	Proposed Policy Minimum (45dph): 3	Assessed Capacity: 4
<b>Recommendation:</b> Shortlist for potential residential development.		

<b>Site Name:</b> Newfield House, Kingfield Road	<b>Site Ref:</b> FOL-007-24	<b>Site Area (Ha):</b> 1.241
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<b>Eastings</b>	433429	<b>Northing</b>	280511
<b>Constraints:</b>			
Conservation	Locally Listed Building	Ecology Designation	None
Infrastructure	None	Protected Trees	None
Ground Conditions	Unlikely	Flood Zone	FZ1

Within the Three Spires View Cone area	No	HMO Article 4 Area	Yes
Within Archaeological Constraint Area	No		
<b>Availability</b>	<b>6-10</b>		
<b>Site Overview:</b> Existing NHS clinic facility within the Coventry Canal Conservation area and comprises a Locally Listed Building, Newfield House and Lodge.			
<b>Indicative Capacity:</b> A minimum of 43 dwellings would be required to achieve the existing densities set out in policy H9 of the Local Plan. (35dph), with a minimum of 56 dwellings if the new proposed minimum of 45dph was enacted.			
<b>Narrative:</b> Site capable of delivering around 50 homes subject to overcoming constraints and creating a suitable living environment. Site is located close to existing services and would be in broad compliance with Policy H3, subject to provision of necessary amenity and parking provision. Any development should consider the setting and context of Newfield House and Lodge Locally Listed Heritage Assets.			
<b>Capacity Assessment:</b>			
Existing Minimum Density (35dph): 43	Proposed Minimum Density (45dph): 56	Assessed Capacity: 50	
<b>Recommendation:</b> Shortlist for potential residential development.			

<b>Site Name:</b> Paybody Building Stoney Stanton Road	<b>Site Ref:</b> FOL-008-24	<b>Site Area (Ha):</b> 0.73
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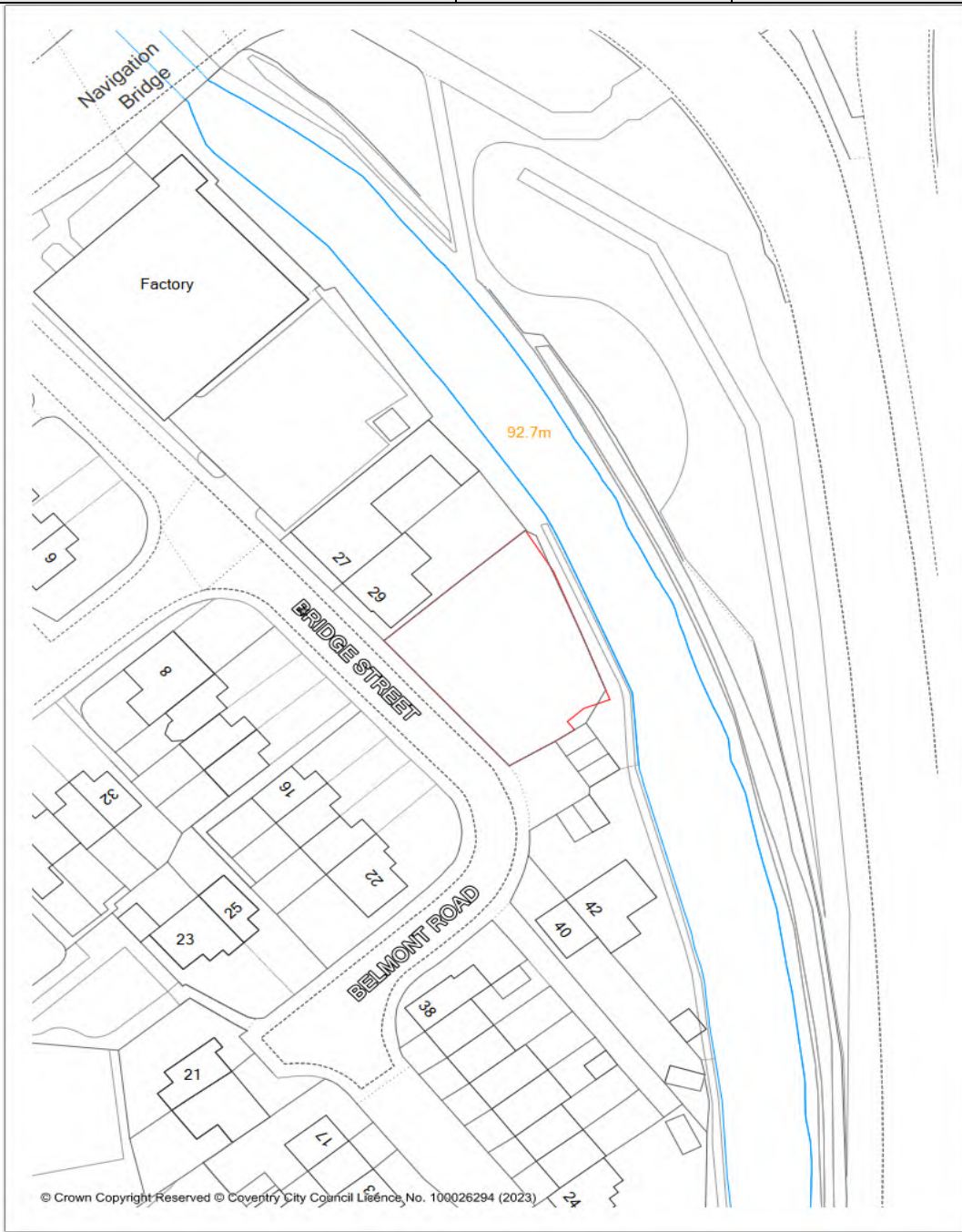


<b>Easting</b>	433615	<b>Northing</b>	279734
<b>Constraints:</b>			
Conservation	Possible	Ecology Designation	None
Infrastructure	None	Protected Trees	None
Ground Conditions	Possible	Flood Zone	FZ1
Within the Three Spires View Cone area	No	HMO Article 4 Area	Yes
Within Archaeological Constraint Area	Yes		
<b>Availability</b>	<b>6-10</b>		



<p><b>Site Overview:</b> Existing health NHS facility located within urban city centre environment. Likely to become available for redevelopment to residential based use or healthcare based use. Site comprises a small office building and large surface car park.</p>					
<p><b>Indicative Capacity:</b> A minimum of 146 dwellings would be required to achieve the existing densities set out in policy H9 of the Local Plan. (200dph). Should proposed policy minimums of 250dph be delivered then the site could realise around 182 homes.</p>					
<p><b>Narrative:</b> Should the site become available for residential based use, it could deliver around 280 homes based on existing policy minimums. However, given the site sits within the City Centre, its likely more capacity may be available. Site should be considered for Local Plan allocation, as it is a strategic site in a city centre location. The Sustainability Appraisal considers that development of the site would have broadly neutral or positive effects on sustainability.</p>					
<p><b>Capacity Assessment:</b></p> <table border="1"> <tr> <td>Existing Minimum Density (200dph): 146</td> <td>Proposed Minimum Density (250dph): 182</td> <td>Assessed Capacity: 280</td> </tr> </table>			Existing Minimum Density (200dph): 146	Proposed Minimum Density (250dph): 182	Assessed Capacity: 280
Existing Minimum Density (200dph): 146	Proposed Minimum Density (250dph): 182	Assessed Capacity: 280			
<p><b>Recommendation:</b> Shortlist for potential residential development.</p>					

<b>Site Name:</b> Land at Bridge Street	<b>Site Ref:</b> FOL-009-24	<b>Site Area (Ha):</b> 0.06
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<b>Easting</b>	435038	<b>Northing</b>	281332
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<b>Constraints:</b>			
Conservation	Adjacent Canal Conservation Area	Ecology Designation	None
Infrastructure	None	Protected Trees	None
Ground Conditions	Unlikely	Flood Zone	FZ1
Within the Three Spires View Cone area	No	HMO Article 4 Area	Yes

Within Archaeological Constraint Area	No	
Availability	1-5 years	
<b>Site Overview:</b> An urban site, currently open space with some planting in the Foleshill Area, outside the city centre. Adjacent to the canal and close to services. Sits within HMO Article 4 area.		
<b>Indicative Capacity:</b> A minimum of 2 dwellings would be required to achieve the densities set out in policy H9 of the Local Plan (35dph), with 3 being achieved with the proposed density of 45dph.		
<b>Narrative:</b> Site could deliver two dwellings in a house-based development or more dwellings in an apartment/flatted based development, possibly 4-6 units.		
<b>Capacity Assessment:</b>		
Existing Minimum Density (35dph): 2	Proposed Minimum Density (45dph): 3	Assessed Capacity: 6
<b>Recommendation:</b> Shortlist for potential residential development.		

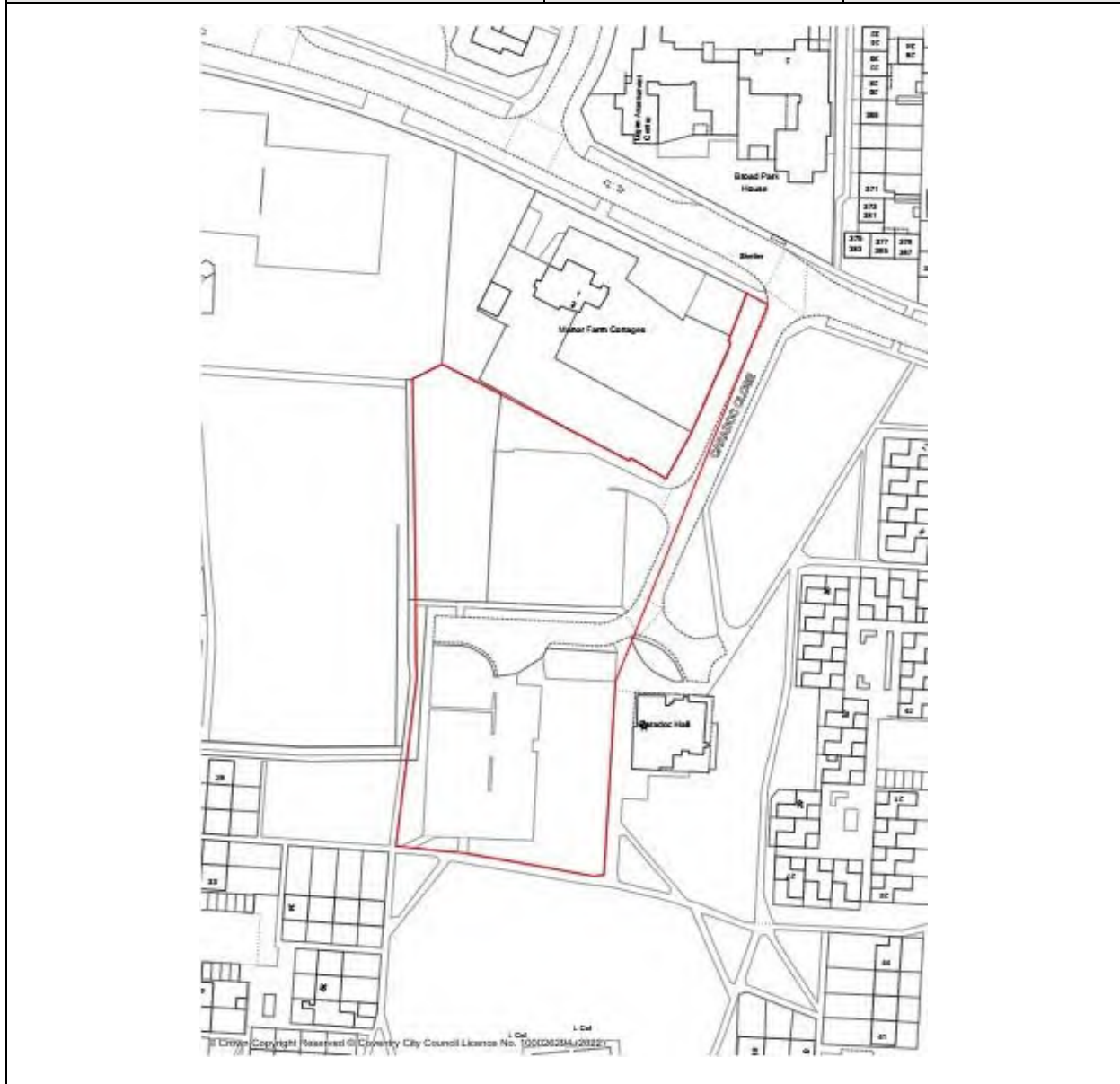
<b>Site Name:</b> Land at Broad Street/Francis Street	<b>Site Ref:</b> FOL-010-24	<b>Site Area (Ha):</b> 0.6
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<b>Easting</b>	434327	<b>Northing</b>	281001
<b>Constraints</b>			
<b>Conservation</b>	None	<b>Ecology Designation</b>	None
<b>Infrastructure</b>	None	<b>Protected Trees</b>	None
<b>Ground Conditions</b>	Possible UXB	<b>Flood Zone</b>	FZ1

Within the Three Spires View Cone area	No	HMO Article 4 Area	Yes
Within Archaeological Constraint Area	No		
<b>Availability</b>	6-10		
<b>Site Overview:</b>			
Urban site located South of Broad Street. Currently used as a light industrial complex including light engineering and vehicle repairs. Located close to residential properties and Foleshill District Centre.			
<b>Indicative Capacity:</b>			
Should the site be developed for residential, it could achieve 21 dwellings based on the existing density (35dph). 27 dwellings could be achieved if based on the proposed density (45dph)			
<b>Narrative:</b>			
Site submitted through the call for sites process and could deliver around 25 homes, subject to the creation of a suitable living environment, provision of amenity space etc. Site is located in a wider mixed use area with some industrial/commercial operations which may impact on future delivery or require appropriate design and mitigation to ensure a suitable living environment is provided. Furthermore, there is likely to be a need to ensure contamination and UXO surveys are carried out, given the longstanding industrial nature of the site.			
<b>Capacity Assessment:</b>			
Existing Policy Minimum (35dph): 21	Proposed Policy Minimum: (45dph): 27	Assessed Capacity: 25	
<b>Recommendation:</b>			
Shortlist for potential residential development.			

<b>Site Name:</b> Land at Caradoc Close, Henley	<b>Site Ref:</b> HEN-001-23	<b>Site Area (ha):</b> 0.79
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Eastings	437000	Northing	281280
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<b>Constraints:</b>			
Conservation	None	Ecology Designation	None
Infrastructure	None	Protected Trees	None
Ground Conditions	None	Flood Zone	FZ1
Within the Three Spires View Cone area	No	HMO Article 4 Area	No
Within Archaeological Constraint Area	Yes		
<b>Availability</b>	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.

**Indicative 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.

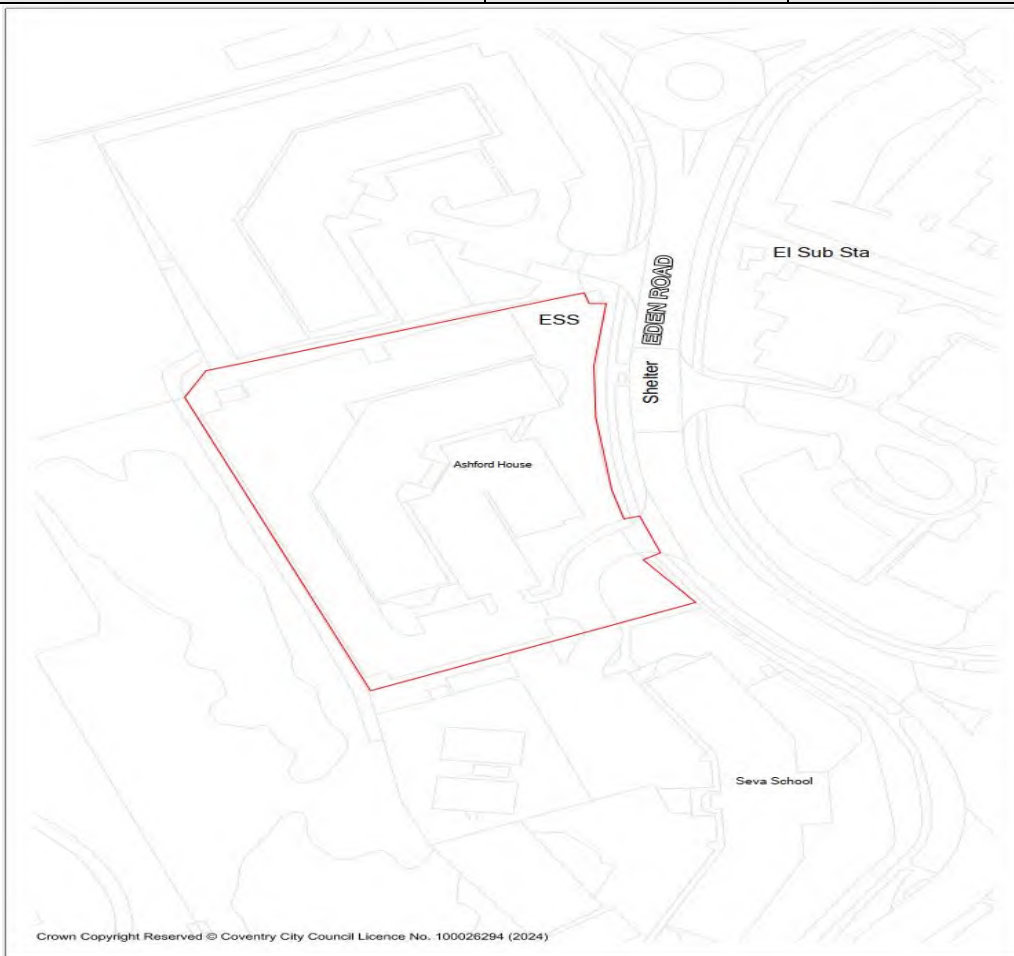
**Capacity Assessment:**

Existing Minimum Density (35dph): 28	Proposed Minimum Density (45dph): 36	Assessed Capacity: 30
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**Recommendation:**

Shortlist for potential residential development.

<b>Site Name:</b> Ashford House, Eden Road, Walsgrave	<b>Site Ref:</b> HEN-003-24	<b>Site Area (Ha):</b> 0.79
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<b>Easting</b>	438390	<b>Northing</b>	281983
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**Constraints:**

Conservation	None	Ecology Designation	None
Infrastructure	None	Protected Trees	None
Ground Conditions	None	Flood Zone	FZ1
Within the Three Spires View Cone area	No	HMO Article 4 Area	No
Within Archaeological Constraint Area	No		

<b>Availability</b>	1-5
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**Site Overview:**  
Brownfield site located on existing business park adjacent a school and opposite a commercial/industrial development.

**Indicative Capacity:**  
Based on the existing policy minimum of 35 dph, 27 homes could be provided. Based on the new proposed minimum density of 45 dph, 36 homes could be provided. The site submission states a capacity of around 40 dwellings at 40dph. To deliver 40 homes would mean a density of 50dph on this site.

**Narrative:**  
Given the location, in a non-residential setting, any design and layout would need to carefully consider the neighbouring land uses and proximity to the adjacent Local Green Space to the West of the site. With the right layout and massing, it is considered that around 40 homes could be provided, across a range of dwelling types, including flatted development.

**Capacity Assessment:**



Existing Minimum Density (35dph): 27	Proposed Minimum Density (45dph): 36	Assessed Capacity: 40
<b>Recommendation:</b> Shortlist for potential residential development.		

<b>Site Name:</b> Land off Longford Road	<b>Site Ref:</b> LON-001-23	<b>Site Area (ha):</b> 0.47
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<b>Easting</b>	435039	<b>Northing</b>	283834
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<b>Constraints:</b>			
Conservation	Yes	Ecology Designation	None
Infrastructure	None	Protected Trees	None
Ground Conditions	None	Flood Zone	FZ1
Within the Three Spires View Cone area	No	HMO Article 4 Area	No
Within Archaeological Constraint Area	No		
<b>Availability</b>	6-10 years		

**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.

**Indicative 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 concerned with the layout of the proposal and its relationship with the surrounding area, there were also parking and wider highway concerns.

PL/2022/0000129/FUL Granted March 2024 for Conversion of Nos. 204 and 206 Longford Road with single-storey rear extensions and construction of new end of terrace building to provide 10 x 1-bedroom flats with associated parking and landscaping. Therefore, the principle of development on the site is established

**Capacity Assessment:**

Existing Minimum Density (35dph): 16	Proposed Minimum Density (45dph): 21	Assessed Capacity: 20
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**Recommendation:**

Shortlist for potential residential development.

<b>Site Name:</b> Former School Site, New Century Park - Land to the south of Isadora Lea	<b>Site Ref:</b> LST-001-23	<b>Site Area (ha):</b> 2.58
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<b>Easting</b>	436180	<b>Northing</b>	278309
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<b>Constraints</b>			
Conservation	None	Ecology Designation	None
Infrastructure	None	Protected Trees	None
Ground Conditions	None	Flood Zone	FZ1
Within the Three Spires View Cone area	No	HMO Article 4 Area	Yes
Within Archaeological Constraint Area	No		
<b>Availability</b>	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.

**Indicative Capacity:**

In the completed ProForma, it has been indicated that the site may be able to accommodate 120 dwellings, however permission was been granted for 93 dwellings in April 2024.

**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.

Site should be considered for Local Plan allocation, as it is a vacant site within an established residential area. Allocation may facilitate the future development of the site. The Sustainability Appraisal considers that development of the site would have broadly neutral or positive effects on sustainability.

**Capacity Assessment:**

Existing Minimum Density (35dph): 90	Proposed Minimum Density (45dph): 116	Assessed Capacity: 93
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**Recommendation:**

Shortlist for potential residential development.

<b>Site Name:</b> St Nicholas Church, Radford, Sherwood Jones Close	<b>Site Ref:</b> RAD-001-23	<b>Site Area (ha):</b> 0.36
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<b>Easting</b>	432547	<b>Northing</b>	280666
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<b>Constraints</b>			
Conservation	Locally Listed	Ecology Designation	None
Infrastructure	Unlikely	Protected Trees	None
Ground Conditions	Unlikely	Flood Zone	FZ1
Within the Three Spires View Cone area	No	HMO Article 4 Area	Yes
Within Archaeological Constraint Area	No		
<b>Availability</b>	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.

**Indicative 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.

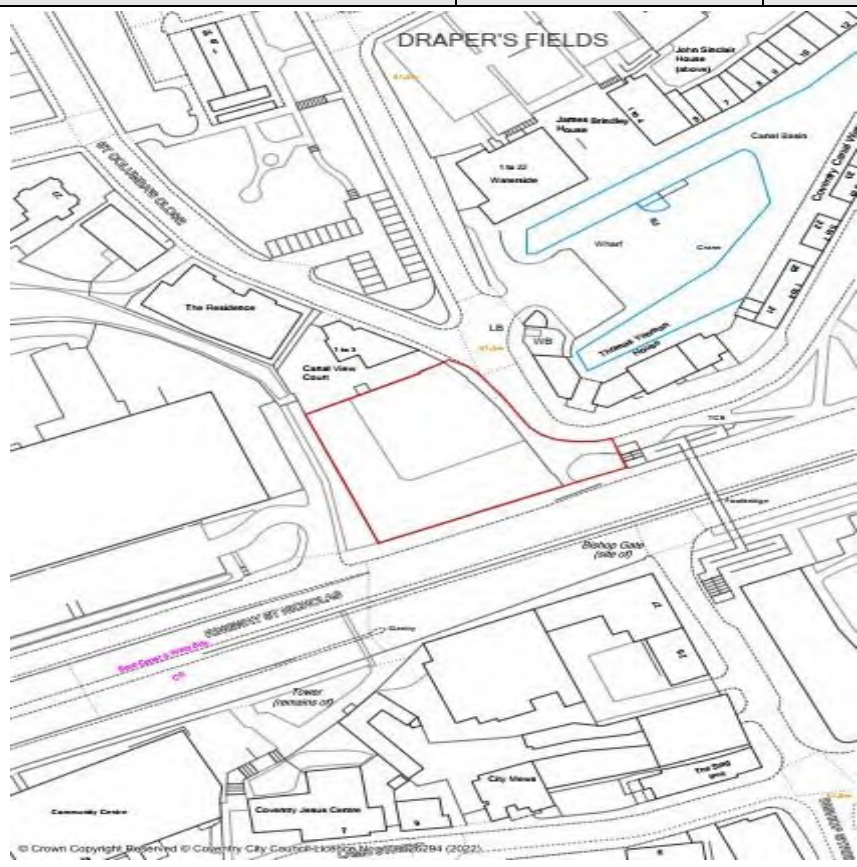
**Capacity Assessment:**

Existing Minimum Density (35dph): 13	Proposed Minimum Density (45dph): 16	Assessed Capacity: 14
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**Recommendation:**

Shortlist for potential residential development.

<b>Site Name:</b> Former Vintage House, St. Nicholas Street/Leicester Row, Coventry, CV1 4BN	<b>Site Ref:</b> RAD-003-23	<b>Site Area (ha):</b> 0.23
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Eastings	433240	Northing	279507
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<b>Constraints:</b>			
Conservation	Canal Conservation Area & ACA	Ecology Designation	None
Infrastructure	None	Protected Trees	None
Ground Conditions	None	Flood Zone	FZ1
Within the Three Spires View Cone area	No	HMO Article 4 Area	Yes
Within Archaeological Constraint Area	Yes		
Availability	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.

**Indicative 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 or flatted development, it is estimated that approximately 100 dwellings could be delivered.



<p><b>Narrative:</b>  The site is considered to be suitable for a residential based use. Due to proximity of City Centre, site may be able to host more intensive development.  Site should be considered for Local Plan allocation, as it is a strategic site in a city centre gateway location.  The Sustainability Appraisal considers that development of the site would have broadly neutral or positive effects on sustainability.</p>		
<p><b>Capacity Assessment:</b></p>		
Existing Minimum Density (200dph): 46	Proposed Minimum Density (250dph): 58	Assessed Capacity: 100
<p><b>Recommendation:</b>  Shortlist for potential residential development.</p>		

**Site Name:** Land at Sandy Lane      **Site Ref:** RAD-004-24      **Site Area (Ha):** 2.7



<b>Eastings</b>	433285	<b>Northings</b>	279888
<b>Constraints:</b>			
Conservation	Locally listed building	Ecology Designation	None
Infrastructure	None	Protected Trees	Yes
Ground Conditions	Likely to have some contamination.	Flood Zone	FZ1
Within the Three Spires View Cone area	No	HMO Article 4 Area	Yes
Within Archaeological Constraint Area	No		
<b>Availability</b>	<b>6-10</b>		

<b>Site Overview:</b> Site comprises existing Local Plan allocation for 90 homes plus an area of light industrial land to the North which does not form part of the allocation.		
<b>Indicative Capacity:</b> A minimum of 95 dwellings would be required to achieve the existing densities set out in policy H9 of the Local Plan. Around 350 new homes could be delivered on the site if the new proposed density of 125dph was implemented.		
<b>Narrative:</b> Site submitted for around 350 homes, which includes the expanded site to the North and is significantly more than the allocation. It is considered that the site is capable of delivering more than previously allocated subject to appropriate design and massing, giving regard to the adjacent canal conservation area and locally listed building and TPO trees. Existing Local Plan 2017 allocation which should be carried forward, due to the scale and strategic nature of the site The Sustainability Appraisal considers that development of the site would have broadly neutral or positive effects on sustainability.		
<b>Capacity Assessment:</b>		
Existing Minimum Density (35dph): 95	Proposed Minimum Density (125dph): 338	Assessed Capacity: 250
<b>Recommendation:</b> Shortlist for potential residential development.		

<b>Site Name:</b> Steeple House, Percy Street	<b>Site Ref:</b> SHE-003-24	<b>Site Area (Ha):</b> 0.18
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<b>Easting</b>	432749	<b>Northing</b>	279120
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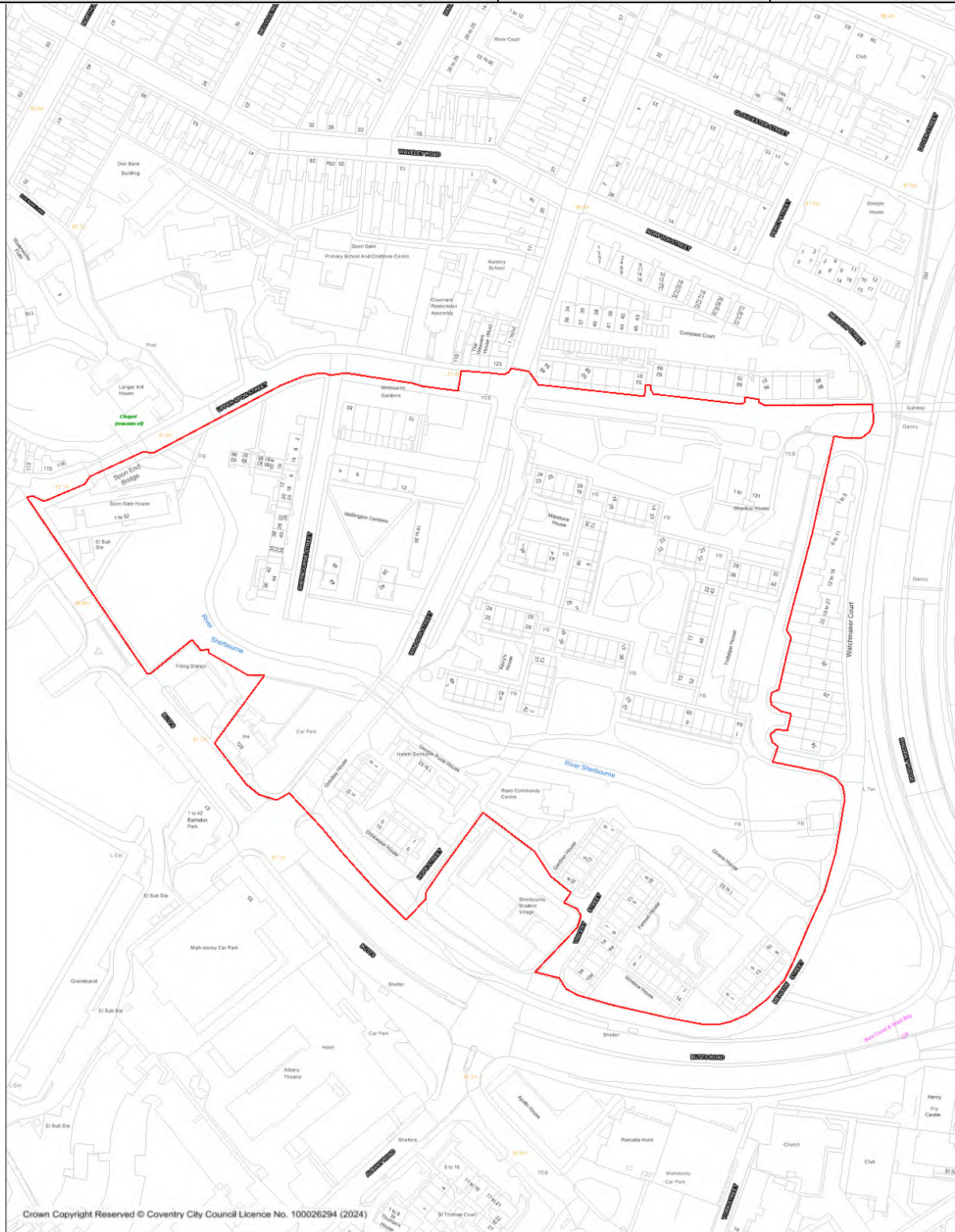
<b>Constraints:</b>			
Conservation	Locally Listed Building within Nauls Mill Conservation Area	Ecology Designation	None
Infrastructure	None	Protected Trees	None
Ground Conditions	Unlikely	Flood Zone	FZ1
Within the Three Spires View Cone area	No	HMO Article 4 Area	Yes
Within Archaeological Constraint Area	No		
<b>Availability</b>	1-5 years		

<b>Site Overview:</b> Urban site just outside city centre, adjacent to Ring Road. Locally Listed building within the Nauls Mill Conservation Area.		
<b>Indicative Capacity:</b> A minimum of 6 dwellings would be required to achieve the densities set out in policy H9 of the Local Plan. (35 dph). Should proposed minimum density of 125dph be delivered then 23 dwellings could be constructed on this site.		
<b>Narrative:</b> Existing building used as offices. Large car park to rear which has some development potential. Existing policy minimum (35dph) may be achievable if house-based development is considered. May be options for conversion of existing and or new build flatted development, which may deliver more units.		
<b>Capacity Assessment:</b>		
Existing Minimum Density (35dph): 6	Proposed Minimum Density (125dph): 23	Assessed Capacity: 12
<b>Recommendation:</b> Shortlist for potential residential development.		

Site Name: Land at Spon End

Site Ref: SHE-004-24

Site Area (Ha): 7.2



<b>Easting</b>	432637	<b>Northing</b>	278901
<b>Constraints:</b>			
Conservation	Part Spon End Conservation Area	Ecology Designation	None
Infrastructure	Yes	Protected Trees	Some

Ground Conditions	No	Flood Zone	FZ2 and part FZ3
Within the Three Spires View Cone area	No	HMO Article 4 Area	Yes
Within Archaeological Constraint Area	Partly		
<b>Availability</b>	5-11+		
<b>Site Overview:</b> Site comprises existing urban residential development in need of regeneration through demolition and rebuild. Site is part of Citizen Housing portfolio and is a longstanding site which has been in need of regeneration for some years. Citizen Housing have relocated occupants of the site and have held several events for the local community in relation to the future regeneration of the site. The current built form comprises low and high rise flatted development intersected by the River Sherbourne and associated floodplain.			
<b>Indicative Capacity:</b> Proposed demolition of 450 homes which are currently not considered to be fit for habitation and have been vacant and made secure. This regeneration scheme is considered to be capable of delivering 750 new homes between 2025 and 2037.			
<b>Narrative:</b> Site capable of delivering 750 homes as part of a major inner city regeneration scheme. New build development will need to be designed such that flood risk is mitigated. The site should be considered for Local Plan allocation. The site is strategic in nature and possesses significant regeneration opportunities in an inner-city area in need of improvement. Any proposals should conform to the requirements set out in Policy EM4 Flood Risk Management. The Sustainability Appraisal considers that development of the site would have broadly neutral or positive effects on sustainability.			
<b>Capacity Assessment:</b>			
Existing Minimum Density (35dph): 252	Proposed Minimum Density (125dph): 1116	Assessed Capacity: 750	
<b>Recommendation:</b> Shortlist for potential residential development.			

<b>Site Name:</b> New Gate Court Business Park, Paradise Street, Coventry, CV1 2RU	<b>Site Ref:</b> STM-001-23	<b>Site Area (ha):</b> 0.57
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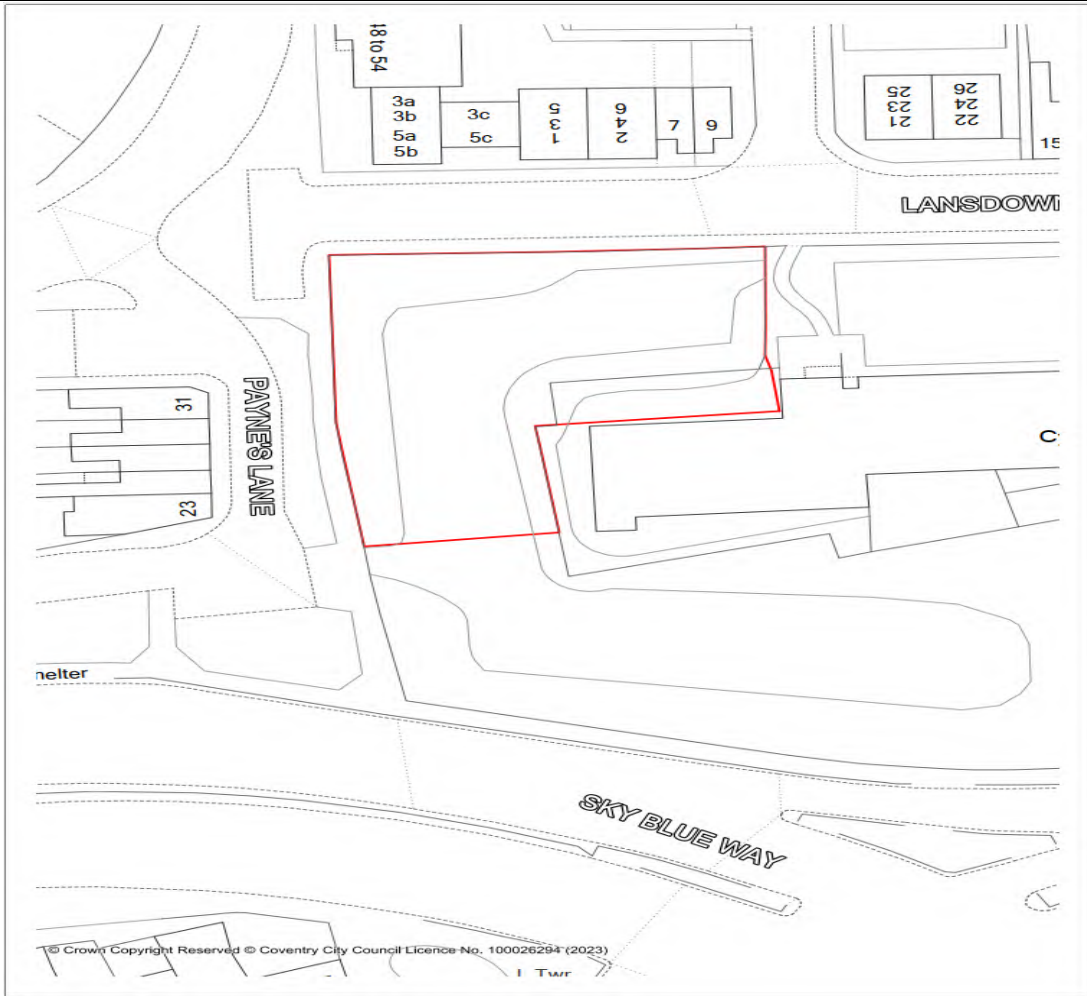


<b>Easting</b>	433940	<b>Northing</b>	278522
<b>Constraints</b>			
Conservation	Yes	Ecology Designation	None
Infrastructure	Maybe	Protected Trees	None
Ground Conditions	None	Flood Zone	FZ1
Within the Three Spires View Cone area	No	HMO Article 4 Area	Yes
Within Archaeological Constraint Area	Part		
<b>Availability</b>	1-5 years		



<p><b>Site Overview:</b> 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. Consented application for mixed use commercial and high rise flatted (C3) development FUL/2022/2635. (303 dwellings)</p>					
<p><b>Indicative 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. An approved application has suggested that 303 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 approved 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. Site should be considered for Local Plan allocation, as it is a strategic site in a city centre gateway location. The Sustainability Appraisal considers that development of the site would have broadly neutral or positive effects on sustainability.</p>					
<p><b>Capacity Assessment:</b></p> <table border="1"> <tr> <td>Existing Minimum Density (35dph): 20</td> <td>Proposed Minimum Density (125dph): 71</td> <td>Assessed Capacity: 303</td> </tr> </table>			Existing Minimum Density (35dph): 20	Proposed Minimum Density (125dph): 71	Assessed Capacity: 303
Existing Minimum Density (35dph): 20	Proposed Minimum Density (125dph): 71	Assessed Capacity: 303			
<p><b>Recommendation:</b> Shortlist for potential residential development.</p>					

<b>Site Name:</b> Land at Lansdowne Street and All Saints Lane.	<b>Site Ref:</b> STM-006-24	<b>Site Area (Ha):</b> 0.14
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<b>Eastings</b>	434619	<b>Northing</b>	279147
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<b>Constraints:</b>			
Conservation	None	Ecology Designation	None
Infrastructure	None	Protected Trees	None
Ground Conditions	Possible	Flood Zone	FZ1
Within the Three Spires View Cone area	No	HMO Article 4 Area	Yes
Within Archaeological Constraint Area	No		

<b>Availability</b>	<b>6-10</b>
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**Site Overview:**  
 Site submitted to two call for sites and previously published in the 2023 HELAA. No changes made apart from density analysis.

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.

<b>Indicative Capacity:</b> 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.		
<b>Narrative:</b> 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.		
<b>Capacity Assessment:</b>		
Existing Minimum Density (35dph): 5	Proposed Minimum Density (45sph): 6	Assessed Capacity: 10
<b>Recommendation:</b> Shortlist for potential residential development.		

<b>Site Name:</b> 4-8 and Adj Caludon Road	<b>Site Ref:</b> STM-007-23	<b>Site Area (ha):</b> 0.10
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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	FZ1
Within the Three Spires View Cone area	No	HMO Article 4 Area	Yes
Within Archaeological Constraint Area	No		
<b>Availability</b>	1-5 years		

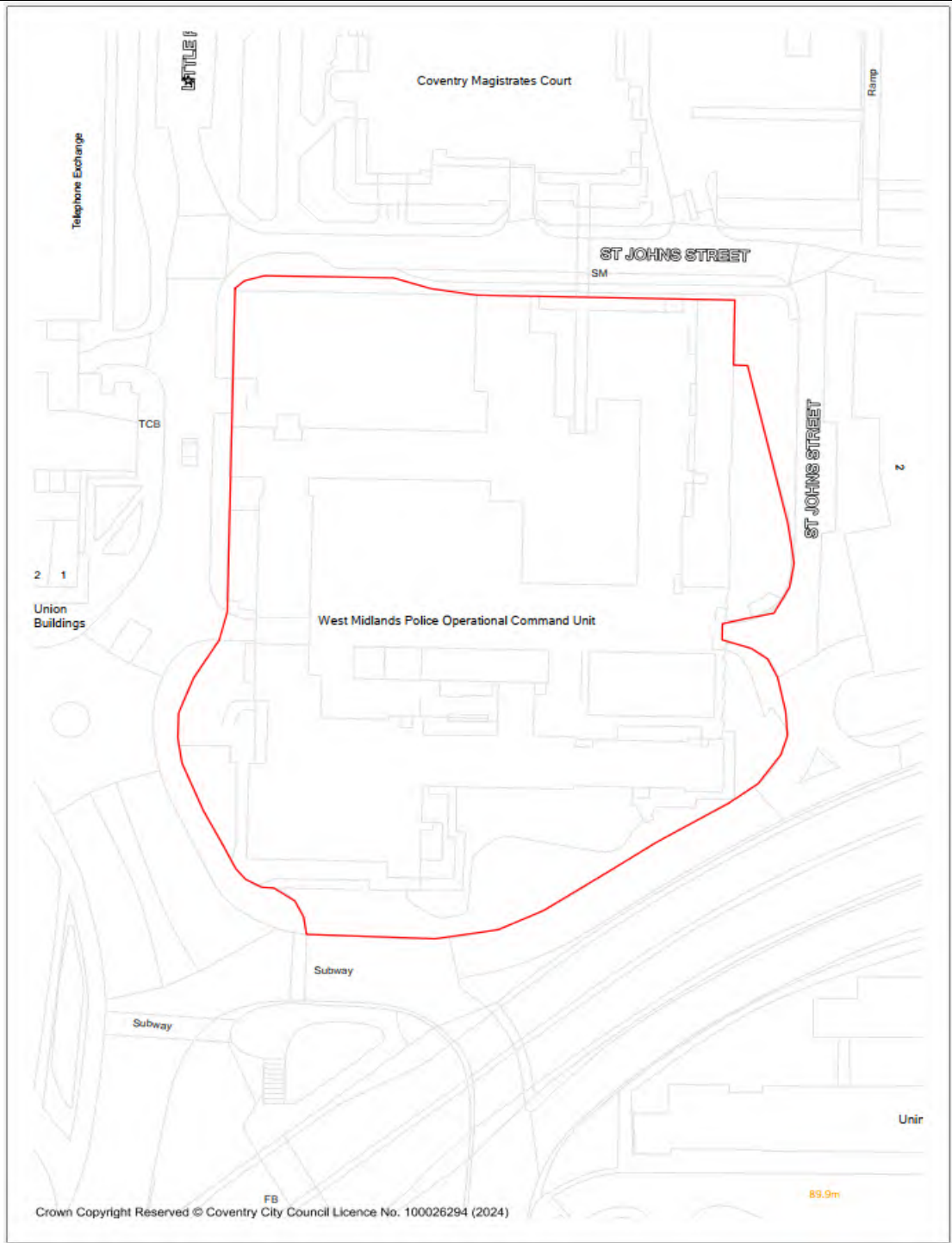
**Site Overview:**  
 Site is currently occupied by a car sales yard and existing residential properties. The residential properties on site do not occupy the whole site, the rest of the site is covered by existing hard standing. The site sits within an existing residential area.

**Indicative 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>Capacity Assessment:</b>		
Existing Minimum Density (35dph): 4	Proposed Minimum Density (45dph): 5	Assessed Capacity: 21
<b>Recommendation:</b> Shortlist for potential residential development.		

