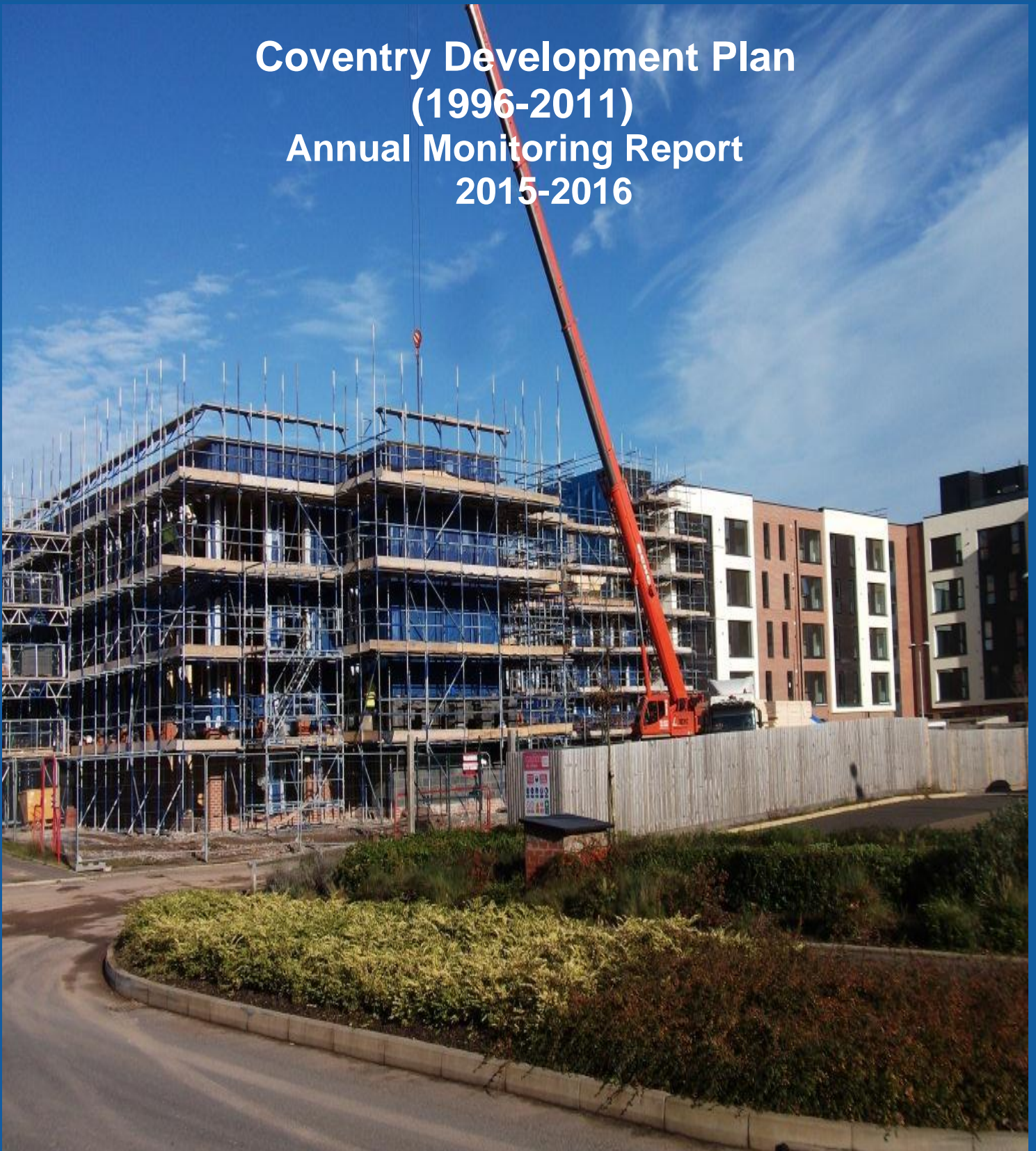


# Coventry Development Plan (1996-2011) Annual Monitoring Report 2015-2016



**The  
Coventry  
Development  
Plan  
1996-2011**

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# 1 INTRODUCTION

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

The purpose of this monitoring report is to describe progress on the implementation of the Coventry Development Plan (CDP) and covers the period 1 April 2015 to 31 March 2016. The CDP recognises the importance of monitoring explicitly in paragraph 2.34.

Whilst the CDP 2001 is some years old, and the authority is progressing towards the adoption of a new Local Plan, it continues to form the basis for planning decisions in Coventry.



## 2. Environmental Management

### Policy Aim

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

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

### Policy Review

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

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





Coventry continues to cut its carbon emissions at pace – Since 2014, of the 20 largest cities in England, Coventry has made the sixth largest percentage reduction. Down from making the largest reduction in 2013. Figures from the Department of Energy and Climate Change show that emissions per head of population in Coventry dropped from 7.0 tonnes in 2005 to 4.4 tonnes in 2014, the latest year for which data is available. This 37% reduction is well ahead of the average for the UK of 20%.

The City Council has agreed a Carbon Management Plan which covers its own buildings, street lighting and vehicle fleet, aiming to reduce emissions by 35% before 2020 based on a 2008/09 baseline. In 2014/15 estimated emissions were 14,999 tonnes, a drop of 42% from the 26,000 tonnes emitted in 2008/09. Practical measures such as more energy efficient lighting systems, using fuel efficient fleet vehicles and changing behaviours around energy use have all contributed to the reduction. In addition, the Heatline district energy system contributed hundreds of tonnes of carbon savings.

Tackling fuel poverty continues to be one of the priorities for the Climate Change Strategy, and using the latest figures released in 2014, there are currently 13% of households defined as being in fuel poverty. In actual fact, this shows a small reduction of nearly 2% over preceding years. The number of houses in fuel poverty is anticipated to decrease further still with the improvements to energy efficiency in current housing stock, and better quality in new housing developments. The Council is also providing support to householders through advice and information on energy saving, fuel tariffs and financial assistance.

**Renewable Energy**

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



each year by removing the need for gas boilers. This continues to be the case for 2015/16.

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

Throughout the city, demand for solar photovoltaic panels, producing electricity from sunlight, remains high. Since the Feed In Tariff scheme launched in 2010, over 7 megawatts of capacity has been installed in the city across 1,750 separate domestic and commercial properties. The 1.17 megawatt array at Jaguar Land Rover’s Engineering Centre remains the city’s largest single installation.





**Policy EM2: Air Quality**

In considering planning proposals, Policy EM2 has provided a basis for assessment and for negotiating monitoring measures aimed at avoiding increased concentrations of pollutants. Developers may be asked to demonstrate that their plans will not adversely affect local air quality, and adopt appropriate mitigation where necessary, by referring to the West Midlands Low Emissions Towns and Cities Programme guidance document (May 2014) which Coventry has adopted. The document encourages the uptake of low emission vehicles and associated infrastructure on new developments, as well as more sustainable methods of transport such as car share schemes and provision of cycle routes.

Air quality is monitored in line with national standards and, if areas fall below these standards, an Air Quality Management Area (AQMA) will need to be established. The aim of this is to identify where poor air quality has changed or increased. Since November 2009 the whole of Coventry has been a designated AQMA area for nitrogen dioxide, as the air quality objective for this pollutant (mainly caused by road traffic) is not being met on a number of busy arterial roads with major junctions, i.e. Foleshill Road, Stoney Stanton Road and Holyhead Road. This continues to be the case, although the thinking behind the city wide declaration was that the worst affected stretches of road were not tackled in isolation, thus avoiding the situation where the problem is simply shifted from one place to another.

The Council continues to review its strategy for tackling poor air quality in the city. As part of this work, it has taken the decision to close its three remaining automatic monitoring units which had become old and unreliable. Resources can instead be focused on priority areas using diffusion tubes, and Coventry has begun trialling a new type of monitor called AirSensa in 2015/16. This is expected to enable improved air quality monitoring to take place and therefore promote better interventions that will improve public health. In addition Defra are operating their new Automatic Urban and Rural Network (AURN)





unit in Allesley.

Review and assessment work by the Environmental Protection team has indicated that diesel vehicles are the main contributor to poor air quality in the city. The Council are now focused on improving air quality in areas that exceed the national air quality objectives through Action Planning. Producing an Action Plan is a significant piece of work that involves other stakeholders such as Public Health and transport planners. The Action Plan will set out how the Council intends to reduce emissions from road traffic, and will also focus on development control in priority areas to reduce exposure to poor air quality. Funding may be required through planning agreements to establish air quality assessments and/or improvements. The team is also reviewing the impact and future control of biomass boilers on the City's air quality which are being promoted nationally as sustainable alternatives to fossil fuelled appliances, particularly in school premises. A draft is hopefully going to be started towards the second half of 2017.



**Policy EM6: Contaminated Land**

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

The Council has a duty to identify and investigate land that is potentially contaminated. Environmental Protection are currently updating The Contaminated Land Strategy following the period 2012 – 2016, which sets out how the Council is investigating potentially contaminated sites in accordance with the revised Part 2A Statutory Guidance. Although it is expected to remain largely the same as previous versions. Since the Strategy was first published in 2001 the Council have identified 2,685 potentially contaminated sites in Coventry, and the





revised Strategy describes how these sites will be prioritised and investigated using a risk based approach.

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

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



**Policy EM9: Waste Strategy**

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

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

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

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



The Council, through its planning and waste strategies is keen to promote the use of local facilities for the treatment of waste materials, for example the use of compost generated from the local household waste on the farm where it is treated (reducing the need for additional transport).

Given this close working on waste management and the current waste management practices of the sub-region, the Council see a clear necessity for the "sharing of waste facilities across boundaries" to include both existing sites and the requirement for new sites.

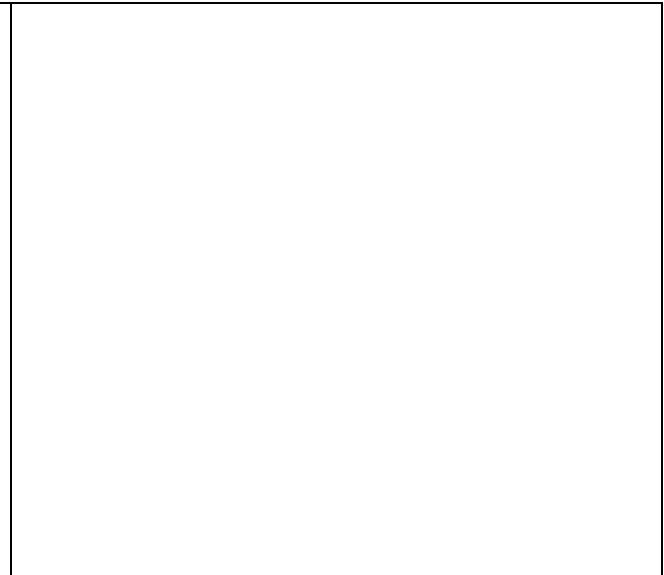
**Policy EM10: Re-use and Recycling**

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

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

The Council provides a waste service collection at all flats and apartments where recycling facilities are present. A programme of works is in place with a number of Whitefriars Housing Association properties where they are keen to improve accessibility and service for their tenants.

Since receiving financial support through Government funded schemes, the Council launched 'The Coventry Recycling Club' in May 2015. In the early summer of 2015, the council initiated a trial doorstep collection service of textiles and small electrical items, so that they could be recycled. However, the trial was not a success and the service is no longer being pursued.





Over the last 18 months the recycling performance of the Household Waste Recycling and Reuse Centre (HWRRC) has continued to improve to around 70% and has consistently seen reduction in material going to landfill. Although across 2015/16 no improvement was made, and in actual fact, disposable tonnage to landfill increased from 5% in 2014/15 to 7% in 2015/16. New material streams for recycling have been added including, mattresses, carpets, paint and further work is being carried out to continue to improve and add to the material streams where possible.

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

**Policy EM11: Materials Recycling Facilities**

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



### 3. HOUSING

#### Policy Aim

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

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

#### Housing Targets

There have been a range of ‘targets’ for housing development throughout the lifetime of the CDP.

The previous Annual Monitoring Report considered housing completions against the 2008 Adopted Regional Strategy (2008 RS) (Adopted Development Plan) and the RS Phase 2 Review (included in the 2009 Core Strategy, which was formally withdrawn in October 2012). The RS Phase 2 Review requirement will continue to be considered within the context of this document to allow for a consistent approach with previous monitoring reports, and reflects the Inspectors recommendations (In March 2010) about how the RS Phase 2 requirement should be applied to Coventry.

These assessments of housing need are now out of date - the West Midlands RS was officially abolished in May 2013. This officially deleted the 2008 RS, and further diminished any material weight that may still have been applied to the 2009 Phase 2 Review.

A new draft Local Plan 2016 has been developed, and was submitted to the Secretary of State on 1<sup>st</sup> April 2016. The development of the Plan included an update of the evidence base relating to housing need, with a Joint Coventry and Warwickshire Strategic Housing Market Assessment (SHMA) completed in 2013, and further updated in 2015. The 2015 SHMA identified an Objectively Assessed Need (OAN) for 42,400 homes to accommodate Coventry’s growth between 2011 and 2031. The draft Local Plan 2016 includes provision for 24,600 homes within the city, with the remainder to be provided in neighbouring Warwickshire Local Authorities, as set out in the Housing Memorandum of Understanding.

Policy H1: ‘Housing Land Requirements’ phases the delivery of those 24,600 homes, with 1,020 homes per annum for the first five years (2011-16) and 1,300 homes per annum for the remainder of the period (2017-31).

The draft Local Plan is undergoing examination by the Planning Inspector and has not been adopted, but this has been included here as a reference point for monitoring in future years. The SHMA Objectively Assessed Need does provide a basis for consideration within the context of the NPPF.

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

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

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

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

**Table 3: Draft Local Plan 2016 – Objectively Assessed Need to be met within Coventry boundary (based on SHMA 2015 OAN)**

OAN Joint SHMA (2015) to be met in Coventry	Total	Annual
2011-16	5,100	1,020
2017-31	19,500	1,300
<b>Total</b>	<b>24,600</b>	

*New apartments at Banner Brook*





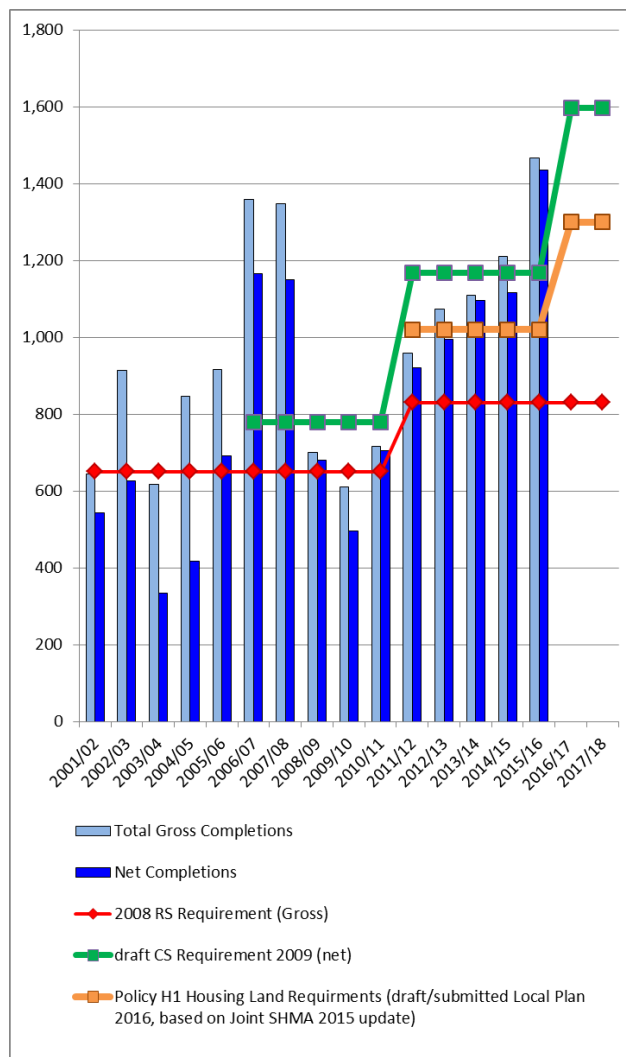
**Housing Completions.**

2015/16 saw the highest number of net housing completions within the period covered by the CDP, at 1436 net completions. This continues the upward trend of the last few years.

Net completions for the period 2011-16 have exceeded the total required in Policy H1 of the draft Local Plan (based on the SHMA 2015), with 5,563 net completions over the period compared to a target of 5,100.

Appendix 1 provides more detailed information.

**Figure 1**

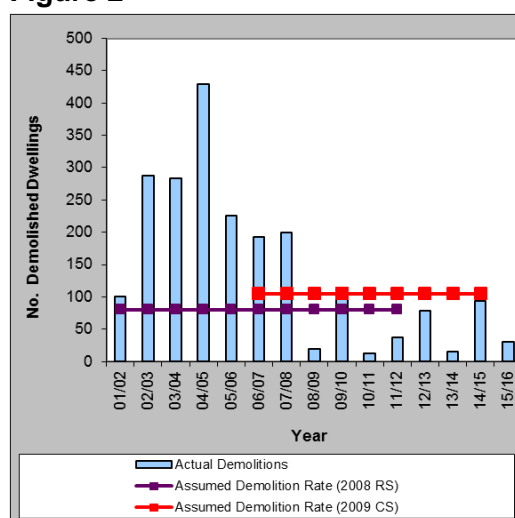


**Demolitions**

Demolitions in 2015/16 were low, with only 30 demolitions reported. The change in the demolition rate continues to be primarily linked to a slow clearance in the regeneration areas of Wood End, Henley Green and Manor Farm.

Higher levels of demolition between 2002 and 2008 mean that Coventry continues to exceed its cumulative assumption from the 2008 RS. The slowdown in recent years means demolition rates remain below the cumulative rate assumed by the 2009 Core Strategy. The 2015 Joint SHMA made no specific assumptions about demolitions, instead focusing on net housing need.

**Figure 2**



Detailed data in Appendix 1.

**Completions on Previously Developed Land (PDL).**

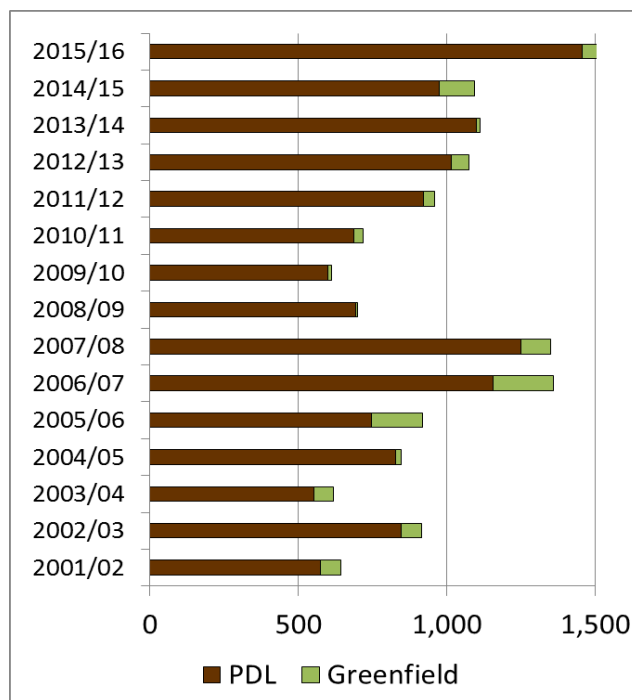
The proportion of new residential development on PDL remains high within Coventry. These high levels of completion on PDL show that policies protecting green space (such as GE8) are proving effective.

The percentage of new housing development on PDL in 2015/16 was 92%.

The total for the period 2001-2016 was 93%, which is the same as the 2008 RS target (Policy CF4).

Appendix 1 contains the data to support Figure 3.

**Figure 3**



**Conversions and Change of Use.**

2015-16 saw an increase in completions from conversions/change of use, with the proportion of conversions well above historic trends (but not reaching the peak of 2010/11). However, the actual number of dwellings from conversions/change of use – 374 – is the highest number, per annum, within the plan period.