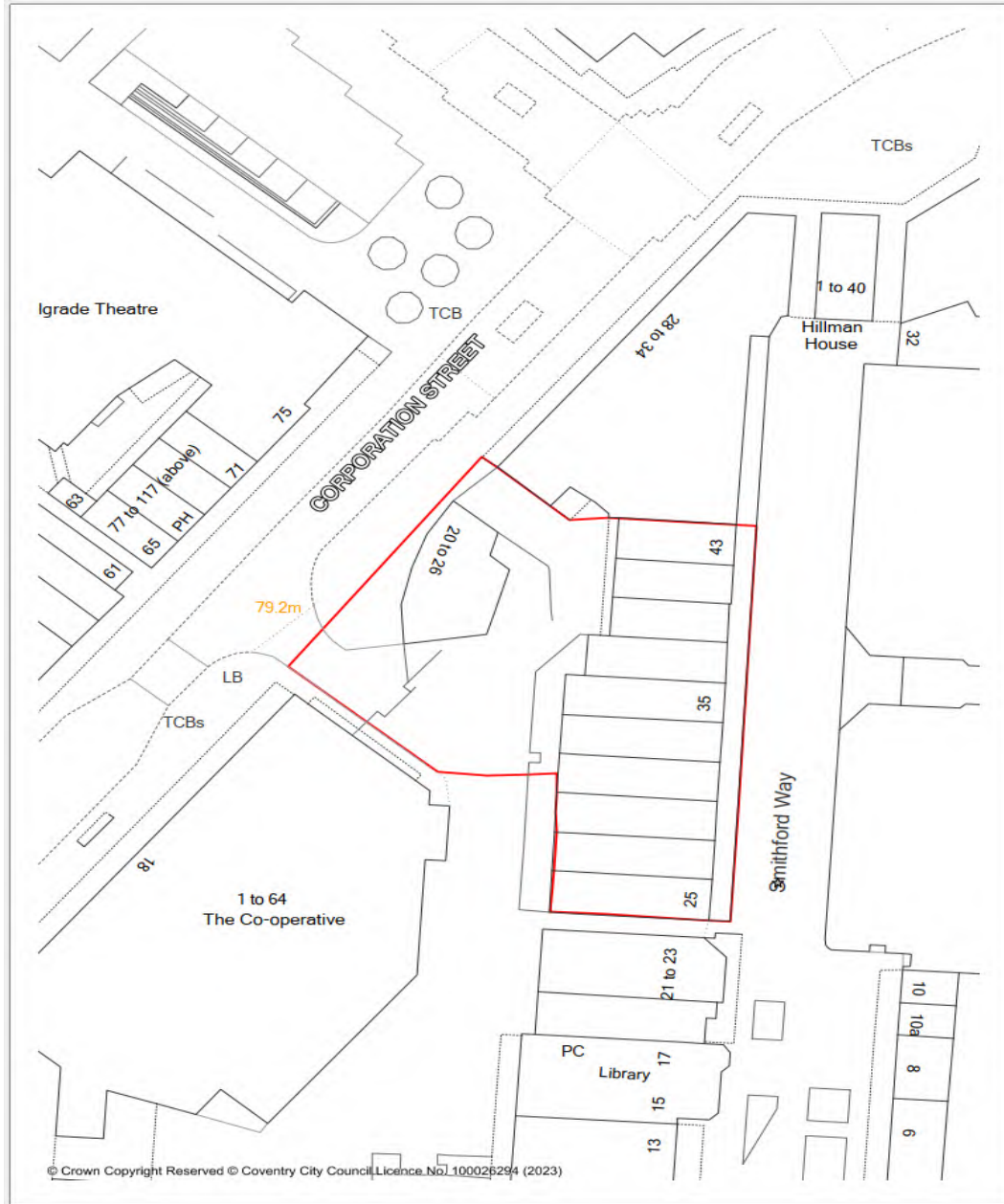
<b>Site Name:</b> Coventry Central Police Station, Little Park Street.	<b>Site Ref (Source):</b> STM-009-24	<b>Site Area (Ha):</b> 1.19
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<b>Easting</b>	433588	<b>Northing</b>	278655
<b>Constraints:</b>			
Conservation	None	Ecology Designation	None
Infrastructure	None	Protected Trees	None
Ground Conditions	Possible	Flood Zone	FZ1
Within the Three Spires View Cone area	Yes	HMO Article 4 Area	Yes

Within Archaeological Constraint Area	Yes	
<b>Availability</b>	1-5	
<b>Site Overview:</b> Site is currently a police station and is located within the city centre on a flat site adjacent to the ring road and court complex. A site which is likely to deliver high density accommodation, close to amenities and services within and adjacent to the City Centre. Site sits within the view cones 8: Mile Lane and 10: Quinton Rd, as defined in the Tall Buildings Design Guide and Three Spires View Management Framework SPD. Therefore, any proposal should consider the above when assessing scale and massing.		
<b>Indicative Capacity:</b> Based on the existing policy minimum for this location (200dph), the site could accommodate around 240 homes. Based on the proposed policy minimum (250dph), the site is capable of delivering around 300 homes.		
<b>Narrative:</b> Site capable of delivering around 600 homes in a flatted/high rise format, as would be expected in this city centre setting. Site could be considered for Local Plan Allocation, as it is a strategic site in a city centre gateway location. The Sustainability Appraisal considers that development of the site would have broadly neutral or positive effects on sustainability.		
<b>Capacity Assessment:</b>		
Existing Minimum Density (200dph): 238	Proposed Minimum Density (250dph): 298	Assessed Capacity: 600
<b>Recommendation:</b> Shortlist for potential residential development.		

<b>Site Name:</b> Land at Charles Ager, Smithford Way	<b>Site Ref:</b> STM-010-24	<b>Site Area (Ha):</b> 0.27
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<b>Eastings</b>	433195	<b>Northing</b>	279130
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<b>Constraints:</b>			
Conservation	None	Ecology Designation	None
Infrastructure	None	Protected Trees	None
Ground Conditions	Unlikely	Flood Zone	FZ1 part FZ2
Within the Three Spires View Cone area	Yes	HMO Article 4 Area	Yes
Within Archaeological Constraint Area	Yes		
<b>Availability</b>	<b>6-10 years</b>		

**Site Overview:**  
 Located within the city centre, close to the central shopping area. Currently comprises several small retail units and service yard.



**Indicative Capacity:**  
 A minimum of 54 dwellings would be required to achieve the densities set out in policy H9 of the Local Plan (200dph). Site sits within the view cone 16: Upper Hill Street Footbridge, as defined in the Tall Buildings Design Guide and Three Spires View Management Framework SPD. Therefore, any proposal should consider the above when assessing scale and massing.

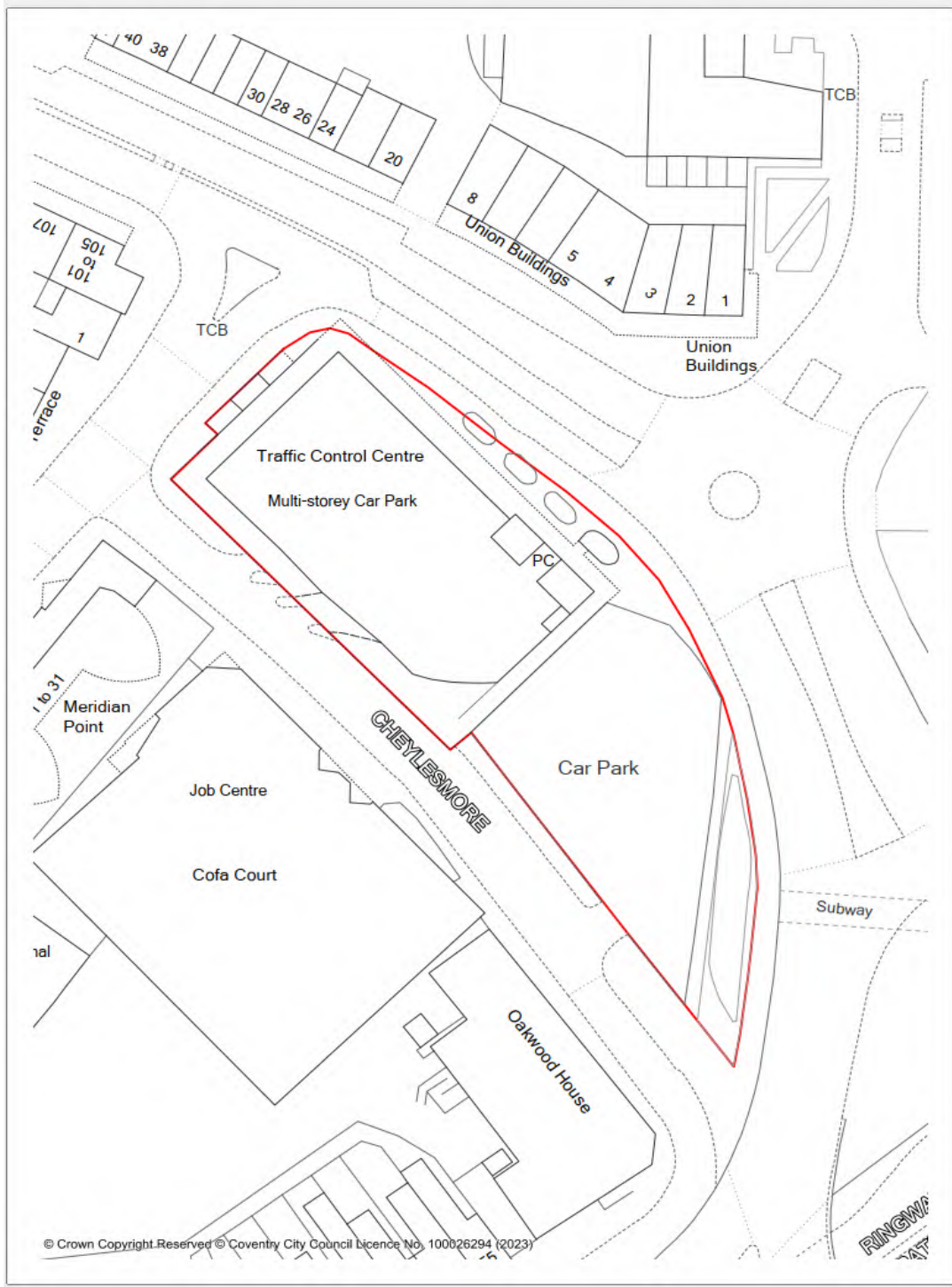
**Narrative:**  
 Site could deliver 54 dwellings based on the existing policy minimum of 200dph. If the proposed policy minimum of 250 dph were used, then the site could deliver 68 homes. However, given the city centre location, there may be further constraints such as view cones and setting which limit the opportunity for the delivery of more homes.  
 Any proposals should conform to the requirements set out in Policy EM4 Flood Risk Management.

**Capacity Assessment:**

Existing Policy Minimum (200dph): 54	Proposed Policy Minimum (250dph): 68	Assessed Capacity: 55
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**Recommendation:**  
 Shortlist for potential residential development.

<b>Site Name:</b> New Union Street	<b>Site Ref:</b> STM-011-24	<b>Site Area (Ha):</b> 0.35
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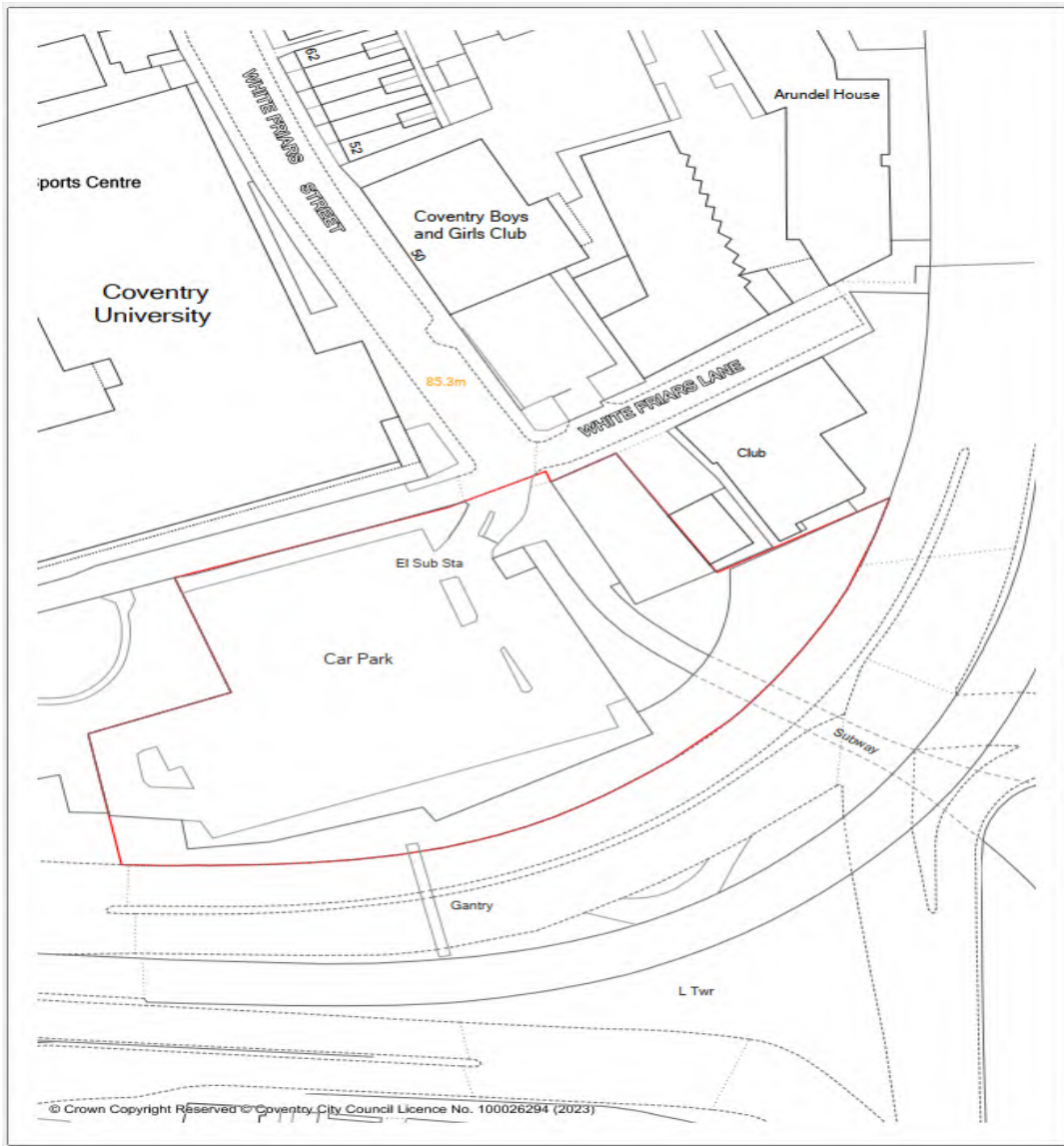


<b>Easting</b>	433470	<b>Northing</b>	278588
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<b>Constraints:</b>			
<b>Conservation</b>	None	<b>Ecology Designation</b>	None
<b>Infrastructure</b>	None	<b>Protected Trees</b>	None
<b>Ground Conditions</b>	Possible	<b>Flood Zone</b>	FZ1
Within the Three Spires View Cone area	Yes	HMO Article 4 Area	Yes

Within Archaeological Constraint Area	Yes	
<b>Availability</b>	<b>6-10 years</b>	
<b>Site Overview:</b> Vacant multistorey and surface car parks. Urban city centre location adjacent ring road.		
<b>Indicative Capacity:</b> A minimum of 70 dwellings would be required to achieve the densities set out in existing policy H9 of the Local Plan. (200 dph). If proposed policy minimum of 250 dph was used, the site could deliver around 88 homes.		
<b>Narrative:</b> Likely to be able to achieve more than the policy minimum, given the nature of the site and its surroundings. Site sits within the view cones 9: Mile Lane (Christ Church) as defined in the Tall Buildings Design Guide and Three Spires View Management Framework SPD. Therefore, any proposal should consider the above when assessing scale and massing. Given the city centre location, it's likely that more than 88 homes could be delivered, subject to appropriate design and consideration of view cones. Site should be considered for Local Plan allocation as it is a strategic site in a gateway city centre location. The Sustainability Appraisal considers that development of the site would have broadly neutral or positive effects on sustainability.		
<b>Capacity Assessment:</b>		
Existing Minimum Density (200dph): 70	Proposed Minimum Density (250dph): 88	Assessed Capacity: 170
<b>Recommendation:</b> Shortlist for potential residential development.		

<b>Site Name:</b> Whitefriars Street Car Park	<b>Site Ref:</b> STM-012-24	<b>Site Area (Ha):</b> 0.6
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<b>Easting</b>	433881	<b>Northing</b>	278671
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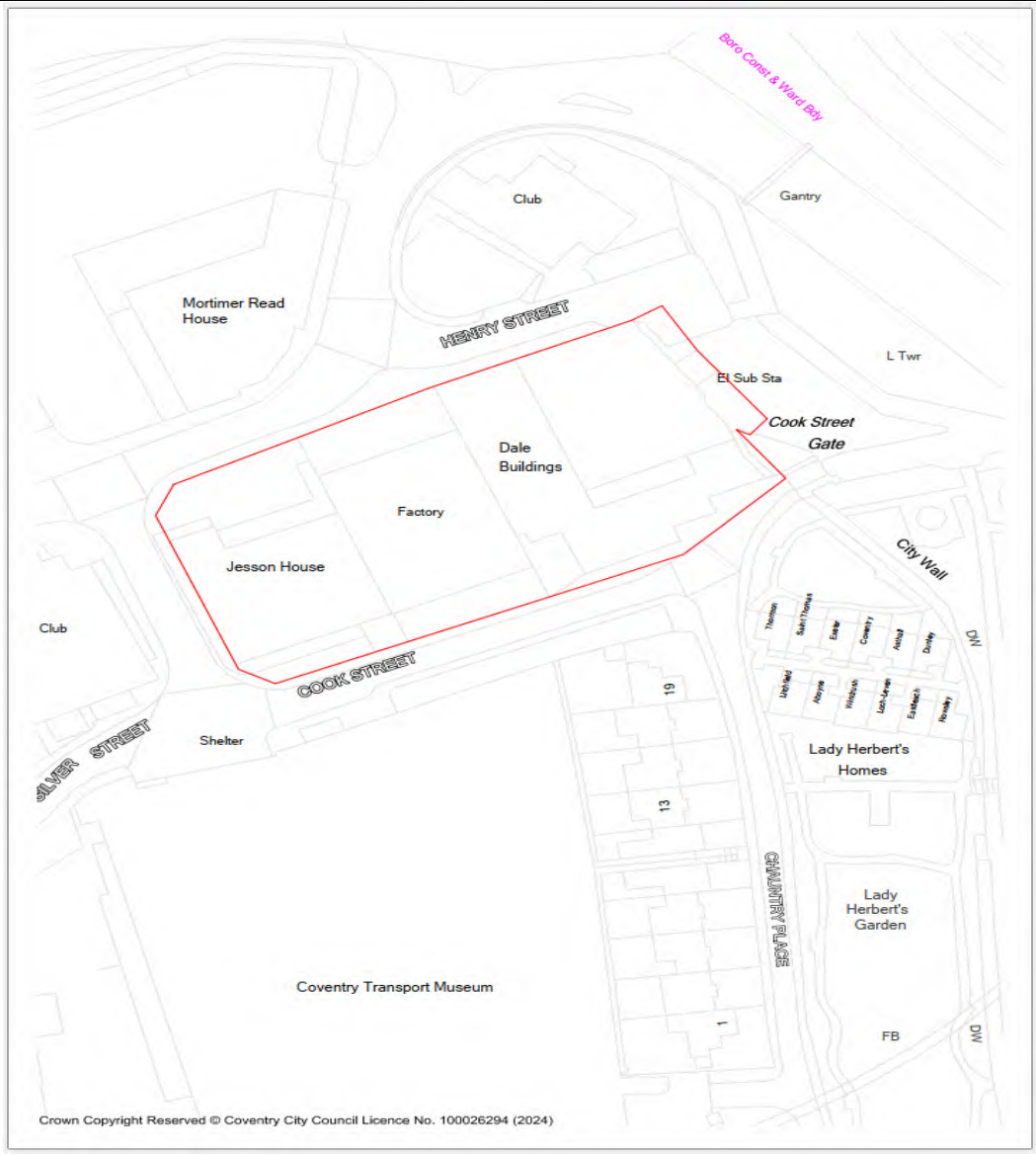
<b>Constraints:</b>			
Conservation	None	Ecology Designation	None
Infrastructure	Uncertain	Protected Trees	None
Ground Conditions	Unlikely	Flood Zone	FZ1
Within the Three Spires View Cone area	Yes	HMO Article 4 Area	Yes
Within Archaeological Constraint Area	Yes		

<b>Availability</b>	<b>6-10 years</b>
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**Site Overview:**  
 Urban city centre site within the Ring Road. Existing car park adjacent ring road and within close proximity to university.

<b>Indicative Capacity:</b> A minimum of 120 dwellings would be required to achieve the densities set out in policy H9 of the Local Plan. (200 dph). If the proposed policy minimum of 250 dph were considered, the site could deliver around 150 homes.		
<b>Narrative:</b> Site is likely to lend itself to high rise development which may achieve more than the policy minimum, subject to the necessary planning requirements such as amenity space and access. Assessed capacity based on similar developments within the City Centre area. Site sits within the view cone 7: Parkside, as defined in the Tall Buildings Design Guide and Three Spires View Management Framework SPD. Therefore, any proposal should consider the above when assessing scale and massing. Site should be considered for Local Plan allocation, as it is a strategic site in a city centre location. The Sustainability Appraisal considers that development of the site would have broadly neutral or positive effects on sustainability.		
<b>Capacity Assessment:</b>		
Existing Minimum Density (200dph): 120	Proposed Minimum Density (250dph): 150	Assessed Capacity: 185
<b>Recommendation:</b> Shortlist for potential residential development.		

<b>Site Name:</b> Dale Buildings Tower Street	<b>Site Ref:</b> STM-013-24	<b>Site Area (Ha):</b> 0.37
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<b>Easting</b>	433477	<b>Northing</b>	279444
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<b>Constraints:</b>			
Conservation	Adjacent Lady Herbert's Garden and the Burges Conservation Area	Ecology Designation	None
Infrastructure	None	Protected Trees	None
Ground Conditions	Possible land contamination	Flood Zone	FZ1
Within the Three Spires View Cone area	Yes	HMO Article 4 Area	Yes
Within Archaeological Constraint Area	Yes		

<b>Availability</b>	1-5	
<p><b>Site Overview:</b> Site located to the Northern end of the City Centre, adjacent to the ring road. Currently comprises a range of older style offices and industrial/warehouse type units in poor condition. Site sits within the view cone 1: Foleshill Rd, as defined in the Tall Buildings Design Guide and Three Spires View Management Framework SPD. Therefore, any proposal should consider the above when assessing scale and massing.</p>		
<p><b>Indicative Capacity:</b> Site submitted for around 320 build to rent units in flatted format. Based on the current policy minimum (200dph), the site could deliver 74 homes and with the proposed policy minimum, the site could deliver 92 homes.</p>		
<p><b>Narrative:</b> Given the urban nature of the site, in the city centre and close to sites of a similar nature which have delivered several hundred units in high rise format, it is considered reasonable to expect this site to deliver a similar scheme. However, due consideration and mitigation should be given to the neighbouring heritage asset and view cone. Site should be considered for Local Plan allocation, as it is a strategic site in a city centre gateway location. The Sustainability Appraisal considers that development of the site would have broadly neutral or positive effects on sustainability.</p>		
<p><b>Capacity Assessment:</b></p>		
Existing Minimum Density (200dph): 74	Proposed Minimum Density (250dph): 92	Assessed Capacity: 200
<p><b>Recommendation:</b> Shortlist for potential residential development.</p>		

<b>Site Name:</b> Land bounded by Railway, Grosvenor Road, Manor Road and including Greyfriars Green, Station Square.	<b>Site Ref:</b> STM-014-24	<b>Total Site Area (Ha):</b> 10
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<b>Easting</b>	433079	<b>Northing</b>	278369
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<b>Constraints</b>			
Conservation	Listed Station building	Ecology Designation	None
Infrastructure	None	Protected Trees	Yes
Ground Conditions	None	Flood Zone	FZ1



Within the Three Spires View Cone area	Yes	HMO Article 4 Area	Yes
Within Archaeological Constraint Area	No		
<b>Availability</b>	1-10		
<b>Site Overview:</b> Site is allocated in the Local Plan and CCAAP and permitted via application OUT/2011/0036 for a mix of office, 400 residential units, leisure and retail development. Partially implemented, with the construction of two office blocks and a hotel, as well as public realm improvements. Site submitted as part of call for sites for between 1200 and 1800 residential units. Sits partially within View Cone 12, Spencer Park and Footbridge as outlined in the Tall Buildings Design Guide and View Management Framework.			
<b>Indicative Capacity:</b> In the context of a mixed-use scheme, see narrative below.			
<b>Narrative:</b> Notwithstanding the capacity figures discussed above. The site is capable of delivering around 1350 homes based on 2-bedroom flats at NDSS standards when considered against a wider mixed use scheme, including commercial development. Existing Local Plan 2017 allocation which should be carried forward, due to the scale and strategic nature of the site. Some changes to the layout, composition and format of development. However, the site remains strategic in nature and of a scale to warrant continued allocation within the Local Plan. The Sustainability Appraisal considers that development of the site would have broadly neutral or positive effects on sustainability.			
<b>Capacity Assessment:</b>			
Existing Minimum Density (200dph): 2000	Proposed Minimum Density (250dph): 2500	Assessed Capacity: 1350	
<b>Recommendation:</b> Shortlist for potential mixed use development.			

<b>Site Name:</b> Unit D & E East Street CV1 5LS	<b>Site Ref:</b> STM-015-24	<b>Site Area (ha):</b> 0.38
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<b>Easting</b>	434551	<b>Northing</b>	279278
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<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	FZ1
Within the Three Spires View Cone area	No	HMO Article 4 Area	Yes
Within Archaeological Constraint Area	No		

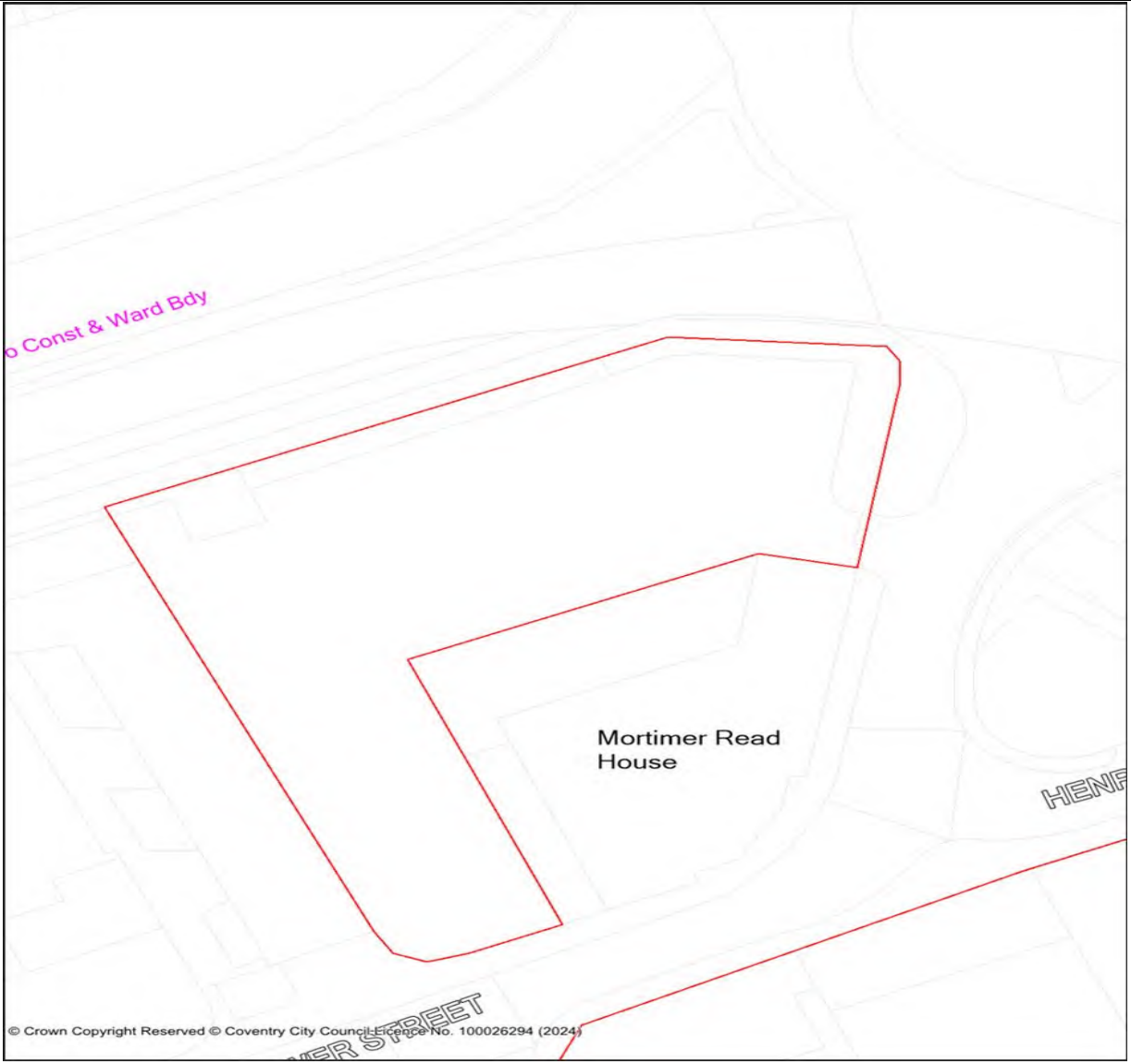
<b>Availability</b>	5 Years
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**Site Overview:**  
 Site is currently in an industrial use but sits within a wider area which is predominantly residential. Possibility of Unexploded Ordnance on site. Sits within HMO Article 4 area. Site previously shortlisted in HELAA as part of wider development parcel (STM003-23)

**Indicative Capacity:**  
 Site submitted for 80 apartments, which would be the most likely type of residential use on this site. Based on the existing policy minimum (35dph), 13 dwellings could be delivered. Based

on the proposed policy minimum of 125dph, the site could deliver 48 dwellings.		
<b>Narrative:</b> Part of a larger complex of industrial units under multiple ownerships. Site lends itself to a residential based development, ideally as a wider master-planned approach, however, the site could be delivered independently and considering the design, access and amenity, could deliver a flatted scheme of around 80 units.		
<b>Capacity Assessment:</b>		
Existing Minimum Density (35dph): 13	Proposed Minimum Density (125dph): 48	Assessed Capacity: 80
<b>Recommendation:</b> Shortlist for potential residential development.		

<b>Site Name:</b> Bishop Gate, Bishop Street/Tower Street	<b>Site Ref:</b> STM-017-24	<b>Site Area (Ha):</b> 0.3
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<b>Easting</b>	433437	<b>Northing</b>	279509
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<b>Constraints</b>			
Conservation	None	Ecology Designation	None
Infrastructure	None	Protected Trees	None
Ground Conditions	Possible contamination or UXO.	Flood Zone	FZ1
Within the Three Spires View Cone area	Yes	HMO Article 4 Area	Yes
Within Archaeological Constraint Area	Yes		
<b>Availability</b>	1-5 years		

**Site Overview:**  
 Site located to the Northern end of the City Centre, adjacent to the ring road. Currently comprises a vacant former garage within and industrial/warehouse area. Site sits within the view cone 1: Foleshill Rd, as defined in the Tall Buildings Design Guide and Three Spires View Management Framework SPD. Therefore, any proposal should consider the above when assessing scale and massing. Permission

granted (FUL/2016/0074) for student accommodation and commercial units at ground floor. This site was part of a wider site, now completed, with this site remaining vacant.

**Indicative Capacity:**

Site submitted for around 129 built to rent apartments. The site could deliver 60 houses at the existing policy minimum of 200dph and 75 homes at the proposed policy minimum of 250dph.

**Narrative:**

The site is considered to be capable of delivering more than the existing and proposed policy minimums. Given the small footprint of the site and the 'gateway' location, as well as recent high rise development in this locality, a flatted development is most suitable.

**Capacity Assessment:**

Existing Policy Minimum (200dph): 60	Proposed Policy Minimum (250dph): 75	Assessed Capacity: 129
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**Recommendation:**

Shortlist for potential residential development.

**Site Name:** City Centre South, City Centre, Coventry

**Site Ref (Source):** STM-018-24

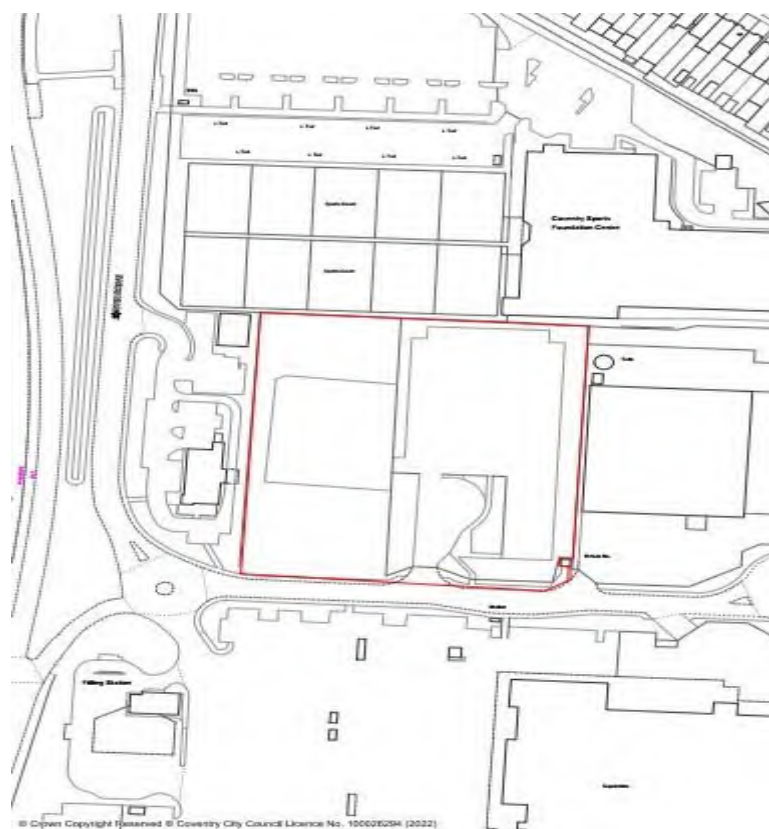
**Site Area (Ha):** 6.91



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<b>Easting</b>	433266	<b>Northing</b>	278843
<b>Constraints:</b>			
Conservation	Part Greyfriars Green and High Street Conservation Areas. Several listed buildings.	Ecology Designation	None
Infrastructure	Yes	Protected Trees	Some
Ground Conditions	No	Flood Zone	FZ1, part FZ2 and FZ3
Within the Three Spires View Cone area	Yes	HMO Article 4 Area	Yes
Within Archaeological Constraint Area	Partly		
<b>Availability</b>	5-11+		
<b>Site Overview:</b>			
<p>Site comprises existing urban city centre core. A range of shopping and leisure uses, together with public realm. Longstanding city centre regeneration site. Hybrid planning application approved in January 2021 OUT/2020/2876 for a range of public realm works, demolition of existing buildings and redevelopment for mixed uses including residential, class E, learning and community uses and Sui Generis uses including drinking establishments. Following the approval of the Outline application, a reserved matters application (PL/2023/0002533/RESM) was approved in March 2024. This application followed a variation application to increase the number of dwellings from up to 1300 to up to 1575.</p>			
<b>Indicative Capacity:</b>			
<p>The site has permission for up to 1575 dwellings, which at the current adopted Local Plan density of 200dph is around 193 higher than the minimum density requirement. Based on the new proposed density of 250dph, the development proposes around 200 fewer homes than the minimum density. However, given the need to ensure a mix of uses, tenures and a harmonised approach to urban living, with the necessary amenity spaces and the creation of a suitable living environment, the figure of 1575 is considered reasonable in this context.</p>			
<b>Narrative:</b>			
<p>Site capable of delivering 1575 homes as part of a regeneration scheme for the area. Site should be considered for Local Plan allocation. Significant urban regeneration site within the City Centre core and is strategic in nature. Any proposals should conform to the requirements set out in Policy EM4 Flood Risk Management. The Sustainability Appraisal considers that development of the site would have broadly neutral or positive effects on sustainability.</p>			
<b>Capacity Assessment:</b>			
Existing Minimum Density (200dph): 1382	Proposed Minimum Density (250dph): 1727	Assessed Capacity: 1575	
<b>Recommendation:</b>			
Shortlist for potential mixed use development.			

<b>Site Name:</b> Austin Drive, Coventry, CV6 7NS	<b>Site Ref:</b> UST-001-23	<b>Site Area (ha):</b> 1.21
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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	FZ1
Within the Three Spires View Cone area	No	HMO Article 4 Area	Yes
Within Archaeological Constraint Area	No		
<b>Availability</b>	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.

**Indicative 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.



<b>Capacity Assessment:</b> <b>See above</b>
<b>Recommendation:</b> Brownfield site, which has the potential for employment use.

<b>Site Name:</b> Former Faseman House, Faseman Avenue, Coventry, CV4 9RB	<b>Site Ref:</b> WOO-001-23	<b>Site Area (ha):</b> 0.63
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Easting	428883	Northing	278994
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<b>Constraints:</b>			
Conservation	None	Ecology Designation	None
Infrastructure	None	Protected Trees	None
Ground Conditions	None.	Flood Zone	FZ1
Within the Three Spires View Cone area	No	HMO Article 4 Area	No
Within Archaeological Constraint Area	No		
Availability	1 – 5 Years		

**Site Overview:**  
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.

**Indicative Capacity:**  
Policy Minimum for this site is deemed to be appropriate. Higher delivery numbers may be appropriate subject to the design of a suitable scheme.

**Narrative:**  
No obvious constraints are likely to prevent the development of the site. Site submitted for 50 apartments for supported living. Therefore 50 is considered suitable but a likely maximum for

this site and its surrounding context.		
<b>Capacity Assessment:</b>		
Existing Minimum Density (35dph): 22	Proposed Minimum Density (45dph): 28	Assessed Capacity: 50
<b>Recommendation:</b> Shortlist for potential residential development.		

<b>Site Name:</b> Land at Ferrers Close	<b>Site Ref (Source):</b> WOO-002-24	<b>Site Area (Ha):</b> 1.4
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<b>1-5Easting</b>	428796	<b>Northing</b>	278924
<b>Constraints:</b>			
Conservation	No	Ecology Designation	No
Infrastructure	Good	Protected Trees	No
Ground Conditions	Good	Flood Zone	FZ1
Within the Three Spires View Cone area	No	HMO Article 4 Area	No

Within Archaeological Constraint Area	No	
<b>Availability</b>	1-5 Years	
<b>Site Overview:</b> Current residential site comprising three tower blocks containing 99 flats. Proposals are to demolish and rebuild a total of 40 new homes as part of a series of regeneration schemes of older housing stock.		
<b>Indicative Capacity:</b> Based on existing densities, the site is capable of delivering 49 homes. If the proposed density is considered, then the site could accommodate 63 new homes.		
<b>Narrative:</b> Despite the proposed demolition of 59 homes, the site is capable of delivering 63 new homes in line with the proposed minimum density of 45dph.		
<b>Capacity Assessment:</b>		
Existing Minimum Density (35dph): 49	Proposed Minimum Density (45dph): 63	Assessed Capacity: 63
<b>Recommendation:</b> Shortlist for potential residential development.		

**Site Name:** The Bungalow, Dorchester way, Coventry, CV2 2NB

**Site Ref:** WYK-001-23

**Site Area (ha):** 0.13



Eastings	438195	Northing	280196
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**Constraints:**

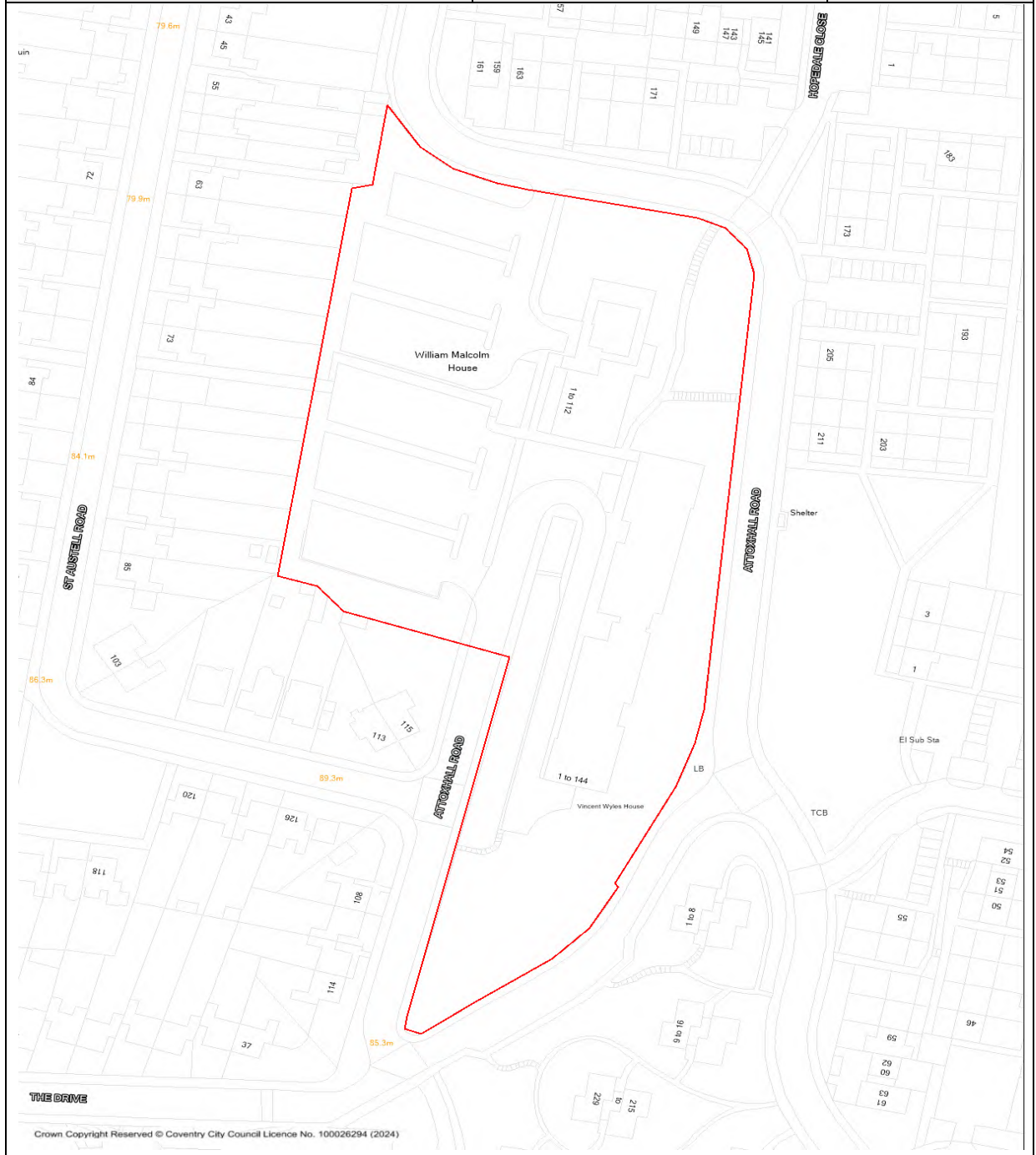
Conservation	None	Ecology Designation	None
Infrastructure	None	Protected Trees	None
Ground Conditions	None.	Flood Zone	FZ1
Within the Three Spires View Cone area	No	HMO Article 4 Area	No
Within Archaeological Constraint Area	No		
Availability	1 – 5 Years		

**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. Permission granted in 2023 for erection of a 4 bed childrens home (pl/2023/0000782)		
<b>Indicative Capacity:</b> 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.		
<b>Narrative:</b> 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>Capacity Assessment:</b>		
Existing Minimum Density (35dph): 5	Proposed Minimum Density (45dph): 6	Assessed Capacity: 4
<b>Recommendation:</b> Shortlist for potential residential development.		

<b>Site Name:</b> Land at Attothall Road	<b>Site Ref (Source):</b> WYK-002-24	<b>Site Area (Ha):</b> 1.5
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<b>437192 Easting</b>	437192	<b>Northing</b>	279344
<b>Constraints:</b>			
Conservation	None	Ecology Designation	None
Infrastructure	Good	Protected Trees	None
Ground Conditions	Good	Flood Zone	FZ1
Within the Three Spires View Cone area	No	HMO Article 4 Area	No
Within Archaeological Constraint Area	No		
<b>Availability</b>	1-5 years		



**Site Overview:**

Current residential site comprising two tower blocks containing 256 flats. Proposals are to demolish and rebuild a total of 63 new homes as part of a series of regeneration schemes of older housing stock.

**Indicative Capacity:**

Based on existing densities the site is capable of delivering 52 new homes and based on the proposed density of 45dph, the site is capable of delivering 67 new homes. Therefore, a figure, as submitted, of 63 new homes is reasonable based on the proposed densities.

**Narrative:**

Given the existing number of homes is 256 and the proposed new number is 63, there is an overall net loss of 193 homes. However, the improvements to housing stock, quality and overall longevity is reasonable, given the ageing stock.