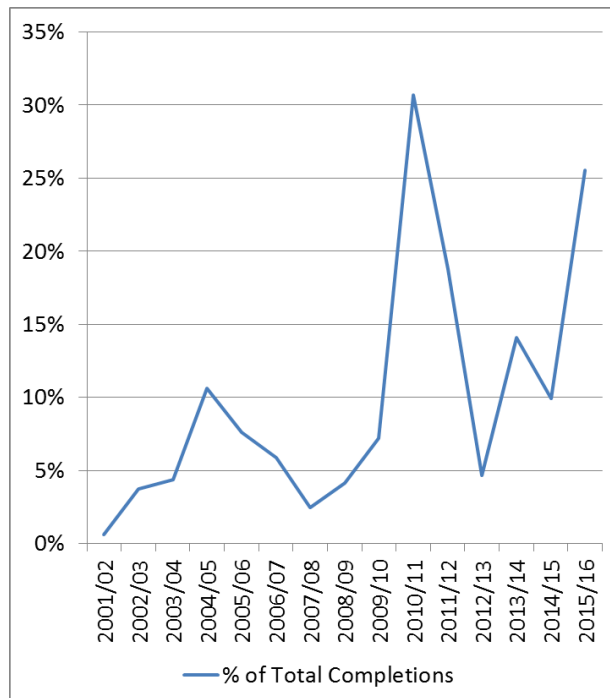
These included the sub-division of single houses to flats and conversions of offices to new homes.

Appendix 1 provides detailed data to support Figure 4.



*New housing scheme at Chace Avenue*

**Figure 4**



**Type and Size of New Build Dwellings Completed**

A key recommendation in the SHMA is the need for Coventry to provide an increasing number of 3 and 4 bed houses to meet the need for family homes and to diversify the city’s housing stock.

4 bedroomed properties account for 20% of completions, and increase from 16% in the last monitoring year. Over half were three or four bedroom family homes.

However, there is still a need for a supply of smaller properties to meet the needs of smaller and single-person households. Household formulation statistics published by the ONS continue to suggest an increase in single person households across Coventry.

Figure 6 shows a continuation of the recent trend for a high proportion of completions being houses, at almost 2/3 of the total. This demonstrates the trend for family accommodation being the preferred dwelling type for new build development in recent years.

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

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

Figure 5

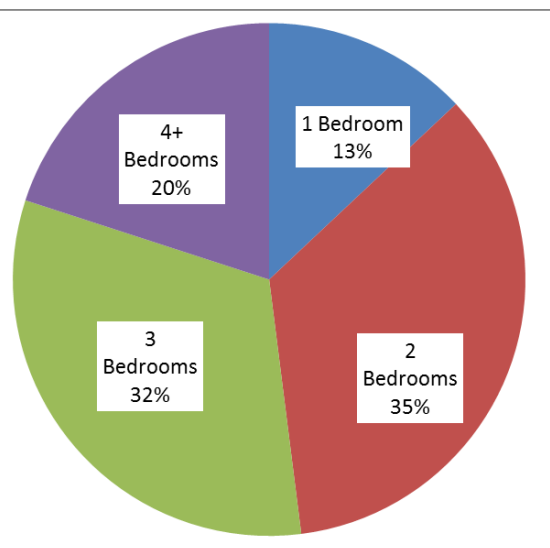
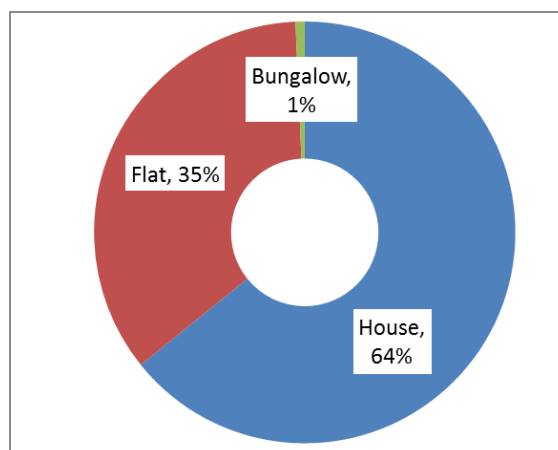


Figure 6



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



**City Centre Housing**

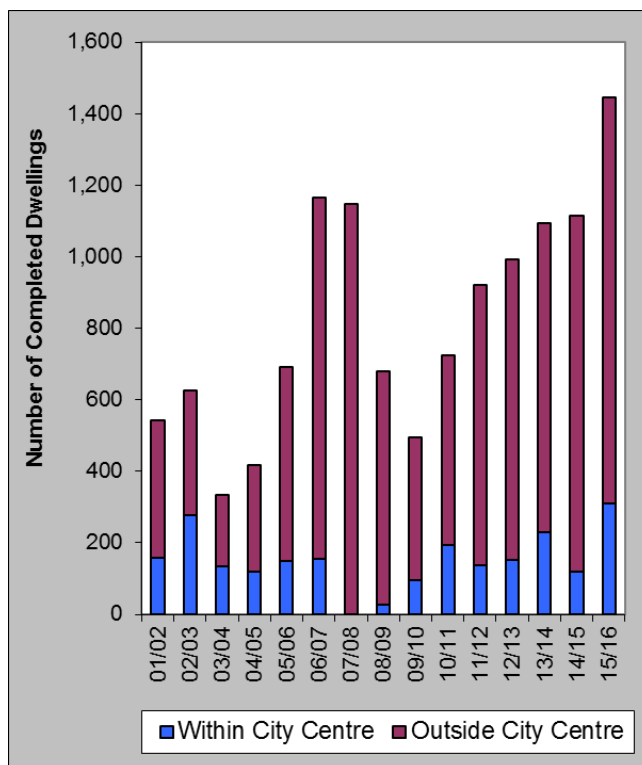
CDP policies CC3-CC5 continue to promote new housing within the city centre area.

Since 2001 nearly 1/5<sup>th</sup> of all completions within Coventry have been within the city centre (totalling 2,263 dwellings). The majority of these have been apartment schemes; however in recent years, the market for centre apartments has declined with a focus on conversion of commercial property to studio apartments or cluster flats for students.

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

Appendix 1 provides detailed data to support Figure 7.

**Figure 7**



**Housing Completions for Registered Providers (RP's)**

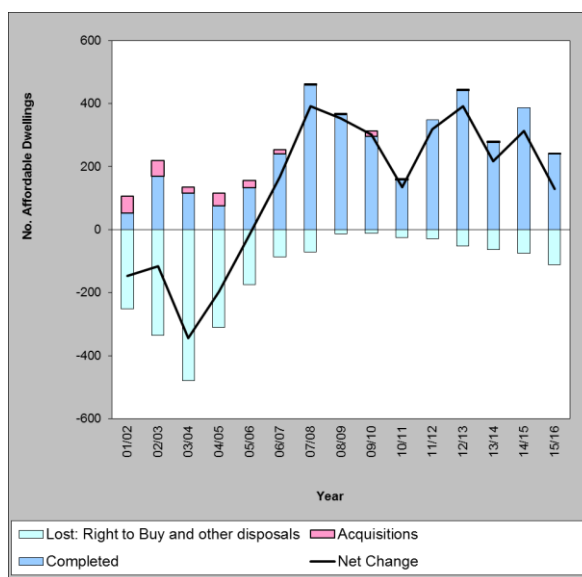
RP's manage approximately 18% of Coventry's housing stock, including properties for social rent and 'affordable rent'.

Figure 8 shows that delivery of gross housing by RP's in 2015/16 was below recent trends.

The number of properties lost to the 'right to buy' scheme and other disposals continues to remain low, although it has slightly increased relative to recent trends.

Appendix 1 provides detailed data to support Figure 8.

**Figure 8**



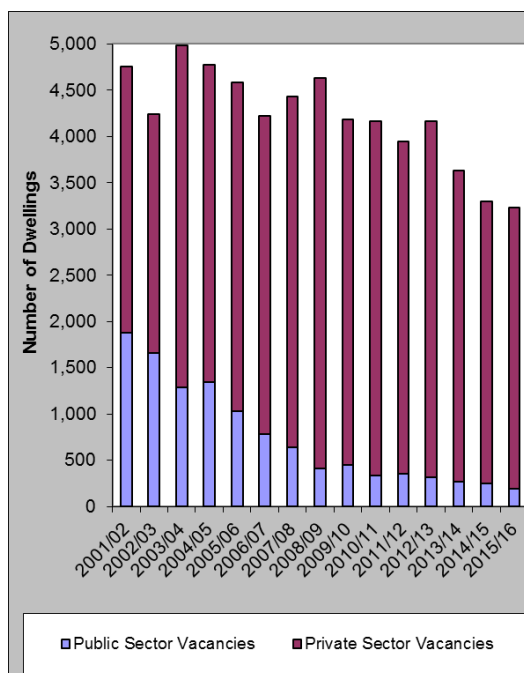
**Vacant Dwellings**

Figure 9 shows the total number of vacant dwellings in Coventry decreased slightly in 2015/16. This reverts to the recent established downward trend following an increase in 12/13.

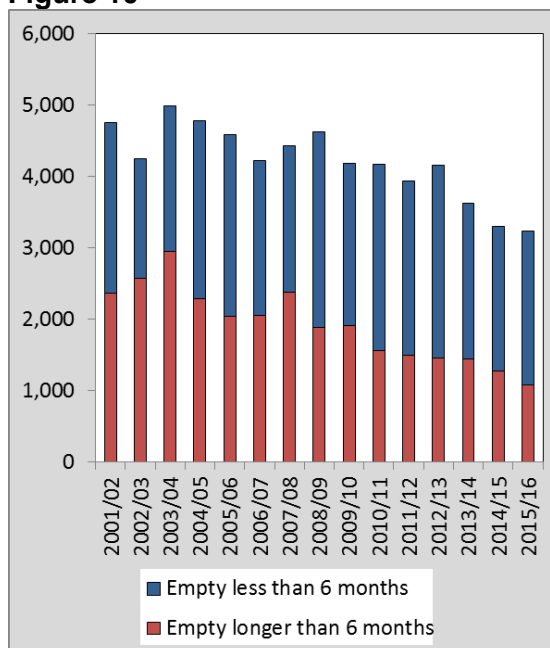
The number of properties that are empty for longer than 6 months has also shown a significant downward trend (figure 10), and in 2015/16, account for only 0.8% of total dwelling stock in the city (from a peak of 2.3% in 2003/04).

Appendix 1 provides detailed data to support Figures 9 and 10.

**Figure 9**



**Figure 10**



**Density of Annual Completions**

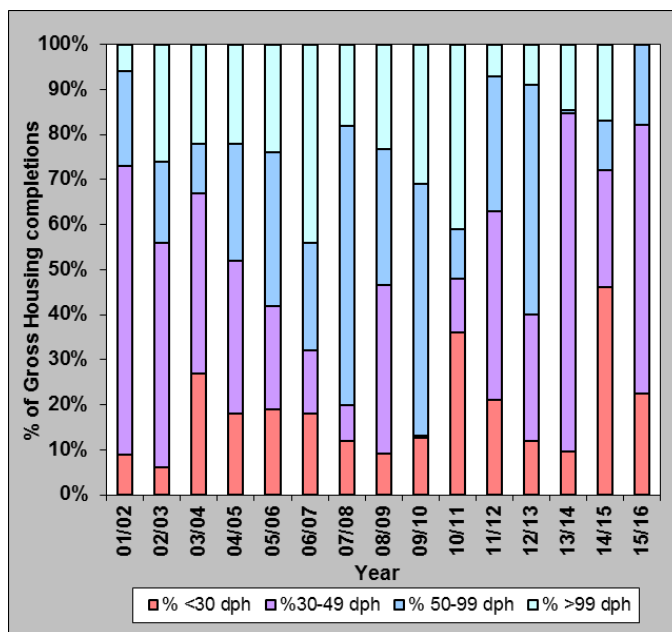
Figure 11 shows that completions at different densities continue to fluctuate year on year.

2015/16 shows an increase in the proportion of sites with mid- and high-densities (30-49dph and 50-99dph), and very few sites at very high density (over 99 dph) and a reduction in the proportion of sites at low density (under 30dph).

Trends show that completions around the mid-range densities are becoming increasingly common. This may be as a result of the increase in the number of family homes being built on urban sites.

Appendix 1 provides detailed data to support Figure 11.

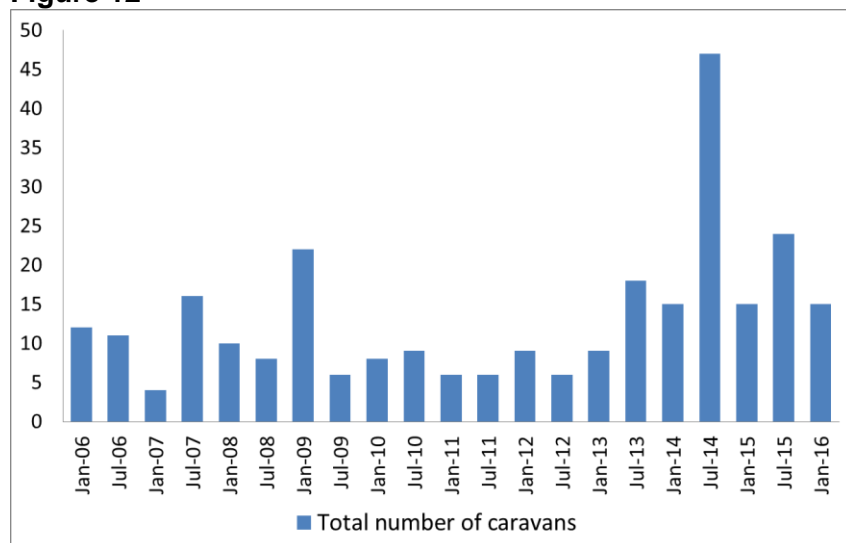
**Figure 11**



**Gypsy and Traveller Pitches**

Despite the deletion of CDP Policy H14, the monitoring of Gypsy and Traveller caravan sites within the city is still an important indicator. July 2014 saw a large increase in the number of caravans recorded, due to an unauthorised encampment. Apart from this, the number of caravans recorded remains steady at 15-24 on authorised sites. Trends will continue to be monitored on a 6 monthly basis in line with DCLG data. Appendix 1 provides detailed data to support Figure 12.

**Figure 12**



Source: The DCLG 6 monthly count of caravan sites.

The NPPF requires consideration to be given to maintaining a 5 year supply of adequate pitches for Gypsies and Travellers. The Council’s Gypsy and Traveller Needs Assessment identified the



refurbishment of the site at Siskin Drive as being adequate to meet identified needs up to 2017. This assumed the site would be regenerated for 15 pitches, including the 4 currently occupied. This equated to one more pitch than was considered necessary to meet the identified need.

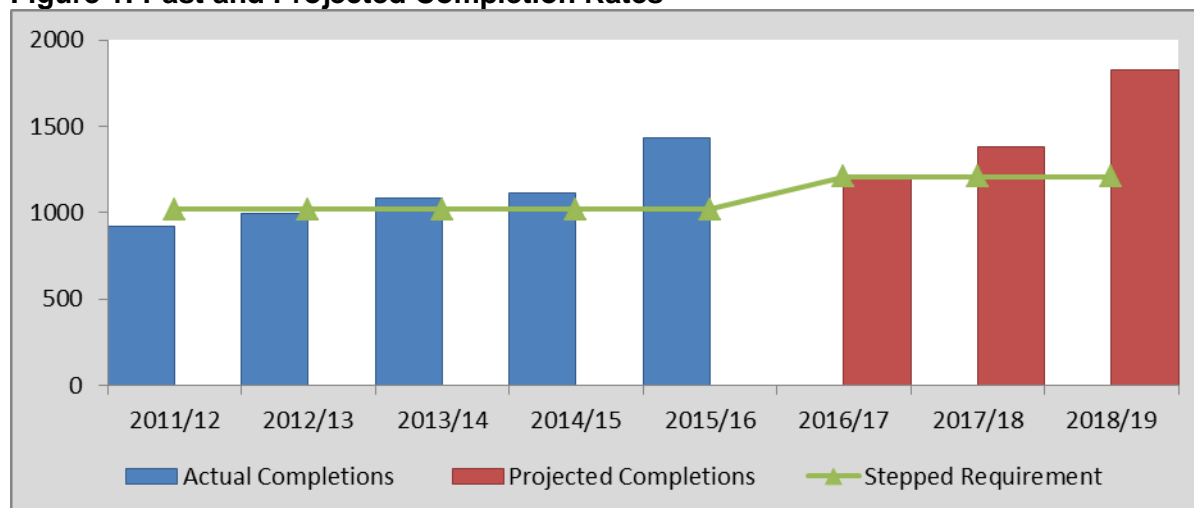


L-R: New housing development at New Century Park and new homes at Wood End (the NDC regeneration area).

### **Housing Land Supply**

The analysis below of the future Housing Land Supply focuses on performance against the stepped trajectory which is proposed as part of the submitted draft Local Plan (based on the sub-regional SHMA 2015), updating performance to April 2016. The chart below shows the continued upward trajectory of annual completions across the city. This shows that 5,550 new homes have been developed between 2011 and 2016, compared to a requirement within the stepped trajectory of 5,100 dwellings. The requirement has therefore been exceeded by 450 homes

**Figure 1: Past and Projected Completion Rates**



To provide further context to the chart, the expected completion rates for the next 3 years are included, which show the expected continuation of the upward trend in house building across Coventry.

The Council continues to demonstrate a positive performance against the requirements of the stepped trajectory.

### **Housing Land Supply (2011-2031)**

The updated monitoring position highlights a total housing land supply for the period 2011-2031 of 25,372. This has added an extra 349 homes to the supply compared to the previous monitoring year which largely reflects uplift in approved planning consents. The Land supply comprises the following components:

**Figure 2: Housing Land Supply Components (2011-2031)**

Supply Components	All Supply	PDL	Greenfield	% PDL
Completions (2001-2016)	5,550	5,146	404	93%
Outstanding Permissions	5,900	4,793	1,107	81%
Sites Under Construction	945	771	174	82%
Draft Local Plan Allocations	8,920	1,075	7,845	12%
Draft CC AAP Allocations	649	649	0	100%
SHLAA Sites	3,058	2,739	319	90%
Windfall	350	350	0	100%
<b>Total</b>	<b>25,372</b>	<b>15,523</b>	<b>9,849</b>	<b>61%</b>
<b>Excluding completions</b>	<b>19,822</b>	<b>10,377</b>	<b>9,445</b>	<b>52%</b>

### **The 5 Year Supply (At April 1<sup>st</sup> 2016)**

Of the total supply, 6,669 (34% of total supply excluding completions) have been assessed as deliverable within the next 5 years (2016-2021). Approximately 76% of these potential dwellings are on brownfield land, and 75% already benefit from planning permission or are under construction.

**Figure 3: 5 year supply Housing Land Supply Components**

Supply Components	All Supply	PDL	Greenfield	% PDL
Outstanding Permissions	4,031	3,261	770	81%
Sites Under Construction	945	771	174	82%
Local Plan Allocations	970	600	370	62%
CC AAP Allocations	0	0	0	-
SHLAA Sites	723	433	290	60%
Windfall	0	0	0	-
<b>Total</b>	<b>6,669</b>	<b>5,065</b>	<b>1,604</b>	<b>76%</b>

#### Points of Note:

- No allowance is made for windfall developments in the first 5 year period.
- At this stage, no allowance is made for land currently within the Green Belt as until such time as the emerging plan is adopted, the deliverability of the sites remains constrained by Green Belt policy.
- All sites have been assessed against the requirements set out in NPPF Para 47 and were appropriate, in accordance with the Coventry and Warwickshire SHLAA methodology (LP52), which includes a high level consideration of development viability.

### **Comparison with the Housing Requirement:**

Figure 4 summarises the 5 year supply against the draft Local Plan housing requirement. This applies a 5% buffer in relation to both the Liverpool and Sedgefield approaches.

**Figure 4: 5 year Supply Testing**

<b>Draft Local Plan requirement (stepped)</b>	<b>Liverpool</b>	<b>Sedgefield</b>
Total 5 Year Supply	6,669	6,669
Total 5 Year Requirement	6,350	6,050
Requirement Annualised	1,270	1,210
<b>Number of Years Supply</b>	<b>5.25</b>	<b>5.51</b>
<b>Supply as a % of requirement</b>	<b>105%</b>	<b>110%</b>

All assessments are presented as a % and as a number. To be acceptable in NPPF terms it should equal or surpass 105% and 5.2 years (for a 5% buffer) or 120% and 6 years (for a 20% buffer).

It is common to see the Liverpool approach showing a stronger position than the Sedgefield approach as need is spread over a longer period of time making the annualised requirement lower. Due to over performance in the first 5 years of the plan period however, the use of the Sedgefield principle means the benefits of that oversupply are realised over a shorter period of time than would otherwise be the case – hence it shows a stronger outcome in this instance. Nevertheless, both approaches show a 5% buffer relative to the draft Local Plan requirement.

### **Sensitivity Testing**

This is a sensitivity test of the 5 year supply if the existing Green Belt constraint were to be removed. This would technically assume an adoption of the draft Plan is in place and considers whether any of the identified Green Belt sites could begin delivering homes sooner than currently projected. All other aspects of the supply pipeline are unchanged.

This projects an additional 865 new homes being completed up to 2021 on proposed Local Plan allocations (namely the Keresley SUE, Eastern Green SUE, land at Cromwell Lane and the nursery site at Browns Lane). Within this scenario these homes are in effect being brought forward from the middle part of the housing trajectory.

This alters the land supply position as follows:

**Figure 6: Alternative 5 year Supply Testing**

<b>Alternative Projection to Draft Local Plan requirement (stepped)</b>	<b>Liverpool</b>	<b>Sedgefield</b>
Total 5 Year Supply	7,534	7,534
Total 5 Year Requirement	6,350	6,050
Requirement Annualised	1,270	1,210
<b>Number of Years Supply</b>	<b>5.93</b>	<b>6.23</b>
<b>Supply as a % of requirement</b>	<b>119%</b>	<b>125%</b>

### **Conclusions**

The table shown overleaf highlights the conclusions of the above commentary. This clearly shows that the identified supply meets the 5 year supply requirement as presented in the Local Plan.

It also shows that this position is strengthened under the alternative projection scenario which highlights the importance of delivering a sound Local Plan that supports and facilitates the city's step change in housing delivery.

In conclusion Coventry City Council is able to demonstrate a NPPF compliant 5 year supply of housing at this current time.

## 4. Economy & Employment

### Policy Aim

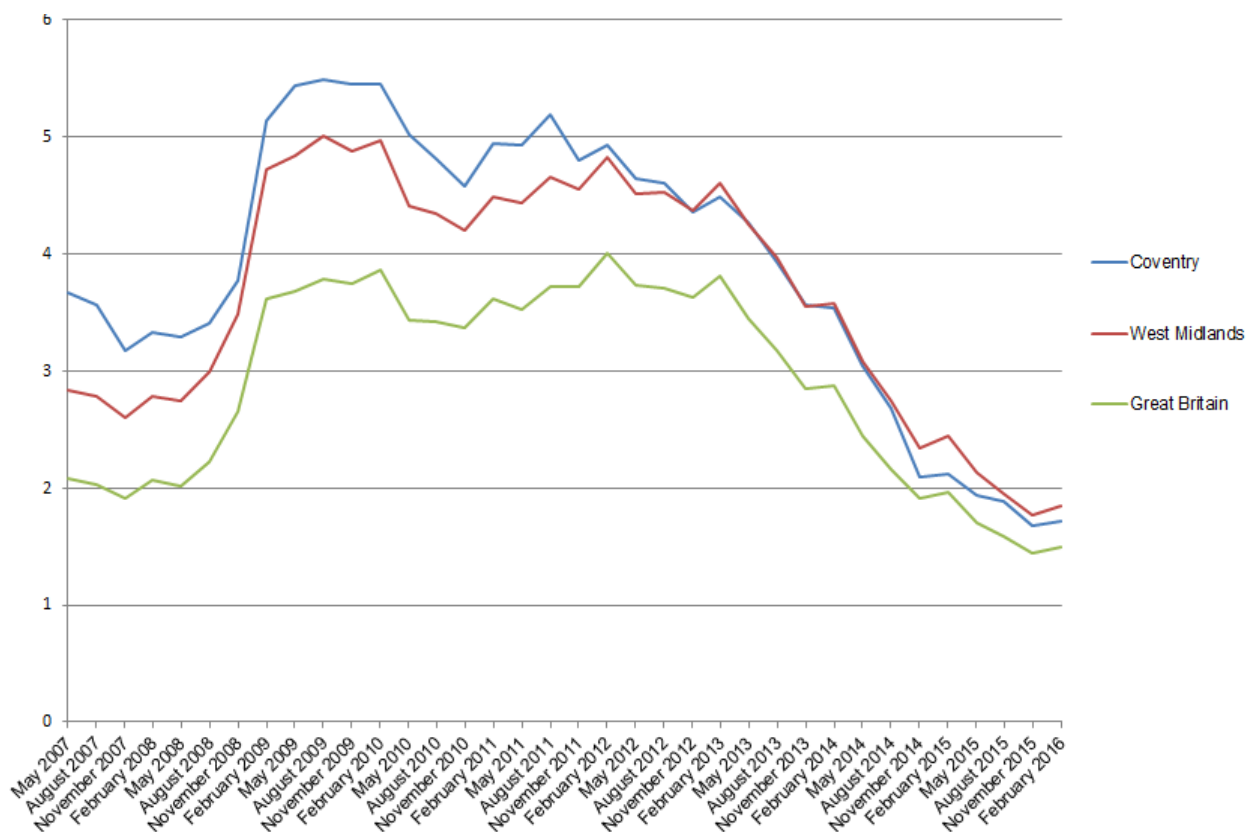
The policy aim for the Economy & Employment chapter of the Coventry Development Plan 2001 is:

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

#### Overall Economic Situation of Coventry

Unlike in recent years, the unemployment level in Coventry has decreased below the rate of the regional level in the West Midlands, although it still remains higher than the national rate seen in Great Britain. This recent downward trend has signalled the beginnings of an economic recovery, and brought the unemployment rate closer to the national level. Overall, the downward trend in Coventry over the last 2 or 3 years appears to mirror both regional and national trends.

#### **Percentage of Working-Age Population Claiming Job Seekers Allowance (JSA) over the Past Decade**



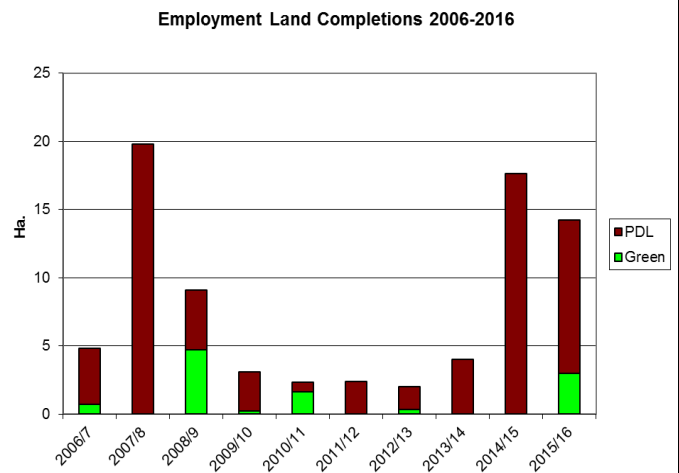
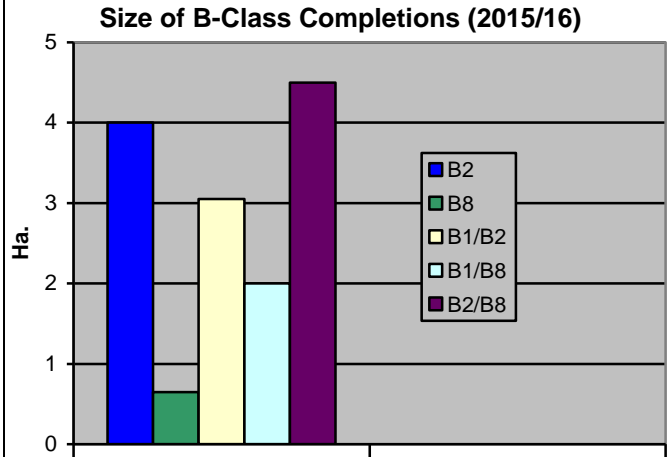
(JSA data obtained from the Office for National Statistics).



**B-Class (employment) Completions**

There were completions on 6 sites during the year to 31<sup>st</sup> March 2016. In Coventry, the largest of these completions was at Plots 4 and 5 Lyons Park, Coundon Wedge Drive. The other 5 completions were at; Cashes UK Ltd., Torrington Avenue, former Bell Green Goods yard and Edgewick Park Industrial Estate, Lythalls Lane Industrial Estate, and Tom White Waste, Stonebrook Way. The sixth site was outside of Coventry City Councils administrative area; MTC Academy Building/Zone 3, Ansty Park. This is located within the administrative boundary of Rugby Borough Council although forms part of Coventry’s employment land as part of the former RSS and now the Duty to Cooperate process.

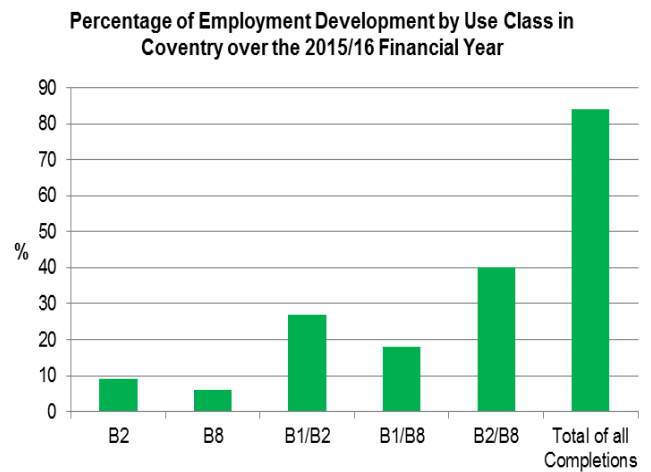
Financial Year 2015/16	Completed Site Area (Ha)	Completed Floor Space (sq.m)
<b>B2</b>	4	58,707
<b>B8</b>	0.65	2,980
<b>B1/B2</b>	3.05	14,584
<b>B1/B8</b>	2	5,060
<b>B2/B8</b>	4.5	19,930
<b>Total</b>	<b>14.2</b>	<b>101,261</b>
<i>of which in Coventry</i>	<i>11.2</i>	<i>45,548</i>



**B-Class (employment) Completions 2006-2016**

The table (right) shows the percentage of employment development (by use class) that was completed on previously-developed land in Coventry over the 2015/16 financial year.

84% of employment completions were on previously-developed land in 2015/16. This is below the level of development on PDL over the past couple of years. Although these figures indicate 16% of development on Green Belt land, this percentage is only 1 actual completion in raw numbers. The development being at Ansty Park under the jurisdiction of Rugby Borough Council.



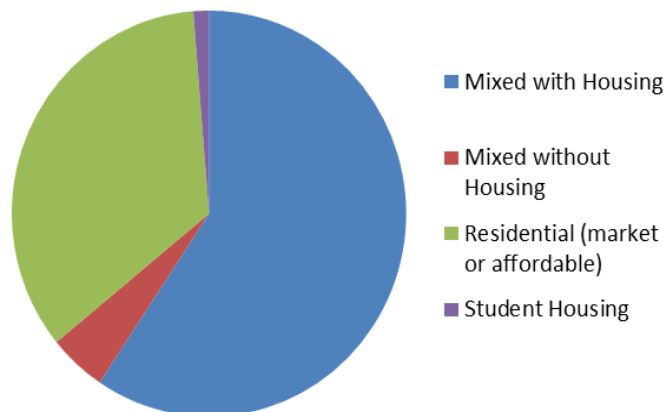
<p><b><u>Office (B1) Completions</u></b></p> <p>Likewise to 2014/15, there were no exclusive office schemes completed during the year to 31<sup>st</sup> March 2016. This reflects the recent trend and highlights that the office market continues to show limited activity. Despite this, it is worth noting that there have been B1 constructions on a small, ancillary scale to both B2 and B8 developments.</p>	
<p><b><u>Employment Land Under Construction</u></b></p> <p>There were 9 employment sites under construction at 31<sup>st</sup> March 2016. The largest of these being the site just south of Whitley Business Park at 12 hectares in size. In total, Coventry has 38.7 hectares of employment land under construction.</p>	
<p><b><u>Total (employment) Land Supply</u></b></p> <p>As at March 2016 several of sites with extant permission had not commenced, these include some larger sites such as the remaining areas of; Lyons Park (Browns Lane) – 14.4 hectares, Ansty Park – 15.1 hectares, and Plot DC8 on Pro-Logis Park, Ryton – 16.7 hectares, which despite being in Rugby Borough forms part of Coventry’s employment land supply in accordance with on-going agreements between the two councils. The majority of the other sites are below 4 hectares in size and can be seen in the appendix to this chapter.</p> <p>In 2014/15 there was 85ha of employment land supply. In 2015/16 the total supply increased to 89ha. The employment appendices sets this out in more detail.</p>	

**Churn of (employment) Land**

The ‘churn’ of employment sites to alternative uses continues to be experienced throughout Coventry. Contrary to recent years, the loss of employment sites to alternative uses appears to have slowed, with only two sites (former Ultraseal, Godiva Place, Lower Ford Street and former Brandish Vauxhall Dealership) now no longer occupied by B class use. A potential explanation for this being that the majority of unused B class sites have at this point already been re-developed into other use types.

The chart (right) shows the mix of uses that have been brought forward on 'churn' sites, over the previous ten years (at varying stages of development). A common theme that has emerged, subsequently established itself over recent years, and continues today, is the continuing conversion of city centre offices to student accommodation. In actual fact, 27% of the total area described as ‘churn’ sites (96Ha), has been redeveloped for student housing in the last 5 years, illustrating the prominent nature of student accommodation in redevelopment projects in and around Coventry.

**Ha of Employment Land to Alternative Uses 2006/07-2015/16**



**Overall Position**

The market for B-class (employment land) development continues to be weak, but there are positive signs in the local economy, such as the fall in Job Seekers' Allowance claimant count (as a proxy for unemployment rate). What is especially encouraging is that the level of unemployment in Coventry has decreased below the regional level, and maintained this lower rate across 2014/15 and 2015/16.

The total supply of employment land with planning permission stands at 89Ha, an increase of 4Ha on the previous year. The challenge to the market continues to be: how is best to implement those permissions, especially the very large sites that can make a significant contribution to job creation in the city? Whilst the level of building activity remains low, largely due to a lingering lack of confidence in the economy, which has been exacerbated by wider national and international political events over the year, and the range and choice of sites with planning permissions in Coventry, means the city is in a strong position when the economic recovery starts to gather pace.

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



## 5. SHOPPING

### Policy Aim

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

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

<p><b><u>Policy Review</u></b></p> <p>In early 2012 the National Planning Policy Framework came into force, this established a requirement for a sequential test for planning applications in main town centre uses not in a defined centre. The NPPF also sets out a 'hierarchy of centres' principle and also requires an impact assessment for proposals outside defined centres, where the proposal is over 2500sqm.</p> <p>New shopping developments proposed in this Plan continue to focus on the central Shopping Area/City Centre, Major District Centres, District Centres and Local Centres.</p> <p>The total retail floor space completed in 2015/16 is 1,555 sq.m.</p>	
<p><b><u>Policy Performance</u></b></p> <p><b>Policy S 1: Shopping Strategy;</b></p> <p>The Policy has been used as a part of the consideration of proposals for the expansion of Major District and District Centres, and to respond to out-of-centre proposals as described below.</p> <p><b>Policy S 2: Major District Centres</b></p> <p>This policy has continued to facilitate a mixture of A1 convenience and A1 comparison at all centres.</p> <p><b>Policy S 3: Foleshill Gasworks Major District Centre</b></p> <p>Any proposal for further shopping development beyond 20,430 sq.m. will be</p>	 

considered against Policy S 11.

**Policy S 4: District Centres**

This policy has continued to facilitate a mixture of A1 convenience and A1 comparison at all centres.

Furthermore, this policy has enabled both residential (C class) and community/leisure facilities (D(2) class) to be developed at a number of District Centres, namely; Ball Hill, Bell Green, Brade Drive, Daventry Road, Earlsdon, Foleshill Road, Jardine Crescent and Jubilee Crescent.

**Policy S 5: Local Centres**

These policies have continued to be used successfully to facilitate small-scale extensions and changes of use for premises within centres and to expand the wider role of centres. This is exemplified in the fact that at November 2016, out of 511 units across all Local Centres, 62% were in A1 use, 6% were in A2 use, 9% were in A3 use, 3% were in A4 use, 10% were in A5 use and the remaining 10% were in B, C and D class use.

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

**Policy S 6: Ground Floor Units in Defined Centres**

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



**Policy S 9: Local Shops**

Policy S9 has only enabled proposals that will not adversely affect defined centres, or couldn't reasonably be provided for in a defined centre, to be permitted. In other words, ensured the viability and vitality of the defined centres as set out in 2001 Local Development Plan.

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

**Policy S 10: Catering Outlets**

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

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

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

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



## 6.        **Access and Movement**

### **Policy Aim:**

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

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

### **Policy Review**

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

**Policy AM1: An Integrated, Accessible and Sustainable Transport Strategy**

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

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

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

In 2015/16, the Settlement for Coventry was £4.3 million for LTP Maintenance (roads and associated structures), although this is a decrease in funding



over the last couple of years.

LTP Integrated Transport across 2015/16 was £1.5 million. The 2013/14 Transportation Capital Allocation report sets out a detailed programme of local transport schemes which will assist in meeting the objectives and targets of the West Midlands LTP and CDP, and where LTP Integrated Transport Funding will continue to be directed towards.

The City Council has continued to seek additional funding resources to boost transportation investment. Through a combination of; European funding, Regional Growth funding, Local Sustainable Transport funding and Department for Transport funding, Coventry City Council has secured £2.7 million for highways maintenance and £1.5 million for Integrated Transport Programmes across 2015/16. Site specific schemes for the year include; £1.8 million on A4600 Congestion Relief Scheme and £479,000 on Whitley Junction. The total capital scheme approvals across Coventry for 2015/16 was £42.8 million.

**Policy AM2: Public Transport**

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

Work is continuing to deliver improved rail services on the Coventry North/South Corridor as part of the





NUCKLE scheme. Package 1 has been completed, with new stations now located at the Ricoh Arena and Bermuda Park, and platform extensions at Bedworth Station. Package 2 will see delivery of a new bay platform at Coventry Station (work to commence in 2018).

In addition to the platform extension, proposals are being developed as part of the Coventry Station Masterplan, including; new pedestrian access between future bus interchange and second station building, a new footbridge and new lifts all prior to 2018. Planned to be completed before 2021 are; a new 650 space multi storey car park and second new station entrance with retail building, new drop off point, aforementioned bus interchange, and highway/pedestrian improvements to improve connectivity between Friargate and the city centre.

**Policy AM3: Bus Provision in Major New Developments**

The policy aims to ensure that bus services are integrated into all new large developments.

The University of Warwick has been continuing to invest in new and existing transport services across the city for both students and staff as part of their Travel Plan and section 106 agreement. As part of this, the ‘South West Coventry Junction Programme’, a new dedicated Bus Interchange to increase capacity and provide space for five buses at any one-time has been completed.



**Policy AM4: Bus Priority Measures**

The policy objective is to promote the implementation of bus priority measures at suitable locations to improve the reliability of bus services. The council continues to monitor the effectiveness of new bus lanes and contraflow bus lanes that are introduced across the city.

**Policy AM5: Bus Park and Ride**

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

There have been no significant changes to the Park and Ride service operated by a partnership of Coventry City Council and Stagecoach. The Park and Ride in Memorial Park is continued to be served by Stagecoach services which provide passengers with a regular Sunday service, and early morning/late evening buses.

**AM6: Hackney Carriage Ranks**

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

**Policy AM7: Rail Services**

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



As already discussed, part of the NUCKLE project involved 2 new stations at Bermuda Park and the Ricoh Arena to be constructed along the Coventry-Nuneaton rail line. Implementation of the Coventry Station Masterplan will help further enhance facilities at Coventry station and support the final phases of the NUCKLE scheme.

**Policy AM8: Improving Pedestrian Routes**

The objective of this policy is to encourage safer pedestrian routes across the city. This has been done through comprehensive public realm improvements, focussed on better integration between pedestrians and the urban environment. Completed schemes include Belgrade Plaza, Whittle Arch and Lidice Place, with Greyfriars Lane under development. Whilst planned development that builds on these, and other successful award winning public realm enhancements include, Pepper Lane and Cuckoo Lane.

As part of the South West Coventry Junction Improvement Programme a number of public realm improvements have been completed - Gibbet Hill Road – central campus, outside Warwick Arts Centre, Gibbet Hill Road/University Road/Scarman Road roundabout and Gibbet Hill Road/Leighfield Road.

City Centre Cycle Cordon Survey 07:00-12:30 – Weekday  
(Estimated Number of Pedestrians - Inbound)

2007	2009	2012	2013	2014	2015	2016
12,609	13,548	13,375	11,712	11,261	12,917	11,668

City Centre Cycle Cordon Survey 07:00-12:30 - Weekday  
(Estimated Number of Pedestrians - Outbound)

2007	2009	2012	2013	2014	2015	2016
5,689	6,881	5,975	5,115	5,478	5,790	4,922

City Centre Cycle Cordon Survey 07:00-12:30 - Weekday  
(Estimated Number of Cyclists - Inbound)

2007	2009	2012	2013	2014	2015	2016
425	690	774	722	678	707	562

City Centre Cycle Cordon Survey 07:00-12:30 - Weekday  
(Estimated Number of Cyclists - Outbound)

2007	2009	2012	2013	2014	2015	2016
258	379	444	443	431	402	309



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

The objective of these policies is to encourage cycling through the improvement of cycle facilities and cycle routes. The cycle network is continually being improved in combination with new developments including the implementation of cycle parking.