**Capacity Assessment:**

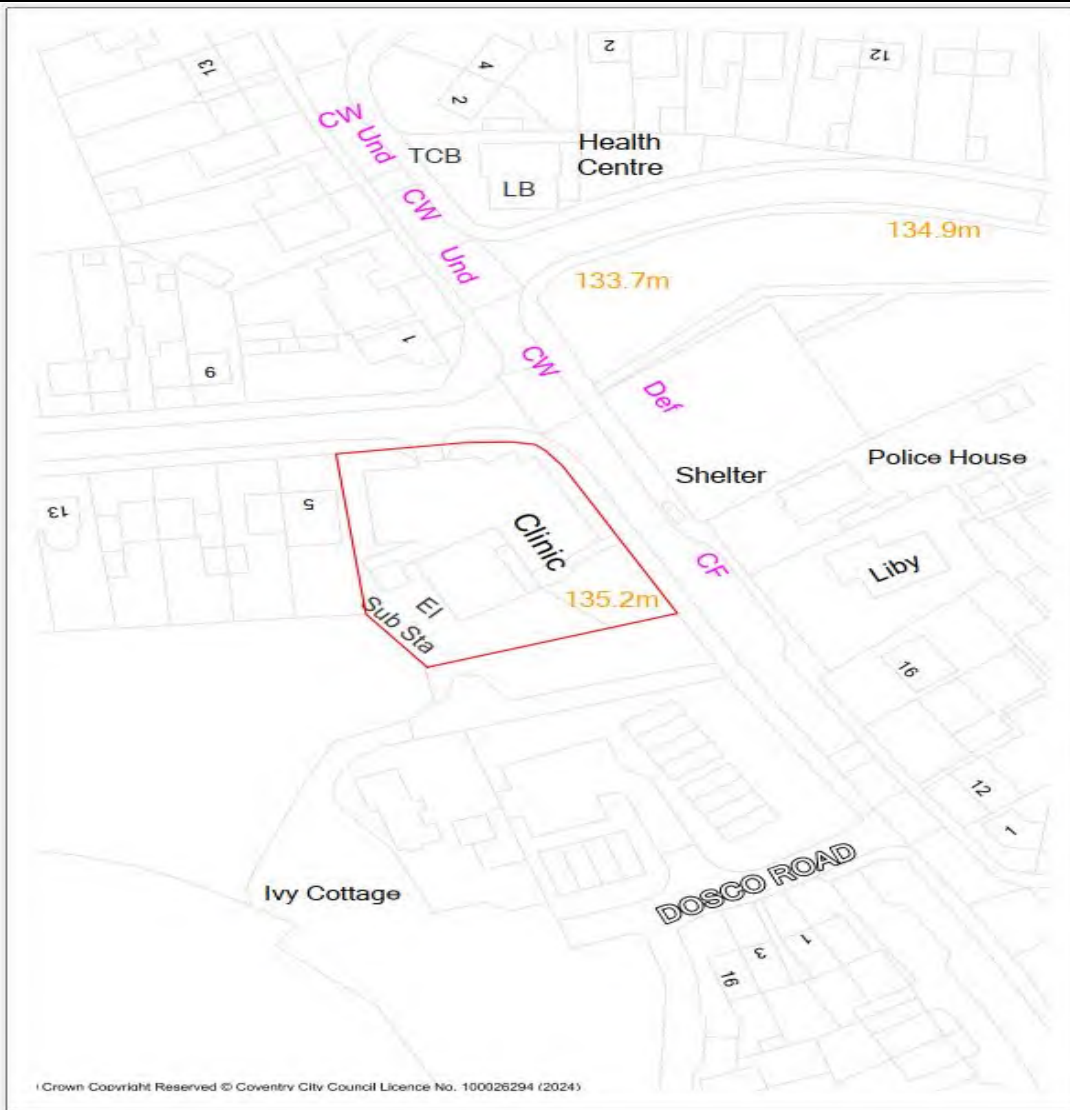
Existing Minimum Density (35dph): 52	Proposed Minimum Density (45dph): 67	Assessed Capacity: 63
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**Recommendation:**

Shortlist for potential residential development.

## Discounted Brownfield Sites

<b>Site Name:</b> Keresley Clinic, Bennetts Road	<b>Site Ref:</b> BAB-006-24	<b>Site Area (Ha):</b> 0.155
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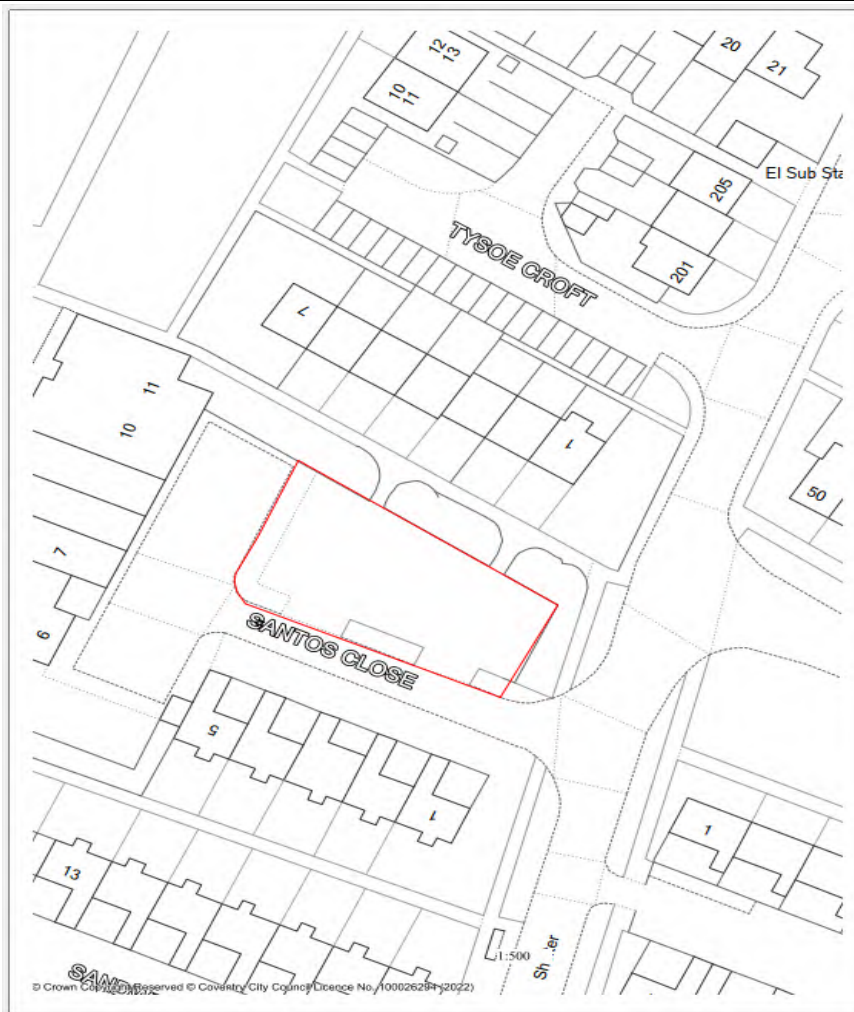
<b>Eastings</b>	431644	<b>Northings</b>	284737
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<b>Constraints:</b>			
Conservation	None	Ecology Designation	None
Infrastructure	None	Protected Trees	None
Ground Conditions	Unlikely	Flood Zone	FZ1
Within the Three Spires View Cone area	No	HMO Article 4 Area	No
Within Archaeological Constraint Area	No		
<b>Availability</b>	1-5		

**Site Overview:**  
Brownfield site located within the Keresley SUE Local Plan Allocation. Former NHS clinic now vacant and surplus to requirements. The site also sits within the wider Arden Landscape Area.

<p><b>Indicative Capacity:</b> A minimum of 5 dwellings would be required to achieve the existing densities set out in policy H9 of the Local Plan. (35dph). However, 7 homes could be delivered when the proposed new density of 45dph is considered.</p>		
<p><b>Narrative:</b> Site capable of delivering a minimum of 7 homes subject to compatibility with other phases of development within the allocation.</p>		
<p><b>Capacity Assessment:</b></p>		
Existing Minimum Density (35dph): 5	Proposed Minimum Density (45dph): 7	Assessed Capacity: 7
<p><b>Recommendation:</b> Brownfield site, suitable for residential development. Site located within existing Local Plan allocation to be carried forward as part of plan review, therefore figures already accounted for in Local Plan allocated figures.</p>		

<b>Site Name:</b> Parking area, Santos Close	<b>Site Ref:</b> BIN-002-23	<b>Site Area (ha):</b> 0.07
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<b>Easting</b>	437651	<b>Northing</b>	277917
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<b>Constraints:</b>			
Conservation	No	Ecology Designation	No
Infrastructure	Present	Protected Trees	No
Ground Conditions	Flat	Flood Zone	FZ1
Within the Three Spires View Cone area	No	HMO Article 4 Area	No
Within Archaeological Constraint Area	No		
<b>Availability:</b>	1-5 years		

**Site Overview:**  
Small car park site, available immediately and likely to deliver no more than three dwellings.

**Indicative Capacity:**  
A minimum of 2 dwellings would be required to achieve the densities set out in policy H9 of the Local Plan (35dph). Should the new proposed density of 45dph be implemented, then the site could deliver three dwellings.

<p><b>Narrative:</b>  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.  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>		
<p><b>Capacity Assessment:</b></p>		
Existing Minimum Density (35dph): 2	Proposed Minimum Density (45dph): 3	Assessed Capacity: 3
<p><b>Recommendation:</b>  Brownfield site 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 and would form an island of development, with likely challenges in design and access.</p>		

<b>Site Name:</b> Stoney Stanton Road Park - Land adjacent to 645 Stoney Stanton Road, Coventry	<b>Site Ref:</b> FOL-004-23	<b>Site Area (ha):</b> 0.03
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Eastings	434710	Northing	281152
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<b>Constraints</b>			
Conservation	None	Ecology Designation	None
Infrastructure	Possibly	Protected Trees	None
Ground Conditions	None	Flood Zone	FZ1
Within the Three Spires View Cone area	No	HMO Article 4 Area	Yes
Within Archaeological Constraint Area	No		
<b>Availability</b>	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.

**Indicative 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.

<b>Narrative:</b> 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.		
<b>Capacity Assessment:</b>		
Existing Minimum Density (35dph): 1	Proposed Minimum Density (45dph): 1	Assessed Capacity: 2
<b>Recommendation:</b> Brownfield site, discounted due to being a very constrained site within access and developability challenges.		

<b>Site Name:</b> Land off Cromwell Street Car Park, Foleshill	<b>Site Ref:</b> FOL-006-23	<b>Site Area (ha):</b> 0.17
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<b>Easting</b>	434539	<b>Northing</b>	280529
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<b>Constraints:</b>			
Conservation	No	Ecology Designation	No
Infrastructure	No utilities	Protected Trees	No
Ground Conditions	Flat	Flood Zone	FZ1
Within the Three Spires View Cone area	No	HMO Article 4 Area	Yes
Within Archaeological Constraint Area	No		

<b>Availability:</b>	1-5 years
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**Indicative Capacity:**  
A minimum of 6 dwellings would be required to achieve the densities set out in policy H9 of the Local Plan (35dph). Should the new proposed density of 45dph be implemented, then the site could deliver 8 dwellings.

**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.

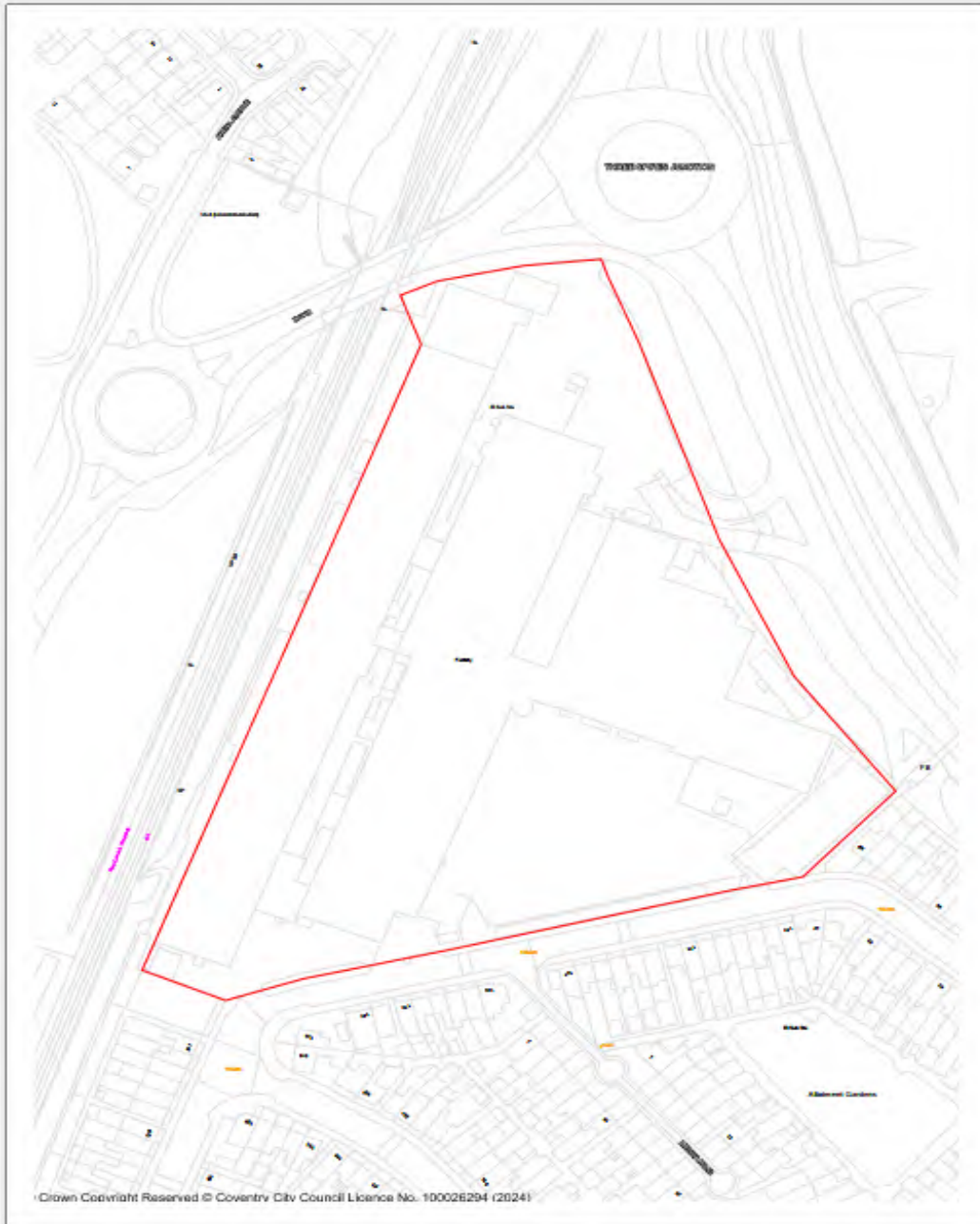
**Capacity Assessment:**

Existing Minimum Density (35dph): 6	Proposed Minimum Density (45dph): 8	Assessed Capacity: 6
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**Recommendation:**

Discounted due to constrained nature of the site. Not suitable for residential due to neighbouring and adjacent land uses and not of a scale to accommodate employment uses.

<b>Site Name:</b> Premier Exhaust Systems, Beresford Avenue, Holbrooks, Coventry	<b>Site Ref:</b> HOL-003-24	<b>Site Area (Ha):</b> 3.9
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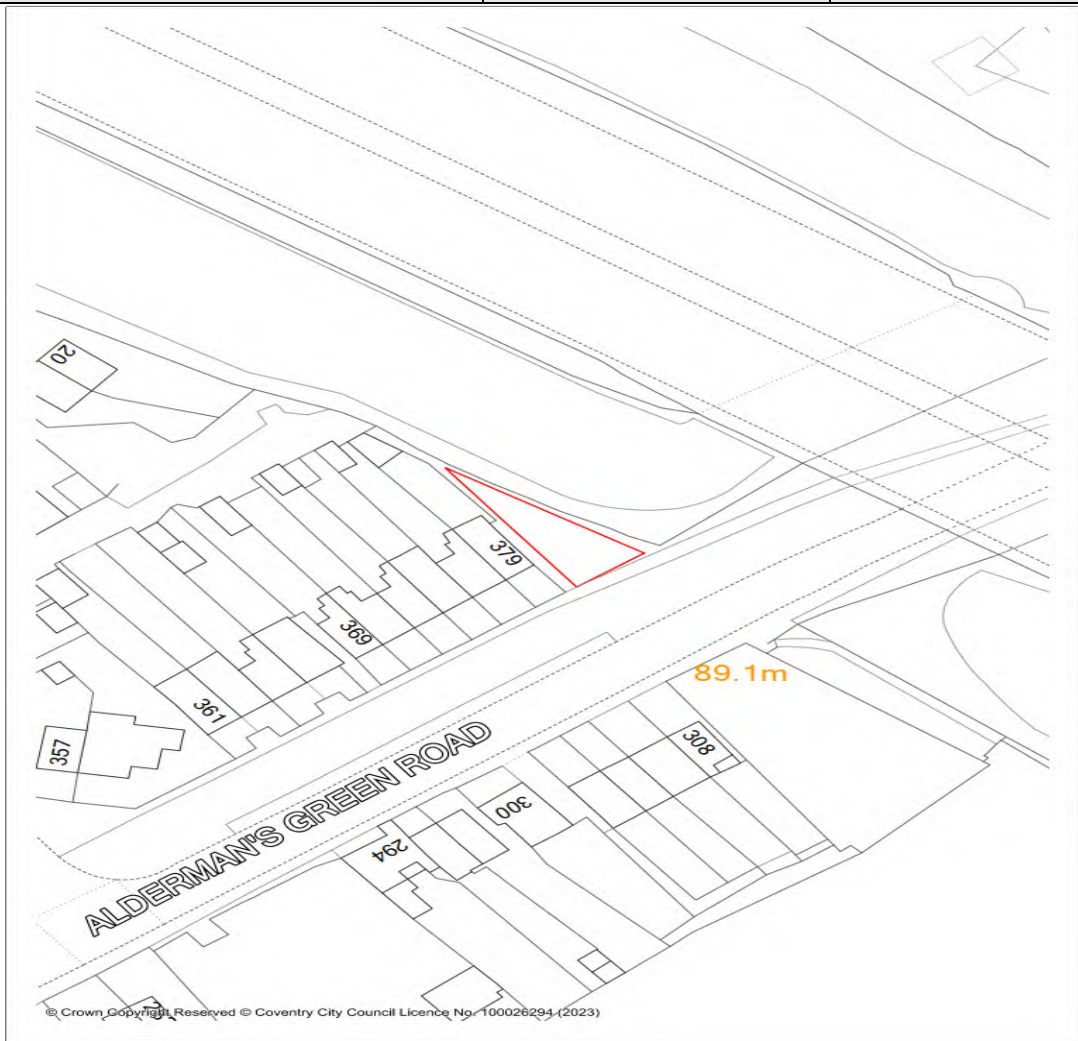


<b>Easting</b>	434041	<b>Northing</b>	282306
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<b>Constraints:</b>			
Conservation	None	Ecology Designation	None
Infrastructure	None	Protected Trees	None
Ground Conditions	Potential ground contamination	Flood Zone	FZ1
Within the Three Spires View Cone area	No	HMO Article 4 Area	Yes

Within Archaeological Constraint Area	No	
<b>Availability</b>	6-10	
<b>Site Overview:</b> Brownfield Industrial site located on strategic highway network, close to M6 J3. May be some land contamination due to the nature of the industrial processes on the site in the past.		
<b>Indicative Capacity:</b> Based on the existing policy minimum, the site is capable of delivering around 136 dwellings, with 175 being achievable if the proposed policy minimum is adopted.		
<b>Narrative:</b> Given the site is located in a strategic location, in a broadly residential location, it may lend itself to residential development, subject to overcoming constraints. However, the strategic nature of the location may also be beneficial from an employment perspective. Should the site be considered for residential development, it could be capable of delivering around 150 homes. In 2018 planning permission (ref. FUL/2018/1850) was granted for a change to Class D1 to allow the use of part of the building for non-residential institutions.		
<b>Capacity Assessment:</b>		
Existing Policy Minimum (35dph): 136	Proposed Policy Minimum (45dph): 175	Assessed Capacity: 150
<b>Recommendation:</b> Brownfield site, to be retained for employment use due to established nature of employment use in a strategic location close to strategic highway network.		

<b>Site Name:</b> 379 Aldermans Green Road	<b>Site Ref:</b> LON-003-24	<b>Site Area (Ha):</b> 0.01
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<b>Easting</b>	436185	<b>Northing</b>	283830
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<b>Constraints:</b>			
Conservation	None	Ecology Designation	None
Infrastructure	None	Protected Trees	None
Ground Conditions	Unlikely	Flood Zone	FZ1
Within the Three Spires View Cone area	No	HMO Article 4 Area	No
Within Archaeological Constraint Area	No		

<b>Availability</b>	1-5 years
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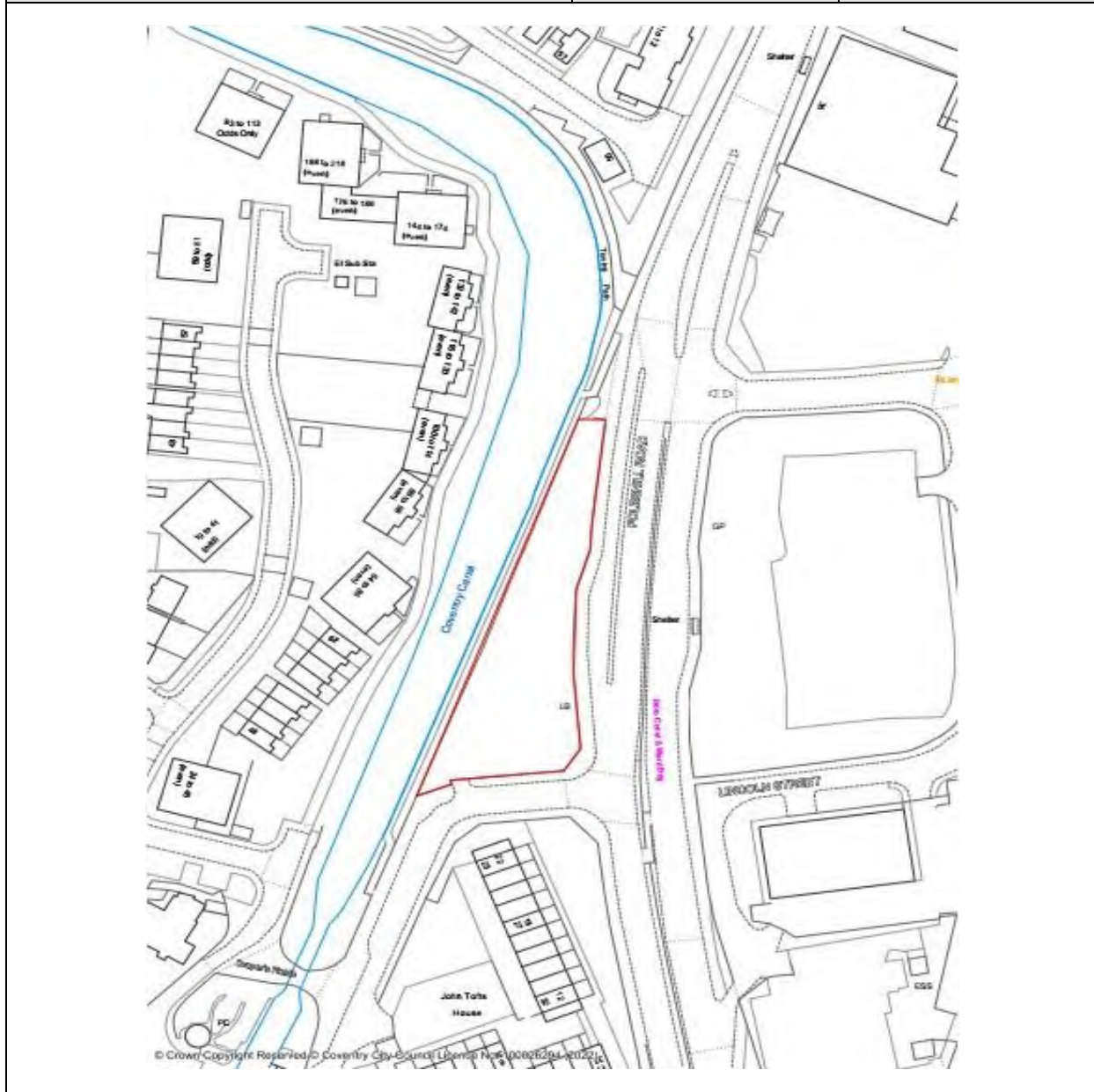
**Site Overview:**  
Small site, available immediately and likely to deliver no more than one dwelling.

**Indicative Capacity:**  
A minimum of 0.35 dwellings would be required to achieve the densities set out in policy H9 of the Local Plan (35dph). Should the new proposed density of 45dph be implemented then the site could deliver 0.45 dwellings.

**Narrative:**  
Site capable of delivering 1 dwelling, however, any development should consider the provision of appropriate amenity space and consider any impacts from the adjacent motorway and highway layout.

<b>Capacity Assessment:</b>		
Existing Minimum Density (35dph): 0.35	Proposed Minimum Density (45dph): 0.45	Assessed Capacity: 1
<b>Recommendation:</b> Brownfield site discounted due to constrained nature of the site, likely to have developability challenges,		

Site Name: Leicester Row Car Park - Leicester Row, Coventry CV1 4AL	Site Ref: RAD-002-23	Site Area (ha): 0.17
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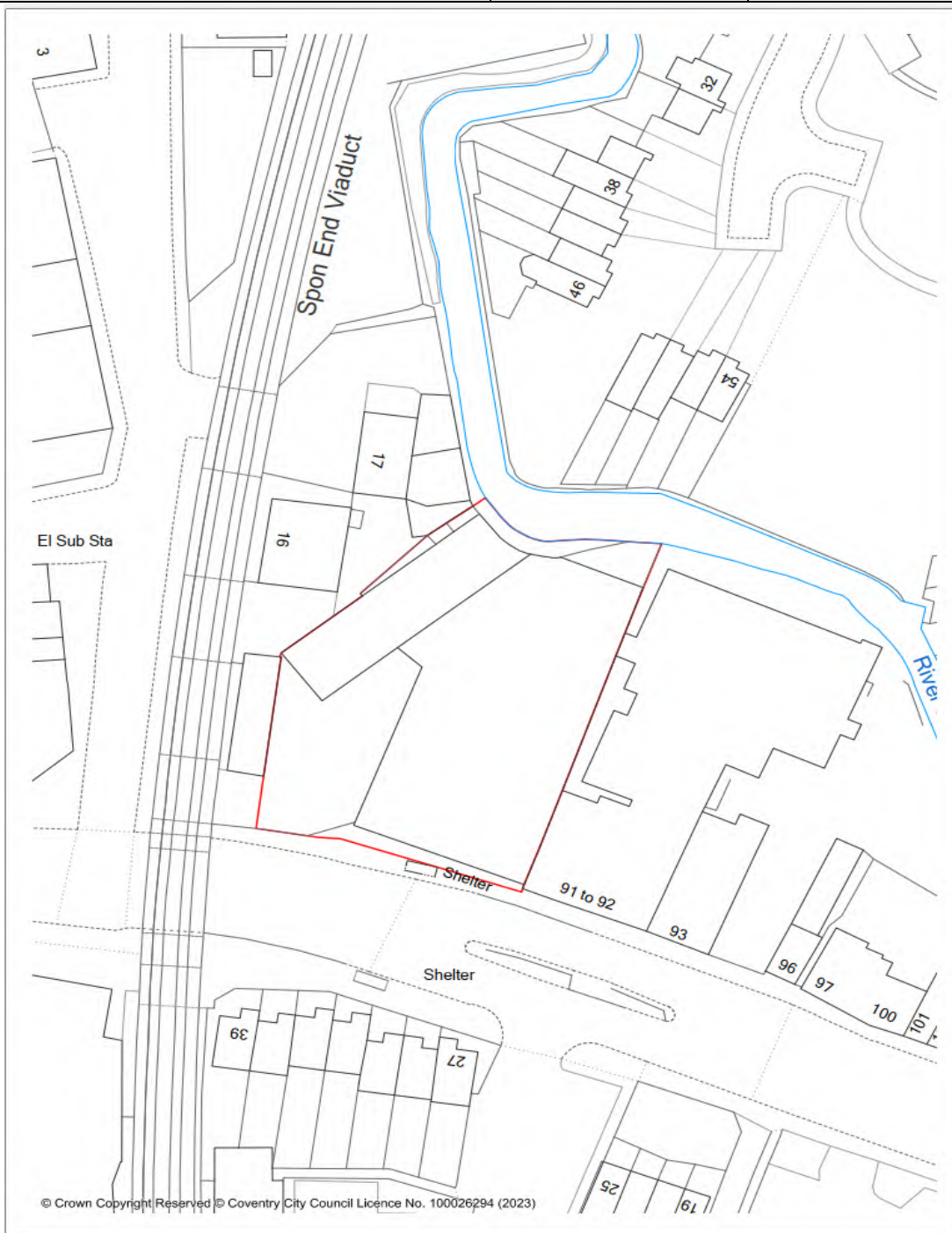
Easting	433421	Northing	279760
<b>Constraints</b>			
Conservation	Yes	Ecology Designation	None
Infrastructure	Possibly	Protected Trees	None
Ground Conditions	Main Gas supply running through the site.	Flood Zone	FZ1
Within the Three Spires View Cone area	No	HMO Article 4 Area	Yes
Within Archaeological Constraint Area	No		
<b>Availability</b>	1-5 years		

<p><b>Site Overview:</b> 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.</p>					
<p><b>Indicative Capacity:</b> 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.</p>					
<p><b>Narrative:</b> Site is currently a car park, with a main gas line running through the site. Given this constraint, the developability of the site is extremely limited. 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.</p>					
<p><b>Capacity Assessment:</b></p> <table border="1"> <tr> <td>Existing Minimum Density (200dph): 34</td> <td>Proposed Minimum Density (250dph): 42</td> <td>Assessed Capacity: 50</td> </tr> </table>			Existing Minimum Density (200dph): 34	Proposed Minimum Density (250dph): 42	Assessed Capacity: 50
Existing Minimum Density (200dph): 34	Proposed Minimum Density (250dph): 42	Assessed Capacity: 50			
<p><b>Recommendation:</b> Brownfield site discounted due to a main gas pipe running through the site. Development likely to be challenging given surrounding infrastructure and scale of site.</p>					

Site Name: Godiva Carpets, Butts

Site Ref: SHE-001-24

Site Area (Ha): 0.2

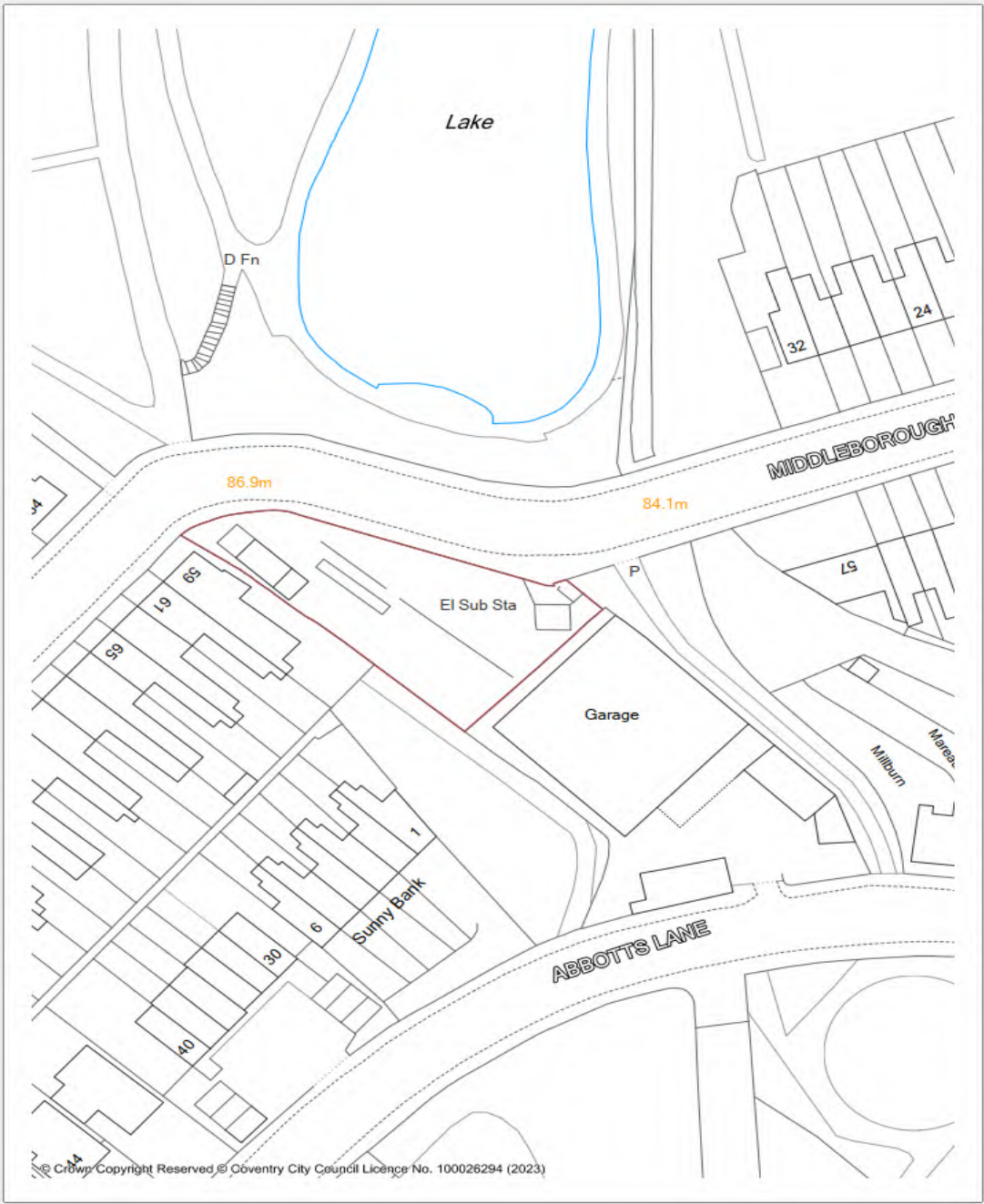


<b>Easting</b>	432255	<b>Northing</b>	279072
<b>Constraints</b>			
Conservation	Spon End Conservation Area	Ecology Designation	None
Infrastructure	None	Protected Trees	None
Ground Conditions	Unlikely	Flood Zone	FZ1 and part FZ2
Within the Three Spires View Cone area	No	HMO Article 4 Area	Yes



Within Archaeological Constraint Area	Yes	
<b>Availability</b>	1-5	
<b>Site Overview:</b> Site of former Godiva Carpets shop and warehouse. Adjacent Arches Industrial estate and railway arches. Constrained urban site.		
<b>Indicative Capacity:</b> A minimum of 7 dwellings would be required to achieve the densities set out in policy H9 of the Local Plan. (35dph). If the new proposed density of 125dph was applied, then around 25 homes could be delivered.		
<b>Narrative:</b> Tightly constrained site which may have opportunity a mixed use live/work type development, subject to satisfactory parking and access and amenity considerations and consideration of Conservation Area and ground conditions. Consider some flatted development of around 12 units. Any proposals should conform to the requirements set out in Policy EM4 Flood Risk Management.		
<b>Capacity Assessment:</b>		
Existing Minimum Density (35dph): 7	Proposed Minimum Density (125dph): 25	Assessed Capacity: 12
<b>Recommendation:</b> Brownfield site discounted due to constrained nature. Development likely to be challenging given surrounding infrastructure and scale of site.		

<b>Site Name:</b> Land at Middleborough Rd	<b>Site Ref:</b> SHE-002-24	<b>Site Area (Ha):</b> 0.08
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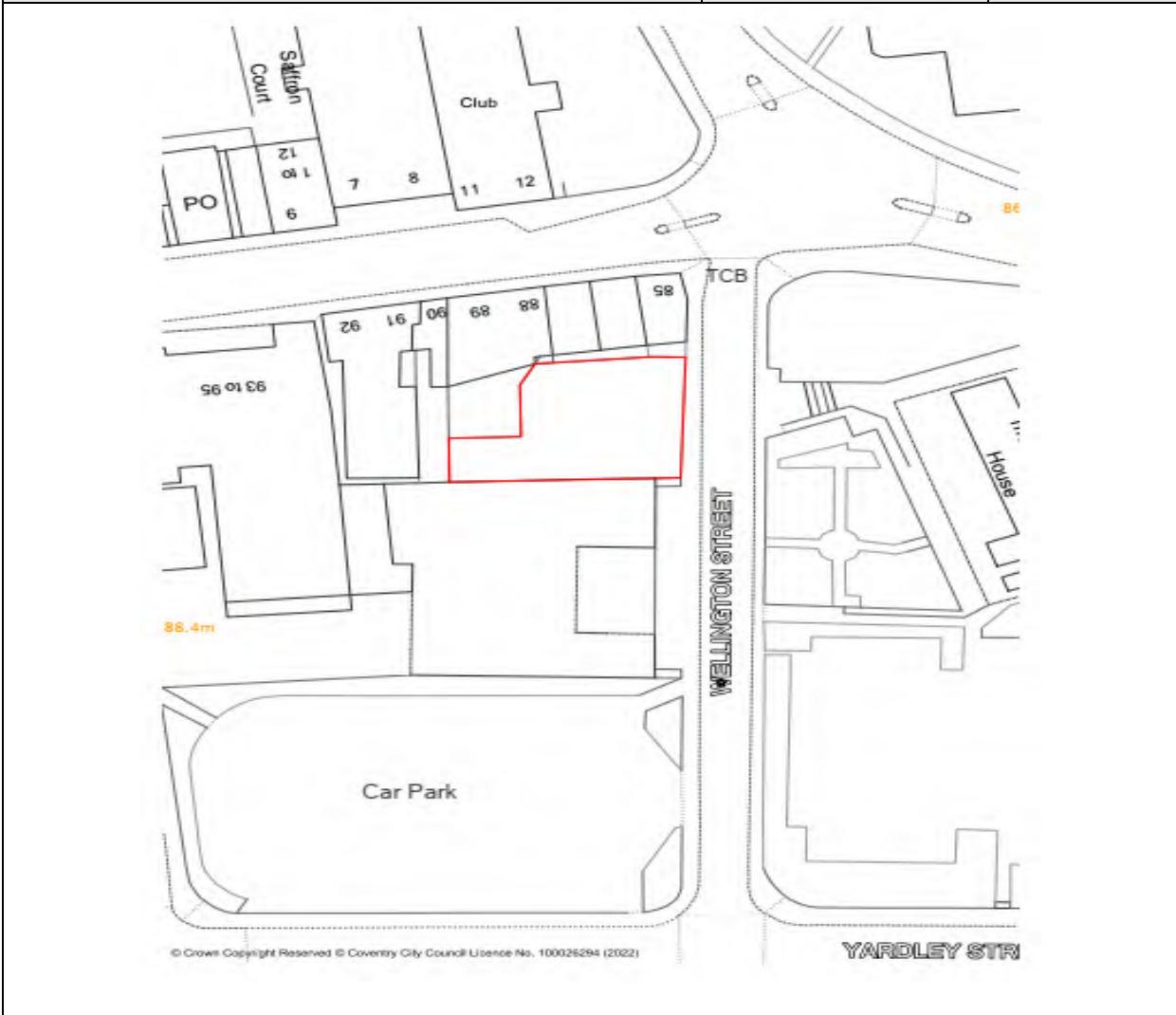


<b>Easting</b>	432845	<b>Northing</b>	279500
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<b>Constraints:</b>			
Conservation	Nauls Mill Conservation Area	Ecology Designation	None
Infrastructure	None	Protected Trees	None
Ground Conditions	Unlikely	Flood Zone	FZ1
Within the Three Spires View Cone area	No	HMO Article 4 Area	Yes
Within Archaeological Constraint Area	Yes		

<b>Availability</b>	1-5 years	
<b>Site Overview:</b> A constrained site within a conservation area. Has scope for some development of a limited nature, with consideration for setting and neighbouring character of the area.		
<b>Indicative Capacity:</b> A minimum of 2.8 dwellings would be required to achieve the densities set out in policy H9 of the Local Plan. (35dph). Should proposed density minimum of 125dph be enacted, the site could deliver around 10 dwellings.		
<b>Narrative:</b> Site unlikely to be able to accommodate more than the policy minimum. Very constrained site with little scope for expansion.		
<b>Capacity Assessment:</b>		
Existing Minimum Density (35dph): 2.8	Proposed Minimum Density (125dph): 10	Assessed Capacity: 1
<b>Recommendation:</b> Constrained Brownfield site, within Conservation Area. Development likely to be challenging given surrounding infrastructure and scale of site.		

<b>Site Name:</b> Land at Wellington St, Coventry CV1 5SJ (World Park)	<b>Site Ref:</b> STM-008-23	<b>Site Area</b> <b>(ha):</b> 0.037
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Easting	434178	Northing	279595
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<b>Constraints:</b>			
Conservation	No	Ecology Designation	No
Infrastructure	Unknown	Protected Trees	No
Ground Conditions	Flat	Flood Zone	FZ1
Within the Three Spires View Cone area	No	HMO Article 4 Area	Yes
Within Archaeological Constraint Area	No		

<b>Availability:</b>	11+ years
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**Indicative Capacity:**  
A minimum of 1 dwelling would be required to achieve the densities set out in policy H9 of the Local Plan (35dph). Should the new proposed density of 45dph be implemented then the site could also deliver 1 dwelling.

**Narrative:**  
Small area of incidental open space in highly constrained location. Not suitable for development in isolation. 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>Capacity Assessment:</b>		
Existing Minimum Density (35dph): 1	Proposed Minimum Density (45dph): 1	Assessed Capacity: 1
<b>Recommendation:</b> Area of incidental open space, very constrained in nature and not conducive to stand alone development.		

**Site Name:** Land at Croft Road/Spon Street

**Site Ref:** STM-016-24

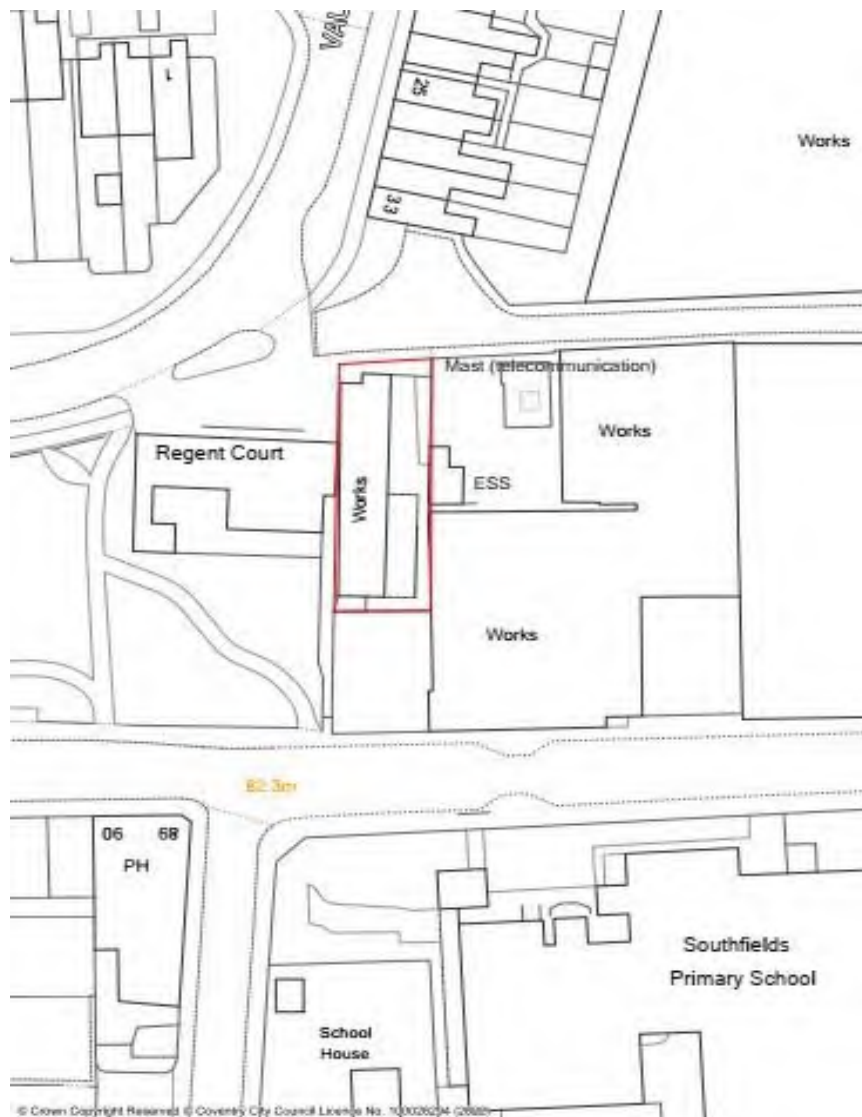
**Site Area (Ha):** 2.2



<b>Eastings</b>	432845	<b>Northing</b>	278982
<b>Constraints</b>			
Conservation	Partially in Spon Street Conservation Area	Ecology Designation	None
Infrastructure	No issues	Protected Trees	None
Ground Conditions	Possible UXO and contamination	Flood Zone	FZ1, part FZ2, and FZ3
Within the Three Spires View Cone area	No	HMO Article 4 Area	Yes
Within Archaeological Constraint Area	No		

<b>Availability</b>	6-10	
<b>Site Overview:</b> Site located on the Western edge of the City Centre, currently used for leisure and entertainment purposes, including ice rink, cinema, restaurants and car parking. A site which is likely to deliver high density accommodation, close to amenities and services within and adjacent to the City Centre.		
<b>Indicative Capacity:</b> Based on the existing policy minimum for this location (200dph), the site could accommodate around 440 homes. Based on the proposed policy minimum (250dph), the site is capable of delivering around 550 homes. Site submitted for around 940 homes and 4400sqm of commercial floorspace.		
<b>Narrative:</b> Site capable of delivering around 700 homes in a flatted/high rise format, as would be expected in this city centre setting, with ground floor commercial space. This would be subject to suitable layout, design and consideration of proximity to the conservation area and provision of a suitable living environment. Any proposals should conform to the requirements set out in Policy EM4 Flood Risk Management.		
<b>Capacity Assessment:</b>		
Existing Minimum Density (200dph): 440	Proposed Minimum Density (250dph): 550	Assessed Capacity: 725
<b>Recommendation:</b> Discounted due to lack of submitted information as part of call for sites process.		