The City Council and Centro have continued to secure funding for cycling improvements from the Local Sustainable Transport Fund. The scheme which benefits from this investment, Cycle Coventry, covers areas to the south west and north west of the city. The scheme is improving facilities for cyclists by creating new cycle routes and installing more cycle parking.



**Policy AM14 and 15: Roads and Highway Authority Road Schemes**

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

Both the Whitley Junction and Banner Lane/Broad Lane improvement schemes have been completed, in addition to other, less significant, highways investment programmes.



**Policy AM 16: Other Road Schemes**

Four schemes are shown on the Proposals Map. Only Tollbar (A45/A46)



junction remains outstanding. This project is being led by the Highways Agency, funding has been committed for the scheme and construction is now underway.

As part of the South West Coventry Junction Improvement Programme a number of junction improvements to relieve congestion were completed in conjunction with the University Of Warwick: A45/Kenilworth Road, Charter Avenue/Mitchell Avenue roundabout, Gibbet Hill Road/University Road, Gibbet Hill Road/Kenilworth Road/Stoneleigh Road, Gibbet Hill Road at Gibbet Hill campus, A45/Sir Henry Parkes Road, Westwood Way/Mitchell Avenue, Kirby Corner Road/Charter Avenue/Lynchgate Road roundabouts, A45/Broad Lane and Tile Hill Lane towards the city centre.

A pinch point package on Hinckley/Ansty Road A4600 near the Hospital has been completed and delivered. This junction improvement scheme has been managed in conjunction with the University Hospital who are carrying out improvements to car parking and access arrangements.

**Policy AM20: Road Freight**

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

## 7. BUILT ENVIRONMENT

### Policy Aim

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

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

#### Policy Review

The Sustainability Supplementary Planning Document (SPG) has been adopted, which incorporates travel plans, walking and cycling. It details seven key requirements that relate to achieving a more sustainable built environment.

The Coventry Urban Design Guidance SPG is a more detailed explanation of Policy BE2, including eight principles of urban design. Work is progressing on the City Centre Urban Design Framework SPD, City Centre Streetscape Design Guide, and the Highway Design Guide.



#### Policy Performance Transport Corridors and Gateways (BE 4 – BE7)

##### Road Corridors

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

Ongoing bus improvements are sought through the Bus Showcase scheme. Although there are discussions regarding the removal of bus lanes altogether in order to free up road space in and around the city centre.





**The Canal Corridor**

In 2008, the results of a botanical survey conducted by the Habitat Biodiversity Audit / Wildlife Sites Project, on behalf of the City Council, informed a decision to include the whole length of the Coventry Canal as a provisional Local Wildlife Site (pSINC) in the emerging Core Strategy. This was later confirmed as a Local Wildlife site in 2015.

**Gateways**

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



Canal Basin



Far Gosford Street

**The Historic Environment (BE 8 – BE 15)**

There are over 300 statutorily listed buildings; over 280 locally listed buildings; 16 Conservation Areas; 10 Scheduled Monuments (including 11 parts of the city walls) and 4 Registered Parks and Gardens in the City. This constitutes a rich and visible heritage, which needs to be protected, enhanced and interpreted. In many cases this obvious backbone of the historic environment contributes significantly to a sense of place, most prominently in the three cathedrals area in the City Centre. On a smaller scale Allesley Village and Ivy Farm Lane derive their character principally from groupings of statutory and locally listed buildings. The long and grand-tree lined approach to the City along the Kenilworth Road and Joseph Paxton's London Road Cemetery demonstrate the contribution that nationally important historic landscapes make to the City. This built heritage is

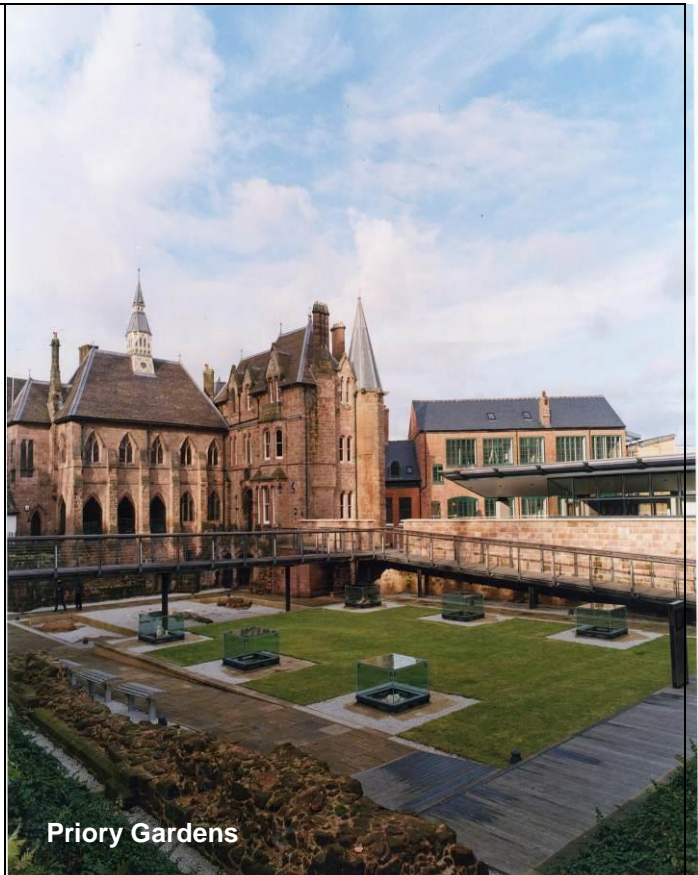


Kenilworth Road



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

Coventry contains a wealth of archaeological sites ranging from a prehistoric village at Canley, to the extensive urban remains of one of Britain's principal medieval cities. Twentieth century events have dramatically altered the City's above ground appearance, but much of the historic medieval City still survives, buried below ground. Archaeological investigations are a source of major public interest and civic pride, showing them to be a rich cultural resource for learning, recreation and enjoyment, and a generator of tourism and inward investment for Coventry. In addition to the City's buried remains are rich mosaics of associated urban and rural landscape, which have a conservation value in their own right. They often contribute to the distinctive local character of an area, as well as being part of the historic fabric of the landscape and valued by the community. The Coventry Historic Environment Record (including the Coventry Historic Landscape Characterisation) is used to inform strategic and local policies for conserving the historic environment, as well as providing the information base for recommendations made in response to planning applications and other proposals



Priory Gardens



Far Gosford Street



**Conservation Areas (BE 8 – BE 10)**

A Conservation Area appraisal and management plan is currently being prepared for a proposed new Conservation Area in Earlsdon. Policy BE9 has continued to form the basis of consideration of proposals.



Earlsdon

**Listed Buildings (BE 11-13)**

Eight new Listed Buildings have been designated, all at Grade II. These are: the 1920's neo-Tudor style Biggin Hall Hotel public house; five parts of the 1838 London to Birmingham main railway line (the Sherbourne and Sowe Viaducts, Mile Lane Bridge and the portals of Humber Road Tunnel); a 1960's welded steel sculpture at the University of Warwick (titled "3B Series No.1");- and the early 19<sup>th</sup> century Weighbridge and Weighbridge Office at Coventry Canal Basin.



Biggin Hall Hotel

**Locally Listed Buildings (BE 14)**

One new building has been added to the Coventry Local List; the former Brownhill Green United Reformed Church, a Victorian chapel building which was opened as Brownhill Green Congregational Chapel in 1887. Policy BE 14 has continued to form the basis for the consideration of proposals.

**Archaeological Sites (BE 15)**

Archaeological desk-based assessments, evaluations and watching briefs were carried out at various sites in Coventry during 2015-2016, but without any very significant new discoveries. In addition historic building survey and recording was carried out at a number of buildings subject to demolition or extensive renovation.



## **8. GREEN ENVIRONMENT**

### **Policy Aim**

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

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



**Policy Review**

Recent planning policy influences relating to this chapter:

- The Natural Environment and Rural Communities Act (2006), places a duty on all local authorities to have regard for biodiversity in the exercising of their duties.

**Policy Performance****Policy GE 1: Green Environment Strategy**

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

Coventry Green Space Standards are supplemented by an assessment of contributions where, in exceptional cases, it may not be possible or appropriate for a developer to incorporate the required level of Green Space provision on site. Section 106 agreements in 2015 - 2016 secured contributions amounting to £12,000 for investment in play provision and public open space.

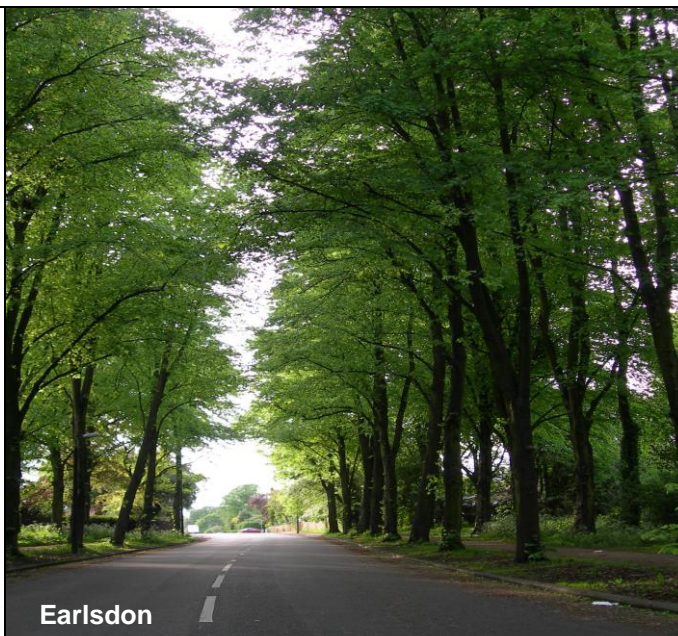
**Policies GE 2; GE 3; GE 9: Green Space Provision and Enhancement**

The above policies are particularly concerned with the provision and enhancement of Green Space. Strategic areas of Green Space that have been enhanced since 2013 include:

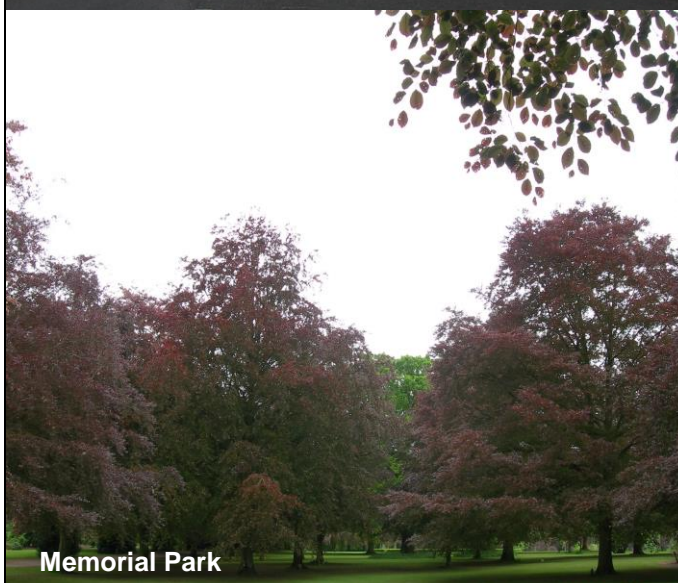
- Ancient Arden Landscape, including extensive public footpath network
- Cannon Park Green Wedge, including Canley Regeneration Area
- Canley Brook Corridor
- Coundon Hall Park Community Woodlands
- Coundon Wedge Countryside Management
- Sowe Valley Green Wedge (Access to Nature Project)

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

By deterring proposals for inappropriate development, these policies have continued to effectively protect both the quantity and quality of outdoor sports facilities, with no sites lost to inappropriate development



Earlsdon



Memorial Park



Drapers Field



**Policy GE 5: Allotments**

This policy seeks to protect allotment gardens from inappropriate development. There are two components to the policy. Firstly, the loss of the allotment gardens must not result in unmet demand for allotments within a reasonable walking distance. Secondly, that local green space must be enhanced overall by the development or by compensatory measures. No allotment sites were lost to development in 2015/2016.

**Policies GE 6; GE 7: Green Belt**

The City Council's Green Belt policies continue to be strictly applied, in accordance with Government policy, with no applications for new development being granted planning permission between 2015 and 2016. The CDP Green Belt policies have effectively sustained the emphasis on protecting the City's Green Belt from inappropriate development, promoting positive management and enhancement, and where necessary supporting the planning appeal and enforcement process.

**Policy GE 8: Urban Green Space**

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

**Policy GE 9: Green Space Provision in New Housing Developments**

Section 106 legal agreements have secured contributions amounting to £12,000 for play and open space provision, in respect of planning applications for residential development. This provision will be linked to the Coventry Play Strategy and in particular, promoting natural areas for children to play.

**Policies GE 11 – GE 15: Nature Conservation and Landscape**

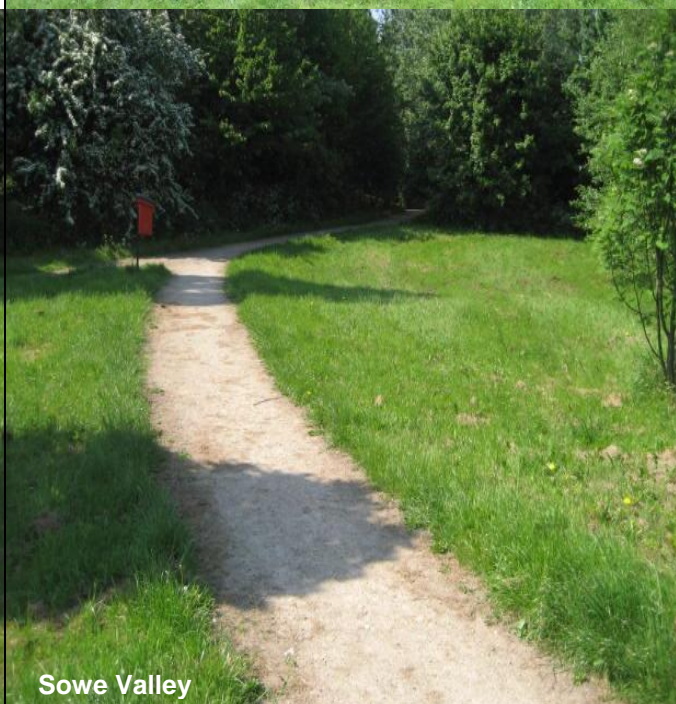
This suite of policies seeks to protect and enhance sites and features of differing nature conservation and landscape importance.



Coundon Wedge



Whitefriars Park



Sowe Valley



The CDP has a strong policy to protect designated Sites of Special Scientific Interest (SSSI), Local Nature Reserves (LNR), and Coventry Nature Conservation Sites (CNCS), as shown on the Proposals Map. The strength of this Policy has resulted in no permissions being granted since the adoption of the CDP in 2001 that would have an adverse impact on these sites. The ongoing Phase 1 and Phase 2 re-surveying, together with the surveying of provisional sites, is also helping to inform recommendations for future designations and conservation management. Habitat re-surveys during 2015/16 have confirmed that the following Local Wildlife Sites remain defined at the following locations; Pig Wood, Park Wood, Plants Hill Wood, Limbrick Wood and Ten Shilling Wood.

With reference to the national Single Data List 160 reporting for improved Local Biodiversity, the independent review produced by Warwickshire Museum Field Services for the City Council, concludes that 58% of Local Wildlife and Geological Sites in the local authority area are undergoing positive conservation management.

2015/16 Parks, Open Spaces and Woodlands (excluding Coombe County Park):

Highways  
 Felling – 113  
 Planting – 40

Parks & Woodlands  
 Felling – 74  
 Planting – 29

Coombe Country Park  
 Woodland:  
 Number of trees planted - 5  
 Number of trees felled - 5

Parkland:  
 Number of trees planted - 24  
 Number of trees felled - 5

Tree Preservation Orders  
 10 new Tree Preservation Orders totalling 17 trees were served in 2015/16.



**Memorial Park**



**Brownhill Green Allotments**



**Coundon Wedge**

## 9. Social, Community and Leisure

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

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

<p><b>Policy Review</b></p> <p>Gross Social, Community and Leisure completions 6,128 square metres</p>	
<p><b>Policy SCL 1: Social, Community, Leisure and Indoor Sports Facilities</b></p> <p>This is a Part 1 policy and establishes principles rather than being a detailed measurable policy. It is encouraged that SCL proposals are located which are accessible to, and meet the needs of, Coventry people by a choice of means of transport.</p>	
<p><b>Policy SCL 2: Large Social, Community, Leisure and Indoor Sports Facilities</b></p> <p>There were several developments completed during this monitoring period:</p> <ul style="list-style-type: none"> <li>• Forrest Medical Centre, Prior Deram Walk, Canley.</li> <li>• Old Grammar School, Hales Street and Silver Street.</li> <li>• Edgewick Community Primary School, Cross Road, and;</li> <li>• Wyken Croft Primary School, Wyken Croft.</li> </ul> <p>There are a number of schemes that are currently under construction which overall forms up to 39,568 square meters of proposed development. These are:</p> <ul style="list-style-type: none"> <li>• Land between Bush Close and Braod Lane - care home with 105 bedspaces.</li> <li>• Land at University Road and Health Centre Road (University of Warwick – lecture theatres, seminar/teaching rooms.</li> <li>• President Kennedy School, Rookery Lane – 3 storey main school building and new sports hall.</li> </ul>	



- Land between Sir John Laing Building and Much Park Street (Coventry University) – new science and health building.
- London Road Social Club, Paradise Street – revised scheme excluding retail and increasing bed spaces.
- Site of former Coventry and Warwickshire Hospital, Stoney Stanton Road – girls Islamic School for 700 pupils.
- Land north of Primrose Hill Street – Primary for 420 pupils.
- Land bounded by Sky Blue Way, Gosford Street and Far Gosford Street – A1 retail and 245 bedspaces across 27 flats.
- Former St. Mary’s School site, Landsdowne Street – independent hospital with supported living (56 bedspaces).

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

There have been no completions in relation to small-scale SCL developments including several changes of use schemes. However, all completions are accessible to their local communities by walking and cycling but they are also, in almost every case, accessible by at least a radial bus route and, in some cases, by a more extensive network.

**Policy SCL 7: Schools and Colleges of Further Education**

Over 50,000 pupils attend the 100 local authority schools across the City. There are 68 Primary Schools, 23 Secondary Schools and 9 Special Schools. The reason for the decrease in this number is that some schools are now run as ‘Academies’ and thus are independent of local authority control.

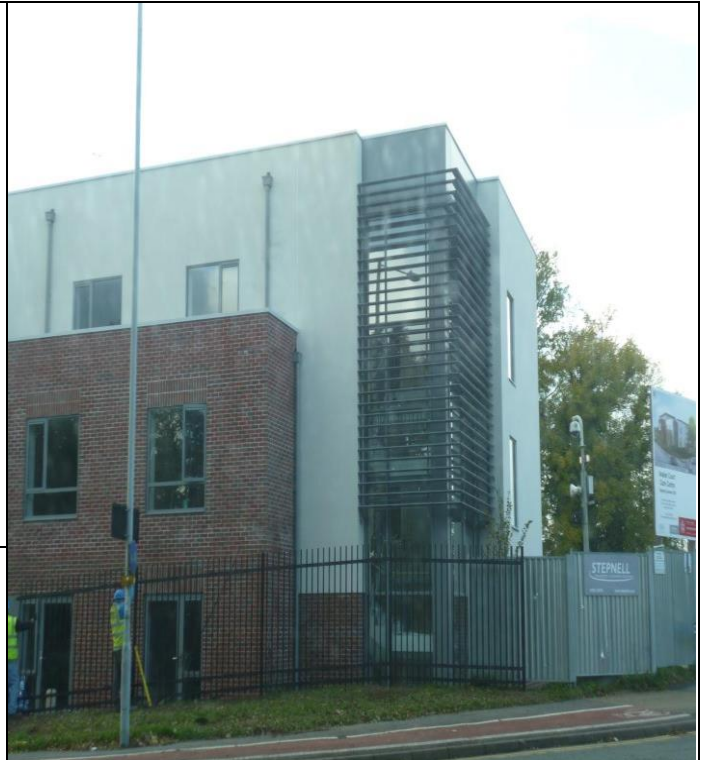
Because of the expansion of Edgewick Community Primary School from a 1 form entry to 2 form entry, and the redevelopment of Wyken Croft Primary School, there has been 5,266 sq.m of new floorspace created in 2015/16.

There is one school and 3 sites that enjoy



planning permission and which are under construction for development, these include:

- President Kennedy School – demolition of existing school building and construction of 3 storey main school building and auxiliary facilities eg. Sports hall (673 sq.m.).
- Former Coventry and Warwickshire Hospital, Stoney Stanton Road – Islamic School for 700 girls (6,410 sq.m.).
- Land north of Primrose Hill Street – new primary school with a capacity of 420 pupils (2,056 sq.m.).



**Policy SCL 8: Coventry University**

Coventry University continues to grow, expand and acquire existing buildings for their academic needs although no active developments occurred during this period. Although as of 31/03/2016, there is extant planning permission for 11,212 sq.m. of floorspace to be developed as a new science and health building, between Much Park Street and the Sir John Laing building.



**Policy SCL 9: University of Warwick**

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

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

One site is under construction as of 31/03/2016; that being a single building on the main campus which includes lecture theatres, seminar rooms and smaller teaching rooms.



**Policy SCL 10: Health and Social Care**

Forrest Medical Centre in Canley has been completed in 2015/16, whilst 3 further sites are under construction:

- Land between Bush Close and Broad Lane – 105 bedspaces.
- London Road Social Club, Paradise Street – revised scheme to exclude retail and include more bedspaces.
- Land bounded by Sky Blue Way, Gosford Street and far Gosford Street – 245 bedspaces over 27 cluster flats, equating to 68 dwellings.



**Policy SCL 12: Local Health and Social Care Facilities**

In Canley, Forrest Medical Centre on Prior Deram Walk has been completed with 750 sq.m. of floorspace.

**Policy SCL 14: Re-use or Redevelopment of Facilities**

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

**Core Strategy Sustainable Communities Indicators****SC 3 Local Community Facilities**

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

**Target:** 100% of facilities to be located in centres or within close proximity of public transport – in 2015/16, the Forrest Medical Centre is situated only a 15 minute walk away from Cannon Park Major District Centre. Whilst Prior Deram Walk is serviced by National Express Coventry Bus Routes numbers 18 and 18a.

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

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

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

**Output:** please refer to policy SCL4.

## 10. CITY CENTRE

### Policy Aim

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

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

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

### **Policy Performance – General Policies**

#### **Policy CC 1: City Centre Strategy**

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

#### **Policy CC 2: A Vibrant and Entertaining Market Place**

The failure of several national chains has resulted in a number of vacancies in the central shopping area. However, redevelopment of part of Cathedral Lanes centre to provide three new restaurants has improved the vibrancy of the area with active frontages.

#### **Policy CC 3: A Living Heart**

In addition to previously completed housing windfall sites in the city centre (detailed in appendix), a number of student accommodation schemes have been granted planning permission and/or have started to be developed. Purpose built student accommodation in the city centre has a number of advantages; it helps to support regeneration in the city centre – bringing vitality during the day and at night, and it means fewer houses in multiple-occupation are needed in local communities.

#### **Policy CC 4: New Housing Sites**

There have been no further developments on the identified housing sites – the





majority of these have been completed in previous years (see appendix).

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

Several mixed use developments including student accommodation have been granted planning permission in the specified areas, including land at Hales Street (within the Phoenix 1 area), land at Bishop Street (within the Phoenix 2 area) and at Belgrade Plaza (within the Upper Well St/Bond St area). See appendix for detail.

Site 2, East side of Grosvenor Road, has been incorporated into the Friargate masterplan area, with outline permission for a mixed use development of high quality office space, retail, leisure and residential. Detailed plans for this specific site within the wider development have not yet come forward.

### **Policy CC 6: Warm and Welcoming Public Spaces**

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

### **Policy CC7: Major Environmental Improvement Schemes**

Works to Lidice Place and Little Park St/High St/Earl St have been completed. Works to Station Square have been progressed through the Friargate development, which has included the opening of the 'bridge deck' providing an improved, open green space link between the station and the rest of the city centre

### **Policy CC 8: Accessible to All**

As detailed above, public realms works associated with the Friargate development have included the bridge



deck, improving connectivity between the railway station and the rest of the city centre. This now provides a level route into the city centre without subways.

**Policy CC 11: Sparkling through Good Quality Design and Management**

Urban Design principles have been closely incorporated into the design and development of the public realm improvements. Urban Design has also been an essential feature of the large scale mixed use developments with student accommodation, especially where these include tall buildings.

**Policy CC 13: (Central Shopping Area)**

This policy has continued to be used generally to respond to proposals and suggestions both inside and outside the CSA. There has been an increase in the number of vacant retail units within the central area, which is a reflection of general market conditions, the economic situation, and the failure of national retailers such as BHS and the Heart of England Co-op. However, redevelopment of part of Cathedral Lanes centre to provide three new restaurants has improved the vibrancy of the area with active frontages.

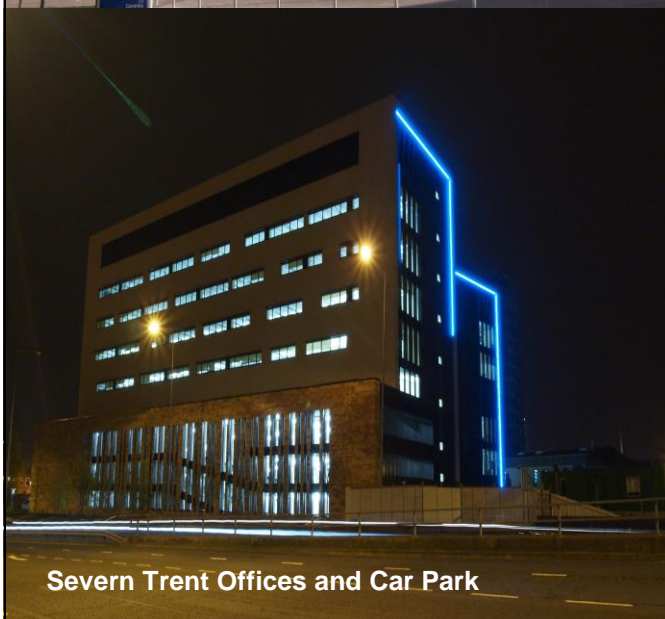
Retail and commercial space has been incorporated into the plans for several mixed-use developments as detailed above.

**Policies CC18 – CC45 (area specific policies)**

These policies have been little used except where development has taken place.

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

The "Friargate" development has commenced, with the demolition of several obsolete buildings and the start on site of the new Council office development. The bridge deck over the





ring road and improvements to Greyfriars Green have been completed.

**CC34 38 39 Phoenix area:**

Permission granted for student scheme at Hales Street – 391 rooms with A1 and A3 ground floor uses. Bishop Street student accommodation granted permission – 264 cluster flats/studios providing 1116 bedspaces, with commercial units at ground floor (A1/3/4/5).

**Policy CC 18: (West End Area)**

Belgrade Phase 3 with planning permission – student accommodation providing 590 bedspaces (mix of studios and cluster flats), 49 units of residential, and A3/A4 at ground level.

**Policy CC 30: (Coventry University Area)**

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

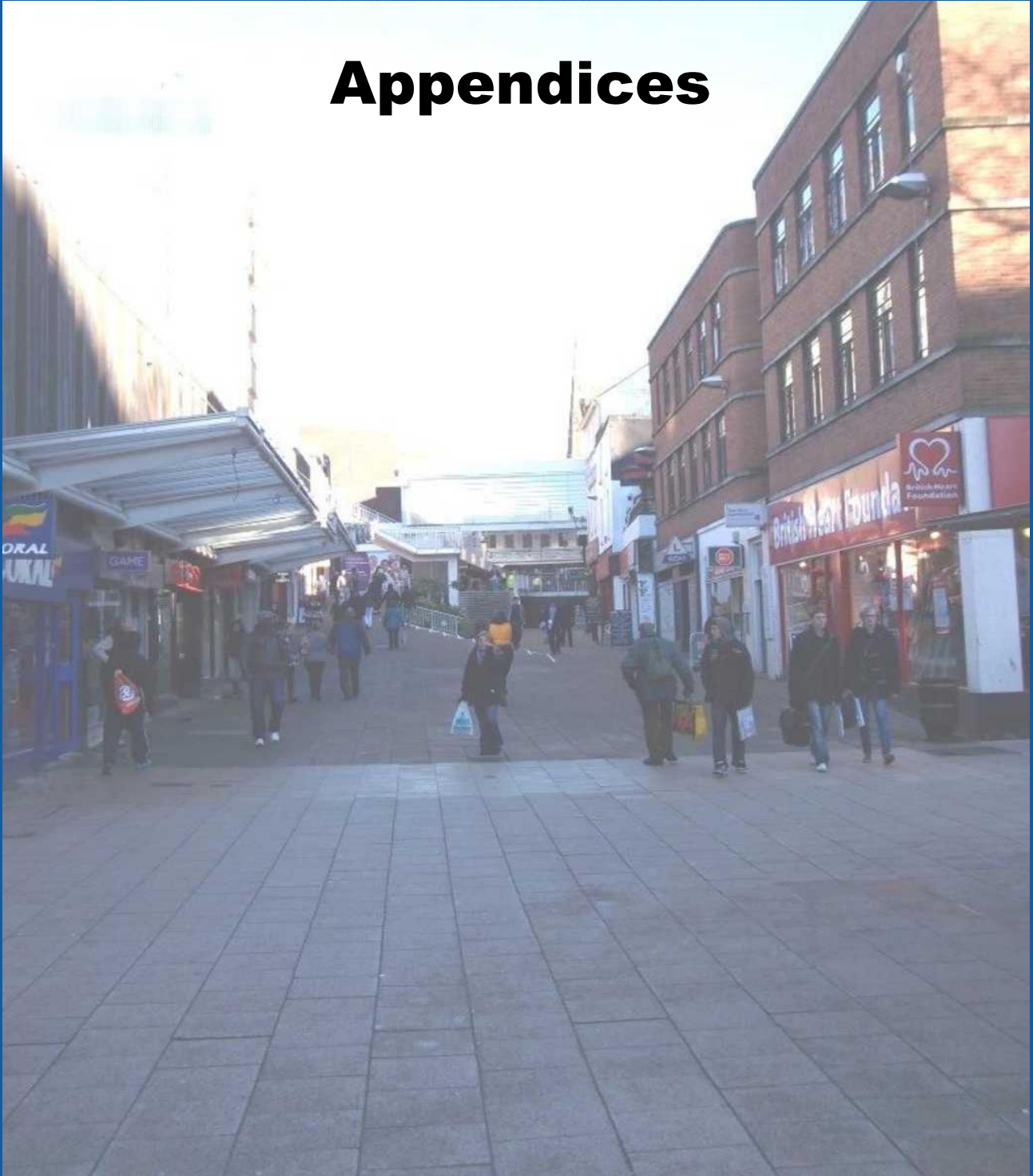
**Policies CC 44 to CC 45: (Swanswell)**

Redevelopment of the former Coventry and Warwickshire Hospital site continues.





# Appendices



**Table E1. Working Age Population Claiming Job Seekers Allowance (JSA) from 2007/08 Financial Year to 2015/16 Financial Year**

	Coventry		West Midlands		Great Britain	
	Number of People	Percentage of Population	Number of People	Percentage of Population	Number of People	Percentage of Population
May 2007	7,230	3.7	99,170	2.8	807,100	2.1
August 2007	7,020	3.6	97,420	2.8	788,340	2.0
November 2007	6,240	3.2	90,910	2.6	741,040	1.9
February 2008	6,650	3.3	97,700	2.8	806,620	2.1
May 2008	6,570	3.3	96,390	2.7	787,770	2.0
August 2008	6,800	3.4	105,100	3.0	868,620	2.2
November 2008	7,520	3.8	122,720	3.5	1,036,310	2.7
February 2009	10,290	5.1	166,530	4.7	1,421,390	3.6
May 2009	10,900	5.4	170,520	4.8	1,442,790	3.7
August 2009	11,010	5.5	176,710	5.0	1,485,110	3.8
November 2009	10,930	5.5	172,090	4.9	1,469,690	3.7
February 2010	11,100	5.5	176,050	5.0	1,525,780	3.9
May 2010	10,230	5.0	156,100	4.4	1,354,400	3.4
August 2010	9,800	4.8	153,800	4.3	1,349,480	3.4
November 2010	9,310	4.6	148,950	4.2	1,328,680	3.4
February 2011	10,260	4.9	160,050	4.5	1,438,460	3.6
May 2011	10,240	4.9	158,010	4.4	1,403,910	3.5
August 2011	10,770	5.2	165,700	4.7	1,482,600	3.7
November 2011	9,950	4.8	162,170	4.6	1,478,170	3.7
February 2012	10,430	4.9	171,720	4.8	1,589,350	4.0
May 2012	9,830	4.6	160,630	4.5	1,483,810	3.7
August 2012	9,750	4.6	161,000	4.5	1,470,790	3.7
November 2012	9,240	4.4	155,530	4.4	1,443,280	3.6
February 2013	9,700	4.5	163,820	4.6	1,514,100	3.8
May 2013	9,240	4.3	151,670	4.3	1,371,380	3.5
August 2013	8,500	3.9	141,210	4.0	1,262,290	3.2
November 2013	7,710	3.6	126,270	3.5	1,132,550	2.8
February 2014	7,860	3.5	127,500	3.6	1,145,410	2.9
May 2014	6,770	3.1	110,280	3.1	973,470	2.4
August 2014	5,940	2.7	98,030	2.7	858,790	2.2
November 2014	4,640	2.1	83,640	2.3	761,630	1.9
February 2015	4,840	2.1	87,470	2.4	785,480	2.0
May 2015	4,430	1.9	76,460	2.1	683,100	1.7
August 2015	4,300	1.9	70,110	2.0	634,500	1.6
November 2015	3,830	1.7	63,290	1.8	580,410	1.4
February 2016	3,920	1.7	66,110	1.8	601,730	1.5

[http://www.nomisweb.co.uk/reports/lmp/la/1946157187/subreports/dwp\\_time\\_series/report.aspx?](http://www.nomisweb.co.uk/reports/lmp/la/1946157187/subreports/dwp_time_series/report.aspx?)

**Table E2. Employment Land Completions During 2015/16 (as of 31<sup>st</sup> March 2016)**

Address	Site (Ha)	Complete Floor space (SqM)	Use	PDL/G
<b>Completed</b>				
Cashes UK Ltd., Torrington Avenue	1.3	5,960	B1/B2/B8	PDL
Plots 4 in part and 5 Lyons Park, Coundon Wedge Drive	4.5	19,930	B2/B8	PDL
Former Bell Green Goods Yard & Edgewick Park Industrial Estate	2	5,060	B1c/B8	PDL
Lythalls Lane Industrial Estate	2.4	11,604	B1b, B1c, B2	PDL
Tom White Waste, Stonebrook Way	1	2,994	B2	PDL
Ansty Park Zone 3 - MTC Academy Building	3	55,713	B2	GF
<b>Total</b>	<b>14.2</b>	<b>101,261</b>		
<b>of which in Coventry</b>	<b>11.2</b>	<b>45,548</b>		
Draft Local Plan allocation sites				
Rugby Borough Council sites				

**Table E3. Employment Land Under Construction During 2015/16 (as of 31<sup>st</sup> March 2016)**

Address	Site (Ha)	Complete Floor space (SqM)	Floor space Under Construction (SqM)	Remaining Floor space to be developed (SqM) (where known)
<b>Under Construction</b>				
Land south west of Whitley Business Park	12	0	19,888	0
41 Station Street West	0.03	0	240	0
Pilot Business Park, Pilot Close	0.8	0	2,880	0
University of Warwick land off University Road	2.3	0	33,047	0
Part of Friargate at Eaton Road, Station Square, Manor Road and Junction 6	2	0	17,081	0
Ansty Park Zone 1 - Sainsbury's - Office Buildings and Energy Centre	2.75	0	16,568	0
Ansty Park Zone 6 - London Taxi Company	8.7	0	24,342	0
Pro-Logis Ryton Plot DC1	3.4	0	13,120	0
Pro-Logis Ryton Plot DC7	6.7	0	30,447	0
<b>Total</b>	<b>38.68</b>	<b>0</b>	<b>157,613</b>	<b>0</b>
<b>of which in Coventry</b>	<b>17.13</b>	<b>0</b>	<b>73,136</b>	<b>0</b>
<b>of which in Coventry (excluding allocations)</b>	<b>3.13</b>			



Draft Local Plan allocation sites

Rugby Borough Council sites

**Table E4. Employment Land With Extant Permission During 2015/16 (as of 31<sup>st</sup> March 2016)**

Address	Site (Ha)	Complete Floor space (SqM)	Floor space Under Construction (SqM)	Remaining Floor space to be developed (SqM) (where known)
<b>Extant Permission</b>				
Land at Whitley Business Park adjacent to Travis Perkins unit	5.4	0	0	0
Land at South East of Whitley Business Park	8.9	0	0	0
Land to north of Whitley Business Park (south east of offices)	3.8	0	0	0
Plot 6, Lyons Park, Browns Lane	3.2	0	0	10,088
Remainder of Lyons Park, Browns Lane (Plots 1,2,3 and 7)	14.43	0	0	65,763
Meggitt Aerospace Ltd., Swallow Road	1.5	0	0	7,970
Former electric power station land, off Alderman's Green Road	1.5	0	0	3,813
Remainder of Friargate (not started)	5	0	0	0
Ironbridge Works, Ibstock Road	2.5	1,795	0	22,416
Land at Edgwick Park Industrial Estate	1.8	0	0	11,805
Autobahn Porsche, Fast Lane Buildings, Dunchurch Highway	0.5	0	0	234
Kautex Unipart Ltd., Renown Avenue	3.1	0	0	2,300
Unite Union Offices, Transport House, Short Street Parkside	1.2	0	0	651
Land between Swift Road and Mile Lane	0.37	0	0	1,780
Plot 1 at Challenge Close	0.12	0	0	1,288
Plot 2 at Challenge Close	0.09	0	0	967
Foleshill Enterprise Park	1.7	0	0	7,850
Bancrofts Ltd., 414 Stoney Stanton Road	0.2	0	0	180
146 Lower Ford Street & 26-27/RO 28-34 Far Gosford Street	0.12	0	0	948
Paragon Park	0.45	0	0	3,500
Blackburn Road Industrial Estate, Stonebrook Way	0.3	0	0	3,043

Sanburn Autos, Judds Lane, Longford	0.3	0	0	2,668
Rowleys Autos, Rowleys Green Lane	0.5	0	0	828
Land adjacent Airport Retail Park, Pilot Close	0.4	0	0	1,390
Alderman's Green Industrial Estate, Dutton Road	0.14	0	0	480
Land adjacent units 1-4 Hotchkiss Way, Binley Industrial Estate	0.2	0	0	2,054
Pro-Logis Ryton Plot DC8	16.7	0	0	47,768
Ansty Park - remaining land	15.15	0	0	0
<b>Total</b>	<b>89.57</b>	<b>0</b>	<b>0</b>	<b>199,784</b>
<b>of which in Coventry</b>	<b>57.72</b>	<b>1,795</b>	<b>0</b>	<b>152,016</b>
<b>of which in Coventry (excluding allocations)</b>	<b>13.99</b>			
Draft Local Plan allocation sites				
Rugby Borough Council sites				

**Table E5. Employment Land Lost to Other Uses ('Churn') Between 2006/07 and 2015/16.**

	Mixed with Housing	Mixed without Housing	Residential (market or affordable)	Student Housing
<b>Number of sites</b>	4	1	19	4
<b>Ha</b>	56.94	4.53	33.24	1.22

### **Major District Centres (Policy S 2)**

- Ball Hill has continued at its lower level with the Tesco Express store still the main anchor within the centre. The proposal for a mixed residential and shops scheme at the top of Brays Lane has proceeded in a limited capacity with residential units and a hair and beauty studio occupying numbers 2 and 4 respectively. It is worth noting that in the proposed Coventry Local Plan (2016-2031) currently under examination, Ball Hill has been re-categorised as a District Centre.
- At Arena Park there have been no completions over the financial year 2015/16, and there are currently no units under construction or not started commitments. The centre seems to be trading well with only 1 vacant unit.
- Major District Centres on the whole are trading reasonably well with 10% of 104 units being vacant as of November 2016.