<b>Site Name:</b> J J Radiators, 48 Days Lane, Coventry CV1 5LE	<b>Site Ref:</b> STM-018-24	<b>Site Area (ha):</b> 0.032* (4 of 4)
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Easting	434423	Northing	279291
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<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	FZ1
Within the Three Spires View Cone area	No	HMO Article 4 Area	Yes
Within Archaeological Constraint Area	No		
Availability	1-5 Years		

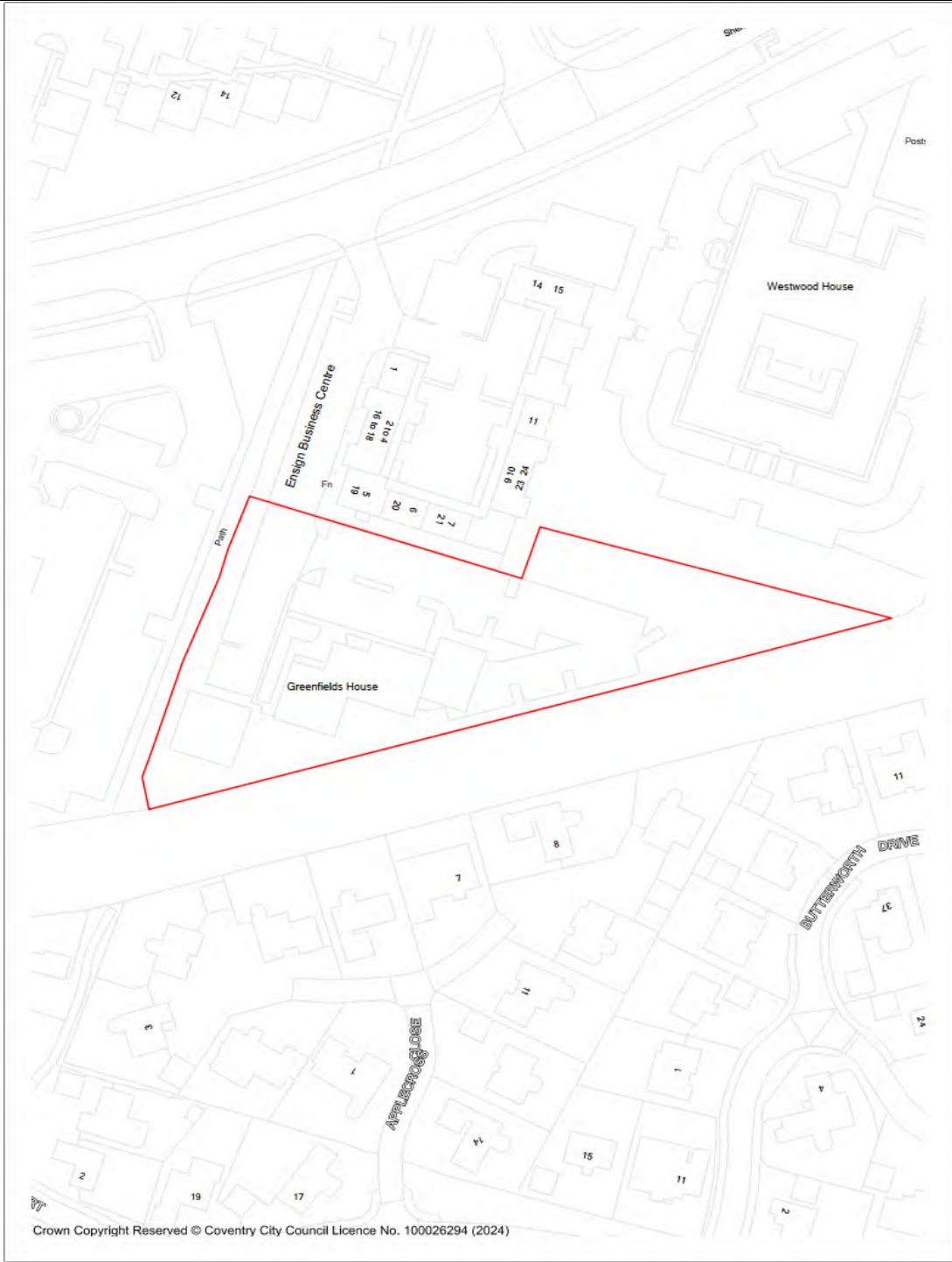
**Site Overview:**  
 Site is currently in an industrial use but sits within a wider area which is predominantly residential. Possibility of Unexploded Ordnance on site.

**Indicative Capacity:**  
 Site submitted for around 20 apartments. Capable of delivering 1 home if considered against the



existing policy minimum of 35dph and 4 homes if considered against the proposed policy minimum of 125dph.		
<b>Narrative:</b> Previously submitted as part of a wider site submission as published in the 2023 HELAA. Subsequent change of ownership has meant that new submission to the Call for Sites process have been made on an individual basis. Site considered to be viable as a standalone subject to satisfying the necessary requirements through any planning application. The site is considered to be best suited to flatted development and therefore, more than 4 dwellings could be accommodated on this site.		
<b>Capacity Assessment:</b>		
Existing Policy minimum (35dph): 1	Proposed Policy Minimum (125dph): 4	Assessed Capacity: 15
<b>Recommendation:</b> Site discounted due to site availability and limited size of site following ownership changes.		

<b>Site Name:</b> CEL House and Spectra House, Westwood Way	<b>Site Ref:</b> WES-003-24	<b>Site Area (Ha):</b> 0.56
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<b>Easting</b>	428969	<b>Northing</b>	276647
<b>Constraints:</b>			
Conservation	None	Ecology Designation	None
Infrastructure	None	Protected Trees	None
Ground Conditions	None	Flood Zone	FZ1
Within the Three Spires View Cone area	No	HMO Article 4 Area	Yes

Within Archaeological Constraint Area	No	
<b>Availability</b>	1-5	
<b>Site Overview:</b> Brownfield site located on the Westwood Business Park. Brownfield Site, with 80's and 90's low rise office developments. Wider site comprises a range of office developments as well as more recent medium rise PBSA as both conversions and new build development. Sits within HMO Article 4 area.		
<b>Indicative Capacity:</b> Submission for 289 purpose-built student bedspaces. Should the site come forward for residential development, it would deliver around 20 homes based on existing densities and 25 based on proposed densities.		
<b>Narrative:</b> Site capable of delivering PBSA of around 290 bedspaces subject to appropriate design and massing.		
<b>Capacity Assessment:</b>		
Existing Minimum Density (35dph): 20	Proposed Minimum Density (45dph): 25	Assessed Capacity: 300 bedspaces
<b>Recommendation:</b> Discounted due to the site being located on an existing employment site.		

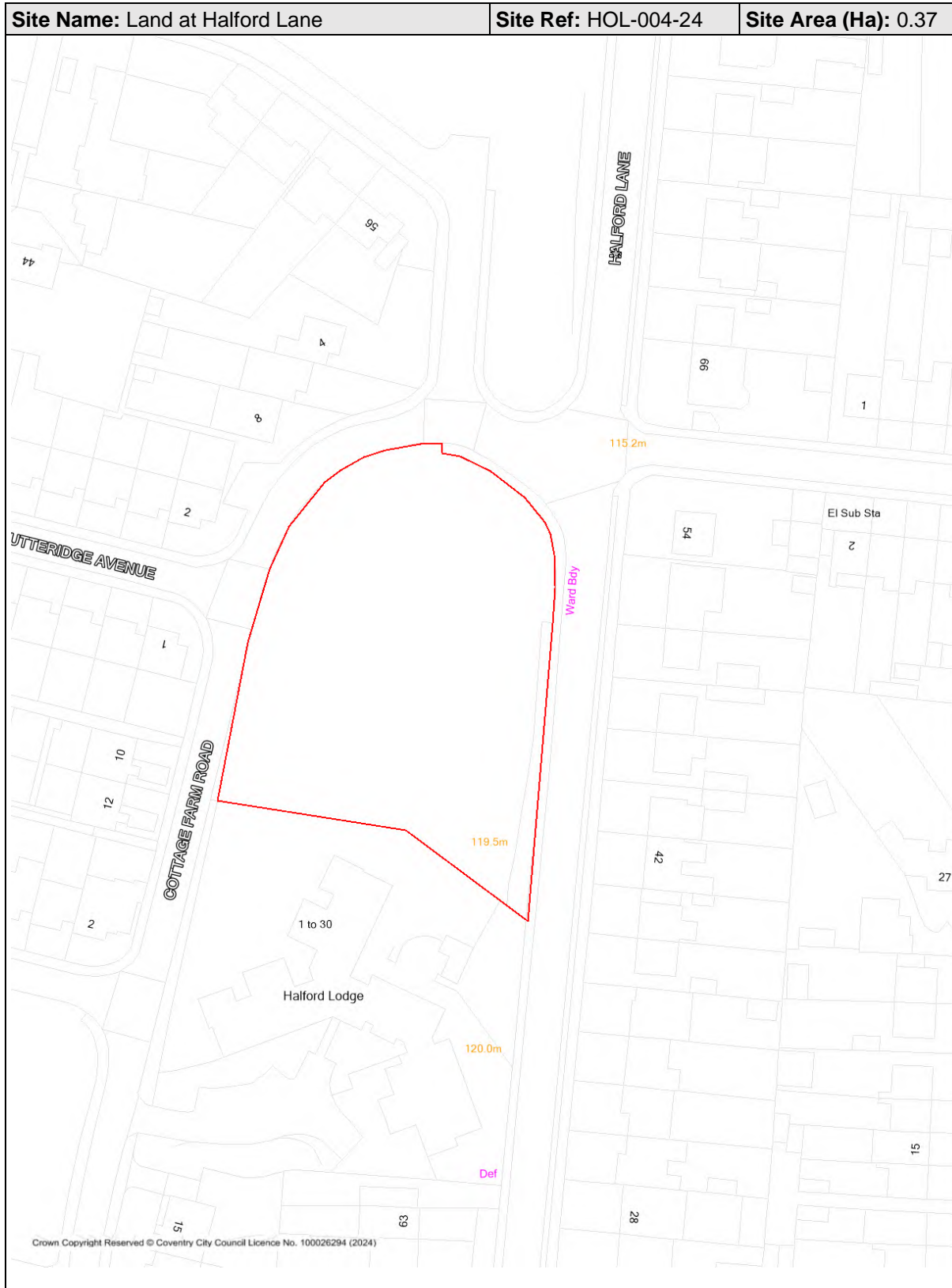
<b>Site Name:</b> 8 Torwood Close	<b>Site Ref:</b> WES-008-24	<b>Site Area (Ha):</b> 0.6
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<b>Easting</b>	428961	<b>Northing</b>	276865
<b>Constraints</b>			
<b>Conservation</b>	None	<b>Ecology Designation</b>	None
<b>Infrastructure</b>	None	<b>Protected Trees</b>	None
<b>Ground Conditions</b>	None	<b>Flood Zone</b>	FZ1

Within the Three Spires View Cone area	No	HMO Article 4 Area	Yes
Within Archaeological Constraint Area	No		
<b>Availability</b>	1-5 years		
<b>Site Overview:</b> Site located within the Westwood Business Park. Site is currently an office development constructed in the 80's. It is bounded to the East by PBSA and to the West by recently permitted PBSA scheme. To the North is Ten Shilling Wood and to the South is existing office development. The site sits within HMO Article 4 area.			
<b>Indicative Capacity:</b> Site submitted for around 700 purpose-built student rooms. Should the site be considered for residential development it could deliver around 21 homes at the existing policy minimum of 35dph and 27 homes at the proposed policy minimum of 45dph.			
<b>Narrative:</b> The site can deliver more than the existing and proposed policy minimums. Given recent development in the locality and changing face of office development, it is likely that PBSA is the best use for this site.			
<b>Capacity Assessment:</b>			
Existing Policy Minimum (35dph): 21	Proposed Policy Minimum (45dph): 27	Assessed Capacity: 700 bed spaces	
<b>Recommendation:</b> Discounted due to being located on an existing employment site.			

## Shortlisted Greenfield Sites



<b>Eastings</b>	432242	<b>Northings</b>	282672
<b>Constraints:</b>			
Conservation	No	Ecology Designation	No
Infrastructure	Good	Protected Trees	No
Ground Conditions	Good	Flood Zone	FZ1
Within the Three Spires View Cone area	No	HMO Article 4 Area	No
Within Archaeological Constraint Area	No		
<b>Availability</b>	1-5 years		
<b>Site Overview:</b>			
Area of existing open space. Could be considered to be incidental amenity grassland within existing residential area and not a formal area of open space.			
<b>Indicative Capacity:</b>			
Site submitted for the development of 10 new homes. Based on the existing greenfield minimum density the site could accommodate 11 and on the proposed density, it could accommodate 13 homes.			
<b>Narrative:</b>			
Given the constrained nature of the site, within an existing residential area and the need to ensure a suitable living environment is created for new and existing residents, then a figure of 10 new homes is reasonable on this site. However, any application will need to consider the need for BNG and impact on the loss of open space and any suitable re-provision.			
<b>Capacity Assessment:</b>			
Existing Minimum Density (30dph): 11	Proposed Minimum Density (35dph): 13		Assessed Capacity: 10
<b>Recommendation:</b>			
Shortlist for potential residential development subject to potential re-provision or enhancement of incidental open space.			

<b>Site Name:</b> Land at Roseberry Avenue	<b>Site Ref (Source):</b> LON-002-24	<b>Site Area (Ha):</b> 0.34
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<b>Easting</b>	435957	<b>Northing</b>	282344
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<b>12Constraints:</b>			
Conservation	No	Ecology Designation	No
Infrastructure	Good	Protected Trees	Yes
Ground Conditions	Good	Flood Zone	FZ1



Within the Three Spires View Cone area	No	HMO Article 4 Area	No
Within Archaeological Constraint Area	No		
<b>Availability</b>	1-5 years		
<b>Site Overview:</b> Site comprises an area of greenfield incidental open space within an existing residential area made up of a series of maisonette blocks close to the Bell Green Local Centre, with associated shops and residential tower blocks.			
<b>Indicative Capacity:</b> Based on the existing greenfield minimum density, this site could deliver 10 homes, with the proposed density delivering 12 homes.			
<b>Narrative:</b> The proposal for the creation of 10 new homes in this location is reasonable, subject to the creation of a suitable living environment and provision of amenity space.			
Capacity Assessment:			
Existing Minimum Density (30dph): 10	Proposed Minimum Density (35dph): 12	Assessed Capacity: 10	
<b>Recommendation:</b> Shortlist for residential development subject to potential re-provision or enhancement of existing open space.			

**Site Name:** Land at Nickson Road      **Site Ref (Source):** WE009-24      **Site Area (Ha):** 0.42



<b>Easting</b>	428298	<b>Northing</b>	278149
<b>Constraints:</b>			
Conservation	No	Ecology Designation	No
Infrastructure	Good	Protected Trees	Site adjacent to Ancient Woodland
Ground Conditions	Good	Flood Zone	FZ1

Within the Three Spires View Cone area	No	HMO Article 4 Area	Yes
Within Archaeological Constraint Area	No		
<b>Availability</b>	1-5 years		
<b>Site Overview:</b> Site located adjacent to Plants Hill Wood, Ancient Woodland and is currently an area of incidental open space in a low-density residential environment, comprising majority maisonette blocks of around 4 storeys.			
<b>Indicative Capacity:</b> Site submitted for 10 dwellings, with a greenfield policy minimum density of 12 dwellings and a proposed of 15.			
<b>Narrative:</b> The site is considered suitable for the delivery of 10 new dwellings subject to satisfying the necessary development management criteria, particularly around the mitigation of impact to the adjacent ancient woodland.			
<b>Capacity Assessment:</b>			
Existing Minimum Density (30dph): 12	Proposed Minimum Density (35dph):15	Assessed Capacity: 10	
<b>Recommendation:</b> Greenfield site suitable for residential development.			

**Site Name:** Land at Walsgrave Hill Farm

**Site Ref:** HEN-002-24

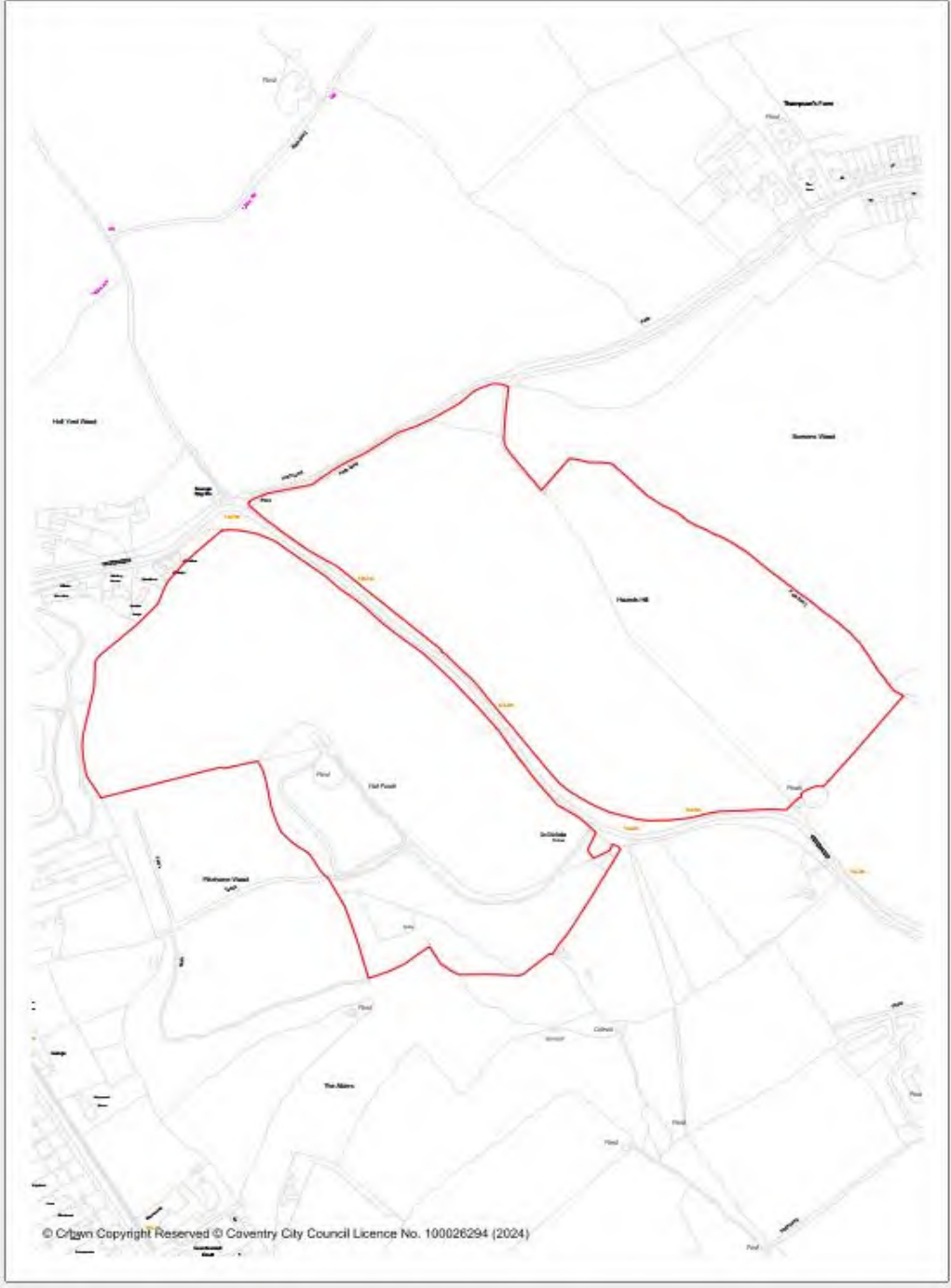
**Site Area (Ha):** 59



<b>Easting</b>	438560	<b>Northing</b>	280377
<b>Constraints:</b>			
Conservation	Grade 2 Listed Building	Ecology Designation	LWS adjacent
Infrastructure	None	Protected Trees	Some protected trees.
Ground Conditions	None	Flood Zone	FZ1, part FZ2, and FZ3
Within the Three Spires View Cone area	No	HMO Article 4 Area	No
Within Archaeological Constraint Area	No		
<b>Availability</b>	<b>11+</b>		

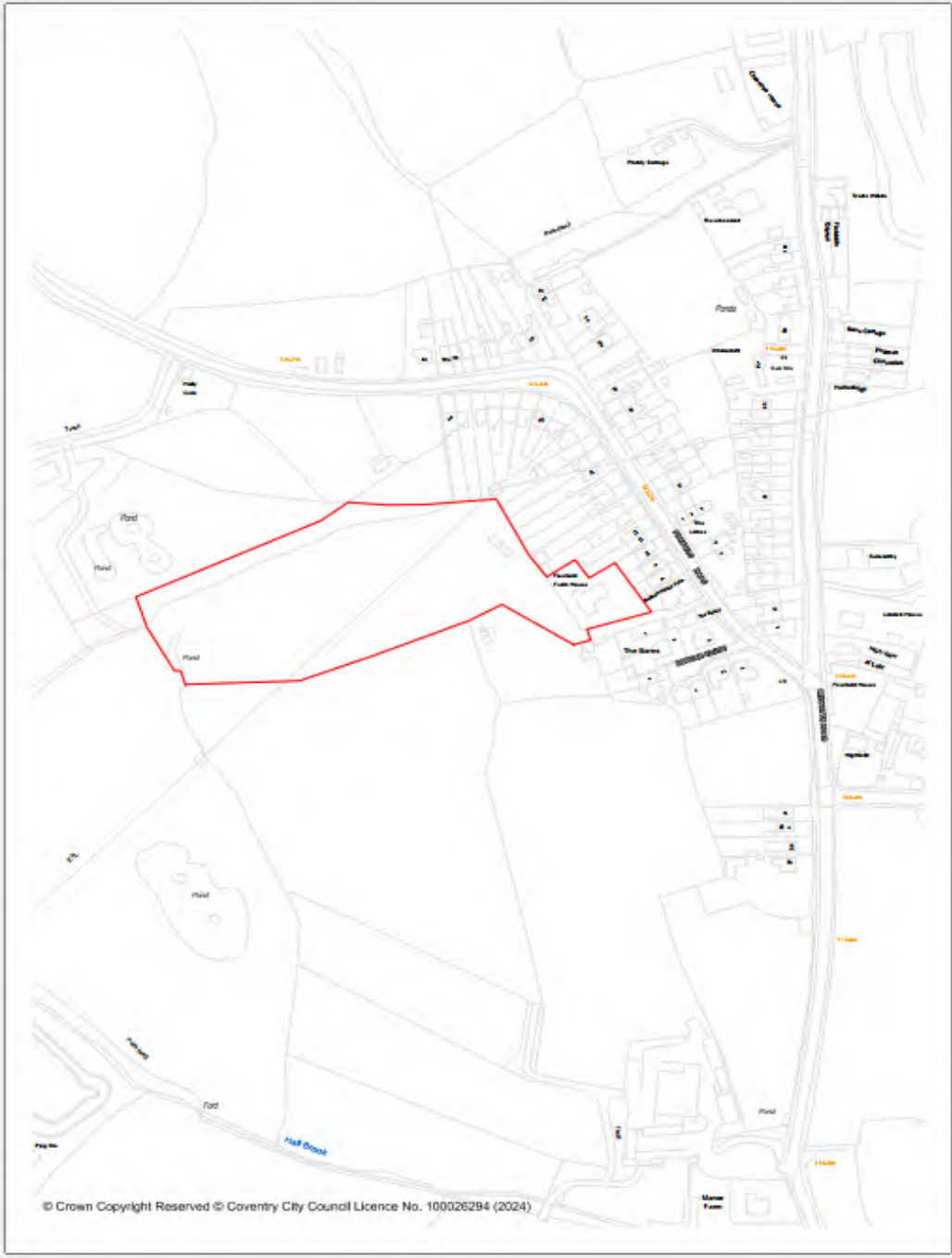
<b>Site Overview:</b> Longstanding Local Plan Allocation. Currently allocated for 900 homes and associated infrastructure.		
<b>Indicative Capacity:</b> Site located within existing Local Plan allocation.		
<b>Narrative:</b> The site is a current Local Plan allocation for up to 900 homes. It is therefore a shortlisted site, but to avoid double counting no assessed capacity is included here.		
<b>Capacity Assessment:</b>		
Existing Minimum Density (30dph): N/A	Proposed Minimum Density (35dph): N/A	Assessed Capacity: N/A
<b>Recommendation:</b> Remains as an existing Local Plan allocation.		

## Discounted Greenfield Sites

Site Name: Land off Fivefield Road		Site Ref: BAB-012-24		Site Area (Ha): 10.62	
					
<b>Easting</b>	430966	<b>Northing</b>	284315		
<b>Constraints:</b>					
Conservation	Archaeological Constraint Area	Ecology Designation	Part Local Wildlife Site		
Infrastructure	National Grid constraint area	Protected Trees	None		
Ground Conditions	None	Flood Zone	FZ1		

Within the Three Spires View Cone area	No	HMO Article 4 Area	No
Within Archaeological Constraint Area	Yes		
<b>Availability</b>		<b>6-10</b>	
<b>Site Overview:</b> Site located within existing Local Plan allocation and sits within the Arden Landscape Area.			
<b>Indicative Capacity:</b> See narrative below.			
<b>Narrative:</b> Site is located within the existing Keresley allocation boundary and therefore any proposals for development will be considered in the context of a planning application.			
<b>Capacity Assessment:</b>			
Existing Minimum Density (30dph): N/A	Proposed Minimum Density (35dph): N/A	Assessed Capacity: N/A	
<b>Recommendation:</b> Discounted due to being within an existing allocation.			

<b>Site Name:</b> Land to the Southwest of Fivefield Road	<b>Site Ref (Source):</b> BAB-022-24	<b>Site Area (Ha):</b> 1.6
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<b>Easting</b>	431912	<b>Northing</b>	282826
<b>Constraints:</b>			
Conservation	Archaeological Constraints Area	Ecology Designation	None
Infrastructure	National Grid Gas Pipeline constraint	Protected Trees	None
Ground Conditions	None	Flood Zone	FZ1
Within the Three Spires View Cone area	No	HMO Article 4 Area	No
Within Archaeological Constraint Area	Yes		



<b>Availability</b>	1-5	
<b>Site Overview:</b> Site located within existing Local Plan allocation and sits within the Arden Landscape Area.		
<b>Indicative Capacity:</b> See narrative below.		
<b>Narrative:</b> Site is located within the existing Keresley allocation boundary and therefore any proposals for development will be considered in the context of a planning application.		
<b>Capacity Assessment:</b>		
Existing Minimum Density (30dph): N/A	Proposed Minimum Density (35dph): N/A	Assessed Capacity: N/A
<b>Recommendation:</b> Discounted due to being within an existing allocation.		

Site Name: Land at Watery Lane

Site Ref: BAB-026-24

Site Area (Ha): 1.3

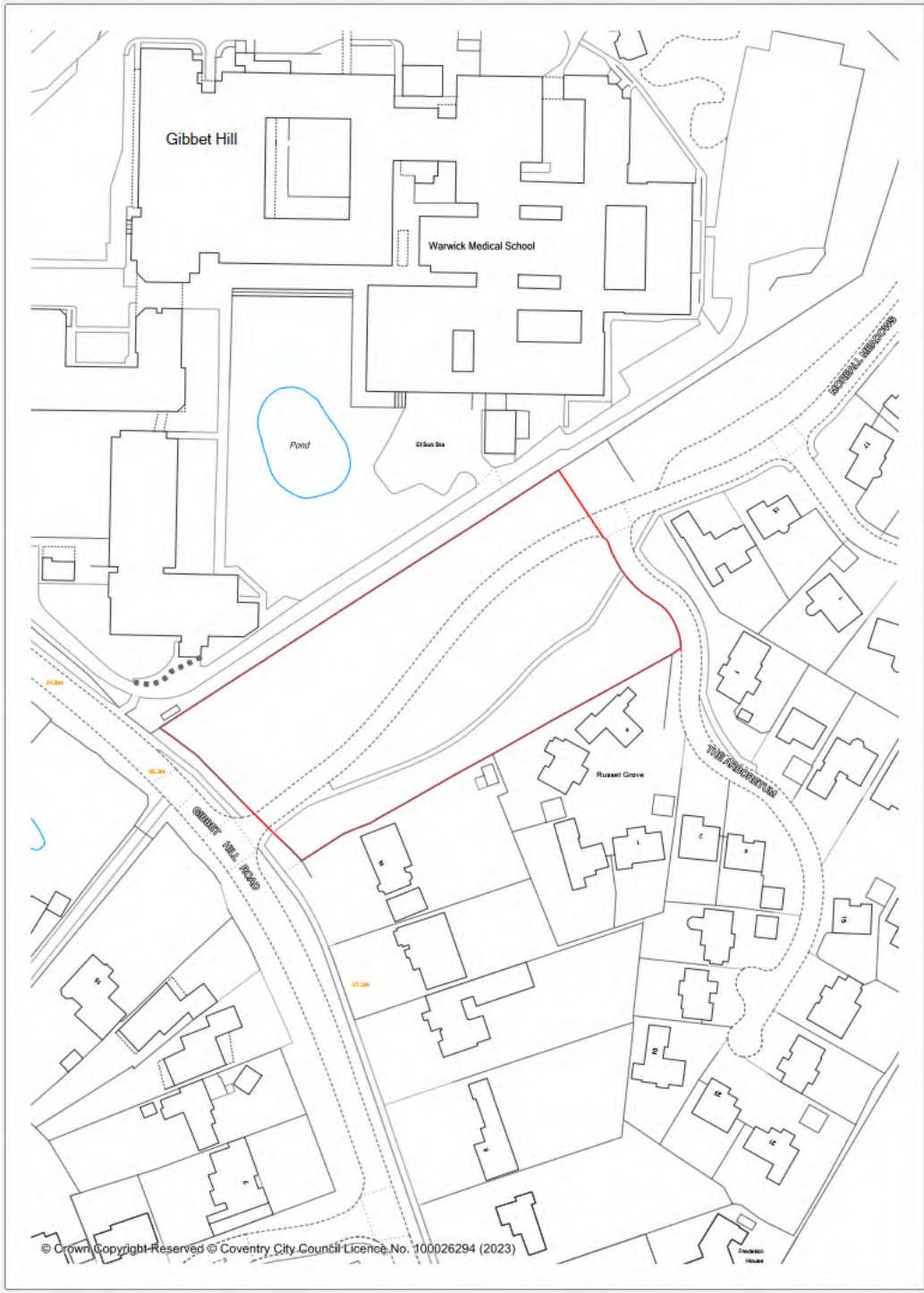


<b>Easting</b>	432250	<b>Northing</b>	283669
<b>Constraints:</b>			
Conservation	None	Ecology Designation	HBA Site 2015
Infrastructure	Partially covered by National Grid easement	Protected Trees	None
Ground Conditions	None	Flood Zone	FZ1

Within the Three Spires View Cone area	No	HMO Article 4 Area	No
Within Archaeological Constraint Area	No		
<b>Availability</b>	<b>6-10 years</b>		
<b>Site Overview:</b> Green Field site within Keresley SUE Local Plan Allocation and sits within the Arden Landscape Area.			
<b>Indicative Capacity:</b> See narrative below.			
<b>Narrative:</b> Site located within the existing Keresley allocation boundary and therefore any proposals for development will be considered in the context of a planning application.			
<b>Capacity Assessment:</b>			
Existing Minimum Density: (30): N/A	Proposed Minimum Density (35dph): N/A	Assessed Capacity: N/A	
<b>Recommendation:</b> Discounted due to being located within an existing allocation.			



<b>Site Name:</b> Land at Moreall Meadows	<b>Site Ref:</b> WAI-003-24	<b>Site Area (Ha):</b> 0.75
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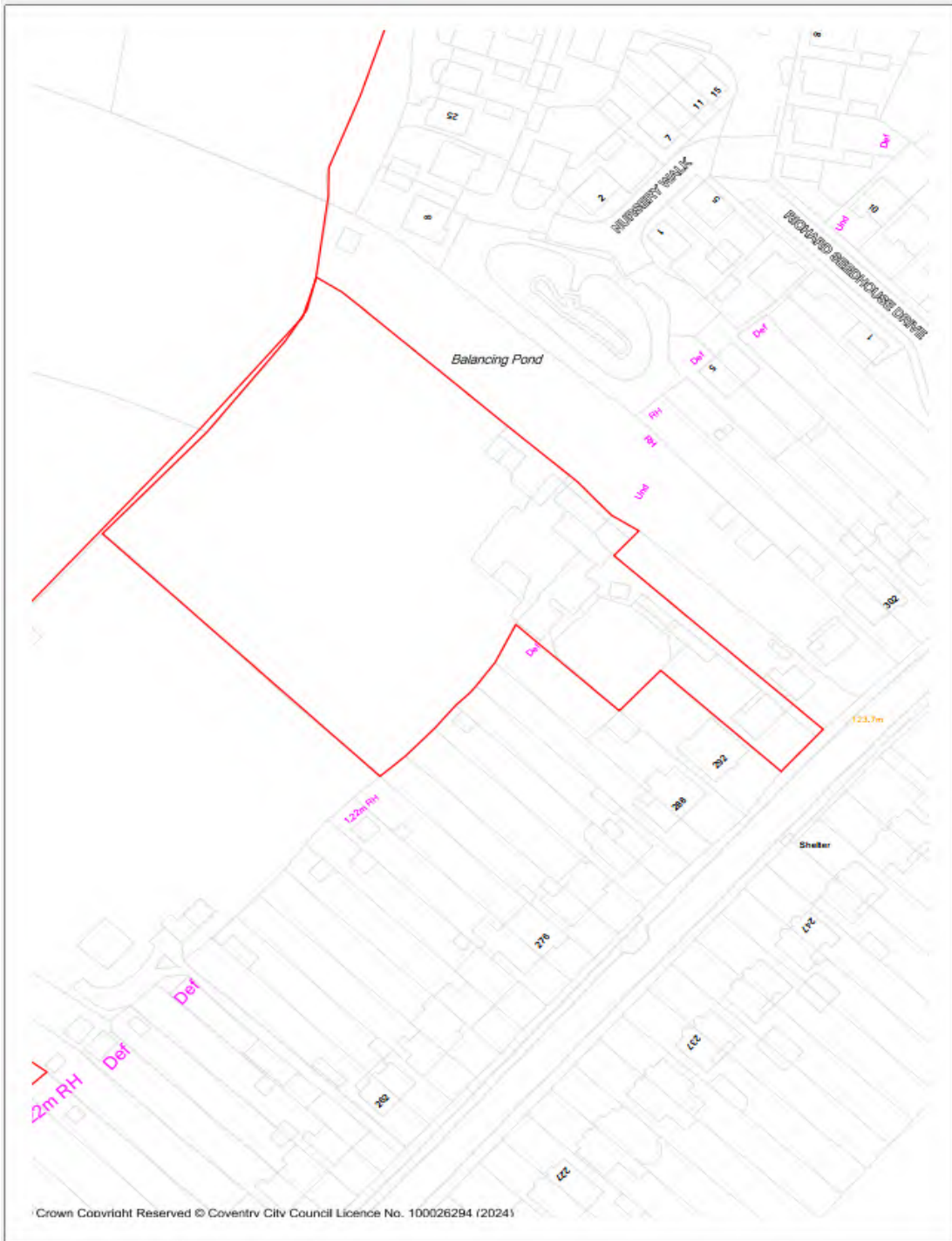
<b>Easting</b>	430657	<b>Northing</b>	275167
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<b>Constraints:</b>			
Conservation	None	Ecology Designation	HBA Site
Infrastructure	None	Protected Trees	None
Ground Conditions	Unlikely	Flood Zone	FZ1
Within the Three Spires View Cone area	No	HMO Article 4 Area	Yes
Within Archaeological Constraint Area	No		

<b>Availability</b>	<b>6-10 years</b>	
<b>Site Overview:</b> Incidental open space adjacent to established low density residential area and University of Warwick campus. Includes footway and access road to residential area.		
<b>Indicative Capacity:</b> A minimum of 22 dwellings would be required to achieve the densities set out in policy H9 of the Local Plan. (30dph), whereas a minimum of 26 dwellings could be delivered if the proposed minimum density of 35dph were to be implemented.		
<b>Narrative:</b> Given the character of the area, low density residential development and low rise university campus, a figure of less than the policy minimum is likely to be a more realistic possibility.		
<b>Capacity Assessment:</b>		
Existing Minimum Density (30dph): 22	Proposed Minimum Density (35dph): 26	Assessed Capacity: 10
<b>Recommendation:</b> Discounted due to the constrained nature of the site, which is also an area of incidental open space containing established and mature planting. Delivery of a suitable scheme likely to be challenging.		

# Discounted Green Belt Sites

<b>Site Name:</b> 294 Browns Lane	<b>Site Ref:</b> BAB-002-24	<b>Site Area (Ha):</b> 1.13
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<b>Easting</b>	429881	<b>Northing</b>	282050
<b>Constraints:</b>			
Conservation	None	Ecology Designation	None
Infrastructure	None	Protected Trees	None
Ground Conditions	None	Flood Zone	FZ1

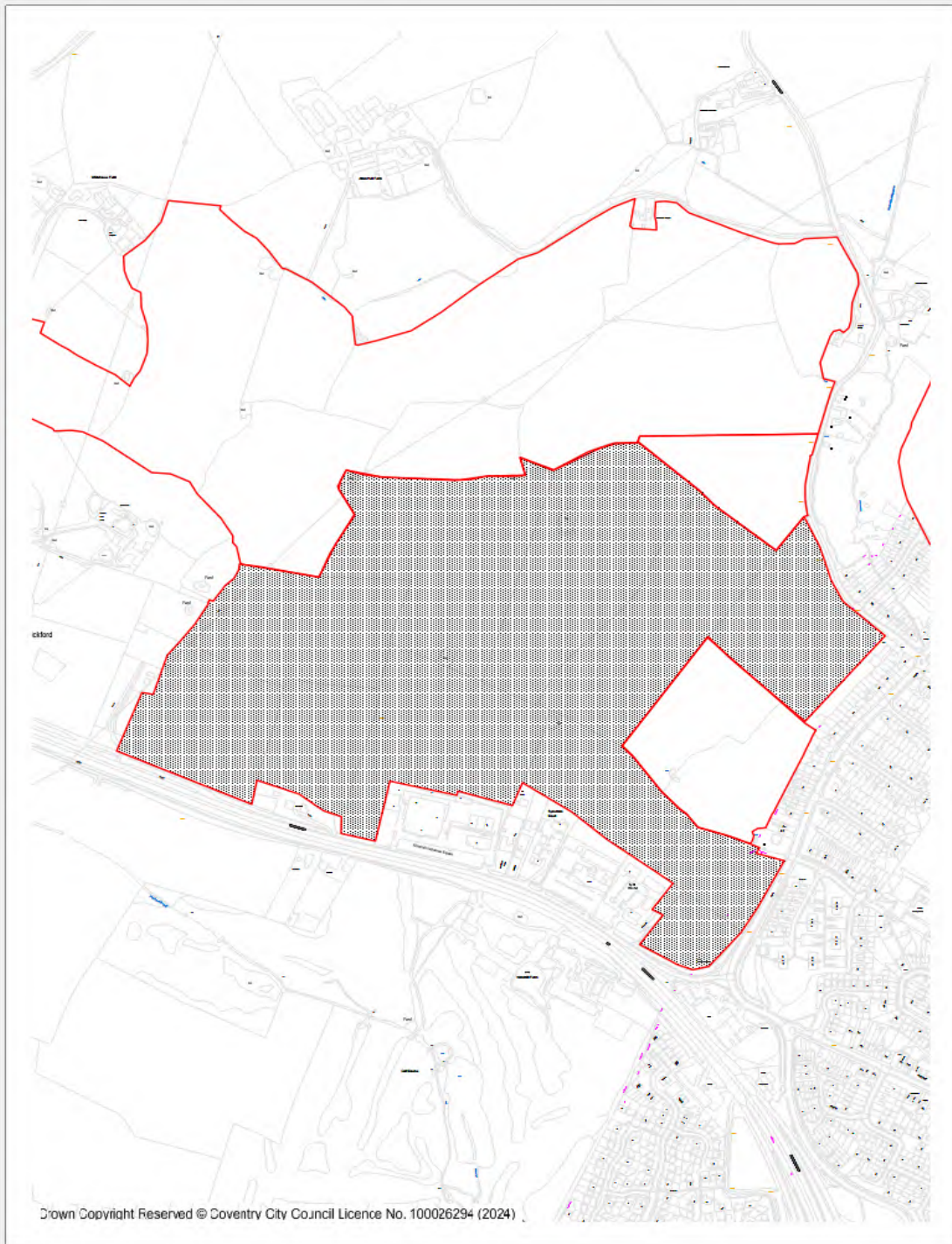
Within the Three Spires View Cone area	No	HMO Article 4 Area	No
Within Archaeological Constraint Area	No		
<b>Availability</b>	1-5		
<b>Site Overview:</b> Site is located in the Green Belt and comprises pastureland as part of agricultural use. Site sits within the Arden Landscape Area.			
<b>Indicative Capacity:</b> A minimum of 39 dwellings would be required to achieve the densities set out in policy H9 of the Local Plan. (30dph). If the proposed minimum density of 35dph is applied, then 35 homes could be delivered.			
<b>Narrative:</b> Site located in the Green Belt to the rear of established residential development off Browns Lane. Site could deliver 39 based on policy minimum, however this may potentially result in over-development. Although the site is adjacent to existing built development and is not in an isolated setting, it is located within the Green Belt and therefore poses policy challenges which would need to be overcome. As set out in the Green Belt Technical Update Study 2024 development in this area (North West Coventry Area 1) would have the effect of substantially reducing its open character leading to the appearance of urban sprawl and very significant encroachment of the open countryside in this strategically important area of Green Belt between Coventry and Birmingham. The site is located within Grade 3 Agricultural land as set out in the DEFRA Agricultural Land Classification. Given the identified supply of land to meet the OAN can be delivered on brownfield sites, this site can be considered to be unsuitable and therefore not contribute to the housing land supply.			
<b>Capacity Assessment:</b>			
Existing Minimum Density (30dph): 34	Proposed Minimum Density (35dph): 40	Assessed Capacity: 15	
<b>Recommendation:</b> Discounted. Site sits within part of a strategic area of Green Belt and comprises Grade 3 agricultural land. This site can be considered unsuitable and therefore not contribute to the housing land supply.			



**Site Name:** Land at Birmingham Road, Allesley

**Site Ref:** BAB-003-24

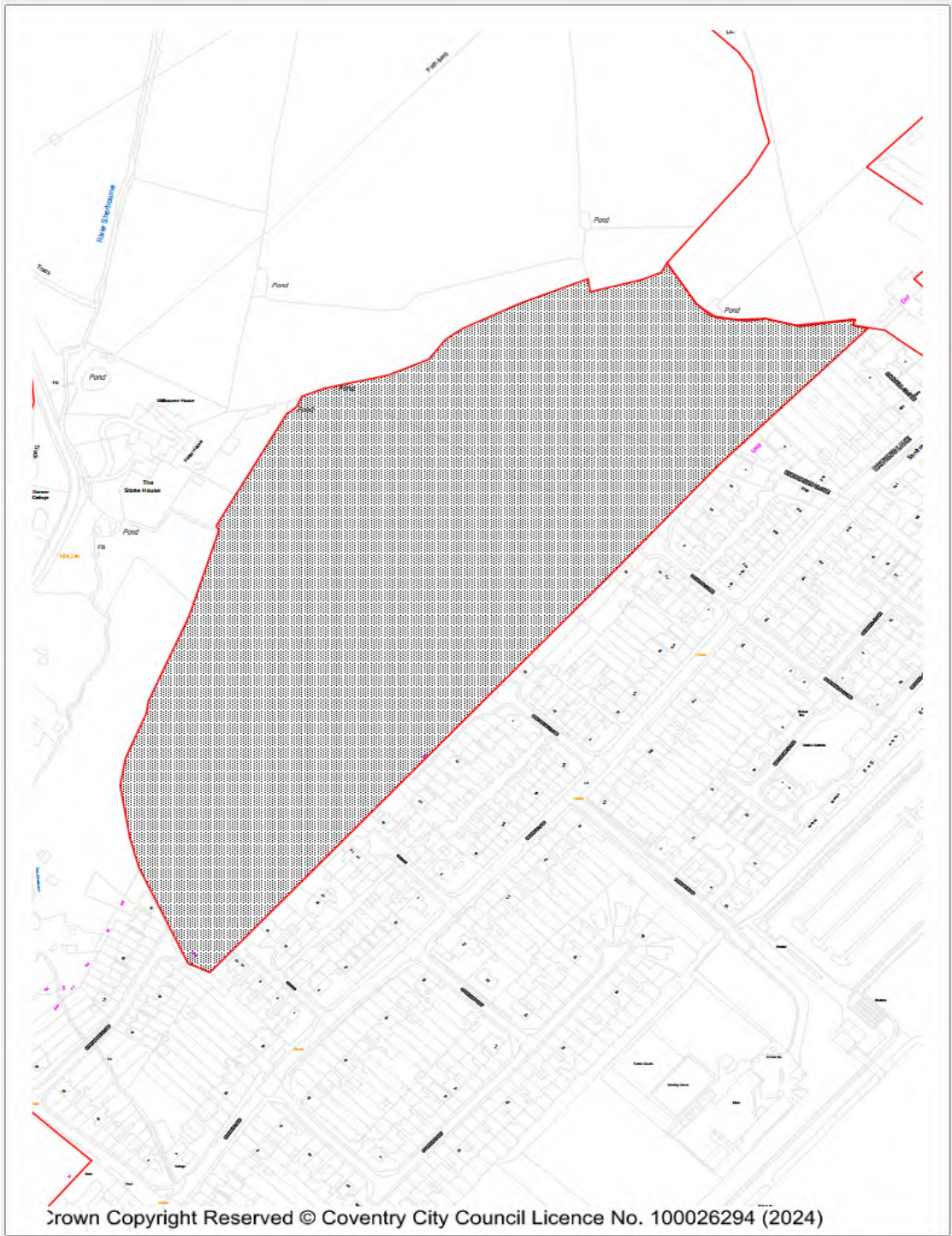
**Site Area (Ha):** 42.76



<b>Easting</b>	428969	<b>Northing</b>	281490
<b>Constraints:</b>			
Conservation	None	Ecology Designation	None
Infrastructure	None	Protected Trees	None
Ground Conditions	None	Flood Zone	FZ1 and very small slither on FZ2 and FZ3
Within the Three Spires View Cone area	No	HMO Article 4 Area	No
Within Archaeological Constraint Area	Part		

Availability	1-5	6-10
<b>Site Overview:</b> Large area of Green Belt land adjacent to A45 and sits within the Arden Landscape Area.		
<b>Indicative Capacity:</b> A minimum of 1283 dwellings would be required to achieve the densities set out in policy H9 of the Local Plan. (30dph). If the proposed minimum density of 35dph is applied, then 1500 homes could be delivered.		
<b>Narrative:</b> Strategic Green Belt site, located North of A45 adjacent Browns Lane Allesley. Development would be strategic in nature and likely to require infrastructure and associated supporting facilities. As set out in the Green Belt Technical Update Study 2024 development in this area (North West Coventry Area 1) would have the effect of substantially reducing it's open character leading to the appearance of urban sprawl and very significant encroachment of the open countryside in this strategically important area of Green Belt between Coventry and Birmingham. The site is located within Grade 2 Agricultural land as set out In the DEFRA Agricultural Land Classification. Given the identified supply of land to meet the OAN can be delivered on brownfield sites, this site can be considered to be unsuitable and therefore not contribute to the housing land supply.		
<b>Capacity Assessment:</b>		
Existing Minimum Density (30dph):1283	Proposed Minimum Density (35dph): 1497	Assessed Capacity: 900
<b>Recommendation:</b> Discounted. Site sits within part of a strategic area of Green Belt and comprises Grade 2 agricultural land. This site can be considered unsuitable and therefore not contribute to the housing land supply.		