### **District Centres (Policy S 4)**

- At Brandon Road the focus of investment continues to be on the units which occupy the site behind Morrison's, although there is 189 sq.m. of proposed development land (A1/A3) which is yet to be started, despite being subject to extant planning permission. It is also worth noting that in the proposed Coventry Local Plan (2016-2031) currently under examination, Brandon Road has been re-categorised as a Major District Centre.
- At Foleshill the 180 sq. m. development of number 4 The Stampings for A3 use has extant planning permission although has yet to be started.
- At Jubilee Crescent, there have been no unit changes since the publication of the 2014/15 AMR, however trading at this centre seems to have improved further as none of the units are vacant at November 2016.
- At Jardine Crescent the former Tile Hill Social Club has yet to be started but has committed planning permission for 143 sq.m. of A1 use.
- District Centres on the whole are trading quite strongly with 7% of all 453 units being vacant as of November 2016.

### **Local Centres (Policy S 5)**

- Several redevelopments have taken place on Far Gosford Street as focused regeneration is promoting independent occupiers. With this in mind new units have been completed and occupied by independent retailers. Namely at FARGO Industrial Estate where the site has been rejuvenated as a small stylish, modern shopping outlet titled FarGo Village.
- At Barker's Butts Lane Local Centre, there has been an A1 completion of 125 sq.m. on Westhill Road.
- Local Centres on the whole are trading quite strongly with only 7% of all 511 units being vacant as of November 2016.

### **Out-of-Centre Shops (Policy S 11)**

- Unlike during the 2014/15 financial year, 2015/16 has seen Orchard Retail Park complete 1430 sq.m. of A1 floorspace.
- Both Coventry Business Park and Airport Retail Park have extant planning permission on their sites Coventry Business Park for 310 sq.m. of A3 floorspace and Airport Retail Park for 1700 sq.m. of A1 floorspace.
- Out-of-Centre Retail Parks on the whole are trading quite strongly with 8% of units being vacant as of November 2016.



## Indicators

- The diversity of use within the identified centres outside the City Centre has not significantly changed.
- The balance of retail uses shows an average A1 element of 63%, still broadly in line with what was an acceptable non-A1 proportion but tending to reduce as the A3/4/5 element increases. The figures for Major District and District Centres average 79% and 61% A1 respectively. The figure for Local Centres averages 63% A1.
- There continue to be centres without any significant or, in some cases, none of the service or wider community uses that are important. Arena Park, Acorn Street, Brade Drive, and a number of the Local Centres, continue to be a concern with their limited range of activities.

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

<u>Centre</u>	<u>Year</u>	<u>A1</u>	<u>A2</u>	<u>A3/A4/A5</u>	<u>Other</u>
Ball Hill	2015	57	14	15	14
	2016	58	13	16	13
	<i>Difference</i>	+1%	-1%	+1%	-1%
Cannon Park	2015	80	2	9	9
	2016	84	2	7	7
	<i>Difference</i>	+4%	+/-0%	+2%	-2%
Foleshill Arena Park	2015	62	11	23	4
	2016	65	6	26	3
	<i>Difference</i>	+3%	-3%	+3%	-1%
Bell Green	2015	70	5	10	15
	2016	74	2	9	15
	<i>Difference</i>	+4%	-3%	-1%	+/-0%

Brade Drive	2015	86	0	0	14
	2016	86	0	0	14
	<i>Difference</i>	+/-0%	+/-0%	+/-0%	+/-0%
Brandon Road	2015	89.5	0	7	3.5
	2016	86	0	4	10
	<i>Difference</i>	-3.5%	+/-0%	-3%	+6.5%
Daventry Road	2015	67	13	10	10
	2016	65	12	10	13
	<i>Difference</i>	-2%	-1%	+/-0%	+3%
Earlsdon	2015	60	11	16	13
	2016	49	9	23	19
	<i>Difference</i>	-11%	-2%	+7%	+6%
Foleshill	2015	62	16	14	8
	2016	62	15	16	7
	<i>Difference</i>	+/-0%	-1%	+2%	-1%
Jardine Crescent	2015	65.5	4.5	12.5	17.5
	2016	61	0	17	22
	<i>Difference</i>	-4.5%	-4.5%	+4.5%	+4.5%

Jubilee Crescent	2015	59	16	14	11
	2016	59	9	18	14
	<i>Difference</i>	+/-0%	-7%	+4%	+3%
Acorn Street	2015	50	0	25	25
	2016	75	0	12.5	12.5
	<i>Difference</i>	+25%	+/-0%	-12.5%	-12.5%
Ansty Road	2015	64	7	14	15
	2016	64	0	15	21
	<i>Difference</i>	+/-0%	-7%	+1%	+6%
Baginton Road	2015	75	0	12.5	12.5
	2016	86	0	14	0
	<i>Difference</i>	+11%	+/-0%	+1.5%	-12.5%
Barker's Butts Lane	2015	63	14	18	5
	2016	59	16	16	9
	<i>Difference</i>	-4%	+2%	-2%	+4%
Binley Road	2015	72	11	17	0
	2016	67	6	22	5
	<i>Difference</i>	-5%	-5%	+5%	+5%



Birmingham Road	2015	100	0	0	0
	2016	100	0	0	0
	<i>Difference</i>	+/-0%	+/-0%	+/-0%	+/-0%
Broad Park Road	2015	85	0	15	0
	2016	100	0	0	0
	<i>Difference</i>	+15%	+/-0%	-15%	+/-0%
Charter Avenue	2015	57	0	28	14
	2016	57	0	28	14
	<i>Difference</i>	+/-0%	+/-0%	+/-0%	+/-0%
Far Gosford Street	2015	56	10	23	11
	2016	62	7	23	8
	<i>Difference</i>	+6%	-3%	+/-0%	-3%
Green Lane	2015	83	0	17	0
	2016	67	0	16.5	16.5
	<i>Difference</i>	-15%	+/-0%	-1.5%	+16.5%
Hillfields	2015	65	0	21	14
	2016	59	3	23	15
	<i>Difference</i>	-6%	+3%	+2%	-1%

Holbrook Lane	2015	65	4	22	9
	2016	70	4	22	4
	<i>Difference</i>	+5%	+/-0%	+/-0%	-5%
Holyhead Road	2015	58	16	21	5
	2016	58	10.5	21	10.5
	<i>Difference</i>	+/-0%	-5.5%	+/-0%	+5.5%
Keresley Road	2015	50	10	20	20
	2016	50	10	20	20
	<i>Difference</i>	+/-0%	+/-0%	+/-0%	+/-0%
Longford	2015	50	0	30	20
	2016	59	0	30	11
	<i>Difference</i>	+9%	+/-0%	+/-0%	-9%
Quorn Way	2015	50	12.5	37.5	0
	2016	50	0	37.5	12.5
	<i>Difference</i>	+/-0%	-12.5%	+/-0%	+12.5%
Radford Road	2015	68	8	17	7
	2016	65	3	19	13
	<i>Difference</i>	-3%	-5%	+2%	+6%

Station Avenue	2015	53	6	23	18
	2016	59	0	23	18
	<i>Difference</i>	+6%	-6%	+/-0%	+/-0%
Sutton Avenue	2015	67	0	11	22
	2016	67	0	11	22
	<i>Difference</i>	+/-0%	+/-0%	+/-0%	+/-0%
Walsgrave Road	2015	54	14	10	22
	2016	56	13	10	21
	<i>Difference</i>	+2%	-1%	+/-0%	-1%
Willenhall	2015	58	8	17	17
	2016	67	0	16.5	16.5
	<i>Difference</i>	+9%	-8%	-0.5%	-0.5%
Winsford Avenue	2015	72	9.5	18.5	0
	2016	68	4.5	23	4.5
	<i>Difference</i>	-4%	-5%	+4.5%	-4.5%
Average	<b>2015</b>	<b>68</b>	<b>7</b>	<b>17</b>	<b>11</b>
	<b>2016</b>	<b>69</b>	<b>5</b>	<b>17</b>	<b>12</b>
	<b><i>Difference</i></b>	<b>+1%</b>	<b>-2%</b>	<b>+/-0%</b>	<b>+1%</b>



- With the exception of the land adjacent to Unit 1, Orchard Retail Park, there have been no significant retail or leisure developments in out-of-Centre locations although there remains an interest in these locations, which is predicted to increase across the next Local Plan Period (2016-2031).
- Apart from national failures, retailer representation is fairly static. The current economic climate will be delaying or preventing investment. The proportions of vacant property continue to be subject to large swings when individual units come in or out of use. Plus it must also be remembered that some centres only have a small number of shops (in some cases as few as 5), therefore vacancy percentages may seem quite high when in actual fact it represents only 1 vacant unit. There has been no significant change in vacant units from between 2014/15 and 2015/16. Although the overall rate of vacancies appears to have not changed, varying levels and changes of vacancy rates differ from centre to centre. This is particularly noticeable in Brandon Road, Jubilee Crescent and Green Lane, where vacant units have been taken up. However in some locations vacancy rates have increased, most noticeably in Jardine Crescent and Broad Park Road.
- Many of the vacant units are small, and have been previously occupied by small independent retailers (the average unit size for all centres being 209 sq.m). As an average, the overall vacancy rate across the City remains relatively stable.

**Table S.2: Percentage of Vacant Units in Defined Centres Across 2014 and 2015.**

<u>Centre</u>	<u>Year</u>	<u>% Vacant</u>
Ball Hill	2015	8
	2016	5
	<i>Difference</i>	-3%
Cannon Park	2015	4.5
	2016	7
	<i>Difference</i>	+2.5%
Foleshill Arena Park	2015	3
	2016	3
	<i>Difference</i>	+/-0%

Bell Green	2015	26
	2016	20
	<i>Difference</i>	-6%
Brade Drive	2015	0
	2016	0
	<i>Difference</i>	+/-0%
Brandon Road*	2015	57
	2016	25
	<i>Difference</i>	-32%
Daventry Road	2015	6
	2016	10
	<i>Difference</i>	+4%
Earlsdon	2015	1.5
	2016	1
	<i>Difference</i>	-0.5%
Foleshill	2015	6
	2016	7
	<i>Difference</i>	+1%

Jardine Crescent	2015	17
	2016	22
	<i>Difference</i>	+5%
Jubilee Crescent	2015	11
	2016	0
	<i>Difference</i>	-11%
Acorn Street	2015	50
	2016	25
	<i>Difference</i>	-25%
Ansty Road	2015	0
	2016	0
	<i>Difference</i>	+/-0%
Baginton Road	2015	0
	2016	0
	<i>Difference</i>	+/-0%
Barker's Butts Lane	2015	5
	2016	0
	<i>Difference</i>	-5%

Binley Road	2015	0
	2016	0
	<i>Difference</i>	+/-0%
Birmingham Road	2015	0
	2016	0
	<i>Difference</i>	+/-0%
Broad Park Road	2015	0
	2016	37.5
	<i>Difference</i>	+37.5%
Charter Avenue	2015	0
	2016	0
	<i>Difference</i>	+/-0%
Far Gosford Street	2015	15
	2016	11
	<i>Difference</i>	-4%
Green Lane	2015	17
	2016	0
	<i>Difference</i>	-17%



Hillfields	2015	12
	2016	12
	<i>Difference</i>	+/-0%
Holbrook Lane	2015	4
	2016	0
	<i>Difference</i>	-4%
Holyhead Road	2015	0
	2016	5
	<i>Difference</i>	+5%
Keresley Road	2015	0
	2016	0
	<i>Difference</i>	+/-0%
Longford	2015	10
	2016	7
	<i>Difference</i>	-3%
Quorn Way	2015	12
	2016	12.5
	<i>Difference</i>	+0.5%

Radford Road	2015	8
	2016	8
	<i>Difference</i>	+/-0%
Station Avenue	2015	12
	2016	12
	<i>Difference</i>	+/-0%
Sutton Avenue	2015	0
	2016	0
	<i>Difference</i>	+/-0%
Walsgrave Road	2015	18
	2016	15
	<i>Difference</i>	-3%
Willenhall	2015	8
	2016	8
	<i>Difference</i>	+/-0%
Winsford Avenue	2015	0
	2016	0
	<i>Difference</i>	+/-0%

<b>Average</b>	<b>2015</b>	<b>9 (8)*</b>
	<b>2016</b>	<b>8</b>
	<b>Difference</b>	<b>-1% (+/-0%)*</b>

\*Brandon Road (Warwickshire Shopping Park) recently completed and not fully occupied (2014/15), hence the total figure is skewed. The average figure excluding Brandon Road is shown in brackets. It has not been excluded from 2015/16 calculations.

**Table S.3: Summary of Retail Supply Across 2015/16.**

<b>Retail Floor Space Supply Components</b>	<b>Gross Retail floor space (sq.m)</b>		
	<b>Convenience</b>	<b>Comparison A1</b>	<b>Other Retail based - A2-A5</b>
Completion since Study (2015-2016)*	125	1,430	0
Sites With Planning Permission	1,813	1,491	490
Sites Under Construction	818	0	0
Occupation of vacant premises (outside of city centre)	0	10,600	
Proposed Site Allocations (city centre)	10,000	60,100	
Proposed Site Allocations (wider city)	10,200	10,000	
<b>Total</b>	<b>22,956</b>	<b>84,111</b>	

**Table S.4: Breakdown of Retail Supply Across 2015/16.**

<b>Address</b>	<b>Area (Ha)</b>	<b>Floor space (SqM)</b>	<b>No. Units</b>	<b>Use Class</b>
<b>COMPLETIONS 2015/16</b>				
17 Westhill Road	0.01	125	2	A1 conv
Land adjacent Unit 1, Orchard Retail Park	0.37	1,430	1	A1
	<i>0.38</i>	<i>1,555</i>		
<b>UNDER CONSTRUCTION</b>				
146 Lower Ford Street & 26-27/RO 28-34 Far Gosford Street	0.12	89	1	A1 conv
Land bounded by Sky Blue Way, Gosford Street and Far Gosford Street	0.28	729	1	A1 conv

Part of Friargate at Eaton Road, Station Square, Manor Road and Junction 6	1.98	174	1	A3
	2.37	992		
<b>NOT STARTED - COMMITMENTS</b>				
Sutton Park, Shultern Lane	0.85	1,700	1	A1 conv
Adj. Carphone Warehouse, Coventry Business Park, Vanguard Avenue, Canley	0.39	310	1	A3
Hussains Pharmacy, 1a Harnall Lane East	0.02	113	1	A1 conv
Land bounded by Bond Street, Hill Street and Ryley Street	0.65	1,184	2	A1
Land off Tower Street	0.97	641	2	A1 & A3
83a, 83b, 83c Gulson Road	0.01	14	1	A1
37 Far Gosford Street	0.01	37	1	A1
RO 67-75 Cross Road	0.07	257	2	A1
4 The Stampings, east of Foleshill Road, adjacent Sorting Office	0.12	180	1	A3
Airport Retail Park, London Road	0.83	1,700	1	A1 conv
Former electric power station, land off Aldermans Green Road	0.50	456	2	A1 A3/A4/A5,
Land at Allesley Old Road	0.30	288	1	A1
Former theatre 1 - Cox Street	0.30	250	1	A1/A2/B1
Land at Brandon Road	0.31	189	1	A1/A3
Former Evening Telegraph Offices	0.70	1,500	3	A1-A4
Former Tile Hill Social Club, Jardine Crescent	0.60	143	1	A1
	6.62	8,962		
<b>City Centre Total</b>	<b>8.99</b>	<b>9,954</b>		

allocated site

City Centre



Appendix 1 - Housing Chapter Data Tables

Figure 1, 2 and 3 - Housing Completions, Demolitions and Conversions: 2001-2016

	2001/02	2002/03	2003/04	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	Totals	Average 01-16
Gross New Build Completions	639	879	591	757	847	1,278	1,315	671	567	497	778	1,023	957	1,092	1,092	12,983	866
Net Conversions	4	34	27	90	70	80	33	29	44	220	180	50	156	118	374	1,509	101
Total Completions	643	913	618	847	917	1,358	1,348	700	611	717	958	1,073	1,113	1,210	1,466	14,492	966
Demolitions	101	287	284	429	226	193	199	20	115	12	37	79	15	94	30	2,121	141
Net Completions	542	626	334	418	691	1,165	1,149	680	496	705	921	994	1,098	1,116	1,436	12,371	825

Figure 3: Completions on Brownfield Land (PDL)

Year	Total Gross Completions	Of which (PDL)	Of which Greenfield	% on PDL
2001/02	643	575	68	89
2002/03	913	845	68	93
2003/04	618	551	67	89
2004/05	847	828	19	98
2005/06	917	747	170	81
2006/07	1,358	1,154	204	85
2007/08	1,348	1,248	100	93
2008/09	700	693	7	99
2009/10	611	599	12	98
2010/11	717	687	30	96
2011/12	958	922	36	96
2012/13	1,073	1,016	57	95
2013/14	1,098	1,099	11	100
2014/15	1,210	1,030	180	85
2015/16	1,436	1,316	120	92
<b>Total</b>	<b>14,447</b>	<b>13,310</b>	<b>1,149</b>	<b>92</b>

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

Number of Bedrooms	% of Annual Supply	Dwelling Type	% of Annual Supply
1 Bedroom	13%	House	64%
2 Bedrooms	35%	Flat	35%
3 Bedrooms	32%	Bungalow	1%
4+ Bedrooms	20%		

Figure 7 - City Centre Housing

Year	2001/02	2002/03	2003/04	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	Total
Total Completions (net)	542	626	334	418	691	1,165	1,149	680	496	705	921	994	1,095	1,116	1,436	12,368
Within City Centre	159	278	135	120	148	156	0	28	97	195	137	152	229	119	310	2,263
Outside City Centre	383	348	199	298	543	1,009	1,149	652	399	529	784	842	866	997	1,126	10,124
% within City Centre	29%	44%	40%	29%	21%	13%	0%	4%	20%	28%	15%	15%	21%	11%	22%	18%

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

Category / Year	2001/02	2002/03	2003/04	2004/05	2005/06	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16	Total
Completed	53	170	116	76	133	240	458	364	295	157	348	442	276	387	240	3,755
Rehabilitated	53	49	19	39	22	14	5	4	17	4	0	3	4	0	1	234
Lost Through Right to Buy and other disposals	-252	-335	-479	-311	-174	-87	-72	-14	-11	-26	-30	-53	-63	-75	-111	-2,093
Net Change	-146	-116	-344	-196	-19	167	391	354	301	135	318	392	217	312	129	1,895
% of total net completions	-	-	-	-	-	14	34	52	61	19	35	39	20	28	9	230

Figure 9 - Vacant Dwellings

	Total Housing Stock (approximate)	Public Sector Vacancies	Private Sector Vacancies	Total vacancies	Of which longer than 6 months	Changes on previous year (All Vacants)	% of total stock vacant	% of total stock vacant >6 months
2001/02	126,460	1,883	2,876	4,759	2,368	-	3.76%	1.87%
2002/03	127,020	1,661	2,583	4,244	2,581	-515	3.34%	2.03%
2003/04	127,650	1,283	3,706	4,989	2,955	745	3.91%	2.31%
2004/05	127,640	1,349	3,430	4,779	2,287	-210	3.74%	1.79%
2005/06	127,950	1,033	3,552	4,585	2,042	-194	3.58%	1.60%
2006/07	128,580	783	3,442	4,225	2,053	-360	3.29%	1.60%
2007/08	129,500	636	3,793	4,429	2,375	204	3.42%	1.83%
2008/09	130,630	410	4,219	4,629	1,886	200	3.54%	1.44%
2009/10	131,340	452	3,729	4,181	1,914	-448	3.18%	1.46%
2010/11	132,130	332	3,835	4,167	1,565	-14	3.15%	1.18%
2011/12	132,890	349	3,594	3,943	1,495	-224	2.97%	1.12%
2012/13	133,800	316	3,847	4,163	1,455	220	3.11%	1.09%
2013/14	134,780	270	3,362	3,632	1,445	-531	2.69%	1.07%
2014/15	135,875	253	3,047	3,300	1,273	-332	2.43%	0.94%
2015/16	136,980	194	3,039	3,233	1,080	-67	2.36%	0.79%

## Appendix 1 - Housing Chapter Data Tables

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

**Figure 10- Density of Completions**

Year	% >99 dph	% 50-99 dph	%30-49 dph	% <30 dph	% >30 dph
2001/02	6	21	64	9	91
2002/03	26	18	50	6	94
2003/04	22	11	40	27	73
2004/05	22	26	34	18	82
2005/06	24	34	23	19	81
2006/07	44	24	14	18	82
2007/08	18	62	8	12	88
2008/09	23	30	37	9	91
2009/10	31	56	0.3	12.7	87
2010/11	41	11	12	36	64
2011/12	7	30	42	21	79
2012/13	9	51	28	12	88
2013/14	14.6	0.7	75	9.7	90
2014/15	17	11	26	46	54
2015/16	11	16	53	20	80

NB: Figures based on gross completions on completed sites

**Figure 11 - Gypsy and Traveller Pitches**

Count	Authorised sites (with planning permission)		Unauthorised sites (without planning permission)				Total All Caravans
	Number of Caravans		Number of Caravans on Sites on land owned by Gypsies		Number of Caravans on Sites on land not owned by Gypsies		
	Socially Rented	Private	"Tolerated"	"Not tolerated"	"Tolerated"	"Not tolerated"	
Jan-16	0	15	0	0	0	0	15
Jul-15	0	24	0	0	0	0	24
Jan-15	0	15	0	0	0	0	15
Jul-14	0	16	0	0	0	31	47
Jan-14	0	15	0	0	0	0	15
Jul-13	0	18	0	0	0	0	18
Jan-13	0	9	0	0	0	0	9
Jul-12	0	6	0	0	0	0	6
Jan-12	0	9	0	0	0	0	9
Jul-11	0	6	0	0	0	0	6
Jan-11	0	6	0	0	0	0	6
Jul-10	0	9	0	0	0	0	9
Jan-10	0	8	0	0	0	0	8
Jul-09	0	6	0	0	0	0	6
Jan-09	0	22	0	0	0	0	22
Jul-08	0	8	0	0	0	0	8
Jan-08	0	10	0	0	0	0	10
Jul-07	0	11	0	0	0	5	16
Jan-07	0	4	0	0	0	0	4
Jul-06	11	0	0	0	0	0	11
Jan-06	12	0	0	0	0	0	12

Source: The DCLG 6 monthly count of caravan sites

## Appendix 2 - CDP Housing Allocations

Status of CDP Principal Housing Sites (Policy H8) at: 1st April 2016.