<b>Site Name:</b> Land off Brown's Lane	<b>Site Ref:</b> BAB-004-24	<b>Site Area (Ha):</b> 7.95
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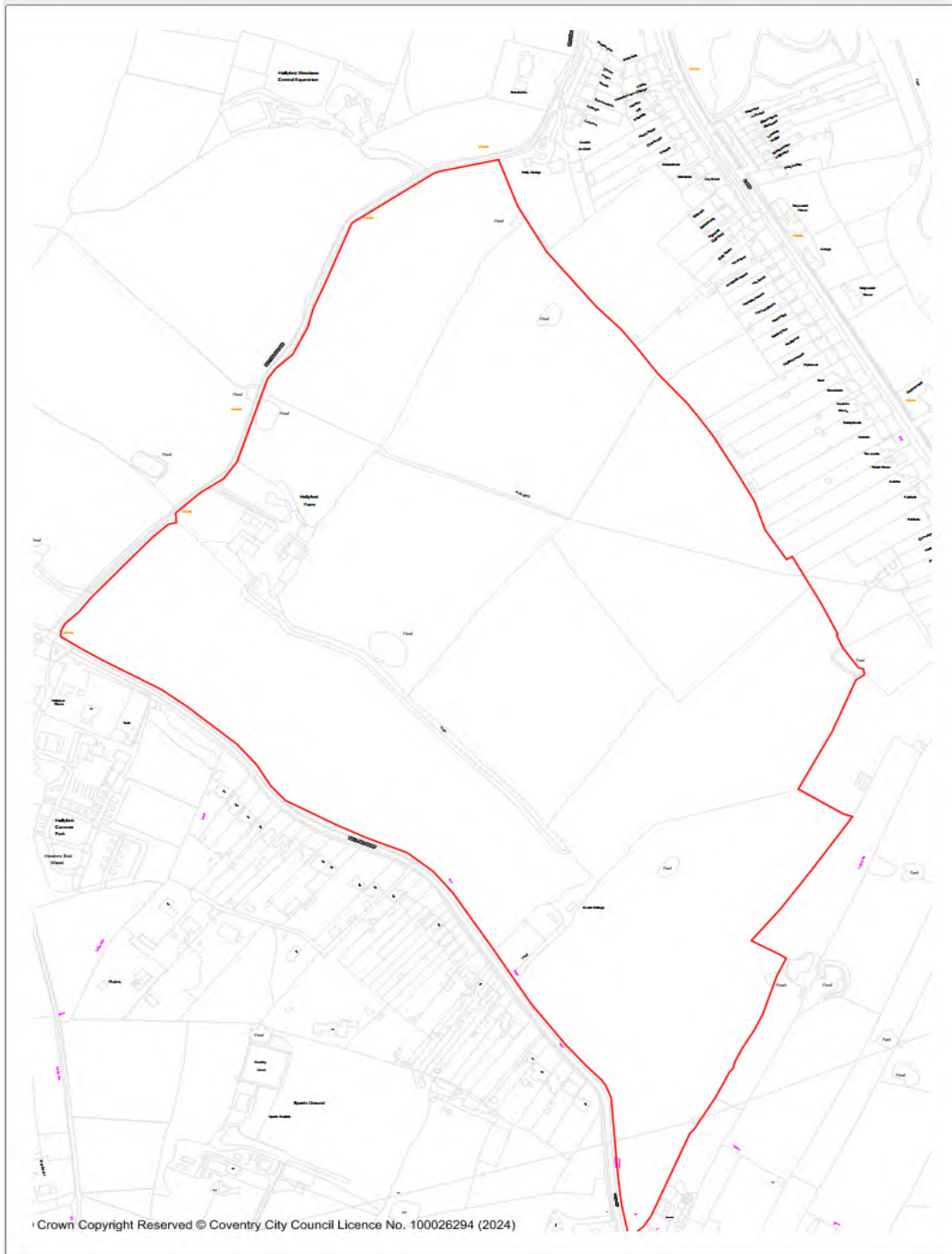
<b>Easting</b>	429572	<b>Northing</b>	281972
<b>Constraints:</b>			
Conservation	None	Ecology Designation	None
Infrastructure	None	Protected Trees	None
Ground Conditions	None	Flood Zone	FZ1
Within the Three Spires View Cone area	No	HMO Article 4 Area	No
Within Archaeological Constraint Area	Part		

<b>Availability</b>	1-5	<b>6-10</b>	
<b>Site Overview:</b> Green Belt site to the West of Browns Lane, Allesley. Adjacent existing established residential area. Site sits within the Arden Landscape Area.			
<b>Capacity:</b> A minimum of 238 dwellings would be required to achieve the densities set out in policy H9 of the Local Plan. (30dph). If the proposed minimum density of 35dph is applied, then 278 homes could be delivered.			
<b>Indicative Narrative:</b> Site submitted for up to 280 homes. It could deliver at least 278 dwellings based on new density, subject to necessary infrastructure provision and mitigation. As set out in the Green Belt Technical Update Study 2024 development in this area (North West Coventry Area 1) would have the effect of substantially reducing it's open character leading to the appearance of urban sprawl and very significant encroachment of the open countryside in this strategically important area of Green Belt between Coventry and Birmingham.. The site is located within Grade 3 Agricultural land as set out In the DEFRA Agricultural Land Classification. Given the identified supply of land to meet the OAN can be delivered on brownfield sites, this site can be considered to be unsuitable and therefore not contribute to the housing land supply.			
<b>Capacity Assessment:</b>			
Existing Minimum Density (30dph): 238	Proposed Minimum Density (35dph): 278	Assessed Capacity: 280	
<b>Recommendation:</b> Discounted. Site sits within part of a strategic area of Green Belt and comprises Grade 3 agricultural land. This site can be considered unsuitable and therefore not contribute to the housing land supply.			

**Site Name:** Hollyfast Farm, Hollyfast Lane

**Site Ref:** BAB-005-24

**Site Area (Ha):** 31.77



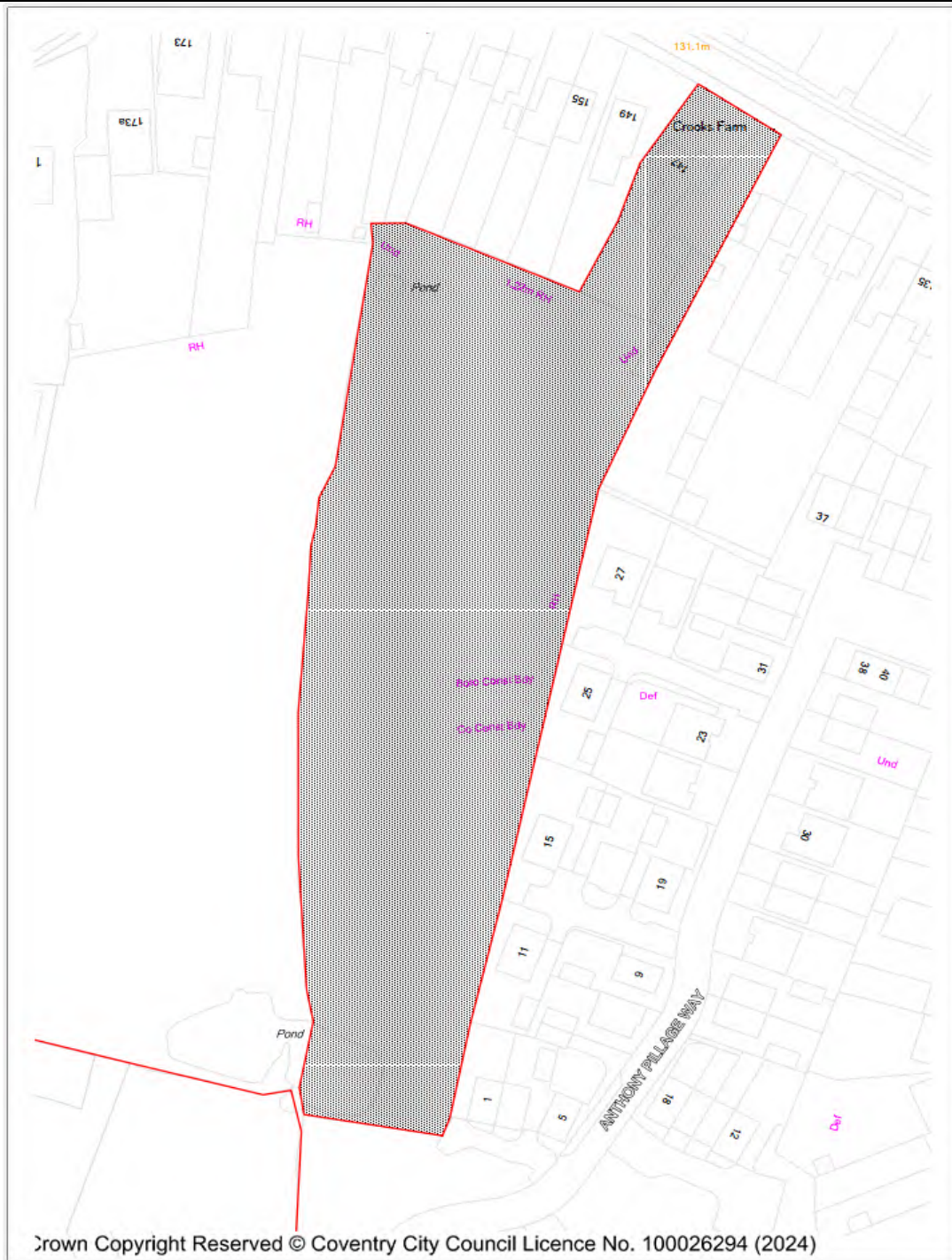
<b>Easting</b>	430419	<b>Northing</b>	283466
<b>Constraints</b>			
Conservation	Building within Hollyfast farm is Grade II listed.	Ecology Designation	None
Infrastructure	Services within vicinity of site.	Protected Trees	None
Ground Conditions	None	Flood Zone	FZ1
Within the Three Spires View Cone area	No	HMO Article 4 Area	No

Within Archaeological Constraint Area	Part	
<b>Availability</b>	1-5	<b>6-10</b>
<b>Site Overview:</b> Site is located in the wider Green Belt West of the Keresley Local Plan allocation. Site sits within the Arden Landscape Area.		
<b>Indicative Capacity:</b> A minimum of 953 dwellings would be required to achieve the densities set out in policy H9 of the Local Plan. (30dph). If the proposed minimum density of 35dph is applied, then 1112 homes could be delivered.		
<b>Narrative:</b> Strategic site capable of delivering around 1000 homes and associated infrastructure. As set out in the Green Belt Technical Update Study 2024 development in this area (North West Coventry Area 1) would have the effect of substantially reducing its open character leading to the appearance of urban sprawl and very significant encroachment of the open countryside in this strategically important area of Green Belt between Coventry and Birmingham. The site is located within Grade 3 Agricultural land as set out in the DEFRA Agricultural Land Classification. Given the identified supply of land to meet the OAN can be delivered on brownfield sites, this site can be considered to be unsuitable and therefore not contribute to the housing land supply.		
<b>Capacity Assessment:</b>		
Existing Minimum Density (30dph): 953	Proposed Minimum Density (35dph): 1112	Assessed Capacity: 1112
<b>Recommendation:</b> Discounted. Site sits within part of a strategic area of Green Belt and comprises Grade 3 agricultural land. This site can be considered unsuitable and therefore not contribute to the housing land supply.		

Site Name: Land rear of 147 Hawkes Mill Lane

Site Ref: BAB-007-24

Site Area (Ha): 0.8



<b>Easting</b>	430073	<b>Northing</b>	282695
<b>Constraints:</b>			
Conservation	Part Brownhill Green Conservation Area	Ecology Designation	None
Infrastructure	None	Protected Trees	None
Ground Conditions	None	Flood Zone	FZ1
Within the Three Spires View Cone area	No	HMO Article 4 Area	No

Within Archaeological Constraint Area	Yes	
<b>Availability</b>	1-5	
<b>Site Overview:</b> Green Belt site adjacent Local Plan Allocation H2:17: Chesnut Nursery. The site sits within the Arden Landscape Area.		
<b>Indicative Capacity:</b> A minimum of 24 dwellings would be required to achieve the densities set out in policy H9 of the Local Plan. If the proposed minimum density of 35dph is applied, then 28 homes could be delivered.		
<b>Narrative:</b> Site located within the Green Belt, adjacent to completed Local Plan Allocation and sits partly within a conservation area. Site likely to deliver around 24 homes subject to suitable access and layout. As set out in the Green Belt Technical Update Study 2024 development in this area (North West Coventry Area 1) would have the effect of substantially reducing it's open character leading to the appearance of urban sprawl and very significant encroachment of the open countryside in this strategically important area of Green Belt between Coventry and Birmingham. The site is located within Grade 3 Agricultural land as set out In the DEFRA Agricultural Land Classification.  Given the identified supply of land to meet the OAN can be delivered on brownfield sites, this site can be considered to be unsuitable and therefore not contribute to the housing land supply.		
<b>Capacity Assessment:</b>		
Existing Minimum Density (30dph): 24	Proposed Minimum Density (35dph): 28	Assessed Capacity: 28
<b>Recommendation:</b> Discounted. Site sits within part of a strategic area of Green Belt and comprises Grade 3 agricultural land. This site can be considered unsuitable and therefore not contribute to the housing land supply.		



**Site Name:** Land at Hawkes Mill Lane      **Site Ref:** BAB-008-24      **Site Area (Ha):** 2.14



<b>Eastings</b>	430168	<b>Northing</b>	282803
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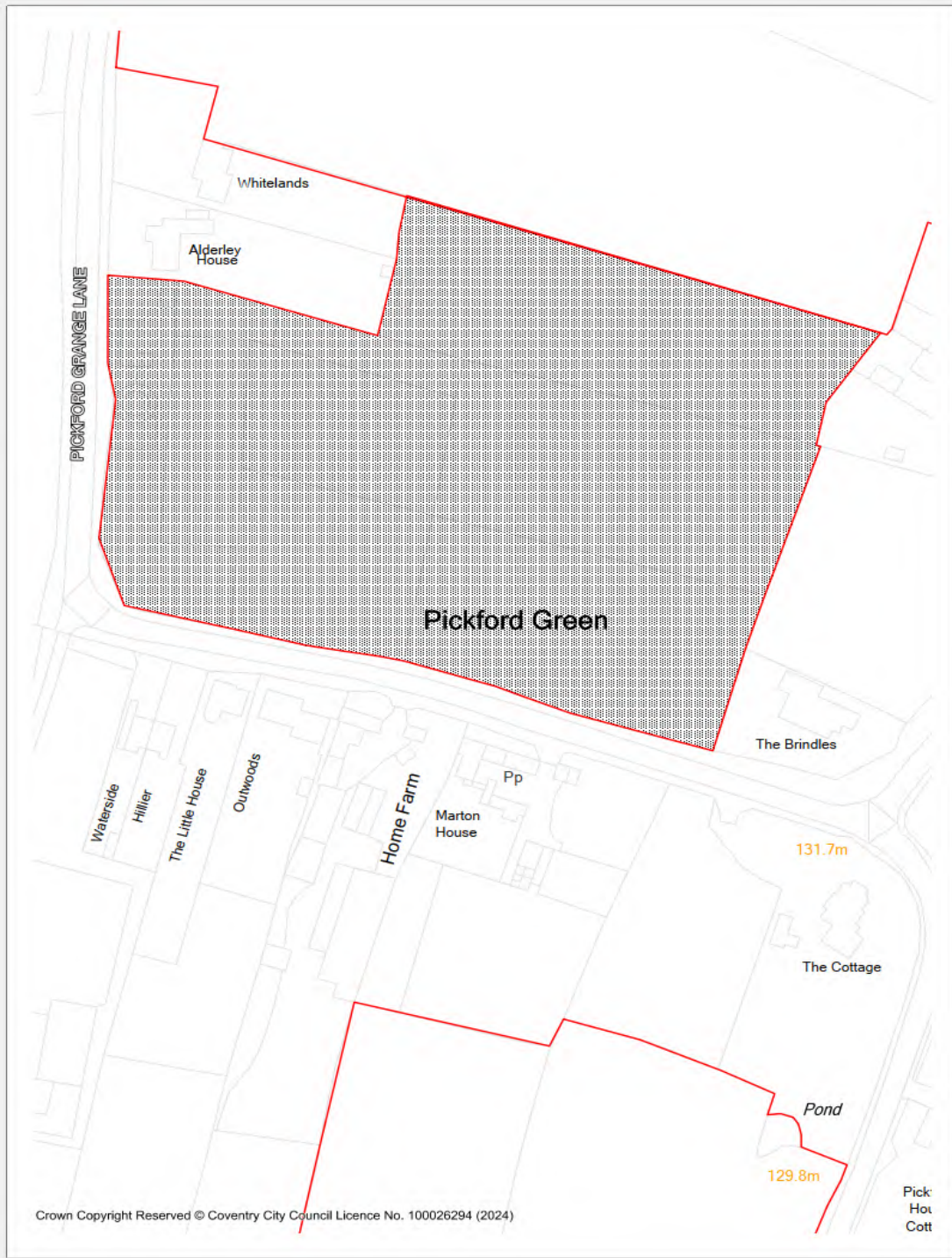
<b>Constraints</b>			
Conservation	Browshill Green Conservation Area	Ecology Designation	None
Infrastructure	None	Protected Trees	None
Ground Conditions	None	Flood Zone	FZ1
Within the Three Spires View Cone area	No	HMO Article 4 Area	No
Within Archaeological Constraint Area	No		

<b>Availability</b>	<b>6-10</b>	
<b>Site Overview:</b> Site is located in the wider Green Belt North of Browns Lane and Hawkesmill Lane. The site sits within the Arden Landscape Area.		
<b>Indicative Capacity:</b> A minimum of 64 dwellings would be required to achieve the densities set out in policy H9 of the Local Plan. (30dph). If the proposed minimum density of 35dph is applied, then 75 homes could be delivered.		
<b>Narrative:</b> Site is located in the Green Belt and comprises agricultural land also located within a conservation area. Site is capable of delivering around 60 homes, subject to access and appropriate mitigation. Site boundary also includes two sites submitted by other parties (Bab018-24, Bab025-24) As set out in the Green Belt Technical Update Study 2024 development in this area (North West Coventry Area 1) would have the effect of substantially reducing it's open character leading to the appearance of urban sprawl and very significant encroachment of the open countryside in this strategically important area of Green Belt between Coventry and Birmingham. The site is located within Grade 3 Agricultural land as set out In the DEFRA Agricultural Land Classification.  Given the identified supply of land to meet the OAN can be delivered on brownfield sites, this site can be considered to be unsuitable and therefore not contribute to the housing land supply.		
<b>Capacity Assessment:</b>		
Existing Minimum Density (30dph): 64	Proposed Minimum Density (35dph): 75	Assessed Capacity: 60
<b>Recommendation:</b> Discounted. Site sits within part of a strategic area of Green Belt and comprises Grade 3 agricultural land. This site can be considered unsuitable and therefore not contribute to the housing land supply.		

**Site Name:** Land at Pickford Grange Lane Adj Alderley House.

**Site Ref:** BAB-009-24

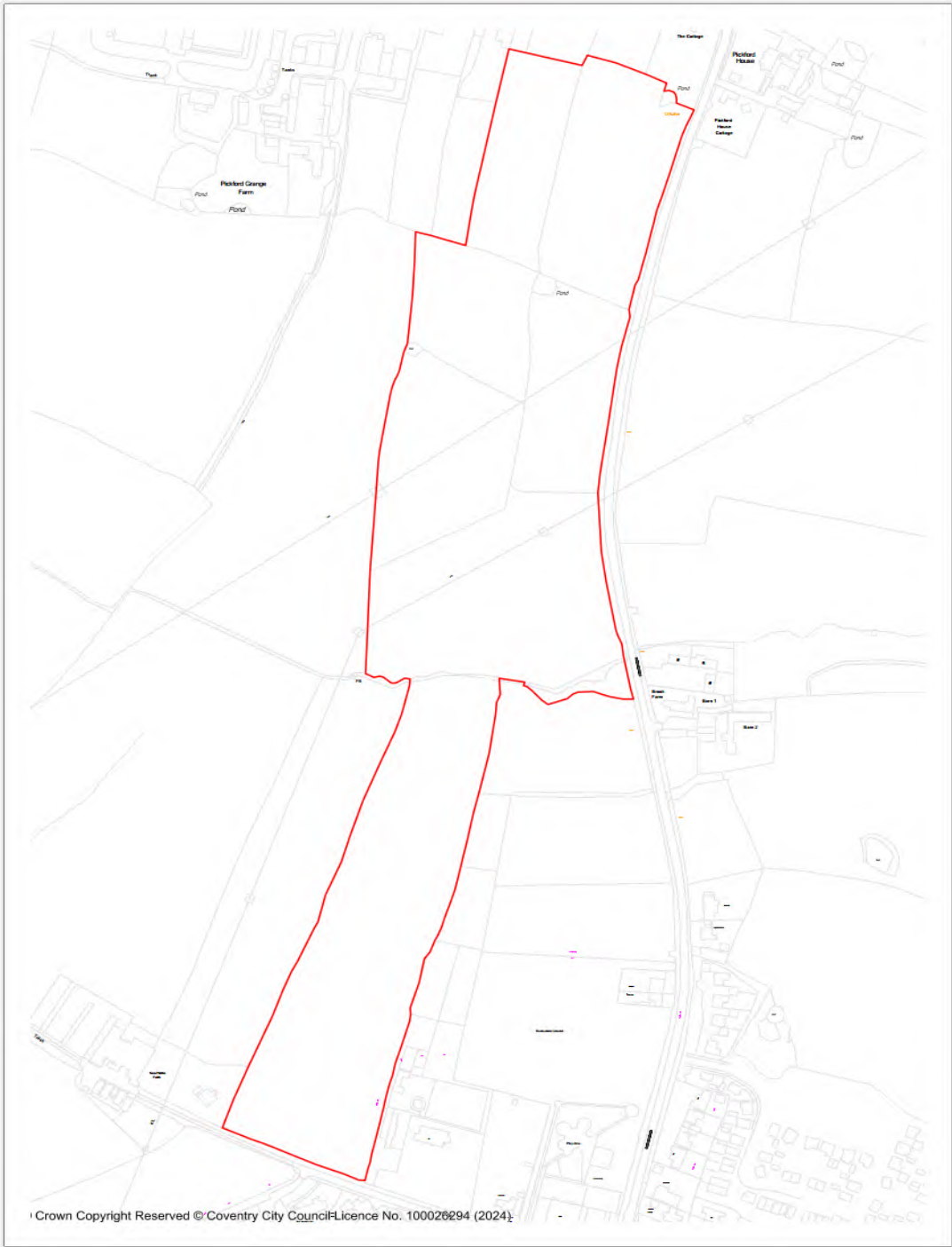
**Site Area (Ha):** 2.1



<b>Easting</b>	427319	<b>Northing</b>	281331
<b>Constraints:</b>			
Conservation	None	Ecology Designation	None
Infrastructure	None	Protected Trees	None
Ground Conditions	None	Flood Zone	FZ1
Within the Three Spires View Cone area	No	HMO Article 4 Area	No

Within Archaeological Constraint Area	No	
<b>Availability</b>	1-5	6-10
<b>Site Overview:</b> Site is located in the Green Belt, immediately West of Local Plan Allocation JE2:5 Eastern Green. The site sits within the Arden Landscape Area.		
<b>Indicative Capacity:</b> A minimum of 63 dwellings would be required to achieve the densities set out in policy H9 of the Local Plan. (30dph). If the proposed minimum density of 35dph is applied, then 73 homes could be delivered.		
<b>Narrative:</b> Site located within the Green Belt and adjacent to local plan allocation. Site submitted for 50 dwellings at 38dph with 60% developable area. Site likely to deliver around 60 homes subject to appropriate mitigation. As set out in the Green Belt Technical Update Study 2024 development in this area (North West Coventry Area 1) would have the effect of substantially reducing its open character leading to the appearance of urban sprawl and very significant encroachment of the open countryside in this strategically important area of Green Belt between Coventry and Birmingham. The site is located within Grade 3 Agricultural land as set out in the DEFRA Agricultural Land Classification. Given the identified supply of land to meet the OAN can be delivered on brownfield sites, this site can be considered to be unsuitable and therefore not contribute to the housing land supply.		
<b>Capacity Assessment:</b>		
Existing Minimum Density (30dph): 63	Proposed Minimum Density (35dph): 73	Assessed Capacity: 60
<b>Recommendation:</b> Discounted. Site sits within part of a strategic area of Green Belt and comprises Grade 3 agricultural land. This site can be considered unsuitable and therefore not contribute to the housing land supply.		

**Site Name:** Land off Pickford Green Lane      **Site Ref:** BAB-010-24      **Site Area (Ha):** 6.5



<b>Easting</b>	427258	<b>Northing</b>	280795
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<b>Constraints:</b>			
Conservation	None	Ecology Designation	None
Infrastructure	Part national Grid no build zone.	Protected Trees	None
Ground Conditions	None	Flood Zone	FZ1
Within the Three Spires View Cone area	No	HMO Article 4 Area	No
Within Archaeological Constraint Area	No		

<b>Availability</b>	1-5	<b>6-10</b>
<b>Site Overview:</b> Site is located in the Green Belt, immediately West of Local Plan Allocation JE2:5 Eastern Green. The site sits within the Arden Landscape Area.		
<b>Indicative Capacity:</b> A minimum of 195 dwellings would be required to achieve the densities set out in policy H9 of the Local Plan. (30dph). If the proposed minimum density of 35dph is applied, then 230 homes could be delivered.		
<b>Narrative:</b> Site located within the Green Belt and adjacent to local plan allocation. Site likely to deliver around 200 homes subject to appropriate mitigation. Site submitted for 230 dwellings at 35dph. As set out in the Green Belt Technical Update Study 2024 development in this area (North West Coventry Area 1) would have the effect of substantially reducing it's open character leading to the appearance of urban sprawl and very significant encroachment of the open countryside in this strategically important area of Green Belt between Coventry and Birmingham. The site is located within Grade 3 Agricultural land as set out In the DEFRA Agricultural Land Classification. Given the identified supply of land to meet the OAN can be delivered on brownfield sites, this site can be considered to be unsuitable and therefore not contribute to the housing land supply.		
<b>Capacity Assessment:</b>		
Existing Minimum Density (30dph): 195	Proposed Minimum Density (35dph): 227	Assessed Capacity: 230
<b>Recommendation:</b> Discounted. Site sits within part of a strategic area of Green Belt and comprises Grade 3 agricultural land. This site can be considered unsuitable and therefore not contribute to the housing land supply.		

<b>Site Name:</b> Land at Rookery Farm, Coventry	<b>Site Ref:</b> BAB-011-24	<b>Site Area (Ha):</b> 51
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<b>Easting</b>	430928	<b>Northing</b>	281950
<b>Constraints</b>			
Conservation	Some locally listed and Grade two listed buildings	Ecology Designation	Part Local Wildlife Site
Infrastructure	No issues identified	Protected Trees	None
Ground Conditions	None	Flood Zone	FZ1
Within the Three Spires View Cone area	No	HMO Article 4 Area	No
Within Archaeological Constraint Area	Part		
<b>Availability</b>	11+		

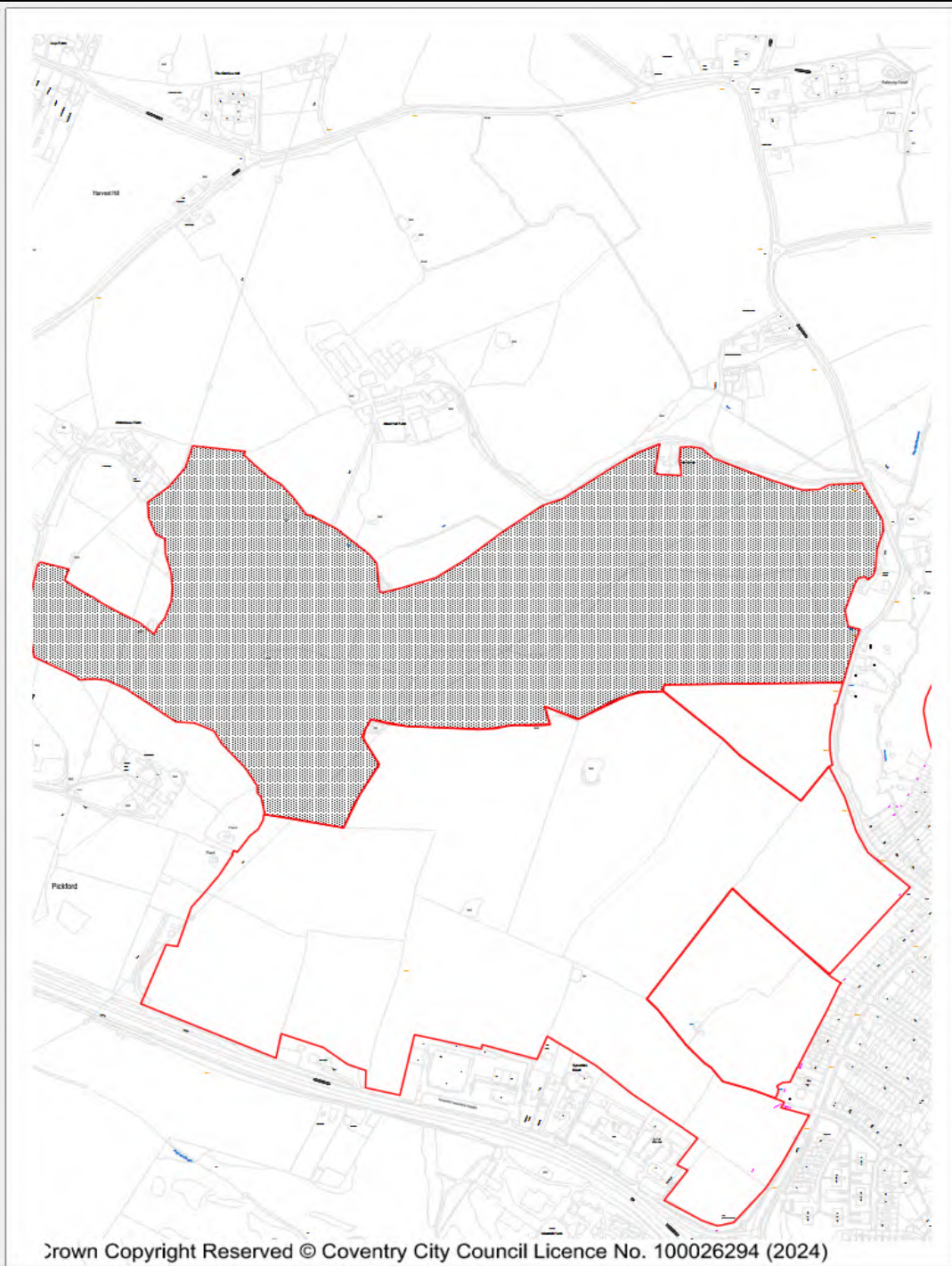
<b>Site Overview:</b> Site is located in the wider Green Belt West of Coundon Green and South of Brownhill Green Road. It comprises a water course and several ponds and structures such as outbuildings. The site sits within the Arden Landscape Area.		
<b>Indicative Capacity:</b> A minimum of 1530 dwellings would be required to achieve the densities set out in policy H9 of the Local Plan. (30dph). If the proposed minimum density of 35dph is applied, then 1785 homes could be delivered.		
<b>Narrative:</b> Site is located in the Green Belt and comprises agricultural land. Site is capable of delivering around 1530 homes, subject to access and appropriate mitigation. Site submitted for around 1200 homes. Given constraints, achievable capacity likely to be less than policy minimum. As set out in the Green Belt Technical Update Study 2024 development in this area (North West Coventry Area 1) would have the effect of substantially reducing its open character leading to the appearance of urban sprawl and very significant encroachment of the open countryside in this strategically important area of Green Belt between Coventry and Birmingham. The site is located within Grade 3 Agricultural land as set out in the DEFRA Agricultural Land Classification.  Given the identified supply of land to meet the OAN can be delivered on brownfield sites, this site can be considered to be unsuitable and therefore not contribute to the housing land supply.		
<b>Capacity Assessment:</b>		
Existing Minimum Density (30dph):1530	Proposed Minimum Density (35dph): 1785	Assessed Capacity: 1200
<b>Recommendation:</b> Discounted. Site sits within part of a strategic area of Green Belt and comprises Grade 3 agricultural land. Includes part of Northbrook Lane Local Wildlife Site. This site can be considered unsuitable and therefore not contribute to the housing land supply.		



**Site Name:** Land off Washbrook Lane

**Site Ref:** BAN-013-24

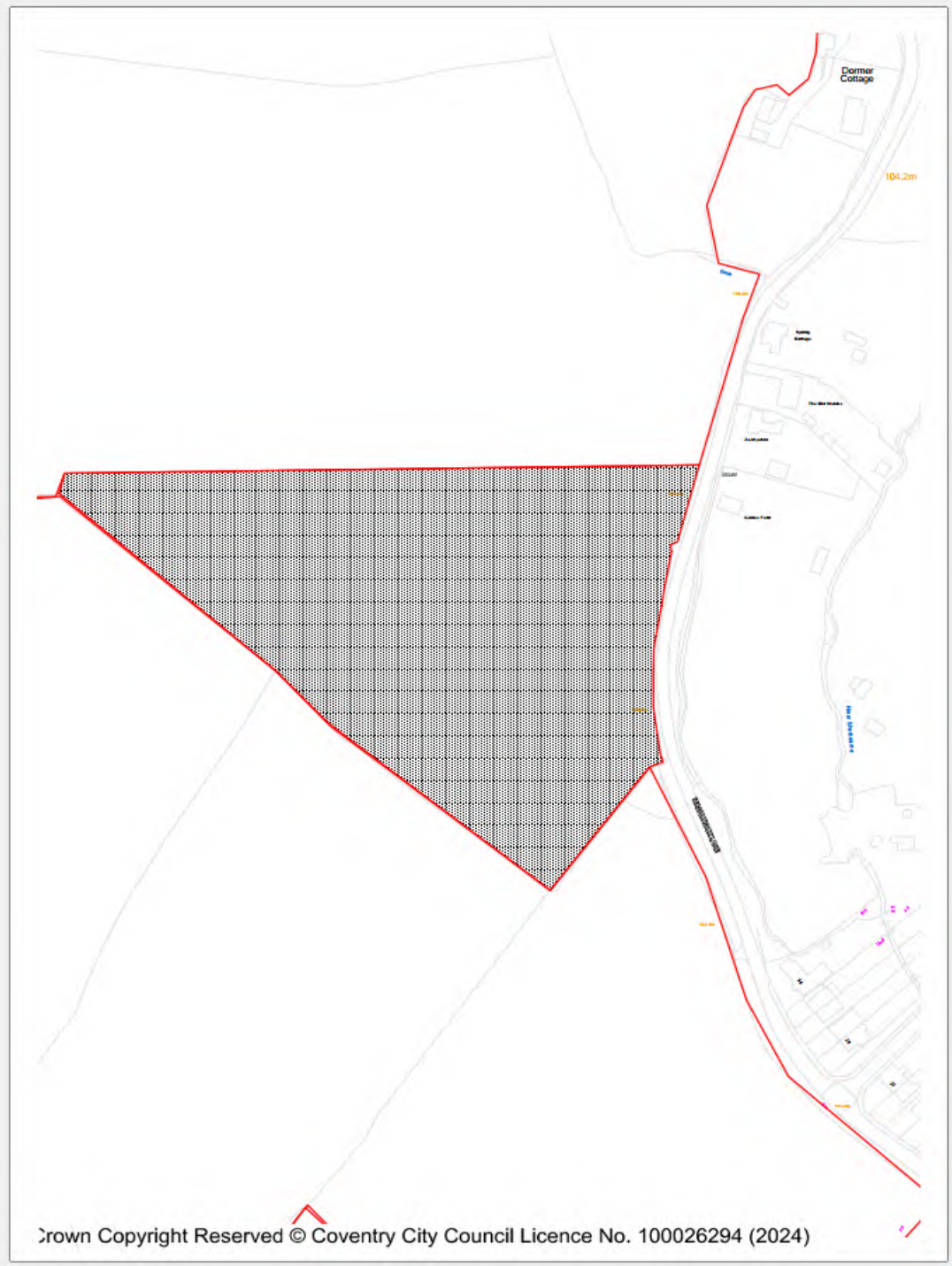
**Site Area (Ha):** 28.4



<b>Easting</b>	428669	<b>Northing</b>	281926
<b>Constraints:</b>			
Conservation	None	Ecology Designation	None
Infrastructure	Services in the vicinity of the site.	Protected Trees	None
Ground Conditions	None	Flood Zone	FZ1 and very small slither on FZ2 and FZ3
Within the Three Spires View Cone area	No	HMO Article 4 Area	No

Within Archaeological Constraint Area	Part	
<b>Availability</b>	11+	
<b>Site Overview:</b> Site is located in the Green Belt and comprises agricultural land and some water courses as well as overhead pylons. The site sits within the Arden Landscape Area.		
<b>Indicative Capacity:</b> A minimum of 852 dwellings would be required to achieve the densities set out in policy H9 of the Local Plan. (30dph). If the proposed minimum density of 35dph is applied, then 1000 homes could be delivered.		
<b>Narrative:</b> Site is located in the wider Green Belt, in the open countryside and is capable of delivering a strategic level of development, with associated infrastructure. Site submitted for around 1000 homes. As set out in the Green Belt Technical Update Study 2024 development in this area (North West Coventry Area 1) would have the effect of substantially reducing its open character leading to the appearance of urban sprawl and very significant encroachment of the open countryside in this strategically important area of Green Belt between Coventry and Birmingham. The site is located within Grades 2 and 3 Agricultural land as set out in the DEFRA Agricultural Land Classification.  Given the identified supply of land to meet the OAN can be delivered on brownfield sites, this site can be considered to be unsuitable and therefore not contribute to the housing land supply.		
<b>Capacity Assessment:</b>		
Existing Minimum Density (30dph): 852	Proposed Minimum Density (35dph): 994	Assessed Capacity: 1000
<b>Recommendation:</b> Discounted. Site sits within part of a strategic area of Green Belt and comprises Grades 2 and 3 Agricultural land. This site can be considered unsuitable and therefore not contribute to the housing land supply.		

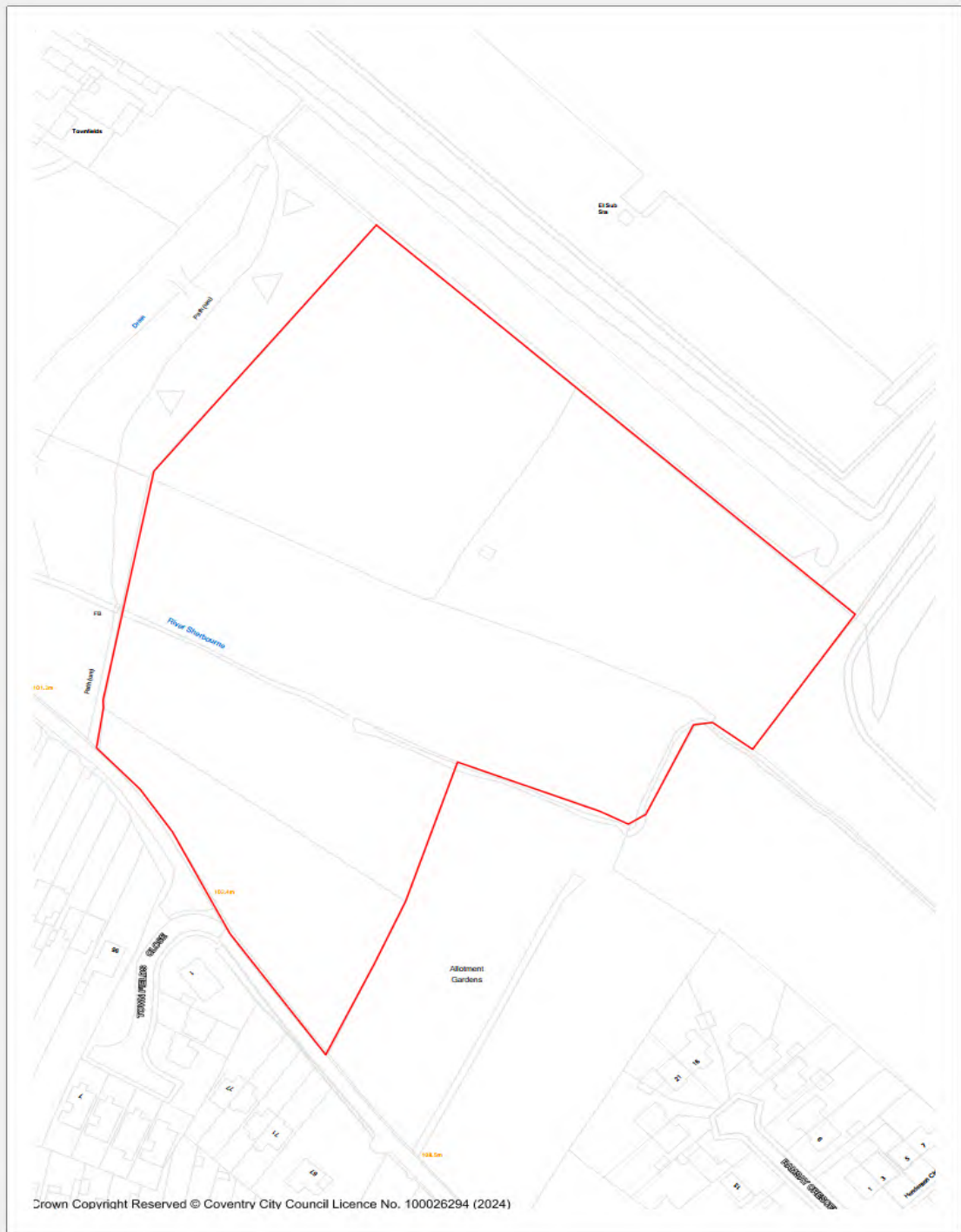
<b>Site Name:</b> Land to the West of Washbrook Lane	<b>Site Ref:</b> BAB-014-24	<b>Site Area (Ha):</b> 2.01
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<b>Easting</b>	429202	<b>Northing</b>	281821
<b>Constraints:</b>			
Conservation	None	Ecology Designation	None
Infrastructure	Services adjacent to the site	Protected Trees	None
Ground Conditions	None	Flood Zone	FZ1
Within the Three Spires View Cone area	No	HMO Article 4 Area	No

Within Archaeological Constraint Area	No	
<b>Availability</b>	11+	
<b>Site Overview:</b> Site is located as a stand-alone site within the wider Green Belt West of Washbrook Lane. The site sits within the Arden Landscape Area.		
<b>Indicative Capacity:</b> A minimum of 60 dwellings would be required to achieve the densities set out in policy H9 of the Local Plan. (30dph). If the proposed minimum density of 35dph is applied, then 70 homes could be delivered.		
<b>Narrative:</b> Small stand-alone site within the Green Belt, capable of delivering around 60 homes. As set out in the Green Belt Technical Update Study 2024 development in this area (North West Coventry Area 1) would have the effect of substantially reducing its open character leading to the appearance of urban sprawl and very significant encroachment of the open countryside in this strategically important area of Green Belt between Coventry and Birmingham. The site is located within Grades 2 and 3 Agricultural land as set out in the DEFRA Agricultural Land Classification. Given the identified supply of land to meet the OAN can be delivered on brownfield sites, this site can be considered to be unsuitable and therefore not contribute to the housing land supply.		
<b>Capacity Assessment:</b>		
Existing Minimum Density (30dph): 60	Proposed Minimum Density (35dph): 70	Assessed Capacity: 70
<b>Recommendation:</b> Discounted. Site sits within part of a strategic area of Green Belt and comprises Grades 2 and 3 Agricultural land. This site can be considered unsuitable and therefore not contribute to the housing land supply.		