Site		CDP Indicative Capacity	Progress
H8 1	Jaguar Radford	600	Site completed.
H8 2	Westwood Heath	335	Site completed.
H8 3	Foxford School	319	Site completed.
H8 4	Oak Farm	243	Site completed.
H8 5	Lyng Hall School	185	Planning permission granted for 178 dwellings
H8 6	Chace Avenue	181	Site completed.
H8 7	Highfield Road	175	Site completed.
H8 8	Houldsworth Crescent	174	Site completed.
H8 9	Banner Lane (west)	168	Site completed.
H8 10	Mount Pleasant	167	Final 5 units now under construction.
H8 11	Narbeth Way (south)	90	Site completed.
H8 12	Potters Green Road	71	Site completed.
H8 13	Midland Sport Centre	113	Site completed.
H8 14	Woodway Lane	67	Site completed.
H8 15	John Shelton School	66	Site completed.
H8 16	Hereward / Tile Hill Colleges	58	Site completed.
H8 17	Remembrance Rd	57	Site completed.
H8 18	Templers School, Tile Hill	49	Site completed.
H8 19	Halford Lane	43	Site completed.
H8 20	Bagington Fields	40	Site not developed - proposed to be replaced by a larger employment allocation in new Local Plan.
H8 21	Windridge Close	40	Site not developed.
H8 22	Cryfield	36	Site completed.
H8 23	Grindle Road	35	Site completed.
H8 24	Aldermans Green School	35	Majority of site completed. Approximately 0.28Ha of land outstanding.
H8 25	Stoke Heath Primary School	35	Site not developed. Has been retained for education.
H8 26	Banner Lane	33	Site completed.
H8 27	Widdrington Road	27	Site completed.
H8 28	Watery Lane Depot	27	Site completed.
H8 29	Windmill Road Depot	70	Site completed.
H8 30	Carneys Longford Road	25	Site completed.
H8 31	Cromwell Street	25	Site not developed.
H8 32	Lockhurst Lane	25	Site completed.
H8 33	Websters / EMR – Mixed Use	105	Site not developed.
H8 34	Walsgrave Hill Farm	500	Site not developed.
H8 35	Elms Farm	70	Site not developed. Planning permission granted for 150 homes in 16/17 monitoring year.

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

### Appendix 3 - Residential Completions 2015/16

Sites	Total Gross Completions	GF/PDL
R/O 75 Cromwell Lane	1	GF
RO 65 Cromwell Lane	1	GF
Land Adj 312 Westwood Heath Road	1	GF
Pinnock Place Bohun Street	4	GF
Land at Junction of James Green Road and Bohun Street	2	GF
Land at C/O Torrington Avenue and Alan Marcell Close	18	PDL
196 Sir Henry Parkes Road	1	PDL
11-29 Wendiburgh Street	10	PDL
Former Canley Clinic Kele Rd	5	PDL
45 Templar Avenue	14	PDL
Garages The Wardens Avenue	10	PDL
Land on Beverly Drv RO 10 Stoneleigh Rd	3	PDL
Cryfield Heights Rear of 7 Gibbet Hill Road	1	GF
Land between 220 and 222 Brookside Avenue	4	PDL
21 Rochester Road	1	PDL
15 Nightingale Lane	1	PDL
Former Texaco Garage Allesley Old Road	33	PDL
17 Westhill Road	2	PDL
Land adjacent 16 Fullers Close	2	PDL
Rothserne New Road Keresley	3	PDL
Land adj 27 Gretna Road	4	PDL
32 Warwick Avenue	1	PDL
Land North of Albany Road	262	PDL
Former Coventry Health Care Barkers Butts Lane	10	PDL
1 Crampers Field	2	PDL
58 Cornelius Street	1	PDL
97 Chorley Way	14	PDL
Land to South of Lythalls Lane	20	PDL
Former Factory site Coombe Street	4	PDL
3 Aldermans Green Road	1	PDL
Land to rear of 2 Clark Street	1	PDL
5 Chepstow Close	2	PDL
Land Adj 2 Tarquin Close	6	GF
Land Adj The Chesnut Pub Brade Drive	14	PDL
Bannerbrook, Banner Lane	64	PDL
Land East of Brade Drive	9	GF
Former Acetate Old Church Road	74	PDL
WOOD END, MANOR FARM PHASES 1A2-1A4	36	PDL
New Century Park Allard Way	113	PDL
Land at Wilsons Lane	38	GF
Land at Lythalls Lane and Holbrook Way	49	PDL
Canley Regeneration Site Prior Deram Walk	57	GF
Land at Beake Avenue	63	PDL
Peugeot Phase 3 North and East	68	PDL
Central Depot, Foleshill Road	72	PDL
Barley Lea House The Barley Lea	8	PDL
Tidbury Castle Farm	1	PDL
Post Office 42 Broad Lane	1	PDL
72-74 Albany Rd	1	PDL



### Appendix 3 - Residential Completions 2015/16

22 Coundon Rd	-1	PDL
7 Hollis Rd	-1	PDL
11 Foxglove Close	-1	PDL
2-12 Honiley Way	9	PDL
2 Mickleton Rd	1	PDL
2-4 Corporation Street	4	PDL
Pikers Lane Farm Pikers Lane	1	PDL
175 Corporation Street	96 (student)	PDL
AXA Tower Well Street	200 (student)	PDL
47 Headington Avenue	5	PDL
524 Stoney Santon Road	4	PDL
403 Walsgrave Road	1	PDL
9-15 Station Street East	3	PDL
Three Shuttles, Howard Street	6	PDL
6 Tile Hill Lane	-1	PDL
30 Stoke Green	-1	PDL
92C Barkers Butts Lane	-1	PDL
550 London Road	-1	PDL
17 Broomfield Road	-1	PDL
1-3 Bedlam Lane	-1	PDL
17 Broomfield Road	-1	PDL
21 Charter Ave	-1	PDL
1-3 Bedlam Lane	-1	PDL
19-21 Clay Lane	4	PDL
89 Elmsdale Avenue	1	PDL
71 Chandos Street	1	PDL
233 Swan Lane	2	PDL
3 Radcliffe Rd	-2	PDL
32 Lower Ford Street	1	PDL
28 Old Mill Av	1	PDL
44 Humber Avenue	1	PDL
314a Willenhall Lane	1	PDL
29 Bromleigh Drive	3	PDL
6-24 Athol Rd	10	PDL
Waters Court Salt Lane	8 (Student)	PDL
26 Queens Rd	1	PDL
23-24 Queens Rd	1	PDL
19 Queens Rd	1	PDL
21 Queens Rd	1	PDL
<b>Totals</b>	<b>1,466</b>	<b>-</b>
<b>Demolitions</b>	<b>30</b>	<b>-</b>
<b>Net Total</b>	<b>1436</b>	<b>-</b>
<b>of which PDL</b>	<b>1,316</b>	<b>-</b>
<b>of which GF</b>	<b>120</b>	<b>-</b>
<b>of which Conversions</b>	<b>364</b>	<b>-</b>
<b>of which City Centre</b>	<b>296</b>	<b>-</b>
Situated inside the City Centre boundary as defined by the 2001 CDP		







































## Appendix 4a - Extant Planning Permission

City Centre South - OUT/2012/057 5	St Michaels	8.00	31/05/2012	40	M	PDL	Mixed use redevelopment scheme focused on regeneration and rebuilding the southern half of Coventry city centre shopping area. The proposals include 40 apartments provided above retail units.	Scheme deemed suitable through the granting of planning permission.	Existing buildings remain trading suggesting availability will not be forthcoming in the short term.	A viable scheme has been demonstrated through the application process, which will be supported further through stronger market conditions.														40																			
Theatre One Ford Street FUL/2015/3022	St Michaels	0.06	08/04/2016	33	M	PDL	Demolition of Existing Building and Erection of Mixed Use Development comprising 33 residential Units and Two Ground Floor commercial units.	Scheme deemed suitable through the granting of planning permission.	The site has been cleared and a number of conditions have been discharged. The site is readily available for development.	Site is cleared and progressing through planning suggesting a deliverable scheme is forthcoming. Scheme may be targeted at student or post graduate market which could support viability.																				33													
368 Swan Lane FUL/2015/3318	St Michaels		06/01/2016	24	S	PDL	Development of 24 houses	Scheme deemed suitable through the granting of planning permission.	It is understood that the site remains under lease till 2018 then site to be delivered	Following the ending of existing lease scheme is expected to be delivered in the short term																						24											
First Interiors Watch Close FUL/2013/2475	St Michaels	0.04	04/03/2014	15	M	PDL	Demolition of existing showroom and erection of 3 - 5 storey building comprising 15 apartments	Scheme deemed suitable through the granting of planning permission.	The site is currently vacant and subject to demolition, which constrains its availability.	Site remains occupied and may be marginal on viability due to high density apartment based scheme. May prevent delivery within the next 5 years.																								15									
57-59 Lower Ford Street FUL/2015/3913	St Michaels		21/03/2016	12	S	PDL	Demolition of existing shop and rear outbuilding and redevelopment for 12 residential units within a 3 or 4 storey building fronting Lower Ford St. and two detached 2 storey buildings to the rear of the site	Scheme deemed suitable through the granting of planning permission.	Site appears vacant and therefore available	Site appears largely unconstrained and achievable inside the next 5 years.																									12								
Land off Far Gosford Street rear of 19-33 Bramble Street & 88-95 Grafton Street FUL/2013/1996	St Michaels	0.057	17/12/2013	11	S	PDL	Redevelopment to create a total of 11 new dwelling units comprising a mixture of 2 and 3 storey houses and apartments	Scheme deemed suitable for mixed use development through the granting of planning permission.	Site is clear and vacant and ready to be developed now.	Site appears largely unconstrained and achievable inside the next 5 years.																												11					













































**Appendix 4c - Shortlisted SHLAA Sites**

F6	Warehouse, adjacent Royal Oak pub, Stoney Stanton Road	Foleshill	0.33	PDL	Site adjoins existing residential provision and a new development would not only create a suitable residential environment on this site but enhance that of neighbouring properties.	Site remains in active use and is not readily available. Representations however suggest longer term availability.	Site appears to remain in viable operation, suggesting redevelopment of the site is more likely to occur under better market conditions than can be expected in the short term. This has been acknowledged through representations.	15													15
F7	Cromwell Street (H8:31)	Foleshill	0.57	PDL	Situated within a predominantly residential area, the site is likely to be suitable for residential redevelopment	The site appears occupied and is therefore not considered available at this time.	Parts of the site appear to remain in viable operation, suggesting redevelopment of the site is more likely to occur under better market conditions than can be expected in the short term.	27							27						
F8	The Lockhurst Tavern (formerly the Rose Public House) Lockhurst Lane - REN/2011/0150	Foleshill	0.13	PDL	Scheme has been deemed suitable through the granting of planning permission. Despite permission expiring there does not appear to be any reasons or issues to suggest the scheme is no longer suitable	Site has now been cleared and although there remains some temporary structures the site appears broadly available for development.	The continuation of the existing use and the lower values likely to be generated from a flatted scheme in this specific location, suggests a longer term market delivery.	12						12							
F9	Crow in the Oak PH, Lockhurst Lane - REN/2011/0815	Foleshill	0.12	PDL	Scheme has been deemed suitable through the granting of planning permission. Despite permission expiring there does not appear to be any reasons or issues to suggest the scheme is no longer suitable	Site remains in active use and will require demolition of the existing building to enable development.	The continuation of the existing use and the lower values likely to be generated from a flatted scheme in this specific location, suggests a longer term market delivery.	12						12							













Appendix 4c - Shortlisted SHLAA Sites

Ho30	Land off Parkgate Road and Algate Close	Holbrook	0.34	GF	The site is hindered by poor access at this time, however previous permission allowed for access off the existing highway network, so this constraint can be overcome. Although the site could be considered back land in part, it would represent a continuation of a more modern scheme to the west. Subject to overcoming any environmental constraints now associated with the site and ensuring appropriate access the site is considered suitable	Usage of the site is unclear	Site is likely to represent a viable development option.	12													
L2	Land South of The Longford Engine PH (formerly Canal Boat PH) Bedworth Road	Longford	0.15	PDL	Site is situated within a predominantly residential area with some supporting commercial and community facilities. Site is situated in close proximity to a range of heritage assets including within the canal conservation area. Development of the site would offer an opportunity to enhance the conservation area setting and the sites relationship to the canal. Site is considered suitable in principle.	Site is not readily available due to existing use.	Site is expected to offer a viable development option	7													
L3	Land South West of Weavers Arms, Bell Green Road	Longford	0.35	PDL	Site is situated within a sustainable and predominantly residential area. Although part of the site would represent a back land opportunity, there is no obvious development pattern and a scheme could still support a continuation of existing road frontages and overcome concerns through good design. As such the site is considered suitable in principle.	The public house appears to remain in active use and is not readily available, however the remainder of the site appears vacant and readily available.	Site appears largely unconstrained, however its delivery may be delayed due to a mix of land ownerships.	16							16						

































**Appendix 4c - Shortlisted SHLAA Sites**

Who6	Pub car park and garden, Craven Street (adjacent to public house rear of 45 Craven Street)	Whoberley	0.06	BF	Site is situated within a predominantly residential area and subject to good design should be capable of creating a suitable residential environment.	Site appears vacant and unused	Site is likely to offer a viable development option in a sustainable location.	5				5									
Who13	Argyle House, Collingwood Road	Whoberley	0.2	PDL	Site is situated within a predominantly residential area and is expected to offer a sustainable development opportunity, subject to appropriate design and relationship to adjacent properties and railway. Site is considered suitable in principle.	Site remains in active use however representations have indicated an intention to bring the site forward for development in the short term.	Site representation made through the consultation process have suggested the site is achievable and deliverable within the next 5 year.	9				9									
Who19	Eric Williams House, Brookside Avenue	Whoberley	0.47	PDL	Sites suitability for residential development has been demonstrated in principle by its existing use as a residential care facility. Site appears largely unconstrained and situated within an established residential area. Site is considered suitable.	Site remains in active use and is not readily available. Representations however suggest longer term availability.	Site is likely to represent a viable development option.	22								22					



Appendix 4c - Shortlisted SHLAA Sites

Wo29	Former garage site, 950 Broad Lane	Woodlands	0.18	PDL	Site is situated within a predominantly residential area as a previously developed site. Although the site appears to sit within an established flood plain this would appear to be effected by the culvert and will require further examination. Subject to mitigating this constraint (which appears manageable given the surrounding environment) and providing appropriate design and setting the site is considered suitable for development	Site is largely clear and vacant and readily available for development.	Site is likely to represent a viable development option.	8																
Wy18	Dartmouth School, Tiverton Road	Wyken	1.02	PDL	Site is situated within a predominantly residential area and development is capable of integrating well into the existing area, especially through good design. Due to the existing facility becoming surplus to requirements and not having any negative impact on surrounding community provisions the site is considered suitable in principle.	Site is currently in use as a temporary education facility, but is due to relocate to a new building in the coming year. Site is expected to become available following the move and justifies a short term delivery at this time.	Site is likely to represent a viable development option.	39																
Wy20	Axholme House, Axholme Road	Wyken	0.2	PDL	Site is currently used as a quasi-residential facility however longer term intentions remain uncertain and flexible. Site is situated within a residential area and is considered suitable to be redeveloped for formal residential provision.	Site remains occupied at the current time and is not readily available. Site is expected to become available however during the later part of the plan period	Site is expected to offer a viable development option, which will be strengthened as the market improves. This will link in well with site availability.	9																
<b>Totals</b>			<b>62.35</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>3,058</b>	<b>0</b>	<b>72</b>	<b>219</b>	<b>157</b>	<b>275</b>	<b>240</b>	<b>336</b>	<b>153</b>	<b>582</b>	<b>106</b>	<b>268</b>	<b>228</b>	<b>127</b>	<b>93</b>	<b>202</b>	
								of which brownfield	2,739	0	51	114	100	168	240	330	153	582	83	268	228	127	93	202
								of which greenfield	319	0	21	105	57	107	0	6	0	0	23	0	0	0	0	0

Appendix 4d - Proposed Allocations within Local Plan 2016

Allocation Ref	Site	Ward	Site Area (Ha)	Total Dwellings	Time frame	GF / PDL	Deliverability Assessment			Year																	
							Suitable?	Available?	Achievable?	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31			
H2:1	Keresley SUE	Bablake	146.5	3100	M-L	GF	Site has been identified as a potential area of urban extension to the north west corner of the city. The site has been identified as one of the most suitable and sustainable opportunities to develop within the city's original Green Belt area subject to appropriate design, the provision of supporting infrastructure (including drainage and highways) and protection of ancient woodlands etc.	Site is identified as readily available for development on a phased basis	Site is expected to offer a viable development option on a phased basis							310	310	310	310	310	310	310	310	310	310	310	
H2:2	Eastern Green SUE	Bablake	180	2250	M-L	GF	Site has been identified as a potential area of urban extension to the west of the city. The site has been identified as one of the most suitable and sustainable opportunities to develop within the city's original Green Belt area subject to appropriate design and the provision of supporting infrastructure (including drainage and highways)	Site is identified as readily available for development on a phased basis	Site is expected to offer a viable development option on a phased basis							225	225	225	225	225	225	225	225	225	225	225	225
H2:3	Walsgrave Hill Farm	Henley and Wyken	56.1	900	S-M	GF	Site contains an area of land allocated in the 2001 plan and an area that represents a natural extension of the site allocated at Walsgrave Hill Farm. Site remains considered suitable in this context, subject to appropriate design and infrastructure (including access and mitigation of flood risk). The presence of the flood zone 2 and 3 is an issue that will constrain the developable area of the site. This will need to be managed through design and lay out. Subject to these issues being overcome the site is considered suitable.	Site is identified as readily available for development on a phased basis	Site is expected to offer a viable development option on a phased basis				25	75	100	150	150	150	150	125	100	25					
H2:4	Land at Whitmore Park, Holbrook Lane	Holbrook	30.1	500	S/M	PDL	The site is adjacent to existing residential provision and offers an opportunity to enhance the existing residential environment by improving the links between residential and commercial activity. Site is considered suitable as part of a mixed used comprehensive development that is brought forward with supporting infrastructure. Allowance made here for the remainder of the allocation that has not already been completed or commenced development.	Large parts of the site are vacant, however sections remain occupied and in use. Development will also require clearance of the site - some of which has already occurred. Representations have indicated an intention to bring the site forward in the short term however and the site has been confirmed as being readily available for development.	Delivery of new residential provision expected to help facilitate new employment provision as part of a comprehensive regeneration proposal. Viability has been supported through representations.				100	150	150	100											
H2:5	Paragon Park	Site with planning permission																									