<b>Site Name:</b> Land adjacent to Lyons Park	<b>Site Ref:</b> Bab015-24	<b>Site Area (Ha):</b> 2.1
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<b>Easting</b>	429804	<b>Northing</b>	281284
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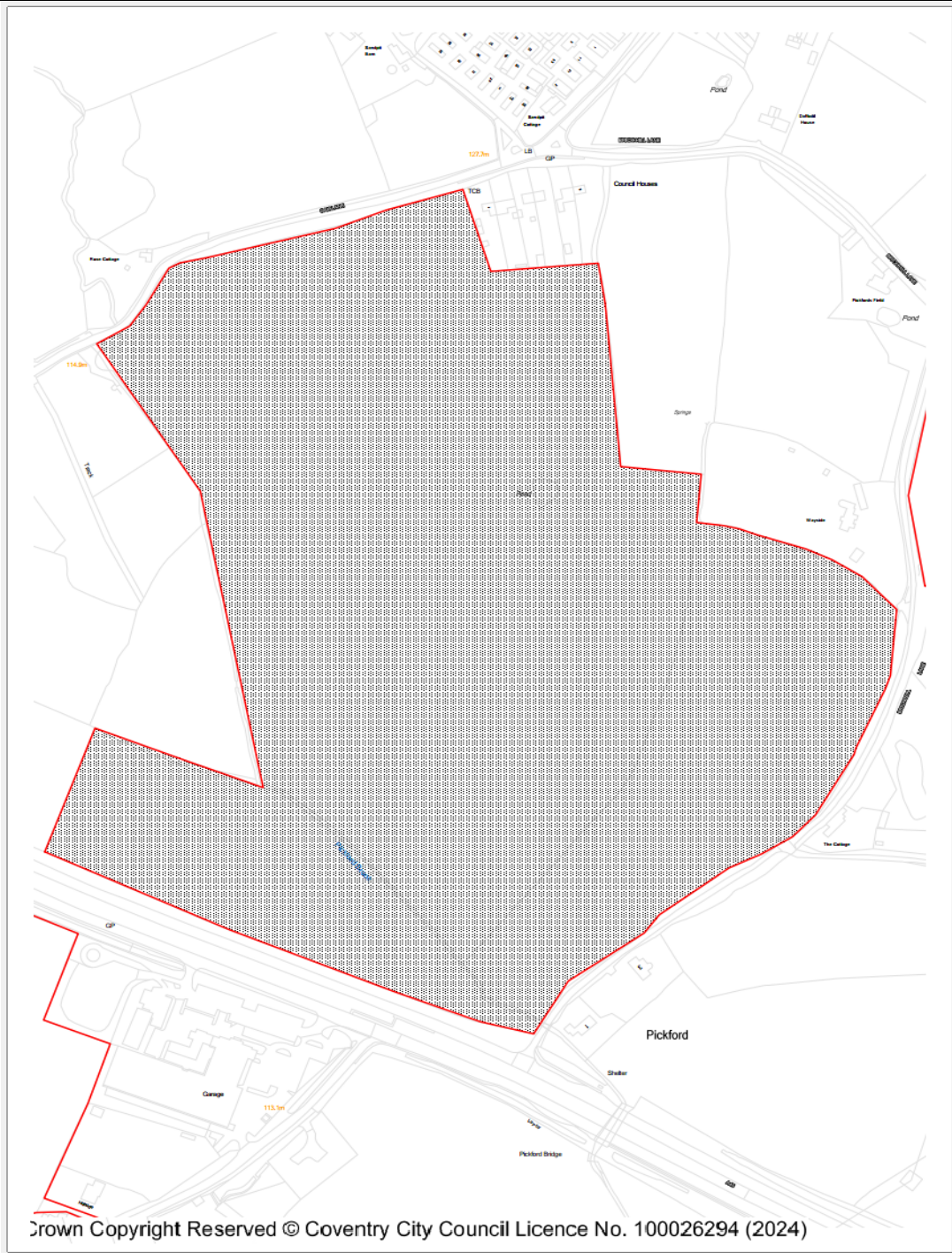
<b>Constraints:</b>			
Conservation	None	Ecology Designation	Local Wildlife Site
Infrastructure	Services adjacent to the site	Protected Trees	Adjacent
Ground Conditions	None	Flood Zone	FZ1, FZ2, and FZ3
Within the Three Spires View Cone area	No	HMO Article 4 Area	No
Within Archaeological Constraint Area	No		

<b>Availability</b>	1-5	
<p><b>Site Overview:</b>  Site is located South of Lyons Park and North of Butt Lane Allesley. Green Belt designation covers the site which has been promoted in two parts. Firstly, a residential element of secondly an enhanced biodiversity/Ecology element located to the East around Staircase Lane. The site sits within the Arden Landscape Area.</p>		
<p><b>Indicative Capacity:</b>  A minimum of 63 dwellings would be required to achieve the densities set out in policy H9 of the Local Plan. (30dph). If the proposed minimum density of 35dph is applied, then 73 homes could be delivered.</p>		
<p><b>Narrative:</b>  Site submitted for an indicative figure of 56 homes. Small area of Green Belt bounded on three sides by development. Part located in FZ3. Some opportunity for development subject to overcoming infrastructure constraints. Likely the policy minimum will not be achievable due to site constraints.  As set out in the Green Belt Technical Update Study 2024 development in this area (North West Coventry Area 1) would have the effect of substantially reducing it's open character leading to the appearance of urban sprawl and very significant encroachment of the open countryside in this strategically important area of Green Belt between Coventry and Birmingham. The site is located within Grade 3 Agricultural land as set out In the DEFRA Agricultural Land Classification.  Given the identified supply of land to meet the OAN can be delivered on brownfield sites, this site can be considered to be unsuitable and therefore not contribute to the housing land supply.</p>		
<p><b>Capacity Assessment:</b></p>		
Existing Minimum Density (30dph): 63	Proposed Minimum Density (35dph): 73	Assessed Capacity: 56
<p><b>Recommendation:</b> Discounted.  Site sits within part of a strategic area of Green Belt and comprises Grade 3 Agricultural land and forms part of the Butt Lane Meadows Local Wildlife Site. This site can be considered unsuitable and therefore not contribute to the housing land supply.</p>		

**Site Name:** Land North of A45 and West of Brickhill Lane

**Site Ref:** BAB-016-24

**Site Area (Ha):** 11.81



<b>Easting</b>	427838	<b>Northing</b>	281990
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<b>Constraints:</b>			
Conservation	None	Ecology Designation	None
Infrastructure	None	Protected Trees	None
Ground Conditions	None	Flood Zone	FZ1, FZ2, and FZ3
Within the Three Spires View Cone area	No	HMO Article 4 Area	No
Within Archaeological Constraint Area	No		

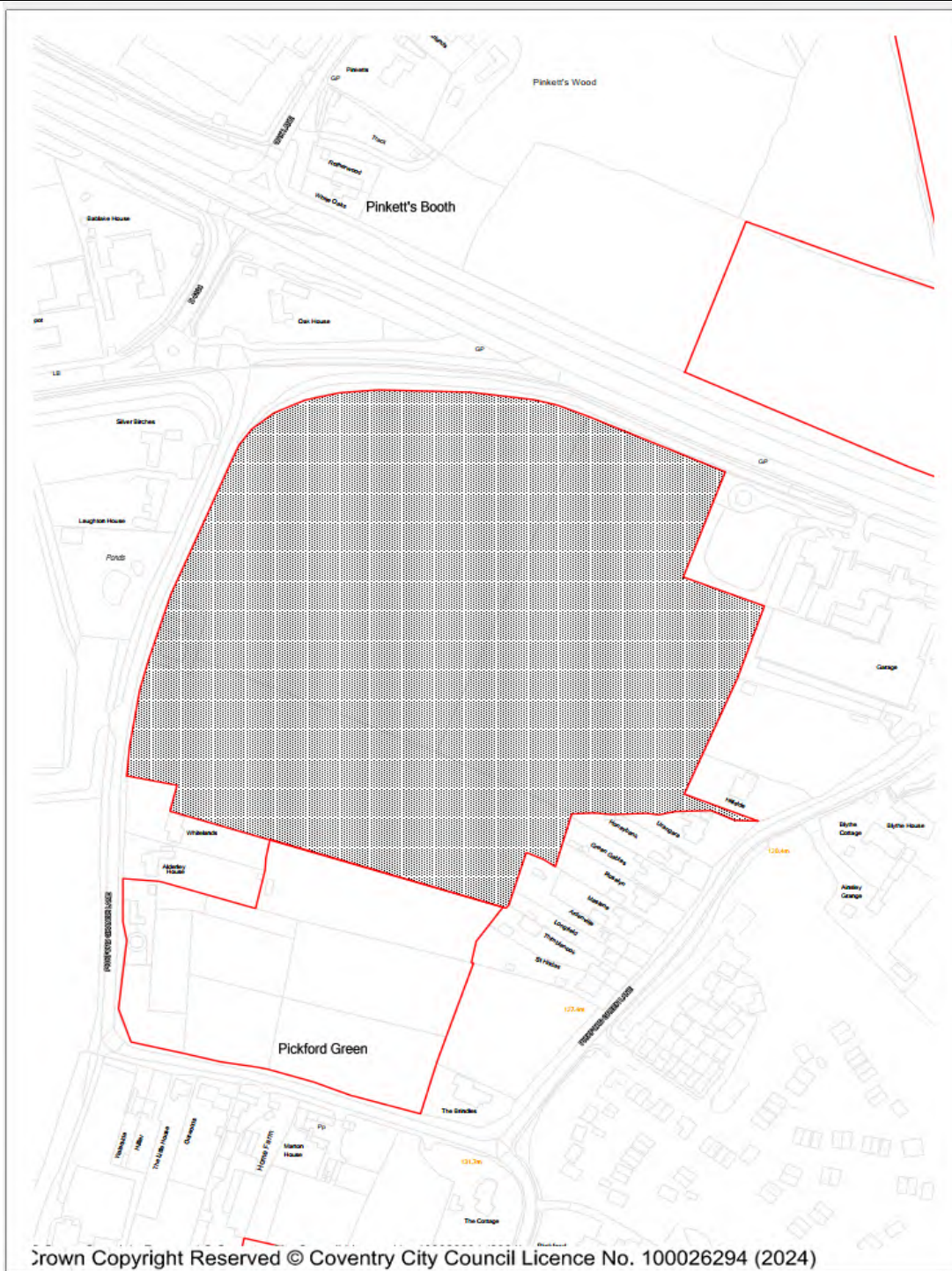
<b>Availability</b>	1-5
<p><b>Site Overview:</b>  Site located within the Green Belt North of A45 at Pickford Green and sits within the Arden Landscape Area.  The site is being promoted for employment use of B8 (storage and distribution) and E use classes.</p>	
<p><b>Indicative Capacity:</b>  Based on the HEDNA plot ratio. Delivery of B8 uses equates to 0.4 for warehousing and distribution. This would equate to 4.72ha. (11.81 x 0.4 = 4.72)</p>	
<p><b>Narrative:</b>  Site currently Green Belt, adjacent strategic highway network. Para 4.3 of the Green Belt Technical Update Study July 2024 states <i>“Development in this area would therefore have the effect of substantially reducing its open character leading to the appearance of urban sprawl and very significant encroachment of the open countryside in this strategically important area of Green Belt between Coventry and Birmingham.”</i> Para 4.6 goes on to say <i>“In looking at the area to the west of Pickford Green Lane it is apparent that any prospective development here would be isolated from the city’s built-up area and would represent a significant visual intrusion into the sensitive Meriden Gap. As such, it would not meet the Green Belt criteria relating to urban sprawl, reducing important gaps between urban areas and encroachment of the countryside. This area contains no views of the City Centre or other nearby historic towns.”</i></p> <p>The Sustainability Appraisal considers that development of the site would have broadly neutral or positive effects on sustainability apart from Sustainability <i>Objective 13: To protect and enhance the quality and character of townscapes and landscapes</i>. It concludes that development would likely have major negative effects for landscape and Green Belt objectives.. The site is located within Grade 3 Agricultural land as set out In the DEFRA Agricultural Land Classification.</p>	
<p><b>Capacity Assessment:</b> see above</p>	
<p><b>Recommendation:</b> Discounted.  Site sits within part of a strategic area of Green Belt and comprises Grade 3 Agricultural land. This site can be considered unsuitable and therefore not contribute to the employment land supply.</p>	



**Site Name:** Land East of Pickford Grange Lane, South of A45

**Site Ref:** BAB-017-24

**Site Area (Ha):** 4.57



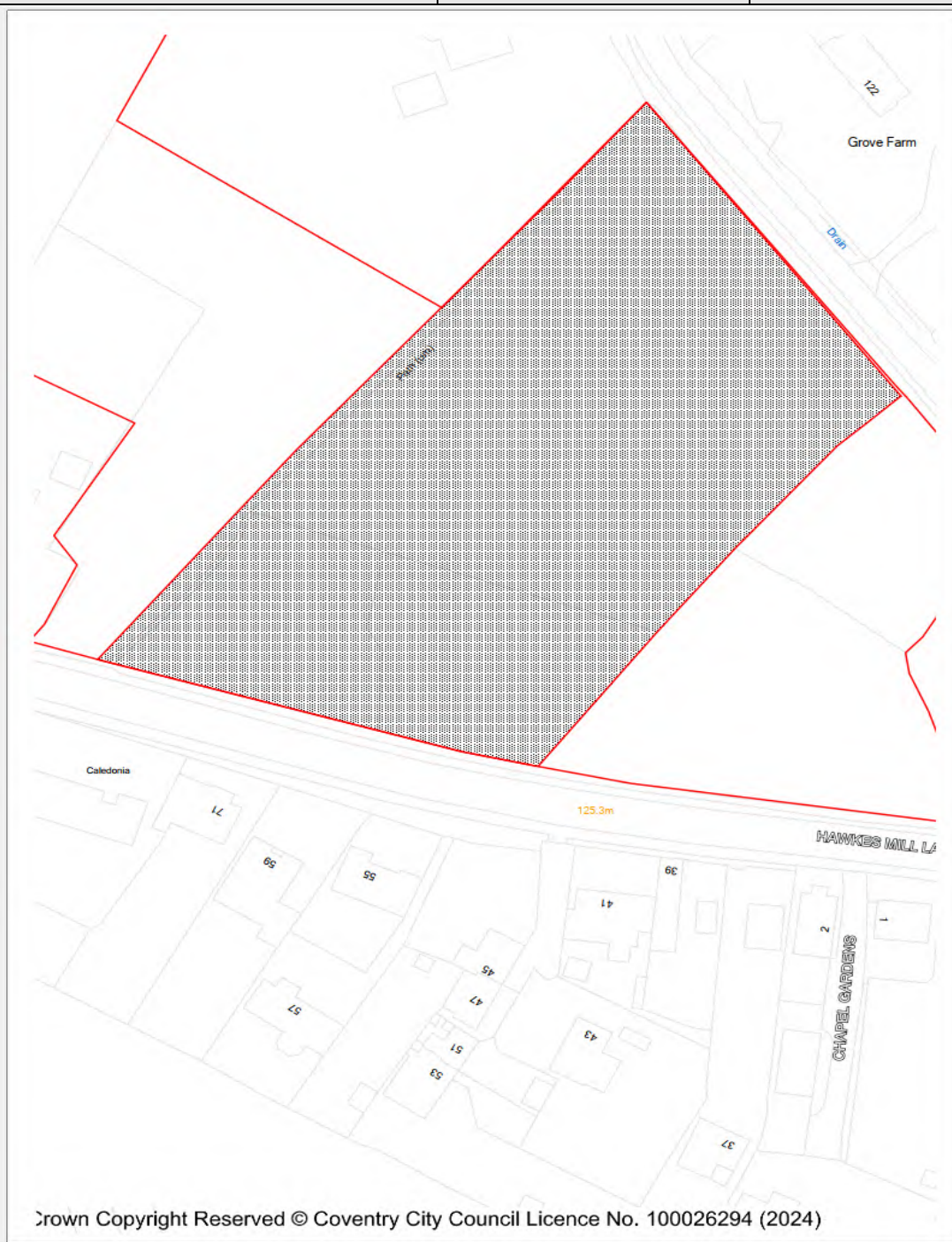
<b>Easting</b>	427395	<b>Northing</b>	281641
<b>Constraints:</b>			
Conservation	None	Ecology Designation	None
Infrastructure	None	Protected Trees	None
Ground Conditions	None	Flood Zone	FZ1
Within the Three Spires View Cone area	No	HMO Article 4 Area	No

Within Archaeological Constraint Area	No	
<b>Availability</b>	<b>6-10</b>	
<b>Site Overview:</b> Site located within the wider Green Belt adjacent A45 and car dealership at Pickford Green. The site sits within the Arden Landscape Area.		
<b>Indicative Capacity:</b> A minimum of 63 dwellings would be required to achieve the densities set out in policy H9 of the Local Plan. If the proposed minimum density of 35dph is applied, then 160 homes could be delivered.		
<b>Narrative:</b> Site submitted for 160 dwellings at 35dph. Site capable of delivering around 160 dwellings subject to access and infrastructure provision. As set out in the Green Belt Technical Update Study 2024 development in this area (North West Coventry Area 1) would have the effect of substantially reducing its open character leading to the appearance of urban sprawl and very significant encroachment of the open countryside in this strategically important area of Green Belt between Coventry and Birmingham. The site is located within Grade 3 Agricultural land as set out in the DEFRA Agricultural Land Classification. Given the identified supply of land to meet the OAN can be delivered on brownfield sites, this site can be considered to be unsuitable and therefore not contribute to the housing land supply.		
<b>Capacity Assessment:</b>		
Existing Minimum Density (30dph): 137	Proposed Minimum Density (35dph): 160	Assessed Capacity: 160
<b>Recommendation:</b> Discounted. Site sits within part of a strategic area of Green Belt and comprises Grade 3 Agricultural land. This site can be considered unsuitable and therefore not contribute to the housing land supply.		

**Site Name:** Land between Wall Hill Road and Hawkes Mill Lane

**Site Ref:** BAB-018-24

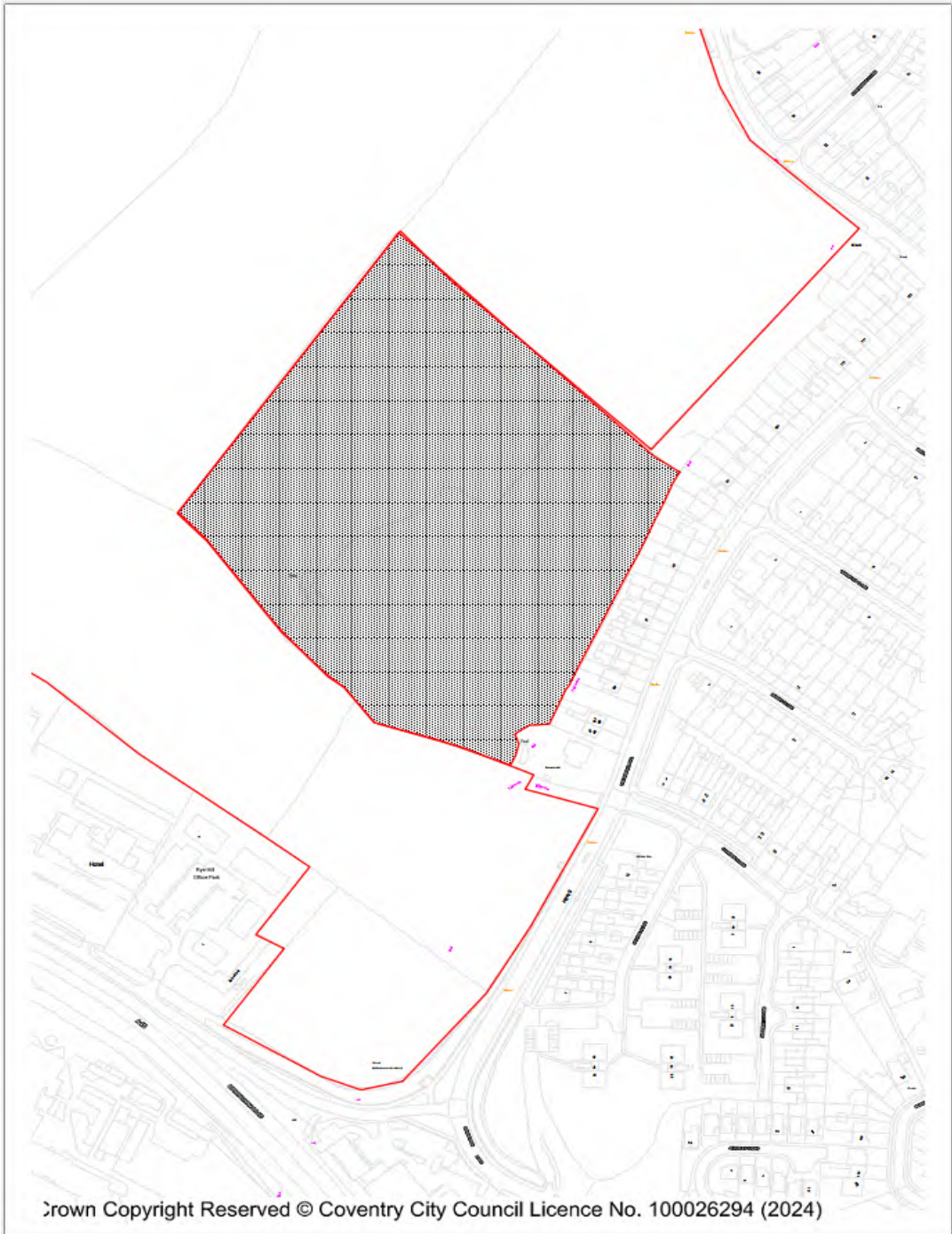
**Site Area (Ha):** 0.96



<b>Easting</b>	430466	<b>Northing</b>	282742
<b>Constraints:</b>			
Conservation	Brownhill green Conservation Area	Ecology Designation	None
Infrastructure	None	Protected Trees	None
Ground Conditions	None	Flood Zone	FZ1
Within the Three Spires View Cone area	No	HMO Article 4 Area	No
Within Archaeological Constraint Area	No		

<b>Availability</b>	1-5	
<b>Site Overview:</b> Site located in the wider Green Belt and within the Brownhill Green Conservation Area. The site sits within the Arden Landscape Area.		
<b>Indicative Capacity:</b> A minimum of 29 dwellings would be required to achieve the densities set out in policy H9 of the Local Plan. If the proposed minimum density of 35dph is applied, then 33 homes could be delivered.		
<b>Narrative:</b> Small site, potentially capable of delivering around 20 homes, subject to access, infrastructure and necessary mitigations. Site part of wider submission for around 60 dwellings. As set out in the Green Belt Technical Update Study 2024 development in this area (North West Coventry Area 1) would have the effect of substantially reducing it's open character leading to the appearance of urban sprawl and very significant encroachment of the open countryside in this strategically important area of Green Belt between Coventry and Birmingham. The site is located within Grade 3 Agricultural land as set out In the DEFRA Agricultural Land Classification. Given the identified supply of land to meet the OAN can be delivered on brownfield sites, this site can be considered to be unsuitable and therefore not contribute to the housing land supply.		
<b>Capacity Assessment:</b>		
Existing Minimum Density (30dph): 29	Proposed Minimum Density (35dph): 33	Assessed Capacity: 25
<b>Recommendation:</b> Discounted. Site sits within part of a strategic area of Green Belt and comprises Grade 3 Agricultural land. This site can be considered unsuitable and therefore not contribute to the housing land supply.		

<b>Site Name:</b> Land to the North-West of Windmill Hill	<b>Site Ref:</b> BAB-019-24	<b>Site Area (Ha):</b> 3.9
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<b>Easting</b>	429141	<b>Northing</b>	281404
<b>Constraints:</b>			
Conservation	None	Ecology Designation	None
Infrastructure	Services adjacent to the site.	Protected Trees	None
Ground Conditions	None	Flood Zone	FZ1
Within the Three Spires View Cone area	No	HMO Article 4 Area	No

Within Archaeological Constraint Area	No	
<b>Availability</b>	1-5	<b>6-10</b>
<b>Site Overview:</b> Stand-alone site within the wider Green Belt, located to the rear of properties on The Windmill Hill. The site sits within the Arden Landscape Area.		
<b>Indicative Capacity:</b> A minimum of 117 dwellings would be required to achieve the densities set out in policy H9 of the Local Plan. (30dph). If the proposed minimum density of 35dph is applied, then 136 homes could be delivered.		
<b>Narrative:</b> Site has potential to deliver around 120 homes subject to access, infrastructure and necessary assessment of layout, design and topography. Also, considerations of creating a legible and connected development which integrates with neighbouring areas. Site submitted for 135 homes. As set out in the Green Belt Technical Update Study 2024 development in this area (North West Coventry Area 1) would have the effect of substantially reducing its open character leading to the appearance of urban sprawl and very significant encroachment of the open countryside in this strategically important area of Green Belt between Coventry and Birmingham. The site is located within Grade 2 Agricultural land as set out in the DEFRA Agricultural Land Classification. Given the identified supply of land to meet the OAN can be delivered on brownfield sites, this site can be considered to be unsuitable and therefore not contribute to the housing land supply.		
<b>Capacity Assessment:</b>		
Existing Minimum Density (30dph): 117	Proposed Minimum Density (35dph): 136	Assessed Capacity: 136
<b>Recommendation:</b> Discounted. Site sits within part of a strategic area of Green Belt and comprises Grade 2 Agricultural land. This site can be considered unsuitable and therefore not contribute to the housing land supply.		

<b>Site Name:</b> 193 Hollyfast Road	<b>Site Ref:</b> BAB-020-24	<b>Site Area (Ha):</b> 0.4
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<b>Eastings</b>	431285	<b>Northings</b>	281103
<b>Constraints:</b>			
Conservation	None	Ecology Designation	None
Infrastructure	None	Protected Trees	None
Ground Conditions	None	Flood Zone	FZ1
Within the Three Spires View Cone area	No	HMO Article 4 Area	Yes
Within Archaeological Constraint Area	Part		

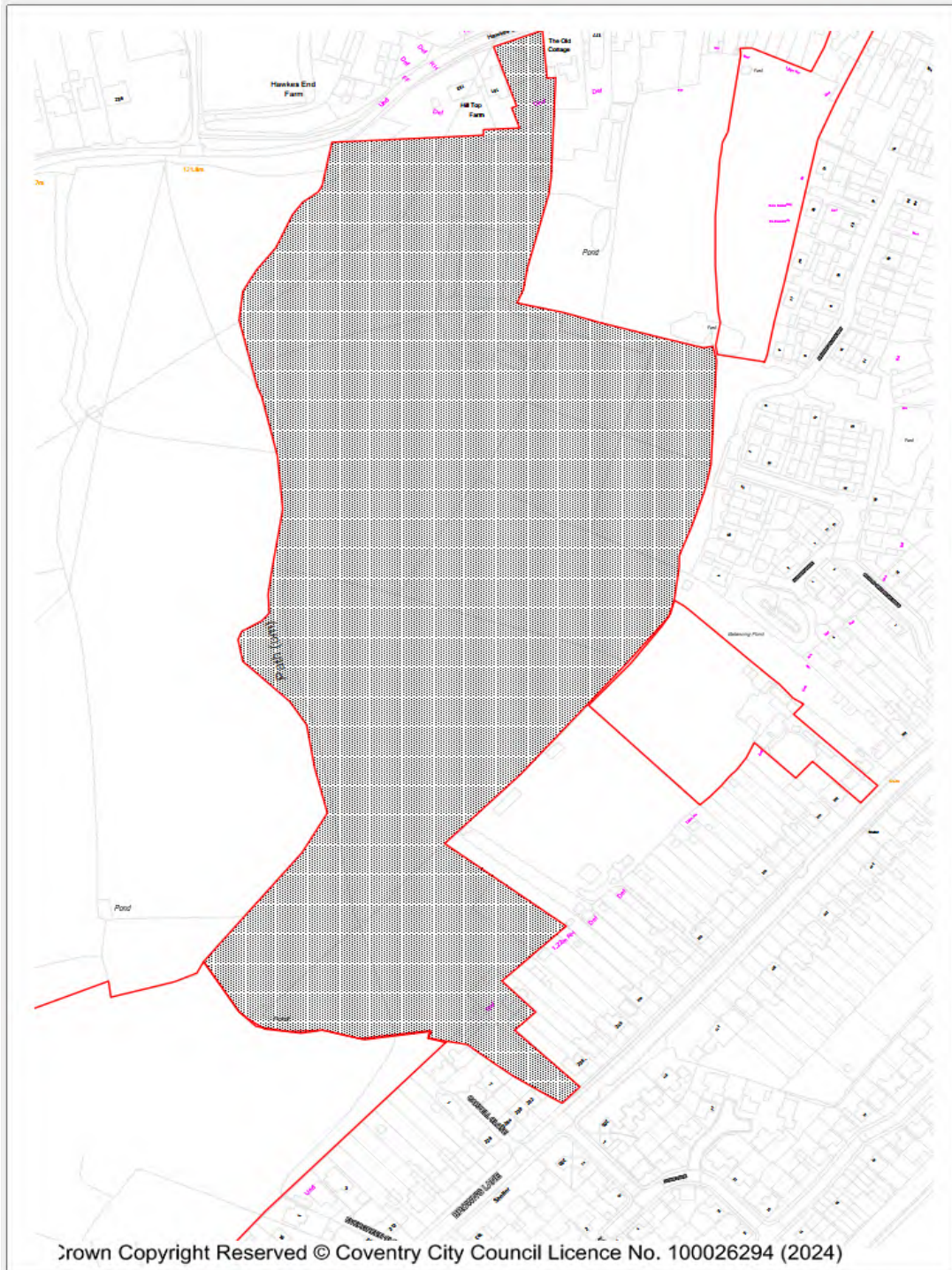
<b>Availability</b>	1-5	
<b>Site Overview:</b> Small stand-alone Green Belt site located to the rear of properties on Hollyfast Road. The site sits within the Arden Landscape Area.		
<b>Indicative Capacity:</b> A minimum of 12 dwellings would be required to achieve the densities set out in policy H9 of the Local Plan. (30dph). If the proposed minimum density of 35dph is applied, then 14 homes could be delivered.		
<b>Narrative:</b> Site submitted for 4no. dwellings, although policy minimum is 12 based on the 30dph for greenfield sites. Site is located in the Green Belt and has the capability of delivering some homes subject to suitable layout, amenity and design considerations. As set out in the Green Belt Technical Update Study 2024 development in this area (North West Coventry Area 1) would have the effect of substantially reducing it's open character leading to the appearance of urban sprawl and very significant encroachment of the open countryside in this strategically important area of Green Belt between Coventry and Birmingham. Given the identified supply of land to meet the OAN can be delivered on brownfield sites, this site can be considered to be unsuitable and therefore not contribute to the housing land supply.		
<b>Capacity Assessment:</b>		
Existing Minimum Density (30dph): 12	Proposed Minimum Density (35dph): 14	Assessed Capacity: 6
<b>Recommendation:</b> Discounted. Site sits within part of a strategic area of Green Belt. This site can be considered unsuitable and therefore not contribute to the housing land supply.		



**Site Name:** Land South of Hawkes Mill Lane & West of Browns Lane

**Site Ref:** BAB-021-24

**Site Area (Ha):** 6



<b>Easting</b>	429803	<b>Northing</b>	282234
<b>Constraints:</b>			
Conservation	None	Ecology Designation	None
Infrastructure	None	Protected Trees	None
Ground Conditions	None	Flood Zone	FZ1
Within the Three Spires View Cone area	No	HMO Article 4 Area	No

Within Archaeological Constraint Area	Part	
<b>Availability</b>	1-5	<b>6-10</b>
<b>Site Overview:</b> Large site located in wider Green Belt and sits within the Arden Landscape Area.		
<b>Indicative Capacity:</b> A minimum of 180 dwellings would be required to achieve the densities set out in policy H9 of the Local Plan. (30dph). If the proposed minimum density of 35dph is applied, then 210 homes could be delivered.		
<b>Narrative:</b> Site capable of delivering around 200 homes, subject to necessary infrastructure and mitigations and the creation of a suitable living environment which is in keeping with existing development. Site submitted with a density range of 30-45dph. Therefore, if 45dph was achieved, the site could deliver 270 homes. As set out in the Green Belt Technical Update Study 2024 development in this area (North West Coventry Area 1) would have the effect of substantially reducing its open character leading to the appearance of urban sprawl and very significant encroachment of the open countryside in this strategically important area of Green Belt between Coventry and Birmingham. The site is located within Grade 3 Agricultural land as set out in the DEFRA Agricultural Land Classification. Given the identified supply of land to meet the OAN can be delivered on brownfield sites, this site can be considered to be unsuitable and therefore not contribute to the housing land supply.		
<b>Capacity Assessment:</b>		
Existing Minimum Density (30dph): 180	Proposed Minimum Density 35dph: 210	Assessed Capacity: 210
<b>Recommendation:</b> Discounted. Site sits within part of a strategic area of Green Belt and comprises Grade 3 Agricultural land. This site can be considered unsuitable and therefore not contribute to the housing land supply.		

**Site Name:** Land at Wall Hill Road and Bridlebrook Lane

**Site Ref:** BAB-024-24

**Site Area (Ha):** 2.54



<b>Easting</b>	429139	<b>Northing</b>	283820
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<b>Constraints:</b>			
Conservation	None	Ecology Designation	None
Infrastructure	None	Protected Trees	None
Ground Conditions	None	Flood Zone	FZ1
Within the Three Spires View Cone area	No	HMO Article 4 Area	No
Within Archaeological Constraint Area	No		

<b>Availability</b>	1-5	6-10
<b>Site Overview:</b> Stand-alone site located in the wider Green Belt and sits within the Arden Landscape Area.		
<b>Indicative Capacity:</b> A minimum of 76 dwellings would be required to achieve the densities set out in policy H9 of the Local Plan. (30dph). If the proposed minimum density of 35dph is applied, then 89 homes could be delivered.		
<b>Narrative:</b> Site capable of accommodating around 76 homes subject to necessary Infrastructure provision and creation of a sustainable and suitable living environment. Site submitted for 100 dwellings at 38dph on 60% developable area. Site likely to be capable of delivering around 100 homes subject to amenity and constraint considerations. As set out in the Green Belt Technical Update Study 2024 development in this area (North West Coventry Area 1) would have the effect of substantially reducing it's open character leading to the appearance of urban sprawl and very significant encroachment of the open countryside in this strategically important area of Green Belt between Coventry and Birmingham. . The site is located within Grade 3 Agricultural land as set out In the DEFRA Agricultural Land Classification.  Given the identified supply of land to meet the OAN can be delivered on brownfield sites, this site can be considered to be unsuitable and therefore not contribute to the housing land supply.		
<b>Capacity Assessment:</b>		
Existing Minimum Density (30dph): 76	Proposed Minimum Density (35dph): 89	Assessed Capacity: 100
<b>Recommendation:</b> Discounted. Site sits within part of a strategic area of Green Belt and comprises Grade 3 Agricultural land. This site can be considered unsuitable and therefore not contribute to the housing land supply.		

<b>Site Name:</b> Land at Wall Hill Road	<b>Site Ref:</b> BAB-025-24	<b>Site Area (Ha):</b> 0.14
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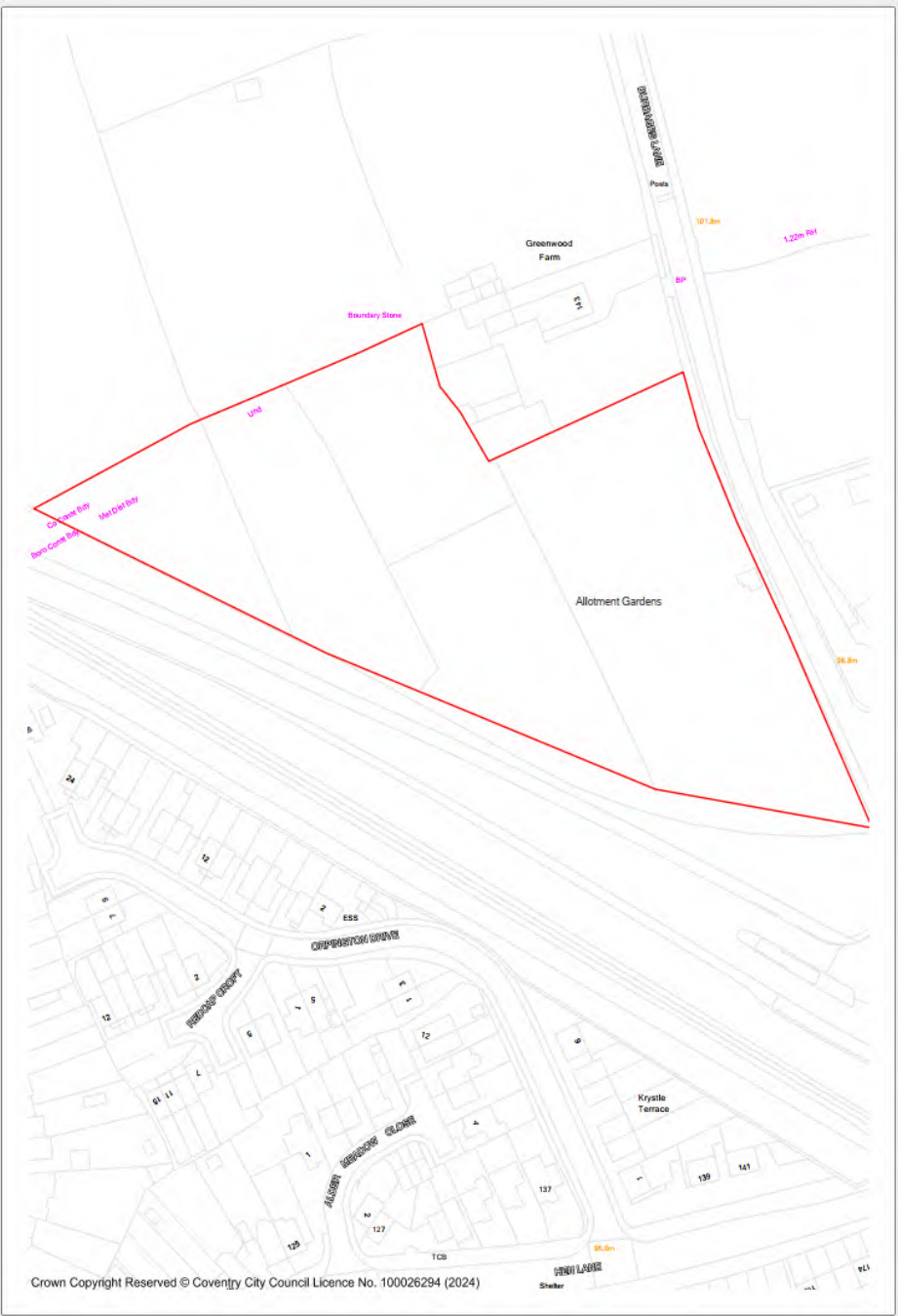


<b>Easting</b>	430529	<b>Northing</b>	282733
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<b>Constraints</b>			
Conservation	Brownhill Green Conservation Area	Ecology Designation	HBA Site 2012
Infrastructure	No services	Protected Trees	None
Ground Conditions	None	Flood Zone	FZ1
Within the Three Spires View Cone area	No	HMO Article 4 Area	No

Within Archaeological Constraint Area	No	
<b>Availability</b>	<b>6-10 years</b>	
<b>Site Overview:</b> Site located in the Green Belt and comprises a small field surrounded by similar pastureland and sits within the Arden Landscape Area.		
<b>Indicative Capacity:</b> A minimum of 4 dwellings would be required to achieve the densities set out in policy H9 of the Local Plan. (30dph). If the proposed 35dph was considered, then the site could deliver 5 homes.		
<b>Narrative:</b> Site is stand alone and as such may benefit from a wider master planning with adjacent sites to create a joined up and legible development. Based on nearby developments of a similar size, 20 dwellings may be achievable. As set out in the Green Belt Technical Update Study 2024 development in this area (North West Coventry Area 1) would have the effect of substantially reducing it's open character leading to the appearance of urban sprawl and very significant encroachment of the open countryside in this strategically important area of Green Belt between Coventry and Birmingham. The site is located within Grade 3 Agricultural land as set out In the DEFRA Agricultural Land Classification. Given the identified supply of land to meet the OAN can be delivered on brownfield sites, this site can be considered to be unsuitable and therefore not contribute to the housing land supply.		
<b>Capacity Assessment:</b>		
Existing Minimum Density (30dph): 4	Proposed Minimum Density (35dph): 5	Assessed Capacity: 20
<b>Recommendation:</b> Discounted. Site sits within part of a strategic area of Green Belt and comprises Grade 3 Agricultural land. This site can be considered unsuitable and therefore not contribute to the housing land supply.		

<b>Site Name:</b> Land off Burbages Lane	<b>Site Ref:</b> HOL-001-24	<b>Site Area (Ha):</b> 1.37
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<b>Easting</b>	433908	<b>Northing</b>	283692
<b>Constraints:</b>			
Conservation	None	Ecology Designation	Local Wildlife Site
Infrastructure	Part Gas Pipeline Safeguarding Area	Protected Trees	None
Ground Conditions	None	Flood Zone	FZ1
Within the Three Spires View Cone area	No	HMO Article 4 Area	No
Within Archaeological Constraint Area	No		

<b>Availability</b>	1-5	
<b>Site Overview:</b> Green Belt site located on the Northern Boundary of the City close to the A444 and M6		
<b>Indicative Capacity:</b> A minimum of 41 dwellings would be required to achieve the densities set out in policy H9 of the Local Plan. If the proposed minimum density of 35dph is applied, then 48 homes could be delivered.		
<b>Narrative:</b> Site is located in the Green Belt and could accommodate a policy minimum of 41 dwellings. Site comprises allotments and therefore any loss should be justified. Furthermore, there is a no build restriction on part of the site due to a gas pipeline. Site submission form suggest around 50 homes. This may be achievable subject to necessary mitigation and provision of appropriate amenity and infrastructure provision. As set out in the Green Belt Technical Update Study 2024 development in this area (North Coventry Area 2 Rowleys Green) is located very much on a key route in the North-South transport corridor. It is logical to consider this area of land as part of a strategic area of Green Belt adjoining land in Warwickshire, critical to the overall strategic context of the wider Coventry and Warwickshire Green Belt tapestry. The site is located within Grade 3 Agricultural land as set out In the DEFRA Agricultural Land Classification. Given the identified supply of land to meet the OAN can be delivered on brownfield sites, this site can be considered to be unsuitable and therefore not contribute to the housing land supply.		
<b>Capacity Assessment:</b>		
Existing Minimum Density (30dph): 41	Proposed Minimum Density (35dph): 48	Assessed Capacity: 50
<b>Recommendation:</b> Discounted. Site sits within part of a strategic area of Green Belt and comprises Grade 3 Agricultural land. This site can be considered unsuitable and therefore not contribute to the housing land supply.		