Appendix 4d - Proposed Allocations within Local Plan 2016

H2:16	Land at Carlton Road / Old Church Road	Foleshill	1.78	85	M	PDL	Site is situated within a predominantly residential area and development is capable of creating a suitable residential environment, subject to mitigating relationship to A444. Site could also deliver improvements to the built environment along the canal frontage.	Site is expected to become available within the plan period in order to regenerate an area that is becoming derelict and unused.	Conversion of the site is likely to create a viable opportunity.														85							
H2:17	Nursery Sites, Browns Lane	Bablake	2.9	80	M	GF/PDL	Site is partly previously developed and represents a back land site to the rear of existing residential provision, albeit a cul-de-sac development as apposed to the more traditional linear development that runs along this side of Browns Lane. Site is considered suitable for development subject to providing adequate infrastructure with high quality design.	Site remains in active nursery/horticultural use but has been identified by promoters as available for redevelopment during the plan period.	There is some archaeological interest to the northern half of the site, however the site is likely to represent a viable development option.														80							
H2:18	Mercia sports field	Foleshill	2.61	75	S	GF/PDL	Site is situated within a residential area. Having formerly served as a private sports ground the site has more recently been used for a number of temporary uses with some evidence of fly tipping. Site is considered suitable in principle, especially around the fringes of the former playing field, however it is on the basis that a well accessed and maintained area of green space is provided to support the delivery of green infrastructure within the local community.	Site is clear and vacant and has been highlighted as available through the call for sites process.	Predominantly greenfield site situated within a residential area. The site has limited constraints and is expected to offer a viable development option.				75																	
H2:19	Land at Mitchell Avenue	Wainbody	2.04	50	M	GF	Site remains in active use for private sports, however it is situated adjacent to existing residential development and offers an opportunity to relate well to the existing urban environment as well as offering a sustainable development option in close proximity to key services and facilities. Site could be considered suitable for development subject to provision of new sports pitches within the local community.	Site availability linked to lease agreement with existing sports club.	Site is expected to offer a viable development option													50								
H2:20	Land at Durbar Avenue	Foleshill	2.42	45	M	PDL	Site is situated within a predominantly residential area surrounded by existing homes although there is more of a commercial focus towards the railway line, and the site remains in a good location with strong links to the strategic highway network. The site is situated within a sustainable location and development is capable of creating a suitable environment for both residential and new employment facilities. Site is considered suitable for a mixed use scheme subject to providing suitable access and remediation.	Site remains in active use and is not readily available, although a number of recent applications have identified vacancies and a desire to diversify the site.	Site appears to remain in viable operation, however recent applications have indicated a desire to diversify the site in the longer term suggesting facilitating redevelopment may be a desirable option. The site is expected to offer a viable development option during the plan period.														45							

Appendix 4d - Proposed Allocations within Local Plan 2016

H2:21	Woodfield school site, Stoneleigh Road	Wainbody	3	30	M	GF/PDL	Site is considered suitable subject to design considerations and appropriate access being created as well as noise mitigation measures. It is likely that only a third of the site will be deliverable subject to mitigation measures and buffering to the woodland. New residential is also expected to contribute towards the setting of new rail facilities.	The site is not considered available at this time, although is expected to become available within the near future.	Site is expected to offer a viable development opportunity.												30				
H2:22	Land at the Junction of Jardine Crescent and Jobs Lane	Woodlands	0.46	25	S	PDL	Site comprises a vacant and derelict area of land with potential for a feature building to act as a gateway to the centre. Density will however need to be mindful of surrounding lower density homes and the protected trees along the northern boundary. Site layout may also be dependant upon the relocation or alterations to the bus turning head. The site is however situated adjacent to district centre and its services and facilities meaning it is sustainable and considered suitable for residential development in principle.	Site is clear, vacant and readily available for development with no identified constraints.	Site appears unconstrained and achievable inside the next 5 years.																
H2:23	Land west of Cryfield Heights, Gibbet Hill	Wainbody	1.53	20	M	GF	Site is situated to the rear of existing residential properties on the north and east sides and partially to the south. As such, it would offer a natural infill opportunity within the local area, providing an expansion of the existing low density estate. Site could be considered suitable subject to overcoming Green Belt constraint and provision of adequate infrastructure as well as density and design proposals. Site will also need to ensure a suitable access point.	Site readily available now for development.	Site is expected to offer a viable development option																
H2:24	Land West of Cheltenham Croft	Henley	0.63	15	S	GF	Small area of scrub land that sits adjacent to an existing residential area. Development of this plot will need to have regard to the floodplain and higher quality vegetation to the west of the site as well as creating a development that relates well to the street scene and built environment. This is expected to limit the extent of development in this location. The scheme should also create links to the wider Sowe Valley and a publicly accessible and useable green space to ensure it is suitable for development.	Site is clear and vacant and readily available for development.	Site is expected to deliver a viable development opportunity.																
H2:25	The Grange Children's Home, Waste Lane	Bablake	2.37	15	M	PDL/GF	Site contains a number of locally listed structures and is situated within the Green Belt. It is currently occupied as a children's care home. Given it's position within the GB and its heritage status a conversion opportunity is likely to be most suitable. There may be scope for small extensions and new build additions but these would need to be carefully designed and fully justified, being mindful of the strong tree lined boundaries which support the sites setting within the Green Belt.	The existing building on site remains occupied and operational at this time, but is expected to be vacated during the plan period.	Site is expected to offer a viable development option. A site specific density has been applied to reflect the conversion potential of the site. There are also a large number of mature trees situated around the site, which would require protection.																
<b>Totals</b>			<b>502.47</b>	<b>8920</b>							<b>0</b>	<b>0</b>	<b>190</b>	<b>375</b>	<b>405</b>	<b>1100</b>	<b>1085</b>	<b>895</b>	<b>950</b>	<b>815</b>	<b>765</b>	<b>660</b>	<b>610</b>	<b>535</b>	<b>535</b>
<b>of which PDL</b>				<b>1,075</b>							<b>0</b>	<b>0</b>	<b>175</b>	<b>225</b>	<b>200</b>	<b>195</b>	<b>145</b>	<b>15</b>	<b>90</b>	<b>0</b>	<b>30</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>of which GF</b>				<b>7,845</b>							<b>0</b>	<b>0</b>	<b>15</b>	<b>150</b>	<b>205</b>	<b>905</b>	<b>940</b>	<b>880</b>	<b>860</b>	<b>815</b>	<b>735</b>	<b>660</b>	<b>610</b>	<b>535</b>	<b>535</b>

**Appendix 4e - Proposed Allocations within the City Centre AAP 2016**

Allocation Ref	Site Address	Ward	Gross Site Area (Ha)	Total Dwellings	Time frame	GF/PDL	Deliverability Assessment Summary			Year														
							Suitability	Availability	Achievability	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31
CC12	Friargate Regeneration Scheme	Site with planning permission																						
CC13	Land at Hales Street and Trinity Street	Site with planning permission																						
CC16	Coventry & Warwickshire Hospital site	Foleshill	0.78	95	M	PDL	The site is adjacent existing residential provision and offers an opportunity to enhance the existing residential environment by improving the links with the city centre a surrounding facilities. Site also offers a prime location for new social and community facilities, as recommended in the CDP and draft CCAAP. Allowance for only 60% of the site to be developed due to listed building protection and setting etc.	Site is largely clear and vacant and readily available for development.	Landowner has indicated an intention to bring the site to market in the near future. A development brief has been prepared to help guide development activity and uses. The site is situated within a highly sustainable location suffering from minimal constraints. It is reasonable to assume development of the site over the next 5 year period.							95								
CC17c	Land at Bond Street, Hill Street, Ringway Hill Cross and Upper Well Street - Belgrade Plaza	Site with planning permission																						
CC17e	Land at Watch Close	St Michaels	0.29	40	L	PDL	Site situated in highly sustainable location close to city centre and is in close proximity to established residential provision. Site is considered suitable in principle. Allowance made here for the remainder of the allocation that does not already have consent (site for 15 dwellings).	Site currently contains a number of commercial uses however it is expected to become available later in the plan period as part of wider regeneration projects.	Site is expected to offer a viable development option for higher density development, but only under stronger market conditions.															40
CC17f	Ring way House, Hill Street	St Michael's	0.15	30	L	PDL	Site has previously been granted planning permission for residential development. The principle has therefore been established and no material changes have taken place to effect the sites suitability for residential development.	Site remains in active use, most notably at ground floor level and is not readily available. Representations however suggest longer term availability.	Site appears to remain in viable operation, suggesting redevelopment of the site is more likely to occur under better market conditions than can be expected in the short term. This has been acknowledged through representations.															30
CC17g	Former Evening Telegraph Site - Land East of Upper Well Street and south of Lamb Street	Site with planning permission																						
CC19	City Centre South	Site with planning permission																						



Appendix 4f - Proposed Allocations within Local Plan 2016 - sensitivity projection

SHLAA ref(s)	Allocation Ref	Site	Ward	Site Area	Total Dwellings	Time frame	GF / PDL	Deliverability Assessment			Year																
								Suitable?	Available?	Achievable?	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31		
	H2:1	Keresley SUE	Bablake	146.5	3100	M-L	GF	Site has been identified as a potential area of urban extension to the north west corner of the city. The site has been identified as one of the most suitable and sustainable opportunities to develop within the city's original Green Belt area subject to appropriate design, the provision of supporting infrastructure (including drainage and highways) and protection of ancient woodlands etc.	Site is identified as readily available for development on a phased basis	Site is expected to offer a viable development option on a phased basis				50	150	200	250	300	300	300	300	300	300	250	200	200	
	H2:2	Eastern Green SUE	Bablake	180	2250	M-L	GF	Site has been identified as a potential area of urban extension to the west of the city. The site has been identified as one of the most suitable and sustainable opportunities to develop within the city's original Green Belt area subject to appropriate design and the provision of supporting infrastructure (including drainage and highways)	Site is identified as readily available for development on a phased basis	Site is expected to offer a viable development option on a phased basis				25	50	150	150	150	200	200	250	250	250	225	200	150	
He14a+b+c and Wy22	H2:3	Walsgrave Hill Farm	Henley and Wyken	56.1	900	S-M	GF	Site contains an area of land allocated in the 2001 plan and an area that represents a natural extension of the site allocated at Walsgrave Hill Farm. Site remains considered suitable in this context, subject to appropriate design and infrastructure (including access and mitigation of flood risk). The presence of the flood zone 2 and 3 is an issue that will constrain the developable area of the site. This will need to be managed through design and layout. Subject to these issues being overcome the site is considered suitable.	Site is identified as readily available for development on a phased basis	Site is expected to offer a viable development option on a phased basis						25	75	100	150	150	150	125	100	25			
Ho10	H2:4	Land at Whitmore Park, Holbrook Lane	Holbrook	30.1	500	S/M	PDL	The site is adjacent to existing residential provision and offers an opportunity to enhance the existing residential environment by improving the links between residential and commercial activity. Site is considered suitable as part of a mixed used comprehensive development that is brought forward with supporting infrastructure. Allowance made here for the remainder of the allocation that has not already been completed or commenced development.	Large parts of the site are vacant, however sections remain occupied and in use. Development will also require clearance of the site - some of which has already occurred. Representations have indicated an intention to bring the site forward in the short term however and the site has been confirmed as being readily available for development.	Delivery of new residential provision expected to help facilitate new employment provision as part of a comprehensive regeneration proposal. Viability has been supported through representations.																	
n/a Already with permission	H2:5	Paragon Park																									

Site with planning permission

**Appendix 4f - Proposed Allocations within Local Plan 2016 - sensitivity projection**

Bab2, 8 and 33	H2:6	Land at Browns Lane	Bablake	10.98	475	M	GF	This site was originally reserved from the Green Belt in 1975 for expansion of Jaguar car works, which has now closed. Despite this option having not been taken up by Jaguar cars the principle of this site being developed has long been recognised. As such this site is considered suitable for development in principle. The changing nature of the former Browns Lane factory site and the predominant focus of residential provision in the area suggests that a new residential proposal would be suitable on this site subject to appropriate design, landscape and infrastructure.	The site is readily available for development	The site is likely to offer a viable option.						100	100	100	100	75				
L30 and 33	H2:7	Land at Sutton Stop	Longford	22.76	260	M	GF	Well maintained agricultural land situated adjacent to the M6. Site could offer an infill opportunity between the canal and motorway supporting local services in the surrounding area. Site is considered suitable subject to appropriate infrastructure and design proposals. The wider site also offers strong opportunities to link in with the recent regeneration proposals for the former power station site creating a high quality comprehensive development. Allowance made here for the remainder of the allocation that does not already have consent.	Land appears to be in existing agricultural use.	Site is likely to represent a viable development option.						55	75	75	55					
We28 and 34	H2:8	Land West of Cromwell Lane	Westwood	12.35	240	M	GF	Any development of the wider site would need to be mindful of the setting of listed farm properties in the centre of the site as well as other adjoining listed buildings. It would also need to create suitable access. Notwithstanding there are clear opportunities to link in with recent developments at the former sports centre site (to the north east), offering a sustainable development location adjacent to Tile Hill station. Any development would need to be carefully designed to prevent any indication of urban sprawl with a clear definition of the western boundary. It would also need to be supported by appropriate infrastructure. Other smaller parts of the site fronting Cromwell Lane also offer opportunities for infill within the existing street scene.	The site is considered available for development	Site is likely to represent a viable development option.	16	48	48	48	48	32								









**Appendix 4f - Proposed Allocations within Local Plan 2016 - sensitivity projection**

He9	H2:24	Land West of Cheltenham Croft	Henley	0.63	15	S	GF	Small area of scrub land that sits adjacent to an existing residential area. Development of this plot will need to have regard to the floodplain and higher quality vegetation to the west of the site as well as creating a development that relates well to the street scene and built environment. This is expected to limit the extent of development in this location. The scheme should also create links to the wider Sowe Valley and a publicly accessible and useable green space to ensure it is suitable for development.	Site is clear and vacant and readily available for development.	Site is expected to deliver a viable development opportunity.																				
Bab7	H2:25	The Grange Children's Home, Waste Lane	Bablake	2.37	15	M	PDL/GF	Site contains a number of locally listed structures and is situated within the Green Belt. It is currently occupied as a children's care home. Given its position within the GB and its heritage status a conversion opportunity is likely to be most suitable. There may be scope for small extensions and new build additions but these would need to be carefully designed and fully justified, being mindful of the strong tree lined boundaries which support the sites setting within the Green Belt.	The existing building on site remains occupied and operational at this time, but is expected to be vacated during the plan period.	Site is expected to offer a viable development option. A site specific density has been applied to reflect the conversion potential of the site. There are also a large number of mature trees situated around the site, which would require protection.										15										
<b>Totals</b>				<b>502.47</b>	<b>8920</b>						<b>0</b>	<b>16</b>	<b>313</b>	<b>703</b>	<b>803</b>	<b>1013</b>	<b>1032</b>	<b>840</b>	<b>915</b>	<b>805</b>	<b>680</b>	<b>575</b>	<b>475</b>	<b>400</b>	<b>350</b>					
<b>of which PDL</b>											<b>0</b>	<b>0</b>	<b>175</b>	<b>225</b>	<b>200</b>	<b>195</b>	<b>145</b>	<b>15</b>	<b>90</b>	<b>0</b>	<b>30</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>					
<b>of which GF</b>											<b>0</b>	<b>16</b>	<b>138</b>	<b>478</b>	<b>603</b>	<b>818</b>	<b>887</b>	<b>825</b>	<b>825</b>	<b>805</b>	<b>650</b>	<b>575</b>	<b>475</b>	<b>400</b>	<b>350</b>					

<b>Original allocations projection</b>	<b>0</b>	<b>0</b>	<b>190</b>	<b>375</b>	<b>405</b>	<b>1100</b>	<b>1085</b>	<b>880</b>	<b>965</b>	<b>815</b>	<b>765</b>	<b>660</b>	<b>610</b>	<b>535</b>	<b>535</b>
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## Vibrant and Entertaining Market Place (Policy CC 2):

National market failures have resulted in a number of vacancies. However, development of the Cathedral Lanes Centre has provided four new restaurants, providing a more vibrant and open frontage to Broadgate Square, with further plans for redevelopment of the rest of the centre.

## A Living Heart (Policy CC 3):

**Table CC.1: Progress on City Centre Windfall Housing Sites 1997-2016**

Site	Land Supply Position
"Beachamp Place", Warwick Row	99 dwellings and space for the Warwick Road URC church's use completed.
"Meridian Point", 1-17 Friars Road	30 dwellings completed.
"Osbourne House", 1 Queen Victoria Road	47 dwellings and a small amount of office space completed.
Upper York Street	63 dwellings completed.
13-15 Bedford Street	17 dwellings completed
"Victoria Buildings", Queen Victoria Road	139 dwellings and ground floor retail space Expired permission. Site now part of City Centre South master plan area.
"Albert Buildings", Queen Victoria Road	118 dwellings Expired permission. Site now part of City Centre South master plan area.
Plot 5, Mile Lane	44 completed
28 London Road	Permission for student accommodation – 586 bedspaces in 217 dwellings (mixture of studios, cluster flats and townhouses) – permission for wider site.
Friars Road/St Patrick's Road	168 dwellings Expired Permission.
York Street	107 dwellings and 2,200 sq m leisure uses Expired permission
Well Street/Bishop Street	37 dwellings, 7,825 sq m gross office floorspace and 3 small retail units with expired permission.
High Street/Hay Lane	14 dwellings and restaurant use. Complete
Alma Street/Hood Street	99 dwellings creating 405 bedspaces complete
<b>Totals</b>	<b>413 dwellings completed</b> <b>217 dwellings with planning permission</b>

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

**Table CC.2: Progress on City Centre Allocated Housing Sites 1997-2016**

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

Butts	bedspaces. No progress on the balance of the development (dependent upon the acquisition of an adjacent site).
<b>Totals</b>	<b>717 dwellings completed</b>

**Table CC.3: Progress on City Centre Mixed-use Sites 1997-2016**

Site	Land Supply Position
1. Manor House Drive	112 dwellings completed with 9,499 sq m office floorspace in use.
2. East side of Grosvenor Road	Area is now part of Friargate Master Plan – outline permission for mixed use, office-led development.
3. Hill Street/ Corporation Street	No progress
4. Spon Street/Queen Victoria Street	No progress
5. Phoenix 1	85 dwellings, 3 bars/restaurants and a studio and office complex for the BBC completed. Permission granted for student scheme at Hales Street – 391 rooms with A1 and A3 ground floor uses. Under construction.
6. Phoenix 2	Bishop Street student accommodation granted permission – 264 cluster flats/studios providing 1116 bedspaces, with commercial units at ground floor (A1/3/4/5)
7. Upper Well Street/ Bond Street area	Phase 2a completed - 66 dwellings, 3 A3/A4 units, a budget hotel, casino and public open space. Phase 2b with planning permission – quality hotel and A3/A4 unit. Phase 3 with planning permission – student accommodation providing 590 bedspaces (mix of studios and cluster flats), 49 units of residential, and A3/A4 at ground level.
<b>Totals</b>	<b>263 dwellings completed</b> <b>49 dwellings and 2097 student bedspaces with planning permission.</b>

### Major Environmental Improvement Schemes (Policy CC 7)

**Table CC.4: Progress on Major Environmental Improvement Schemes 1997-2016**

Site	Details
1. Broadgate & High Street	Scheme completed
2. Upper Precinct	No progress.
3. Palmer Lane	No progress.
4. Belgrade Square	Scheme completed
5. Lidice Place	Scheme completed
6. Spon Street	Scheme completed.
7. Greyfriars Green	Scheme completed.
8. Bull Yard	No progress.
9. Little Park St/ High St/ Earl St	Scheme completed
10. New Union Street/ Little Park St	Scheme completed
11. Jordan Well/ Gosford St/ Cox St	Scheme completed
12. Priory Street	Scheme completed.
13. Ring Road	No progress.
14. Station Square	Major works completed



## Accessible to All (Policy CC 8)

**Table CC.5 Progress on City Centre Accessibility 1997-2016**

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

## Balance of retail uses in the Central Shopping Area (Policy

**Table CC.6: Balance of "Retail" Uses in the Central Shopping Area, 2015 and 2016**

Use	2015	2016
A1 Use	55	68
A2 Use	16	11
A3/4/5 Use	19	15
Other Uses	10	6
<i>Vacancies</i>	<i>13</i>	<i>17</i>

**Section 106 contributions signed April 2015-March 2016**

<b>Type of Contribution</b>	<b>Number of Sites</b>	<b>Total Contribution</b>
<b>Play Provision</b>	<b>1</b>	<b>£12'000</b>
<b>Highways</b>	<b>1</b>	<b>£56'000</b>
<b>Education Provision</b>	<b>1</b>	<b>£37'000</b>
<b>Affordable Housing</b>	<b>1</b>	<b>£500'000</b>
<b>Total</b>	<b>4</b>	<b>£605'000</b>



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