**Site Name:** Rowleys Green Working Mens Club

**Site Ref:** HOL-002-24

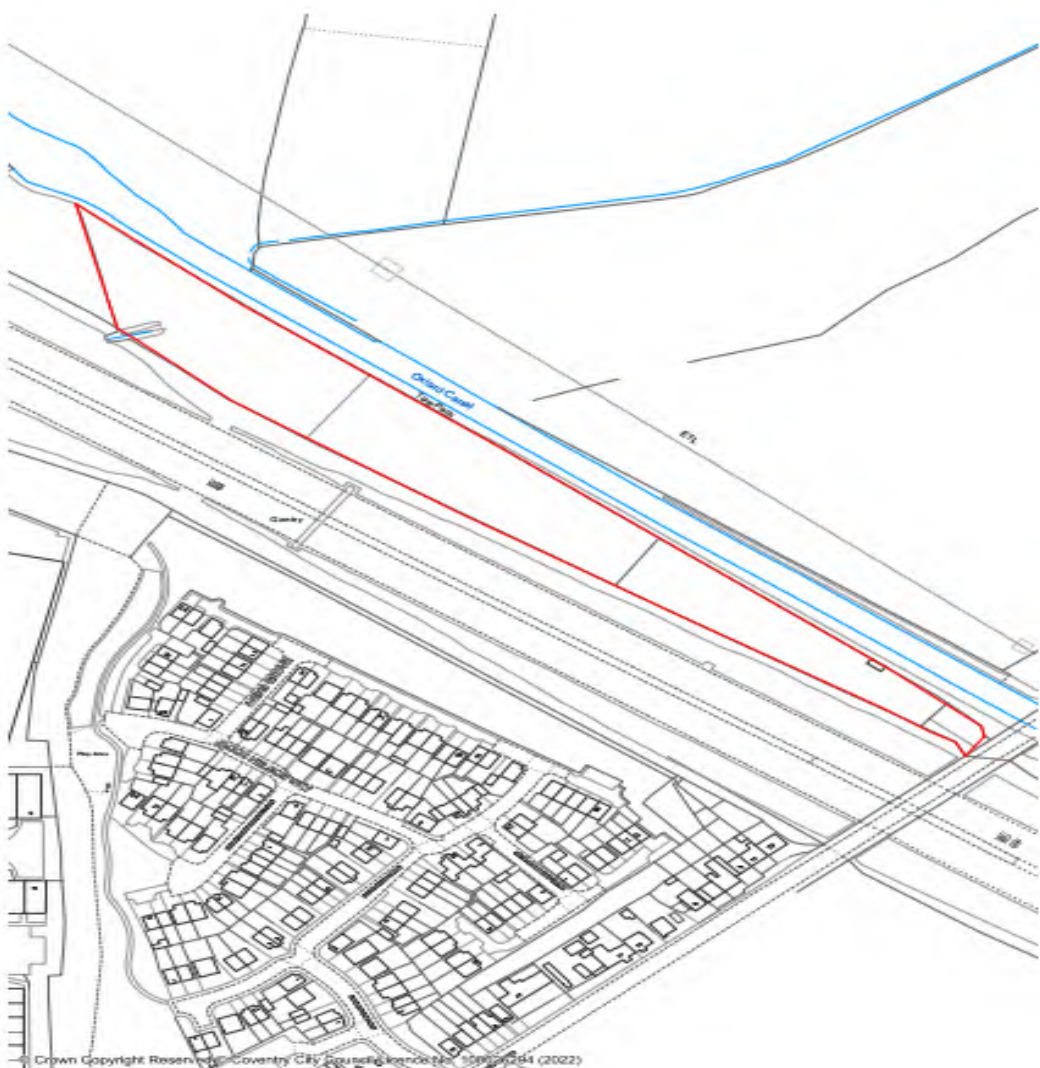
**Site Area (Ha):** 0.44



<b>Easting</b>	434036	<b>Northing</b>	283630
<b>Constraints:</b>			
Conservation		Ecology Designation	None
Infrastructure	Part Gas Pipeline Safeguarding Area	Protected Trees	None
Ground Conditions	None	Flood Zone	FZ1
Within the Three Spires View Cone area	No	HMO Article 4 Area	No

Within Archaeological Constraint Area	No	
<b>Availability</b>	1-5	
<b>Site Overview:</b> Site promoted for Electric Vehicle charging station. Site has permission for drive thru restaurant/takeaway FUL/2020/2844 and is located within the Green Belt, albeit considered to be previously developed site.		
<b>Indicative Capacity:</b> Should the site be promoted for residential development it could accommodate around 15 homes based on a density of 35dph, given the site is previously developed.		
<b>Narrative:</b> Site is partly covered by a gas pipeline safeguarding area, which may result in limited opportunities for built development. Site could accommodate around 15 dwellings, should that be forthcoming. As set out in the Green Belt Technical Update Study 2024 development in this area (North Coventry Area 2 Rowleys Green) located very much on a key route in the North-South transport corridor. It is logical to consider this area of land as part of a strategic area of Green Belt adjoining land in Warwickshire, critical to the overall strategic context of the wider Coventry and Warwickshire Green Belt tapestry. The site is located within Grade 3 Agricultural land as set out In the DEFRA Agricultural Land Classification. Given the identified supply of land to meet the OAN can be delivered on brownfield sites, this site can be considered to be unsuitable and therefore not contribute to the housing land supply.		
<b>Capacity Assessment:</b>		
Existing Minimum Density (30dph): 13.2	Proposed Minimum Density (35dph): 15.4	Assessed Capacity: 15
<b>Recommendation:</b> Discounted. Site sits within part of a strategic area of Green Belt and comprises Grade 3 Agricultural land. This site can be considered unsuitable and therefore not contribute to the housing land supply.		

<b>Site Name:</b> Land at Oxford Canal, Shilton Lane	<b>Site Ref:</b> LON-002-23	<b>Site Area:</b> 1.58
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<b>Easting</b>	437312	<b>Northing</b>	283174
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<b>Constraints:</b>			
Conservation	Canal Conservation Area	Ecology Designation	No
Infrastructure	No	Protected Trees	No
Ground Conditions	Flat	Flood Zone	FZ1
Within the Three Spires View Cone area	No	HMO Article 4 Area	No
Within Archaeological Constraint Area	No		

<b>Availability:</b>	1-5 Years
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**Indicative 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.  
As set out in the Green Belt Technical Update Study 2024 development in this area (North-East Coventry Area 3, Hawkesbury and Lenton's Lane) would represent a significant breach of the M6 defensible

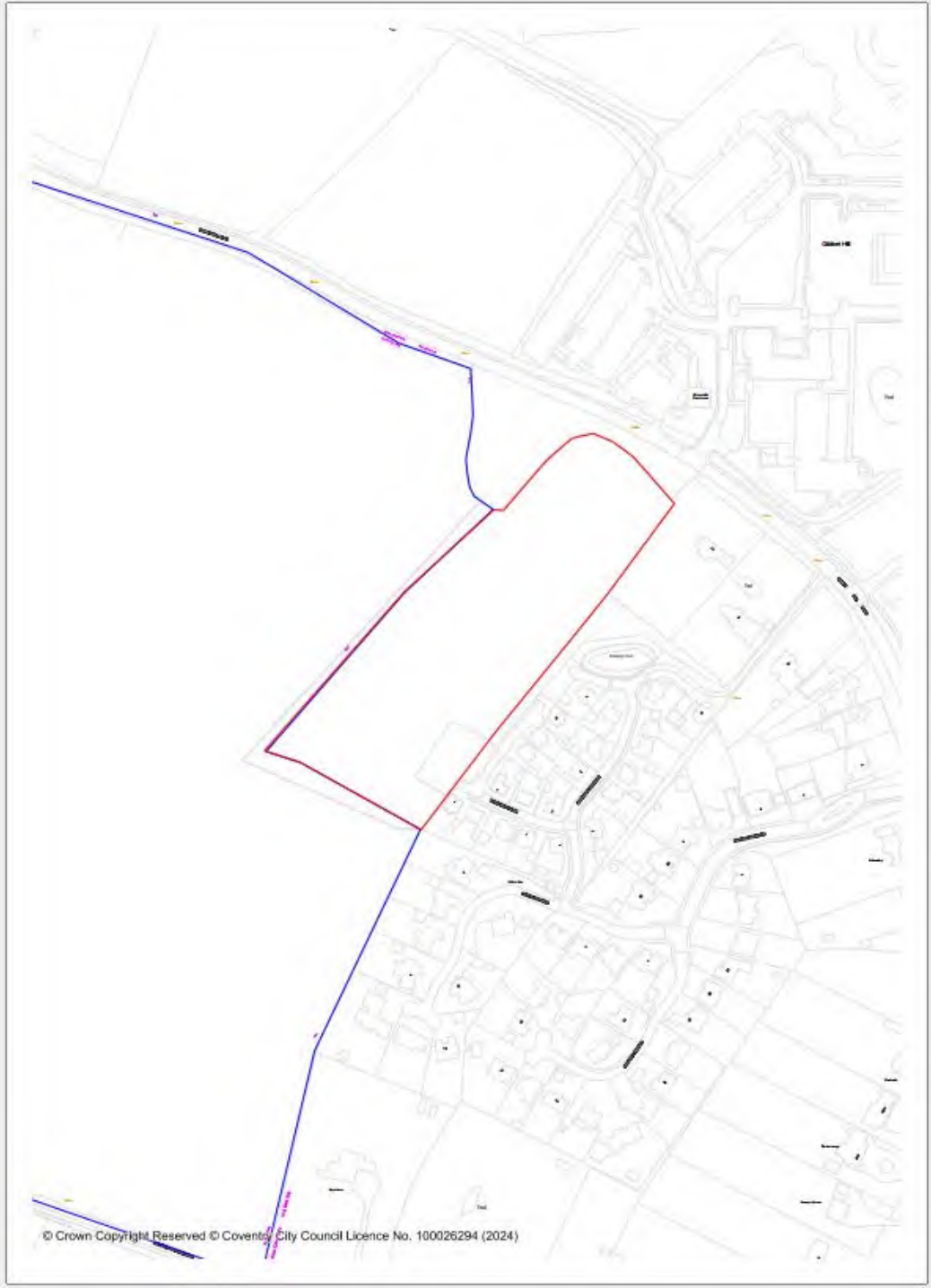
boundary and would constitute encroachment of the corridor of countryside within the parcel. The site is located within Grade 3 Agricultural land as set out In the DEFRA Agricultural Land Classification. Given the identified supply of land to meet the OAN can be delivered on brownfield sites, this site can be considered unsuitable and therefore not contribute to the housing land supply.

**Capacity Assessment:**

Existing Minimum Density (30dph): 47	Proposed Minimum Density (35dph): 55	Assessed Capacity: 5
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**Recommendation:** Discounted.  
 Site sits within part of a strategic area of Green Belt and comprises Grade 3 Agricultural land. This site can be considered unsuitable and therefore not contribute to the housing land supply.

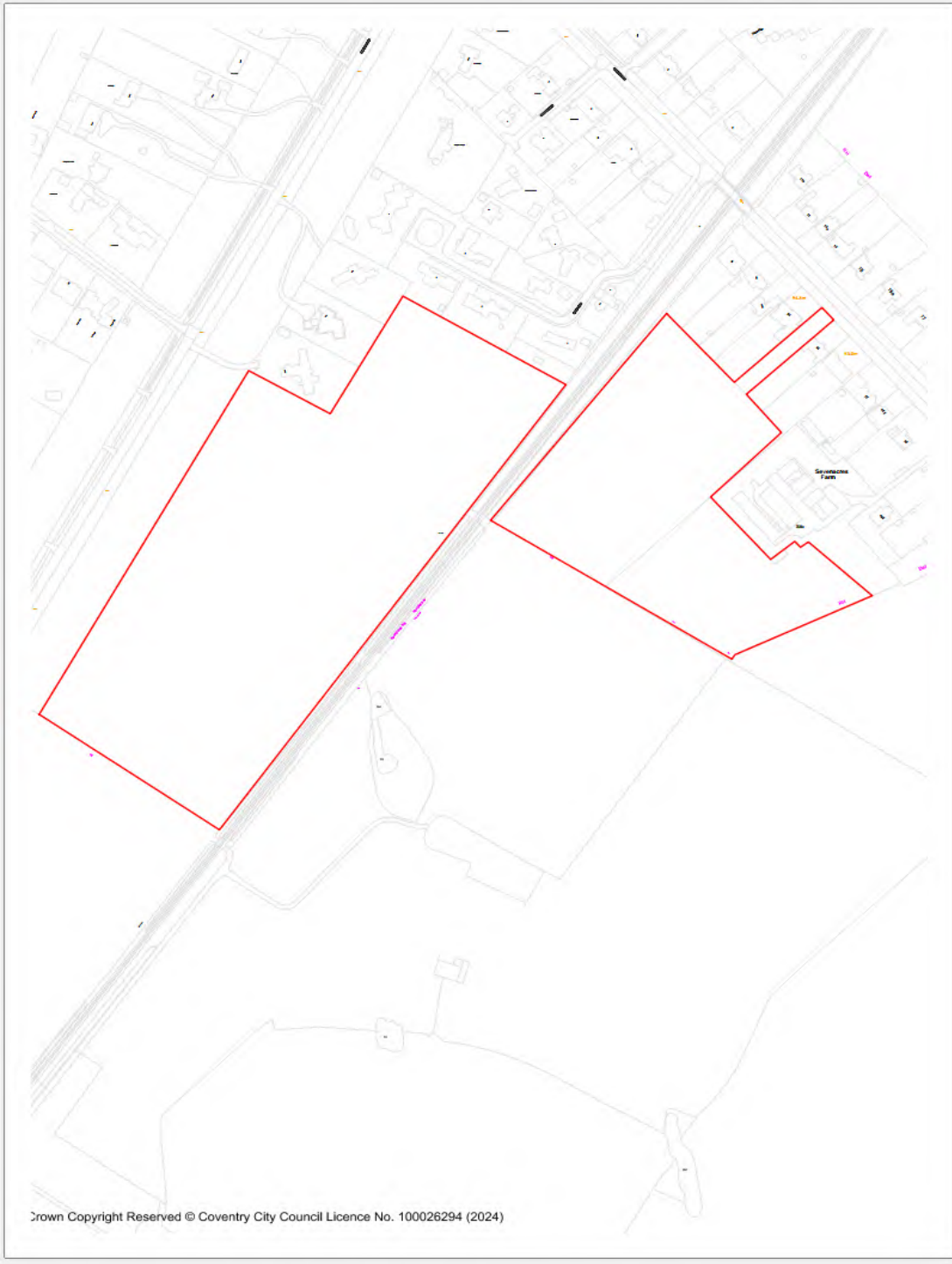
<b>Site Name:</b> Land at Gibbet Hill Road, Coventry	<b>Site Ref:</b> WAI-001-24	<b>Site Area (Ha):</b> 13.9 (2.1 within CCC area)
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<b>Easting</b>	430146	<b>Northing</b>	275120
<b>Constraints:</b>			
Conservation	None	Ecology Designation	None
Infrastructure	None	Protected Trees	None
Ground Conditions	None	Flood Zone	FZ1
Within the Three Spires View Cone area	No	HMO Article 4 Area	Yes

Within Archaeological Constraint Area	Yes	
<b>Availability</b>	<b>6-10</b>	
<b>Site Overview:</b> Site located to the South of Gibbet Hill Rd. Coventry element is part of wider site within Warwick District Council area.		
<b>Indicative Capacity:</b> A minimum of 417 dwellings would be required to achieve the densities set out in policy H9 (30dph) of the Local Plan if the site were entirely within Coventry. The Coventry element of the site (2.1ha) is capable of accommodating around 63 dwellings based on the existing policy minimum (30dph). If the proposed minimum density of 35dph is applied, then 73 homes could be delivered.  This site adjoins an existing Coventry local Plan Allocation H2:23 Land West of Cryfield Heights. This site is allocated for 20 homes and covers around 1.5ha. Therefore, based on the existing density of 30dph, the site could have delivered 45 homes and based on the proposed minimum density of 35dph, the site could have delivered 52 homes. Planning permission was granted for 22 homes in 2020 and the site has been completed on that basis.		
<b>Narrative:</b> The site is split across two administrative boundaries. The element within Coventry makes up 2.1ha as is located in the Green Belt. Therefore, the submission has been assessed on the basis of the Coventry element only. Given the delivery of the adjacent allocated site, it could be considered that this site should be on par in terms of capacity. However, given the nature of the cross-boundary delivery and masterplanned approach to the site, with less site constraints in terms of limited boundaries, it can be considered capable of delivering at least the existing policy minimum of 60 homes. As set out in the Green Belt Technical Update Study 2024 development in this area, (South Coventry Area 5, Gibbet Hill) which comprises two fields at the rear of housing at Gibbet Hill and lies on the eastern side of the slope of the Canley Brook valley as it rises from the University of Warwick playing fields which lie within the wider Warwickshire Green Belt. The lower (more westerly) of the two fields is clearly sloping ground which is visible from the wider area to the west and any release of this land for potential development would represent a visual intrusion into the wider Green Belt. The site is located within Grade 3 Agricultural land as set out In the DEFRA Agricultural Land Classification.		
<b>Capacity Assessment:</b>		
Existing Minimum Density (30dph): 63	Proposed Minimum Density (35dph): 73	Assessed Capacity: 60
<b>Recommendation:</b> Discounted. Site sits within part of a strategic area of Green Belt and comprises Grade 3 Agricultural land. This site can be considered unsuitable and therefore not contribute to the housing land supply.		

<b>Site Name:</b> Land south of Stoneleigh Road	<b>Site Ref:</b> WAI-002-24	<b>Site Area (Ha):</b> 8.3
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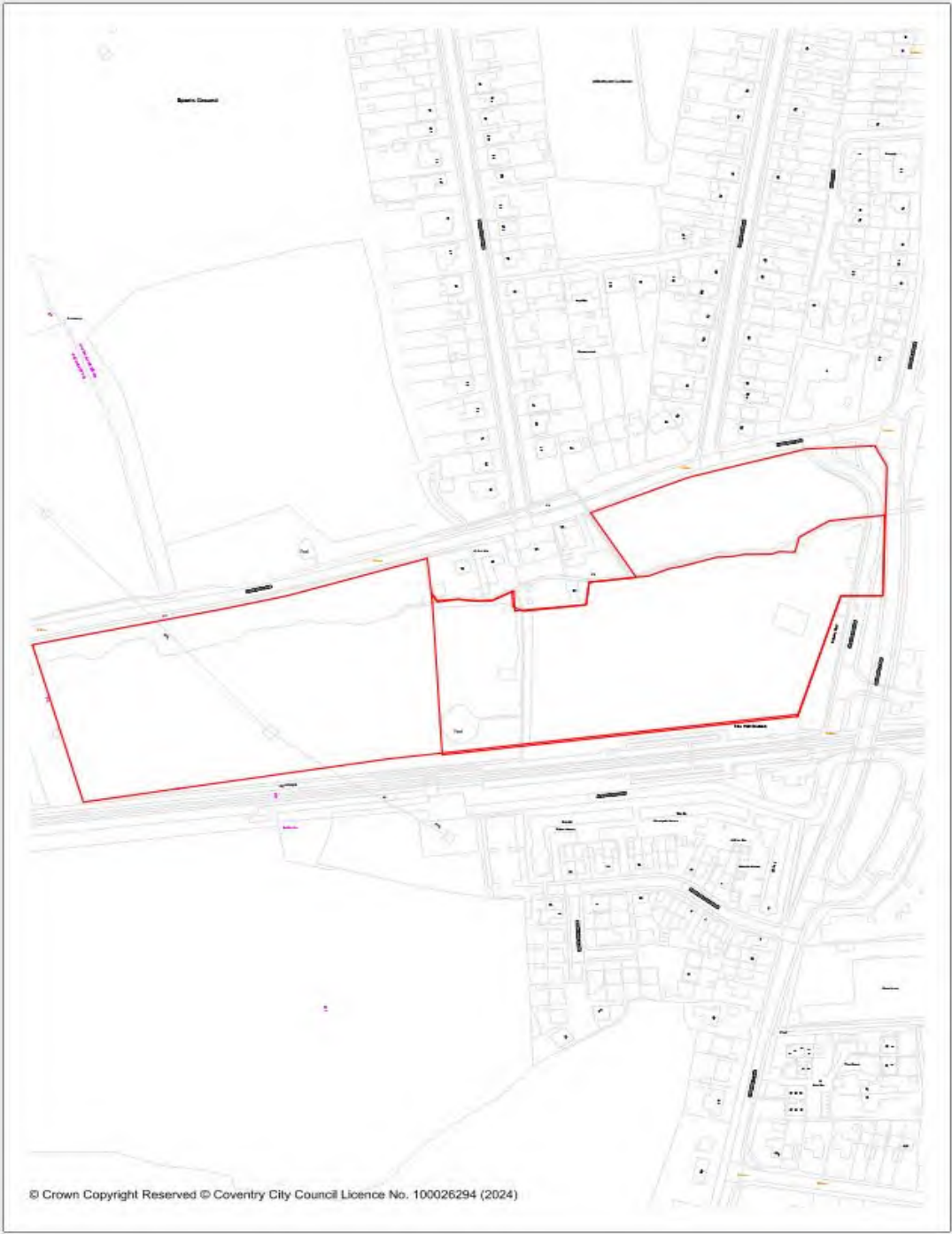
<b>Easting</b>	430885	<b>Northing</b>	274017
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<b>Constraints:</b>			
Conservation	None	Ecology Designation	None
Infrastructure	None	Protected Trees	None
Ground Conditions	None	Flood Zone	FZ1
Within the Three Spires View Cone area	No	HMO Article 4 Area	Yes

Within Archaeological Constraint Area	No	
<b>Availability</b>	<b>6-10</b>	
<b>Site Overview:</b> Site sits within the wider Green Belt to the South of Stoneleigh Rd and East of Kenilworth Rd. Site located adjacent to Kenilworth Rd Spinney Local Wildlife Site and also Kenilworth Road Conservation Area.		
<b>Indicative Capacity:</b> A minimum of 249 dwellings would be required to achieve the densities set out in policy H9 of the Local Plan. (30dph). If the proposed minimum density of 35dph is applied, then 290 homes could be delivered.		
<b>Narrative:</b> Site submitted as part of a potentially wider scheme in the area. This element within CCC boundary could accommodate around 250 dwellings based on the Local Plan policy minimum and subject to necessary infrastructure and mitigation. As set out in the Green Belt Technical Update Study 2024 development in this area, (South Coventry Area 5, Gibbet Hill) any potential release from its Green Belt designation would also represent a clear encroachment into a sensitive open countryside gap between Coventry and Kenilworth in a manner which would amount to urban sprawl. The site is located within Grade 3 Agricultural land as set out In the DEFRA Agricultural Land Classification.		
<b>Capacity Assessment:</b>		
Existing Minimum Density (30dph): 249	Proposed Minimum Density (35dph): 290	Assessed Capacity: 290
<b>Recommendation:</b> Discounted. Site sits within part of a strategic area of Green Belt and comprises Grade 3 Agricultural land. This site can be considered unsuitable and therefore not contribute to the housing land supply.		



<b>Site Name:</b> Land South of Duggins Lane, Tile Hill, Coventry	<b>Site Ref:</b> WES-004-24	<b>Site Area (Ha):</b> 4.851
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<b>Easting</b>	427404	<b>Northing</b>	277603
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<b>Constraints</b>			
Conservation	Listed Building within site	Ecology Designation	Local Wildlife Site
Infrastructure	No issues identified	Protected Trees	None
Ground Conditions	None	Flood Zone	FZ1, FZ2, and FZ3
Within the Three Spires View Cone area	No	HMO Article 4 Area	Yes

Within Archaeological Constraint Area	No	
<b>Availability</b>	1-5	
<b>Site Overview:</b> Site located in the Green Belt adjacent to railway line and city boundary.		
<b>Indicative Capacity:</b> A minimum of 145 dwellings would be required to achieve the densities set out in policy H9 of the Local Plan. (30dph). If the proposed minimum density of 35dph is applied, then 170 homes could be delivered.		
<b>Narrative:</b> Site located in the Green Belt. Sits within flood zones 1, 2 and 3. Policy minimum of 145 dwellings on the basis of no constraints. Likely to deliver less due to constraints and appropriate layouts and amenity. Consideration of impact on listed building and mitigation in relation to Local Wildlife Site. As set out in the Green Belt Technical Update Study 2024 (West Coventry Tile Hill Area 6). The area relates naturally in visual terms with the area of open countryside to the west which is within Solihull. There is a strong boundary to the Green Belt at the rear of the houses along Nailcote Avenue. Any proposed development of these two fields would represent an incongruous extension into the open countryside which forms part of the Meriden Gap. The site also comprises a potential LWS and confirmed LWS.		
<b>Capacity Assessment:</b>		
Existing Minimum Density (30dph): 145	Proposed Minimum Density (35dph): 170	Assessed Capacity: 120
<b>Recommendation:</b> Discounted. Site sits within part of a strategic area of Green Belt and contains a potential Local Wildlife Site: Duggins Lane Scrubland and a confirmed Local Wildlife site: Duggins Lane Pond. This site can be considered unsuitable and therefore not contribute to the housing land supply.		

<b>Site Name:</b> Land North of Railway and West of Station Avenue.	<b>Site Ref:</b> WES-005-24	<b>Site Area (Ha):</b> 1.5
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<b>Eastings</b>	427496	<b>Northing</b>	277621
<b>Constraints:</b>			
Conservation	Listed Building adjacent to the site	Ecology Designation	Local Wildlife Site
Infrastructure	Services within close proximity	Protected Trees	None
Ground Conditions	None	Flood Zone	FZ1, FZ2, and FZ3
Within the Three Spires View Cone area	No	HMO Article 4 Area	Yes

Within Archaeological Constraint Area	No	
<b>Availability</b>	1-5	
<b>Site Overview:</b> Site located in the Green Belt adjacent to railway line and city boundary.		
<b>Indicative Capacity:</b> A minimum of 45 dwellings would be required to achieve the densities set out in policy H9 of the Local Plan. (30dph). If the proposed minimum density of 35dph is applied, then 52 homes could be delivered.		
<b>Narrative:</b> Site submitted for 100 dwellings. Forms part of wider site submission of around 4.85ha (WE004-24) Site located in the Green Belt. Sits within flood zones 1, 2 and 3. Policy minimum of 45 dwellings on the basis of no constraints. Likely to deliver less due to constraints and appropriate layouts and amenity. Consideration of impact on listed building and mitigation in relation to Local Wildlife Site. As set out in the Green Belt Technical Update Study 2024 (West Coventry Tile Hill Area 6). The area relates naturally in visual terms with the area of open countryside to the west which is within Solihull. There is a strong boundary to the Green Belt at the rear of the houses along Nailcote Avenue. Any proposed development of these two fields would represent an incongruous extension into the open countryside which forms part of the Meriden Gap. The site also comprises a confirmed LWS.		
<b>Capacity Assessment:</b>		
Existing Minimum Density (30dph): 45	Proposed Minimum Density (35dph): 52	Assessed Capacity: 50
<b>Recommendation:</b> Discounted. Site sits within part of a strategic area of Green Belt has a confirmed Local Wildlife site: Duggins Lane Pond. This site can be considered unsuitable and therefore not contribute to the housing land supply.		


<b>Site Name:</b> Land North of Duggins Lane	<b>Site Ref:</b> WES-006-24	<b>Site Area (Ha):</b> 1.5
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<b>Easting</b>	427327	<b>Northing</b>	277703
<b>Constraints:</b>			
Conservation	None	Ecology Designation	None
Infrastructure	Adjacent to site	Protected Trees	None
Ground Conditions	None	Flood Zone	FZ1
Within the Three Spires View Cone area	No	HMO Article 4 Area	Yes
Within Archaeological Constraint Area	No		

<b>Availability</b>	1-5	
<b>Site Overview:</b> Site located North of Duggins Lane and West of Nailcote Avenue. Open pastureland to the wider Solihull Green Belt.		
<b>Indicative Capacity:</b> A minimum of 45 dwellings would be required to achieve the densities set out in policy H9 of the Local Plan. (30dph). If the proposed minimum density of 35dph is applied, then 52 homes could be delivered.		
<b>Narrative:</b> Site submitted for 55 dwellings. It is considered that the site capable of delivering around 50 homes subject to appropriate mitigation. As set out in the Green Belt Technical Update Study 2024 (West Coventry Tile Hill Area 6). The area relates naturally in visual terms with the area of open countryside to the west which is within Solihull. There is a strong boundary to the Green Belt at the rear of the houses along Nailcote Avenue. Any proposed development of these two fields would represent an incongruous extension into the open countryside which forms part of the Meriden Gap.		
<b>Capacity Assessment:</b>		
Existing Minimum Density (30dph): 45	Proposed Minimum Density (35dph): 52	Assessed Capacity: 50
<b>Recommendation:</b> Discounted. Site sits within part of a strategic area of Green Belt which forms a strategic the Green Belt. This site can be considered unsuitable and therefore not contribute to the housing land supply.		

## Safeguarded Land in the Green Belt

<b>Site Name:</b> FH Roofing – Westwood Heath Road, CV4 8GN		<b>Site Ref:</b> WES-003-23		<b>Site Area:</b> 0.57ha	
					
<b>Easting</b>	429329	<b>Northing</b>	276319		
<b>Constraints:</b>					
Conservation	Maybe	Ecology Designation	None		
Infrastructure	Likely	Protected Trees	None		
Ground Conditions	Further Information needed.	Flood Zone	FZ1		
<b>Availability</b>	6-10 years				
<b>Site Overview:</b>					
<p>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).</p>					

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.

**Indicative 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 site could deliver 20 homes at the existing policy minimum of 35dph and 25 homes at the proposed policy minimum of 45dph.

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.

As set out in the Green Belt Technical Update Study 2024 (Safeguarded Areas in the Green Belt Area 1 Land South of Westwood Heath Rd). The Green Belt boundaries have been largely the result of deliberate planning in the last 30 years with the laying out of the built development of Westwood Campus directly related to the University of Warwick. This parcel primarily contains open farmland and pockets of ancient woodland with a few scattered farmhouses and isolated dwellings which compromise the openness of the Green Belt within the immediate vicinity. However, none of the development within the parcel constitutes urbanising influences. Therefore, the land within the parcel is considered to retain the characteristics of countryside.

**Capacity Assessment:**

Existing Minimum Density (35dph): 20	Proposed Minimum Density (45dph): 25	Assessed Capacity: 50
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**Recommendation:** Discounted. Given that the South Warwickshire Local Plan is emerging it is considered appropriate to retain the safeguarded status of this site.



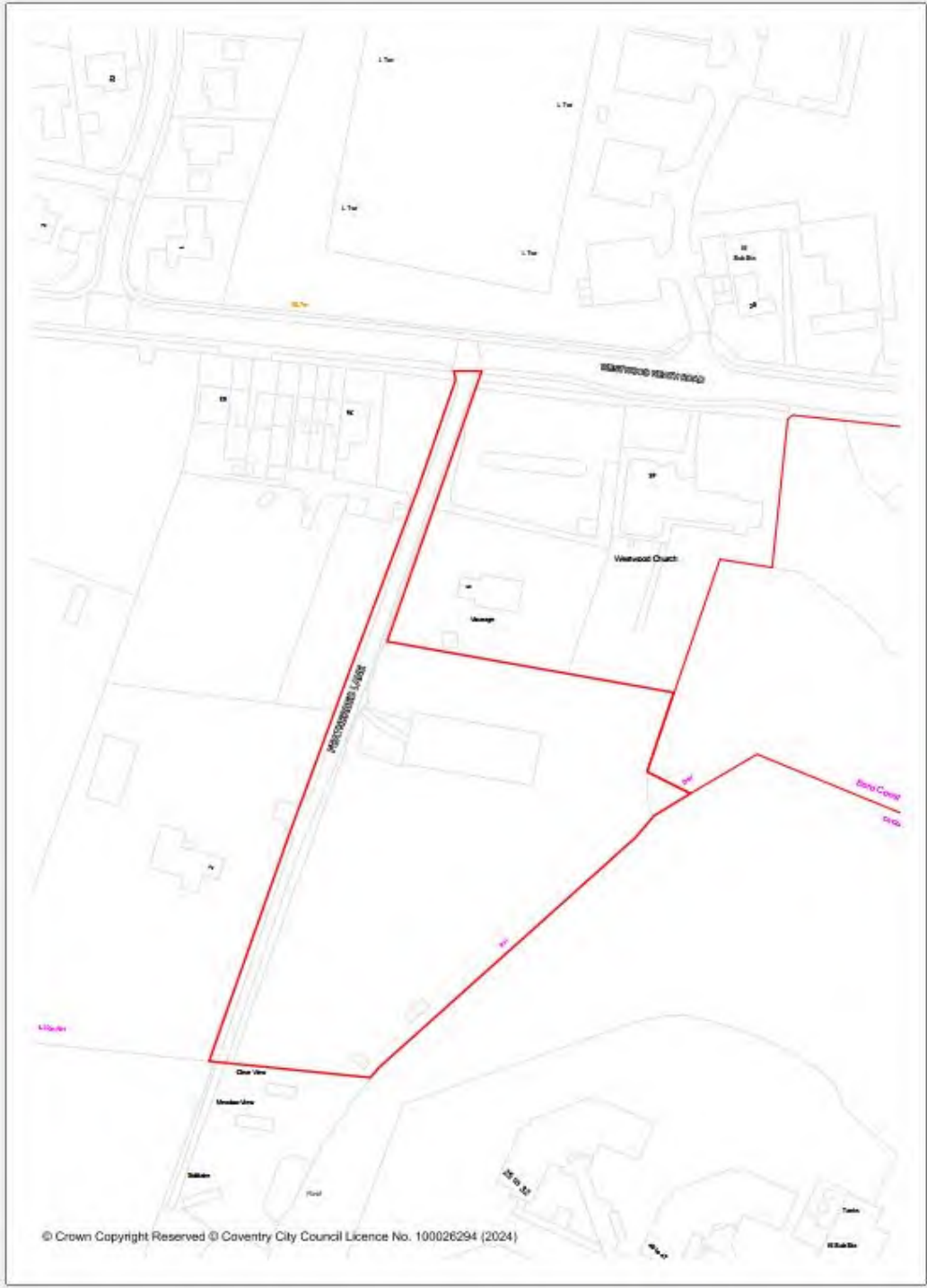
<b>Site Name:</b> Westwood Heath Road FH Roofing	<b>Site Ref:</b> WES-002-24	<b>Site Area (Ha):</b> 0.64
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<b>Easting</b>	429329	<b>Northing</b>	276319
<b>Constraints</b>			
Conservation	Adjacent to the site	Ecology Designation	None
Infrastructure	None	Protected Trees	None
Ground Conditions	Further Information needed	Flood Zone	FZ1
Within the Three Spires View Cone area	No	HMO Article 4 Area	Yes

Within Archaeological Constraint Area	No				
<b>Availability</b>	1-5				
<p><b>Site Overview:</b>  Site submitted to two call for sites and previously published in the 2023 HELAA. No changes made apart from density analysis.</p> <p>Site located within safeguarded Green Belt, promoted for Purpose Built Student Accommodation of around 600 bedspaces.</p> <p>The site is a broadly sustainable location, although has limited access to services. 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).</p> <p>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, it is stated that this would not preclude development. Church of St John the Baptist lies adjacent to the site, it is a Grade II listed.</p>					
<p><b>Indicative Capacity:</b>  A minimum of 20 dwellings would be required to achieve the densities set out in policy H9 of the Local Plan, based on 35dph for Previously developed land. As submitted, the pro-forma suggests around 600 student bedspaces. If the proposed minimum density of 45dph is applied, then 29 homes could be delivered.</p>					
<p><b>Narrative:</b>  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 safeguarded Green Belt. The site is currently occupied by a commercial roofing merchant with open storage and an office on site.</p> <p>As set out in the Green Belt Technical Update Study 2024 (Safeguarded Areas in the Green Belt Area 1 Land South of Westwood Heath Rd). The Green Belt boundaries have been largely the result of deliberate planning in the last 30 years with the laying out of the built development of Westwood Campus directly related to the University of Warwick. This parcel primarily contains open farmland and pockets of ancient woodland with a few scattered farmhouses and isolated dwellings which compromise the openness of the Green Belt within the immediate vicinity. However, none of the development within the parcel constitutes urbanising influences. Therefore, the land within the parcel is considered to retain the characteristics of countryside.</p>					
<p><b>Capacity Assessment:</b></p> <table border="1"> <tr> <td>Existing Minimum Density (35dph): 22</td> <td>Proposed Minimum Density: (45dph): 29</td> <td>Assessed Capacity: 600 bedspaces</td> </tr> </table>			Existing Minimum Density (35dph): 22	Proposed Minimum Density: (45dph): 29	Assessed Capacity: 600 bedspaces
Existing Minimum Density (35dph): 22	Proposed Minimum Density: (45dph): 29	Assessed Capacity: 600 bedspaces			
<p><b>Recommendation:</b> Discounted. Given that the South Warwickshire Local Plan is emerging it is considered appropriate to retain the safeguarded status of this site.</p>					

<b>Site Name:</b> Land to rear of 5 Featherbed Lane, St Johns Church	<b>Site Ref:</b> WES-007-24	<b>Site Area (Ha):</b> 1
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<b>Easting</b>	429174	<b>Northing</b>	276206
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<b>Constraints:</b>			
Conservation	None	Ecology Designation	None
Infrastructure	None	Protected Trees	None
Ground Conditions	None	Flood Zone	FZ1
Within the Three Spires View Cone area	No	HMO Article 4 Area	Yes

Within Archaeological Constraint Area	No	
<b>Availability</b>	1-5	
<b>Site Overview:</b> Site located in Safeguarded Green Belt on the CCC/WDC boundary.		
<b>Indicative Capacity:</b> A minimum of 30 dwellings would be required to achieve the densities set out in policy H9 of the Local Plan. (30dph). If the proposed minimum density of 35dph is applied, then 35 homes could be delivered.		
<b>Narrative:</b> Site capable of delivering around 30 homes. Site not in the most sustainable location, although significant established housing is located in this area and is served by public transport. Site submitted for 16 homes, which is a realistic figure, given the nature of the site. As set out in the Green Belt Technical Update Study 2024 (Safeguarded Areas in the Green Belt Area 1 Land South of Westwood Heath Rd). The Green Belt boundaries have been largely the result of deliberate planning in the last 30 years with the laying out of the built development of Westwood Campus directly related to the University of Warwick. This parcel primarily contains open farmland and pockets of ancient woodland with a few scattered farmhouses and isolated dwellings which compromise the openness of the Green Belt within the immediate vicinity. However, none of the development within the parcel constitutes urbanising influences. Therefore, the land within the parcel is considered to retain the characteristics of countryside.		
<b>Capacity Assessment:</b>		
Existing Minimum Density (30dph): 30	Proposed Minimum Density (35dph): 35	Assessed Capacity: 16
<b>Recommendation:</b> Discounted. Given that the South Warwickshire Local Plan is emerging it is considered appropriate to retain the safeguarded status of this site.		



## 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 from 01 October 2024

- Appendices 1.1 to 1.4 show all extant planning permissions on 01/10/2024 and the quantity of dwellings remaining to be built at each site.
- 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.
- Each table shows projected completion rates for years 1-5, 6-10 and 11-17 (to 2041, the end of the plan period).

**Table 9 Housing under construction**

Planning app	Decision date	Site	Site type	Policy ref	Dev type	Rema ining	1-5	6-10	11+
FM/2022/0980	06/12/2022	Land At Avon House Swift House And Welland House Longwood Close	Windfall		Change of use	782	782	0	0
PL/2023/0000654/FULM	08/03/2024	Progress House Westwood Way	Windfall		New build	361	361	0	0
RM/2020/2399	29/11/2021	Land bounded by Hall Brook, Bennetts Rd South, Sandpits Lane and Tamworth Rd	Allocation	H2:01	New build	320	320	0	0
PL/2023/0000554/RESM	21/07/2023	Land At Pickford Green Lane	Allocation	H2:02	New build	247	247	0	0
FM/2020/0668	28/05/2021	Land at Whitmore Park, Holbrook Lane	Allocation	H2:04	New build	220	220	0	0
RMM/2018/2246	28/11/2018	157 Corporation Street (Lamb Street, Chapel Street and Bishop Street) - PHASE 2	CCAAP	CC25	New build	186	186	0	0
RMM/2022/2615	21/12/2023	Land At Thompsons Farm Thompsons Road	Allocation	H2:01	New build	171	171	0	0
FUL/2021/2411	07/07/2022	Holbrook Lane	Allocation	H2:04	New build	162	162	0	0
RMM/2022/1028	16/12/2022	Elm Fields Farm, Wigston Road	Allocation	H2:11	New build	148	148	0	0
RMM/2022/2337	24/03/2023	Bruker UK Banner Lane	Windfall		New build	119	119	0	0
PL/2023/0001869/FULM	18/06/2024	Land At Isadora Lea	Proposed allocation	H2:35	New build	93	93	0	0
FUL/2020/1142	27/11/2023	Holyhead Road	Allocation	H2:12	New build	87	87	0	0

Planning app	Decision date	Site	Site type	Policy ref	Dev type	Remaining	1-5	6-10	11+
FUL/2018/1713	23/09/2019	Land at junction of Harper Road and Humber Avenue	SHLAA-2016	StM70	New build	68	68	0	0
FUL/2020/0640	13/08/2020	152 Far Gosford Street	CCAAP	CC15	New build	60	0	60	0
FUL/2020/1059	01/07/2021	Land at Pickford Green Lane	Allocation	H2:02	New build	54	54	0	0
FUL/2021/3395	03/10/2022	Land at Meadow Road	Windfall		New build	52	52	0	0
FUL/2019/3114	14/05/2021	Land at Well Street and Bishop St	SHLAA-2016	StM57	New build	40	40	0	0
RMM/2020/3151	16/06/2021	Land East Of Brade Drive	Windfall		New build	28	28	0	0
FUL/2020/1992	15/12/2021	Land at Pickford Green Lane	Allocation	H2:02	New build	27	27	0	0
RMM/2022/0501	16/11/2022	Westmede Centre Winsford Avenue Unit 10	Windfall		New build	24	24	0	0
FUL/2021/1325	18/06/2021	49 Primrose Hill Street	CCAAP	CC16	New build	24	24	0	0
FUL/2019/3027	25/03/2020	The O'Brian Building, Foleshill Road and adjoining curtilage	SHLAA-2016	R6	New build	24	24	0	0
FUL/2018/0153	13/11/2020	Land adjacent 624 Stoney Stanton Road	SHLAA-2016	F58	New build	16	16	0	0
FUL/2019/3081	07/06/2021	Land Adjacent to 49 and 51 Corporation Street	SHLAA-2016	StM5	New build	15	15	0	0
FUL/2020/2401	06/05/2021	19-35 Warwick Street	SHLAA-2016	E10	New build	15	15	0	0
FUL/2018/3286	23/05/2019	75-77 Albany Road	Windfall		New build	15	15	0	0
FUL/2022/1484	10/10/2022	Land Rear of 1-13 Wycliffe Road West	SHLAA-2016	US4	New build	14	14	0	0
FUL/2020/1534	16/02/2022	35-37 Whitefriars Gate Much Park St	SHLAA-2016	StM34	Conversion	14	14	0	0
FUL/2020/0617	26/05/2021	The Old Police Station 519 Tile Hill Lane	Windfall		New build	13	13	0	0



Planning app	Decision date	Site	Site type	Policy ref	Dev type	Remaining	1-5	6-10	11+
RMM/2019/1030	22/11/2019	Land bounded by Hall Brook, Bennetts Road South, Sandpits Lane and Tamworth Road	Allocation	H2:01	New build	13	13	0	0
FUL/2015/3913	21/03/2016	57-59 Lower Ford Street	Windfall		New build	12	12	0	0
FUL/2021/2968	22/03/2022	18 Regent Street	Windfall		Conversion	9	9	0	0
FUL/2020/0382	07/05/2020	St Marys Church Hall Athol Road	Windfall		New build	9	9	0	0
FUL/2014/4231	09/03/2015	1a Sydnall Road	Windfall		New build	9	9	0	0
FUL/2022/1288	08/09/2022	57 Ansty Road	Windfall		New build	8	8	0	0
FUL/2021/2574	11/11/2021	Magnolia View, Wall Hill Road	Windfall		Change of use	8	8	0	0
FUL/2020/0178	18/03/2020	103 Holyhead Road	Windfall		New build	8	8	0	0
FUL/2020/2174	13/11/2020	Bablake House Birmingham Road	Windfall		New build	6	6	0	0
FUL/2022/2378	17/10/2022	Wall Hill Hall, Wall Hill Road	Windfall		New build	5	5	0	0
FUL/2021/3064	30/06/2022	66-70 Earlsdon Street	Windfall		Change of use	5	5	0	0
RM/2021/1421	23/06/2021	Land to rear 42-68 Wyken Way	Windfall		New build	5	5	0	0
FUL/2020/0019	27/11/2020	Garages to rear 20-28 Thimble Road	Windfall		New build	4	4	0	0
FUL/2020/2161	24/11/2020	Keresley Manor Tamworth Road	Windfall		New build	4	4	0	0
FUL/2017/0850	25/07/2017	Land to the rear of 77-91 Alder Road	Windfall		New build	4	4	0	0
PL/2023/0000004/FUL	30/03/2023	30 Grafton Street	Windfall		Conversion	3	3	0	0
PL/2022/0000223/FULM	23/02/2023	Jer 4x4, The Piggeries Wall Hill Road	Windfall		New build	3	3	0	0
FUL/2022/1994	04/11/2022	36 Providence Street	Windfall		Conversion	3	3	0	0
FUL/2022/1507	30/09/2022	137 Marlborough Road	Windfall		Change of use	3	3	0	0
FUL/2019/0926	10/06/2019	58 Brighton Street	Windfall		New build	3	3	0	0

Planning app	Decision date	Site	Site type	Policy ref	Dev type	Remaining	1-5	6-10	11+
FUL/2018/1040	03/10/2018	473 Sewall Highway	Windfall		Conversion	3	3	0	0
PL/2023/0002372/FUL	28/02/2024	Green Farm Blackberry Lane, Coventry, CV2 3JS	Windfall		Change of use	2	2	0	0
FUL/2022/2016	19/12/2022	41 Allesley Old Road	Windfall		Conversion	2	2	0	0
FUL/2021/1720	15/10/2021	1 Wykeley Road	Windfall		Change of use	2	2	0	0
RM/2021/0464	10/05/2021	Land to north of 2 Union Place	Windfall		New build	2	2	0	0
FUL/2018/0783	25/10/2018	r/o Albany Road	Windfall		New build	2	2	0	0
FUL/2019/2876	20/01/2020	5 Arbury Avenue	Windfall		New build	2	2	0	0
FUL/2021/3139	02/02/2022	302 Mitchell Avenue	Windfall		Change of use	2	2	0	0
FUL/2022/1337	28/07/2022	Harvest Hill Farm Oak Lane	Windfall		Change of use	1	1	0	0
FUL/2022/0195	21/06/2022	21 Squires Way	Windfall		New build	1	1	0	0
FUL/2021/3315	13/01/2022	119 Kenpas Highway, CV3 6PF	Windfall		New build	1	1	0	0
FUL/2021/2322	14/09/2021	14 Briars Close	Windfall		New build	1	1	0	0
FUL/2021/0433	20/05/2021	45 Hawkes Mill Lane	Windfall		New build	1	1	0	0
FUL/2020/0550	05/05/2020	Land adjacent to 391 Green Lane	Windfall		New build	1	1	0	0
FUL/2019/0548	29/05/2019	116 Humber Road	Windfall		New build	0	0	0	0
PL/2023/0002531/FUL	11/03/2024	85 Harnall Lane East	Windfall		Change of use	-1	-1	0	0

**Table 10 Housing detailed planning consent at 30 September 2024**

Planning app	Decision date	Site	Site type	Policy ref	Dev type	Remainin g	1-5	6-10	11+
PL/2023/0002533/RESM	04/03/2024	City Centre South Warwick Row	Proposed allocation	H2:37	New build	991	400	591	0
FUL/2020/1421	31/03/2022	Former Gala Bingo Fairfax Street	CCAAP	CC25	New build	874	874	0	0
RMM/2022/1982	21/12/2023	Land At Thompsons Farm Thompsons Road	Allocation	H2:01	New build	328	125	203	0
PL/2023/0002576/RVC	31/05/2024	Paradise Street	Proposed allocation	H2:28	New build	303	303	0	0
PL/2023/0001888/RESM	10/06/2024	Land Between Bennetts Road And Fivefield Road	Allocation	H2:01	New build	290	200	90	0
RMM/2022/0633	11/03/2024	25 Fivefield Road, Coventry, CV7 8JE	Allocation	H2:01	New build	280	245	35	0
PL/2024/0000246/RESM	18/09/2024	Land Between Bennetts Road And Fivefield Road	Allocation	H2:01	New build	260	160	100	0
RMM/2019/3059	17/12/2021	Land to the west of Cromwell Lane	Allocation	H2:08	New build	240	190	50	0
OUT/2021/3576	16/10/2023	Former Transco Site, Abbots Lane	Allocation	H2:14	New build	212	212	0	0
FUL/2022/0583	24/07/2023	Brookside House Burnsall Road	Windfall		New build	196	196	0	0
PL/2023/0000936/RESM	15/12/2023	The Sphinx Club Sphinx Drive	Windfall		New build	196	175	21	0
PL/2023/0001191/FULM	21/03/2024	2 The Oaks Westwood Way	Windfall		New build	163	163	0	0
PL/2023/0001225/RESM	14/12/2023	Land At Allard Way	Allocation	H2:09	New build	125	125	0	0
FUL/2021/1734	10/11/2023	The Empire, 150 Far Gosford Street	Windfall		New build	91	91	0	0
RMM/2022/0636	27/10/2023	25 Fivefield Road	Allocation	H2:01	New build	35	35	0	0
PL/2023/0000329/RESM	17/05/2023	8 Park Road	Windfall		Change of use	31	31	0	0

Planning app	Decision date	Site	Site type	Policy ref	Dev type	Remainin g	1-5	6-10	11+
FUL/2022/0178	24/03/2022	Land adjacent St Patricks Church Deedmore Road	Windfall		New build	21	21	0	0
PL/2023/0002666/FULM	25/09/2024	St Nicholas Church Hall Sherwood Jones Close	Windfall		New build	21	21	0	0
PL/2023/0000763/FULM	21/11/2023	1 Lincoln Street	CCAAP	CC16	New build	20	20	0	0
PL/2024/0001249/FUL	11/09/2024	Police Station Chace Avenue	Windfall		Change of use	19	19	0	0
FUL/2020/2684	21/12/2021	Reform Church, Harefield Road	Windfall		New build	18	18	0	0
RM/2022/2875	20/12/2023	22-25 Cross Cheaping	CCAAP	CC18	Change of use	18	18	0	0
RMM/2022/0679	20/09/2024	Tamworth Road	Allocation	H2:01	New build	18	18	0	0
PL/2023/0000805/FULM	12/09/2023	St Clair Gardens Livingstone Road	Windfall		New build	14	14	0	0
FUL/2020/0139	01/07/2022	54 Shilton Lane	Windfall		New build	13	13	0	0
PL/2023/0000657/FUL	08/11/2023	Methodist Church Macdonald Road	Windfall		New build	10	10	0	0
FUL/2022/2402	05/01/2024	Land Adjacent, 203-269 Foleshill Road	Windfall		New build	10	10	0	0
FUL/2022/0220	30/06/2022	The Grapes, 85 Radford Road	Windfall		Change of use	9	9	0	0
PL/2023/0002504/FUL	23/01/2024	Intercare Community Support, 11-13 Queen Victoria Road	Windfall		Change of use	9	9	0	0
PL/2023/0001230/FUL	09/08/2023	76 Whitefriars Street	Windfall		Change of use	8	8	0	0
PL/2022/0000129/FUL	06/03/2024	204-206 Longford Road	Windfall		Conversion	8	8	0	0
PL/2023/0002572/FUL	19/07/2024	Pond Farm House Upper Eastern Green Lane	Windfall		New build	8	8	0	0
FUL/2022/0543	01/06/2022	256 Humber Road	Windfall		New build	7	7	0	0

Planning app	Decision date	Site	Site type	Policy ref	Dev type	Remainin g	1-5	6-10	11+
FUL/2022/2287	07/09/2023	land to rear of 46 Henley Road &, Garage Block Miles Meadow	Windfall		New build	7	7	0	0
PL/2023/0002357/FUL	30/01/2024	St Thomas House Albany Road	Windfall		New build	7	7	0	0
PL/2023/0002511/FUL	08/02/2024	Wellbeing Pharmacy, 8 Prior Deram Walk	Windfall		New build	7	7	0	0
PL/2023/0002143/FUL	21/03/2024	The Bear And Staff Princethorpe Way	Windfall		New build	7	7	0	0
PL/2023/0000105/FUL	14/03/2023	Warwick House, 7 Warwick Street	Windfall		New build	6	6	0	0
FUL/2022/0497	14/12/2022	38 Park Road	Windfall		Conversion	6	6	0	0
FUL/2022/0625	24/05/2022	12 Regent Street	Windfall		Change of use	6	6	0	0
FUL/2022/0242	10/02/2023	34 Chester Street	Windfall		Conversion	5	5	0	0
FUL/2022/1839	06/09/2022	University Of Warwick, Hampton Hall, 157 Warwick Road	Windfall		Change of use	5	5	0	0
PL/2022/0000218/FUL	17/02/2023	Avalon Guest House, 28 Friars Road	Windfall		Change of use	5	5	0	0
PL/2023/0000177/FUL	14/05/2023	6 Warwick Row	Windfall		Change of use	5	5	0	0
PL/2023/0001798/FUL	16/11/2023	Land And Buildings On The East Side Of Wilsons Lane	Windfall		New build	5	5	0	0
FUL/2021/2825	30/11/2021	183 Allesley Old Road	Windfall		Change of use	4	4	0	0
FUL/2021/2967	24/12/2021	Land adjacent Green Farm, Blackberry Lane	Windfall		New build	4	4	0	0
RM/2021/3791	04/04/2022	260A Hawkes Mill Lane	Windfall		New build	4	4	0	0
FUL/2022/1548	28/07/2022	13c-13d Kensington Road and 1 Westwood Road	Windfall		Change of use	4	4	0	0
FUL/2022/2284	17/03/2023	Ainsley Grange Pickford Green Lane	Windfall		New build	4	4	0	0

Planning app	Decision date	Site	Site type	Policy ref	Dev type	Remainin g	1-5	6-10	11+
PL/2023/0001033/FUL	02/11/2023	16-18 Henley Road	Windfall		Change of use	4	4	0	0
PL/2023/0001274/FUL	15/01/2024	79 Sandy Lane	Windfall		New build	4	4	0	0
PL/2023/0000786/FUL	21/03/2024	Garage Block Bramston Crescent	Windfall		New build	4	4	0	0
PL/2024/0000426/FUL	25/06/2024	108a Station Street East	Windfall		New build	4	4	0	0
PL/2023/0000167/FUL	13/09/2024	Garage Block Meadfoot Road	Windfall		New build	4	4	0	0
PL/2024/0001387/FUL	01/10/2024	45 St Patricks Road	Windfall		Conversion	4	4	0	0
PL/2023/0000345/FUL	23/08/2023	28 Regent Street	Windfall		Change of use	3	3	0	0
FUL/2021/2840	09/11/2021	15 Shakespeare Street	Windfall		Change of use	3	3	0	0
FUL/2022/0363	13/04/2022	Land between 15 and 17 Charter Avenue	Windfall		New build	3	3	0	0
PL/2022/0000066/FUL	13/02/2023	32 Centenary Road	Windfall		Change of use	3	3	0	0
FUL/2022/0117	06/04/2022	197 Charter Avenue	Windfall		Change of use	3	3	0	0
PL/2023/0000485/FUL	04/05/2023	78 Charter Avenue	Windfall		Change of use	3	3	0	0
PL/2023/0000301/FUL	06/06/2023	49 Welland Road	Windfall		Conversion	3	3	0	0
PL/2023/0000517/FUL	22/06/2023	124 Queen Margarets Road	Windfall		Change of use	3	3	0	0
PL/2023/0000953/FUL	06/07/2023	180 Charter Avenue	Windfall		Change of use	3	3	0	0
PL/2023/0000926/FUL	06/07/2023	156 Charter Avenue	Windfall		Change of use	3	3	0	0
PL/2023/0001072/FUL	08/08/2023	127 Charter Avenue	Windfall		Change of use	3	3	0	0
PL/2023/0001315/FUL	24/08/2023	62 Charter Avenue	Windfall		Change of use	3	3	0	0
PL/2023/0000607/FUL	24/08/2023	59 Charter Avenue	Windfall		Change of use	3	3	0	0
PL/2023/0000487/FUL	24/08/2023	85 John Rous Avenue	Windfall		Change of use	3	3	0	0

Planning app	Decision date	Site	Site type	Policy ref	Dev type	Remainin g	1-5	6-10	11+
FUL/2022/3133	30/11/2023	Codys Court, Silverdale Close	Windfall		New build	3	3	0	0
PL/2023/0001381/FUL	13/12/2023	200 Charter Avenue	Windfall		Change of use	3	3	0	0
FUL/2022/2988	15/12/2023	5 Blackthorn Close	Windfall		Change of use	3	3	0	0
PL/2023/0001307/FUL	01/02/2024	Congleton Close	Windfall		New build	3	3	0	0
PL/2024/0000393/FUL	24/04/2024	Flat, 181 Spon Street	Windfall		Conversion	3	3	0	0
PL/2024/0001381/FUL	11/09/2024	9, 10 And 11 Priory Row	Windfall		Change of use	3	3	0	0
PL/2024/0000825/FUL	16/09/2024	2 Grasscroft Drive	Windfall		Change of use	3	3	0	0
FUL/2021/3173	02/02/2022	Manor Farm Cottage Bennetts Road South	Allocation	H2:01	New build	2	2	0	0
FUL/2022/1691	15/12/2022	126 De Montfort Way	Windfall		Change of use	2	2	0	0
FUL/2021/3116	11/01/2022	169 Fletchamstead Highway	Windfall		Change of use	2	2	0	0
FUL/2021/3672	16/02/2022	Land at Troyes Close	Windfall		New build	2	2	0	0
FUL/2021/3674	16/02/2022	Garage Block Heather Road	Windfall		New build	2	2	0	0
FUL/2021/3776	23/03/2022	77 Queen Margarets Road	Windfall		Conversion	2	2	0	0
FUL/2021/3812	05/04/2022	89b and 89c Far Gosford Street	CCAAP	R3: Far Gosford St	Change of use	2	2	0	0
FUL/2022/0813	19/05/2022	Garage Block at Fern Close	Windfall		New build	2	2	0	0
FUL/2022/2141	10/10/2022	Garage blocks Sampson Close Rear of Nos. 6 to 10 Benedict Square	Windfall		New build	2	2	0	0
FUL/2022/3288	27/01/2023	257 Humber Avenue	Windfall		Change of use	2	2	0	0
FUL/2021/2337	01/10/2021	Land adjacent to 25 Leopold Road	Windfall		New build	2	2	0	0

Planning app	Decision date	Site	Site type	Policy ref	Dev type	Remainin g	1-5	6-10	11+
FUL/2021/2847	14/04/2022	300A Foleshill Road	Windfall		Change of use	2	2	0	0
LDCP/2021/2693	29/10/2021	33 Four Pounds Avenue	Windfall		Change of use	2	2	0	0
PL/2022/0000125/FUL	27/03/2023	59 Ullswater Road	Windfall		New build	2	2	0	0
PL/2023/0000226/FUL	28/03/2023	Flat, 358-360 Aldermans Green Road	Windfall		New build	2	2	0	0
PL/2023/0000352/FUL	31/03/2023	30 Binley Road	Windfall		Change of use	2	2	0	0
PL/2023/0000304/HHA	04/04/2023	64 Charter Avenue	Windfall		Change of use	2	2	0	0
PL/2023/0000300/HHA	04/04/2023	40 Charter Avenue	Windfall		Change of use	2	2	0	0
PL/2023/0000278/LDCP	04/04/2023	2 Sheriff Avenue	Windfall		Change of use	2	2	0	0
FUL/2022/2621	05/04/2023	144 Whitworth Avenue	Windfall		New build	2	2	0	0
PL/2023/0000357/HHA	17/04/2023	230 Sir Henry Parkes	Windfall		Change of use	2	2	0	0
PL/2023/0000415/HHA	18/04/2023	296 Mitchell Avenue	Windfall		Change of use	2	2	0	0
PL/2023/0000652/FUL	22/05/2023	41 Tomson Avenue	Windfall		Conversion	2	2	0	0
PL/2023/0000196/FUL	30/05/2023	Garage Block Foresters Road	Windfall		New build	2	2	0	0
FUL/2022/3224	22/06/2023	Garages To The Rear Of 10 To 16 Dillam Close	Windfall		Change of use	2	2	0	0
PL/2023/0000530/FUL	29/06/2023	47 St Patricks Road	CCAAP	CC26	Change of use	2	2	0	0
PL/2023/0001217/FUL	08/08/2023	114 Kingsway	Windfall		Change of use	2	2	0	0
PL/2023/0001252/FUL	16/08/2023	Allisons Butchers, 82-84 Standard Avenue	Windfall		Change of use	2	2	0	0
PL/2023/0000706/FUL	05/09/2023	Former Garage Site Adjacent To 2-26 Everdon Road	Windfall		New build	2	2	0	0
PL/2023/0001069/FUL	14/09/2023	230 Sir Henry Parkes Road	Windfall		Change of use	2	2	0	0



Planning app	Decision date	Site	Site type	Policy ref	Dev type	Remainin g	1-5	6-10	11+
PL/2023/0001054/FUL	14/09/2023	10 Lichen Green	Windfall		Change of use	2	2	0	0
PL/2023/0001559/LDCP	26/09/2023	61 St Georges Road	Windfall		Change of use	2	2	0	0
PL/2023/0001560/LDCP	27/09/2023	202 Gulson Road	Windfall		Change of use	2	2	0	0
FUL/2022/2851	10/10/2023	Garage Block On East Side Next To 19 And 41 Thimbler Road	Windfall		New build	2	2	0	0
PL/2023/0000794/FUL	16/11/2023	Garage Block Rear Of 96-100 Luscombe Road	Windfall		New build	2	2	0	0
PL/2023/0001848/FUL	30/11/2023	50 Centenary Road	Windfall		Change of use	2	2	0	0
PL/2023/0002315/FUL	04/01/2024	67 Holyhead Road	Windfall		Conversion	2	2	0	0
PL/2023/0001201/FUL	17/01/2024	8 Orlescote Road	Windfall		Change of use	2	2	0	0
PL/2023/0002551/LDCP	29/01/2024	35 Blandford Drive	Windfall		Change of use	2	2	0	0
PL/2023/0002173/FUL	19/02/2024	193 Allesley Old Road	Windfall		Change of use	2	2	0	0
PL/2023/0002283/FUL	26/02/2024	13 Clarendon Street, Coventry, CV5 6EW	Windfall		Change of use	2	2	0	0
PL/2024/0000070/LDCP	06/03/2024	143 Northfield Road	Windfall		Change of use	2	2	0	0
PL/2023/0002604/FUL	08/03/2024	15 Willowbank Mews	Windfall		Change of use	2	2	0	0
PL/2023/0001857/FUL	27/10/2023	31 St Osburgs Road	Windfall		Conversion	2	2	0	0
PL/2024/0000385/FUL	30/04/2024	14 Bromleigh Drive	Windfall		New build	2	2	0	0
PL/2024/0000697/FUL	07/06/2024	371 Ansty Road	Windfall		New build	2	2	0	0
PL/2023/0000197/FUL	24/06/2024	Garage Block Rear Of 152 To 174 Dillotford Avenue	Windfall		New build	2	2	0	0
FUL/2022/3213	05/01/2023	Manor Farm, Bennetts Road South	Allocation	H2:01	New build	1	1	0	0

Planning app	Decision date	Site	Site type	Policy ref	Dev type	Remainin g	1-5	6-10	11+
FUL/2021/2749	19/01/2022	68 Henley Road	Windfall		Conversion	1	1	0	0
FUL/2021/2665	02/11/2021	26 Queen Isabels Avenue	Windfall		Conversion	1	1	0	0
FUL/2021/2394	08/11/2021	103A Radford Road	Windfall		Conversion	1	1	0	0
FUL/2022/2374	16/11/2022	108 The Boxhill	Windfall		New build	1	1	0	0
FUL/2021/2586	30/11/2021	60 Hastings Road	Windfall		Conversion	1	1	0	0
FUL/2021/2048	10/01/2022	Blantyre Farm, 120 Wall Hill Road	Windfall		Self build	1	1	0	0
FUL/2021/3433	20/01/2022	George Eliot Medical Centre 178 Foleshill Road	Windfall		New build	1	1	0	0
FUL/2022/0124	09/03/2022	21 Jackers Road	Windfall		New build	1	1	0	0
FUL/2022/0817	31/05/2022	45 Grindle Road	Windfall		New build	1	1	0	0
FUL/2022/1338	25/07/2022	121 Leicester Causeway	Windfall		Change of use	1	1	0	0
FUL/2022/1731	25/08/2022	31 Uxbridge Avenue	Windfall		New build	1	1	0	0
FUL/2022/1901	31/08/2022	73 Northumberland Road	Windfall		Conversion	1	1	0	0
FUL/2022/1892	07/09/2022	8 Bates Road	Windfall		New build	1	1	0	0
FUL/2022/1948	28/09/2022	39 Eastern Green Road	Windfall		New build	1	1	0	0
FUL/2022/3120	16/12/2022	11 Humber Road	Windfall		Conversion	1	1	0	0
FUL/2022/0388	27/05/2022	37 Wheelwright Lane	Windfall		Conversion	1	1	0	0
FUL/2022/2560	16/12/2022	60 Nod Rise	Windfall		New build	1	1	0	0
FUL/2022/2619	05/01/2023	Former Garage Site, West Of 8-10 The Vale	Windfall		New build	1	1	0	0
FUL/2022/2629	18/01/2023	22 Woodshires Road	Windfall		New build	1	1	0	0

Planning app	Decision date	Site	Site type	Policy ref	Dev type	Remainin g	1-5	6-10	11+
RM/2022/2982	10/02/2023	Oaken End Farm Oak Lane	Windfall		New build	1	1	0	0
PL/2023/0000057/FUL	21/02/2023	174 Shakespeare Street	Windfall		Change of use	1	1	0	0
FUL/2022/3210	06/03/2023	1 Lyttleton Close	Windfall		Change of use	1	1	0	0
PL/2022/0000109/FUL	09/03/2023	Harvest Hill Car Sales, At Oak Lane	Windfall		Change of use	1	1	0	0
PL/2022/0000195/FUL	17/03/2023	37 Hawkes Mill Lane	Windfall		Change of use	1	1	0	0
FUL/2022/2603	21/03/2023	Garage Block Ashburton Road	Windfall		New build	1	1	0	0
PL/2023/0000092/FUL	23/03/2023	11 Spencer Avenue	Windfall		Change of use	1	1	0	0
PL/2023/0000384/FUL	17/04/2023	944 Broad Lane	Windfall		New build	1	1	0	0
PL/2023/0000202/FUL	19/04/2023	Land At Wroxhall Drive	Windfall		New build	1	1	0	0
FUL/2022/2372	23/05/2023	Garages (rear Of The Lindfield And Treforest Road) Whitworth Avenue	Windfall		New build	1	1	0	0
PL/2023/0000289/FUL	25/05/2023	Merton House Cryfield Grange Road	Windfall		New build	1	1	0	0
PL/2023/0000917/LDCP	22/06/2023	13 Grafton Street	Windfall		Change of use	1	1	0	0
PL/2023/0000896/FUL	27/06/2023	55 Silverton Road	Windfall		Conversion	1	1	0	0
PL/2023/0000901/FUL	29/06/2023	Street Record The Lindfield	Windfall		New build	1	1	0	0
PL/2023/0000077/FUL	26/07/2023	Garage Block Brisbane Close	Windfall		Change of use	1	1	0	0
PL/2023/0001320/FUL	03/08/2023	17 Boyd Close	Windfall		Change of use	1	1	0	0
PL/2023/0000894/LDCP	08/09/2023	7 Canal View	Windfall		Change of use	1	1	0	0
PL/2023/0001071/FUL	18/09/2023	40 Charter Avenue	Windfall		Change of use	1	1	0	0
PL/2023/0001068/FUL	19/09/2023	212 Charter Avenue	Windfall		Change of use	1	1	0	0
FUL/2022/0874	27/05/2022	12 South Avenue	Windfall		New build	1	1	0	0

Planning app	Decision date	Site	Site type	Policy ref	Dev type	Remainin g	1-5	6-10	11+
PL/2023/0001566/FUL	07/12/2023	34 Old Mill Avenue	Windfall		New build	1	1	0	0
PL/2023/0002482/FUL	17/01/2024	104 Kenilworth Road	Windfall		New build	1	1	0	0
PL/2023/0002540/FUL	29/01/2024	2 Holmcroft	Windfall		New build	1	1	0	0
PL/2023/0002135/FUL	01/02/2024	163 Hall Green Road	Windfall		New build	1	1	0	0
PL/2023/0001405/FUL	17/01/2024	154 Charter Avenue	Windfall		Change of use	1	1	0	0
PL/2023/0002629/FUL	09/02/2024	42 Gresley Road	Windfall		New build	1	1	0	0
PL/2023/0002622/FUL	23/02/2024	144 Meadfoot Road	Windfall		New build	1	1	0	0
PL/2024/0000042/FUL	27/02/2024	40 Gresley Road, Coventry, CV2 1AZ	Windfall		New build	1	1	0	0
PL/2024/0000249/FUL	04/04/2024	48a Stratford Street	Windfall		New build	1	1	0	0
PL/2023/0002471/FUL	11/04/2024	23 Charter Avenue	Windfall		Change of use	1	1	0	0
PL/2023/0002524/FUL	23/05/2024	88 Station Street West	Windfall		Conversion	1	1	0	0
PL/2023/0002525/FUL	24/05/2024	60 Princess Street	Windfall		Conversion	1	1	0	0
PL/2023/0002522/FUL	24/05/2024	12 St Elizabeths Road	Windfall		Conversion	1	1	0	0
PL/2024/0000191/FUL	29/05/2024	16 Middlecotes	Windfall		Conversion	1	1	0	0
PL/2023/0002521/FUL	31/05/2024	14 Eld Road	Windfall		Conversion	1	1	0	0
PL/2024/0000762/LDCE	06/06/2024	PL/2024/0000762/LDCE	Windfall		Change of use	1	1	0	0
PL/2024/0000434/FUL	19/06/2024	21 Larch Tree Avenue	Windfall		Conversion	1	1	0	0
PL/2024/0000771/FUL	25/06/2024	21 Thimbler Road	Windfall		Conversion	1	1	0	0
PL/2024/0000177/FUL	04/07/2024	9 Newfield Road	Windfall		Conversion	1	1	0	0
PL/2024/0000427/FUL	10/07/2024	113 Holmsdale Road	Windfall		Conversion	1	1	0	0

Planning app	Decision date	Site	Site type	Policy ref	Dev type	Remainin g	1-5	6-10	11+
PL/2023/0000199/FUL	30/07/2024	Garage Block Bowness Close	Windfall		New build	1	1	0	0
PL/2024/0000462/FUL	08/08/2024	583 Foleshill Road	Windfall		New build	1	1	0	0
PL/2024/0001402/FUL	17/09/2024	5 Ulverscroft Road	Windfall		New build	1	1	0	0
PL/2023/0002153/FUL	24/01/2024	Harvest Hill Farm Oak Lane	Windfall		Change of use	1	1	0	0
FUL/2022/0684	24/11/2022	88 Craven Street	Windfall		Change of use	0	0	0	0
PL/2023/0000895/FUL	17/07/2023	58 Upper Hill Street	Windfall		Change of use	0	0	0	0
PL/2023/0002538/FUL	01/03/2024	The Stables, Styvechale Manor Courtyard Leamington Road, Coventry, CV3 6GG	Windfall		New build	0	0	0	0
PL/2023/0002594/FUL	06/06/2024	39 Mount Street	Windfall		Change of use	0	0	0	0
PL/2024/0001249/FUL	11/09/2024	Police Station Chace Avenue	Windfall		Change of use	0	0	0	0
PL/2024/0000647/FUL	11/09/2024	Tidbury Castle Farm Wall Hill Road	Windfall		New build	0	0	0	0
FUL/2022/0887	16/06/2022	93 St Nicholas Street	Windfall		Change of use	0	0	0	0
FUL/2021/2347	04/11/2021	12 Parrotts Grove	Windfall		Change of use	-1	-1	0	0
FUL/2021/3802	02/03/2022	99-100 Spon End	Windfall		Change of use	-1	-1	0	0
FUL/2021/3474	04/03/2022	Flat above 34 Far Gosford Street	CCAAP	CC15	Change of use	-1	-1	0	0
FUL/2021/3377	08/03/2022	160 Aldermans Green Road	Windfall		Change of use	-1	-1	0	0
FUL/2021/2960	11/03/2022	137 Avon Street	Windfall		Change of use	-1	-1	0	0
FUL/2022/0254	24/03/2022	198 Dorchester Way	Windfall		Change of use	-1	-1	0	0
FUL/2022/1001	31/05/2022	70 John Rous Avenue	Windfall		Change of use	-1	-1	0	0
FUL/2022/1371	15/07/2022	32 Courtelle Road	Allocation	H2:05	Change of use	-1	-1	0	0

Planning app	Decision date	Site	Site type	Policy ref	Dev type	Remainin g	1-5	6-10	11+
PL/2022/0000101/LDCP	13/02/2023	57 Stanley Road	Windfall		Change of use	-1	-1	0	0
PL/2023/0000782/FUL	14/06/2023	Pearl Hyde Primary School Dorchester Way	HELAA-2024	WYK-001-23	Change of use	-1	-1	0	0
PL/2023/0001017/LDCP	22/09/2023	22 Woodshires Road	Windfall		Change of use	-1	-1	0	0
PL/2023/0001118/FUL	02/11/2023	19 Camelia Road	Windfall		Change of use	-1	-1	0	0
PL/2023/0002159/FUL	01/12/2023	28 Cheshire Close	Windfall		Change of use	-1	-1	0	0
PL/2023/0002199/FUL	09/01/2024	Waterworks House Doe Bank Lane	Windfall		Change of use	-1	-1	0	0
PL/2023/0002404/FUL	10/01/2024	54 Johnson Road	Windfall		Change of use	-1	-1	0	0
PL/2023/0002423/FUL	01/03/2024	56 Macaulay Road, Coventry, CV2 5FB	Windfall		Change of use	-1	-1	0	0
PL/2024/0000332/FUL	04/04/2024	2b Awson Street	Windfall		Change of use	-1	-1	0	0
PL/2024/0000221/FUL	04/04/2024	25 Fieldfare Way	Windfall		Change of use	-1	-1	0	0
PL/2024/0000266/FUL	05/04/2024	21 Arena Avenue	Windfall		Change of use	-1	-1	0	0
PL/2024/0000315/FUL	08/04/2024	23 Berry Street	Windfall		Change of use	-1	-1	0	0
PL/2023/0002596/FUL	12/04/2024	88 Tomson Avenue	Windfall		Change of use	-1	-1	0	0
PL/2024/0000417/FUL	26/04/2024	1 Burns Road	Windfall		Change of use	-1	-1	0	0
PL/2024/0000510/FUL	10/05/2024	4 Manor Hall Mews	Windfall		Change of use	-1	-1	0	0
PL/2024/0000060/FUL	29/05/2024	37 Daventry Road	Windfall		Change of use	-1	-1	0	0
PL/2024/0000826/FUL	05/06/2024	24 Bishopton Close	Windfall		Change of use	-1	-1	0	0
PL/2024/0001031/FUL	24/07/2024	38 The Martyrs Close	Windfall		Change of use	-1	-1	0	0
PL/2024/0000951/FUL	13/08/2024	2 Arena Avenue	Windfall		Change of use	-1	-1	0	0
PL/2024/0001032/FUL	05/09/2024	12 Queen Isabels Avenue	Windfall		Change of use	-1	-1	0	0

Planning app	Decision date	Site	Site type	Policy ref	Dev type	Remainin g	1-5	6-10	11+
PL/2024/0001363/FUL	06/09/2024	385 Stoney Stanton Road	Windfall		Change of use	-1	-1	0	0
PL/2024/0001359/FUL	10/09/2024	383 Stoney Stanton Road	Windfall		Change of use	-1	-1	0	0
PL/2024/0001204/FUL	24/09/2024	50 Owens Road	Windfall		Change of use	-1	-1	0	0
PL/2023/0001645/FUL	26/10/2023	92-94 Binley Road	Windfall		Change of use	-2	-2	0	0
PL/2023/0002397/FUL	08/02/2024	Lynden House, 3-5 Spencer Road	Windfall		Change of use	-2	-2	0	0
PL/2024/0000085/FUL	08/03/2024	113-115 Kirby Corner Road	Windfall		Demolition	-2	-2	0	0
FUL/2022/2040	21/09/2022	340 Tile Hill Lane	Windfall		Change of use	-3	-3	0	0
PL/2024/0000415/FUL	17/05/2024	29 Middleborough Road	Windfall		Change of use	-4	-4	0	0
FUL/2021/2093	14/02/2022	Riley Square	Windfall		New build	-24	-24	0	0
DEM/2022/2541	13/10/2022	Vincent Wiles House Attoxhall Road	HELAA-2024	WYK-002-24	Demolition	-144	-144	0	0

**Table 11 Housing permitted development at 30 September 2024**

Planning app	Decision date	Site	Site type	Policy ref	Dev type	Remain ing	1-5	6-10	11+
PL/2024/0000824/PAMA	24/06/2024	Sutherland House Matlock Road	Windfall		Change of use	102	102	0	0
PL/2024/0000572/PAMA	12/06/2024	Oakwood House St Patricks Road	CCAAP	CC26	New build	20	20	0	0
PAO/2021/2900	11/11/2021	[Ground floors and 1st floor] 55 Corporation Street	CCAAP	CC17	Change of use	6	6	0	0
LDCP/2021/3189	09/12/2021	2 Ethelfield Road	Windfall		Change of use	2	2	0	0
PAQ/2021/2981	23/03/2022	Agricultural Barn Hazel Grove Farm Hollyfast Lane	Windfall		Change of use	2	2	0	0
PL/2023/0001077/PAMA	18/07/2023	358-360 Aldermans Green Road	Windfall		Change of use	2	2	0	0
PL/2024/0001353/PAG	27/08/2024	124 Albany Road	Windfall		Change of use	2	2	0	0
PL/2024/0001351/PAG	27/08/2024	126 Albany Road	Windfall		Change of use	2	2	0	0
PAM/2021/2695	09/11/2021	37A Earlsdon Street	Windfall		Change of use	1	1	0	0
PAM/2022/0052	09/09/2022	2 Holbrook Lane	Windfall		Change of use	1	1	0	0
PL/2023/0001198/PAMA	11/09/2023	21 Parkhill Drive	Windfall		Change of use	1	1	0	0
PL/2024/0000229/PAQ	22/03/2024	Slashpitts Farm Wall Hill Road	Windfall		Change of use	1	1	0	0
PL/2024/0000602/PAMA	23/05/2024	173a -175a Ansty Road	Windfall		Change of use	1	1	0	0
PL/2024/0001191/PAQ	15/08/2024	Agricultural Barn Hazel Grove Farm Hollyfast Lane, CV7 8AB	Windfall		Change of use	1	1	0	0
PL/2024/0001349/PAG	27/08/2024	122 Albany Road	Windfall		Change of use	1	1	0	0
PL/2024/0001229/PAMA	10/09/2024	73a Biggin Hall Crescent	Windfall		Change of use	1	1	0	0
PL/2024/0000876/PAPD	19/06/2024	Trafalgar House, Meadow Street, Milestone House, Kerry House Windsor Street [Spon End]	Proposed allocation	H2:36	Demolition	0	0	0	0



Planning app	Decision date	Site	Site type	Policy ref	Dev type	Remain ning	1-5	6-10	11+
PL/2024/0000248/PAPD	05/03/2024	27 Westwood Heath Road	Windfall		Demolition	-1	0	0	0

**Table 12 Housing outline planning consents at 30 September 2024**

Planning app	Decision date	Site	Site type	Policy ref	Dev type	Remaining dwellings	1-5	6-10	11+
OUT/2018/3225	03/06/2021	Land At Pickford Green Lane	Allocation	H2:02	New build	2150	225	825	1100
R/2008/1801	22/10/2009	New Deal for Communities (NDC) - Willenhall, Henley Green, Manor Farm (WEHM)	Other	WEHM	New build	700	0	300	400
S73/2022/3160	09/01/2023	City Centre South	Proposed allocation	H2:37	New build	584	0	584	0
OUT/2020/2009	17/10/2023	Land adjacent to Windmill Village Hotel Birmingham Road CV5 9AL	Allocation	H2:02	New build	566	0	216	350
OUT/2021/3576	16/10/2023	Former Transco Site, Abbots Lane	Allocation	H2:14	New build	478	0	478	0
OUT/2021/3041	03/03/2023	Land at Sutton Stop	Allocation	H2:07	New build	262	62	200	0
OUT/2019/0022	07/02/2022	Keresley SUE	Allocation	H2:01	New build	235	0	0	235
OUT/2020/2521	12/05/2023	Whitley Pumping Station London Road	Allocation	H2:09	New build	195	0	195	0
PL/2023/0000514/OUTM	22/04/2024	30 Regent Street	Windfall		New build	101	0	101	0
OUT/2022/1142	04/11/2022	38 Aylesford Street	Windfall		New build	19	0	19	0
OUT/2022/1700	01/12/2023	Peri-peri, 6 Carter Road	Windfall		New build	10	0	10	0
OUT/2022/1753	20/12/2023	Land At Corner Of Cedar Avenue And Max Road	Windfall		New build	7	0	7	0
OUT/2020/2300	18/11/2021	58 Moor Street	Windfall		New build	5	0	5	0
OUT/2022/2261	17/10/2022	296 Westwood Heath Rd	Windfall		New build	1	0	1	0
PL/2024/0000994/OUT	23/07/2024	1 Sefton Road	Windfall		New build	1	1	0	0

**Table 13 Identified housing sites**

Site type	Policy ref.	Location	Original total capacity	Remaining capacity without consent
Allocation	H2:01	Keresley SUE	3100	<b>601</b>
Allocation	H2:02	Eastern Green SUE	2250	<b>0</b>
Allocation	H2:03	Walsgrave Hill Farm	900	<b>900</b>
Allocation	H2:04	Meggitt site Whitmore Park	730	<b>0</b>
Allocation	H2:05	Paragon Park	700	<b>0</b>
Allocation	H2:06	Land at Browns Lane	475	<b>475</b>
Allocation	H2:07	Land at Sutton Stop (mixed use JE2:8)	285	<b>0</b>
Allocation	H2:08	Land West of Cromwell Lane	240	<b>0</b>
Allocation	H2:09	Land at London Road/Allard Way	200	<b>0</b>
Allocation	H2:10	Former Lyng Hall Playing Fields	185	<b>0</b>
Allocation	H2:11	Elm Fields Farm	150	<b>0</b>
Allocation	H2:12	LTI Factory, Holyhead Road	110	<b>23</b>
Allocation	H2:13	Grange Farm	105	<b>0</b>
Allocation	H2:14	Former Transco Site, Abbots Lane	100	<b>0</b>
Allocation	H2:15	Land at Sandy Lane	90	<b>90</b>
Allocation	H2:16	Land at Carlton Road	85	<b>85</b>
Allocation	H2:17	Chestnut and Hawkesmill Nursery Sites	80	<b>0</b>
Allocation	H2:18	Former Mercia Sports Centre, Kingfield Road	75	<b>0</b>
Allocation	H2:19	Land at Mitchell Avenue	50	<b>50</b>
Allocation	H2:20	Land at Durbar Avenue (mixed use JE2:7)	45	<b>45</b>
Allocation	H2:21	Woodfield School Site, Stoneleigh Road	30	<b>24</b>
Allocation	H2:22	Land at Jardine Crescent	25	<b>25</b>
Allocation	H2:23	Cryfield Heights	20	<b>0</b>

Allocation	H2:24	West of Cheltenham Croft	15	<b>0</b>
Allocation	H2:25	Grange Childrens Home, Waste Lane	15	<b>15</b>
Allocation	CC12	Friargate	400	<b>400</b>
Proposed allocation	H2:33	The Allesley Hotel, Birmingham Road	48	<b>48</b>
Proposed allocation	H2:34	Former Chace School, Chace Avenue	60	<b>60</b>
Proposed allocation	H2:31	Paybody Building, Stoney Stanton Road	280	<b>280</b>
Proposed allocation	H2:35	Former School Site, New Century Park – Land to the South of Isadora Lea	93	<b>0</b>
Proposed allocation	H2:29	Former Vintage House, St Nicolas Street / Leicester Row	100	<b>100</b>
Proposed allocation	H2:15	Land at Sandy Lane	160	<b>160</b>
Proposed allocation	H2:36	Land at Spon End	750	<b>750</b>
Proposed allocation	H2:28	New Gate Court Business Park, Paradise Street	303	<b>0</b>
Proposed allocation	H2:26	Coventry Central Police Station, Little Park Street	600	<b>600</b>
Proposed allocation	H2:27	New Union Street Car Park	170	<b>170</b>
Proposed allocation	H2:30	Whitefriars Street Car Park	185	<b>185</b>
Proposed allocation	H2:32	Dale Buildings, Tower Street	200	<b>200</b>
Proposed allocation	H2:38	Friargate – Land bounded by Railway, Grosvenor Road, Manor Road and including Greyfriars Green and Station Square	950	<b>950</b>
Proposed allocation	H2:37	City Centre South	1575	<b>0</b>
HELAA-2024	BAB-023-24	Land off Park Hill Lane	5	<b>5</b>
HELAA-2024	EAR-001-24	Wisteria Lodge Earlsdon	23	<b>23</b>
HELAA-2024	EAR-002-24	Fmr CovRad Sir Henry Parkes Rd	190	<b>190</b>
HELAA-2024	EAR-003-24	Canley Police Station, Fletch Highway	15	<b>15</b>
HELAA-2024	FOL-001-24	146-164 Lockhurst Lane/Livingstone Rd	45	<b>45</b>
HELAA-2024	FOL-002-24	Burbidge and Son South Side Of Awson Street	63	<b>63</b>
HELAA-2024	FOL-003-24	Silverton Rd	2	<b>2</b>
HELAA-2024	FOL-006-24	2 Lewis Road	4	<b>4</b>
HELAA-2024	FOL-007-24	Newfield House, Kingfield Rd	50	<b>50</b>

HELAA-2024	FOL-009-24	Bridge Street	6	<b>6</b>
HELAA-2024	FOL-010-24	Broad Street/Francis Street	25	<b>25</b>
HELAA-2024	HEN-001-23	Land at Caradoc Close, Henley, Coventry	30	<b>30</b>
HELAA-2024	HEN-003-24	Ashford House, Eden Rd, Walsgrave	40	<b>40</b>
HELAA-2024	HOL-004-24	Land at Halford Lane	10	<b>10</b>
HELAA-2024	LON-001-23	Land off Longford Road, Coventry, CV6 6BH	20	<b>20</b>
HELAA-2024	LON-002-24	Land at Roseberry Avenue	10	<b>10</b>
HELAA-2024	RAD-001-23	St Nicholas Church, Radford, Sherwood Jones Close	14	<b>14</b>
HELAA-2024	SHE-003-24	Steeple House Percy Street	12	<b>12</b>
HELAA-2024	STM-006-24	Lansdowne Street	10	<b>10</b>
HELAA-2024	STM-007-24	4-8 and Adj Caludon Road	21	<b>21</b>
HELAA-2024	STM-010-24	Charles Ager Smithford Way	55	<b>55</b>
HELAA-2024	STM-015-24	Unit D & E East Street CV1 5LS	80	<b>80</b>
HELAA-2024	STM-017-24	Bishop Street/Tower Street	129	<b>129</b>
HELAA-2024	WES-009-24	Land at Nickson Road	10	<b>10</b>
HELAA-2024	WOO-001-23	Former Faseman House, Faseman Avenue	50	<b>50</b>
HELAA-2024	WOO-002-24	Land at Ferrers Close	-59	<b>-59</b>
HELAA-2024	WYK-001-23	The Bungalow, Dorchester way	4	<b>5</b>
HELAA-2024	WYK-002-24	Land at Attoxhall Road	-193	<b>-49</b>

## Appendix 2: Employment supply at 30 September 2024

Table 14 Employment land under construction at 30 September 2024

Planning app.	Decision date	Site	Site designation	Policy ref	Floorspace (sqm)					Land (ha)
					B1/E(g )	B2	B8	B2/B8 mix	Total	
FUL/2021/3422	17/02/2022	Unit 3 Bodmin Road, CV2 5DB	Windfall	-	0	0	0	1617	1617	0.41
FUL/2022/1905	19/01/2023	Unit 35 To 36, Albion Industrial Estate Endemere Road	Windfall	-	0	0	0	4228	4228	0.72

**Table 15 Employment land detailed consent at 30 September 2024**

Planning app.	Decision date	Site	Site designation	Policy ref	Floorspace (sqm)					Land (ha)
					B1/E(g)	B2	B8	B2/B8 mix	Total	
FUL/2021/0536	13/10/2021	607 Foleshill Road, CV6 5JR	Windfall	-	0	0	0	80	80	0.01
FUL/2021/3474	04/03/2022	Flat above 34 Far Gosford Street	CCAAP	CC15	0	0	36	0	36	0.01
FUL/2022/0054	14/03/2022	Son of a Gunn Barras Lane	Windfall	-	0	0	87	0	87	0.01
FUL/2021/2893	23/03/2022	Rowleys Autos, Rowleys Green Lane, CV6 6AL	Windfall	-	0	0	0	446	446	0.05
FUL/2022/0082	21/06/2022	West Park, 207-211 Torrington Avenue	Windfall	-	0	395	0	0	395	0.04
FM/2022/2191	17/01/2023	Land at Serck Controls Ltd Rowley Drive	Windfall	-	0	0	0	4680	4680	0.73
PL/2023/0000501/FUL	16/05/2023	2 Croft Road [former IKEA building]	Windfall	-	24442	0	6682	0	31124	1.13
PL/2023/0001947/FUL	09/11/2023	2 Binns Close	Windfall	-	43	0	59	0	102	0.01
PL/2023/0002090/FULM	22/12/2023	Unit J1 Central Boulevard, Prologis Park	Windfall	-	0	0	0	2432	2432	0.30
FUL/2022/1942	25/01/2024	Becketts Foods Ltd, Oak House Heyford Close	Windfall	-	0	0	1639	0	1639	0.74
PL/2023/0001974/FUL	26/01/2024	Kautex Unipart Ltd Renown Avenue	Windfall	-	0	0	984	0	984	0.10
PL/2024/0000136/FUL	21/03/2024	Sam Leisure, 13 Falkland Close	Windfall	-	0	0	342	0	342	0.04
PL/2023/0002566/FUL	21/03/2024	Land At Newport Road, Coventry	Windfall	-	0	0	374	0	374	0.20
PL/2023/0002554/FUL	09/05/2024	Citroen Car Showroom Herald Avenue	Windfall	-	0	0	7066	2676	9742	1.15
PL/2024/0000285/FUL	10/05/2024	Unit 4 Bodmin Road	Windfall	-	0	110	0	0	110	0.01
PL/2024/0001227/FUL	21/08/2024	Lifeline Fire & Safety Systems, Kings House, 9 Falkland Close	Windfall	-	0	150	0	0	150	0.02
PL/2024/0001521/FUL	23/09/2024	Unit C Clutch Centre Challenge Close	Windfall	-	0	167	0	0	167	0.05
FUL/2021/2884	09/11/2021	67 Far Gosford Street	CCAAP	CC15	0	0	14	0	14	0.01

**Table 16 Employment land outline consent at 30 September 2024**

Planning app.	Decision date	Site	Site designation	Policy ref	Floorspace (sqm)					Land (ha)
					B1/E(g)	B2	B8	B2/B8 mix	Total	
OUT/2018/3225	03/06/2021	Land At Pickford Green Lane	Allocation	JE2:05	0	0	0	67500	67500	15.00



**Table 17 Identified employment land at 30 September 2024**

Site type	Policy ref.	Site	Total site area (ha)	Previous completions (ha)	Extant permissions (ha)	Remaining land (ha)	Proposed use
Allocation	JE2:1	Friargate	7.00	0.48	6.52	<b>0.00</b>	Office
Allocation	JE2:3	Whitley Business Park	30.00	23.54	0.00	<b>6.46</b>	Local industrial
Allocation	JE2:4	Land at Baginton Fields and South East of Whitley Business Park	25.00	0.00	0.00	<b>25.00</b>	Strategic industrial
Allocation	JE2:5	A45 Eastern Green	15.00	0.00	15.00	<b>0.00</b>	Local industrial
Allocation	JE2:6	Whitmore Park	8.00	5.11	0.00	<b>2.89</b>	Local industrial
Allocation	JE2:7	Durbar Avenue	1.50	0.00	0.00	<b>1.50</b>	Local industrial
Allocation	JE2:8	Land at Aldermans Green Road and Sutton Stop	1.50	0.00	0.00	<b>1.50</b>	Local industrial
HELAA-2024	US001-23	Austin Drive	1.21	0.00	0.00	<b>1.21</b>	Local industrial
HELAA-2024	FOL-005-24	Central City Industrial Estate, Red Lane	7.03	0.00	0.00	<b>7.03</b>	Local industrial

## Appendix 3: 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 4: 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