

Local plan housing land supply template

Local plan allocation ref	HELAA 2024 BAB-023-24
Site name	Land off Park Hill Lane
Total capacity (dwellings)	5
Total completions in plan period	5
Total completions in five years following adoption	5
High density	No

Plan period up to adoption: 2021/22 to 2026/27						Years following adoption: from 2027/28														
-5	-4	-3	-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Annual completions																				
0	0	0	0	0	0	0	0	0	5	0	0	0	0	0	0	0	0	0	0	0

Ownership and availability	The site is in private ownership. The landowner engaged with the Council through the 2025 Deliverability Questionnaire and has confirmed the intention to prepare and submit a new planning application. The site is available for development
Developer interest	The landowner (via their agent) has set out a clear delivery trajectory and programme, indicating an intention to bring the site forward. No confirmed developer partner at this stage, though the landowner anticipates appointing one following outline consent.
Site assessment work	Key matters highlighted through previous applications and the HELAA include protected trees and access constraints. The landowner's transport consultant has appraised two access options which are considered feasible subject to further technical refinement (driver visibility, road width, and tracking). No viability, ownership or infrastructure issues have been identified.
Viability	There are no known viability constraints.
Infrastructure provision	The site is not dependent on any major infrastructure to facilitate delivery.
Planning permission	There is currently no extant planning permission. A previous outline application (OUT/2019/1306) was refused, primarily due to Local Green Space designation and technical concerns around air quality, noise, tree impacts, amenity, and access. Clarification in GB1 Part 5 removes the Local Green Space issue for the new Local Plan, enabling a resubmission.

Progress towards applications, reserved matters, discharge of conditions, etc.	The landowner provided a delivery timetable in May 2025: • Submission of outline application – Q3 2025 • Completion of S106 agreement – Q1 2026 • Submission of reserved matters – Q2 2026 • Site preparation / ground works – Q4 2026 • Commencement of development – Q2 2027 • First dwelling completions – Q2 2029 The site is forecast to deliver 5 dwellings, with completions anticipated in 2030/31.
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Breakdown of Supply by Application Reference

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Local plan housing land supply template

Local plan allocation ref	HELAA 2024 EAR-001-24
Site name	Wisteria Lodge, Earlsdon
Total capacity (dwellings)	8
Total completions in plan period	8
Total completions in five years following adoption	8
High density	No

Plan period up to adoption: 2021/22 to 2026/27						Years following adoption: from 2027/28														
-5	-4	-3	-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Annual completions																				
0	0	0	0	0	0	0	0	0	8	0	0	0	0	0	0	0	0	0	0	0

Ownership and availability	Coventry City Council ownership and site is available.
Developer interest	No developer is currently identified.
Site assessment work	Constraints have been identified through the HELAA, including: - Heritage setting within the Kenilworth Road Conservation Area. - Proximity to a Local Wildlife Site. Any redevelopment will need to respond appropriately to these considerations and to the large-plot residential character of the surrounding area.
Viability	There are no known viability constraints.
Infrastructure provision	The site is not dependent on any major infrastructure to facilitate delivery.
Planning permission	- PL/2025/0000265/OUT – outline application for 8 dwellings was approved in June 2025. - PL/2025/0000263/OUTM – a second outline application for 24 residential care units / independent living accommodation for over-55s approved in August 2025.
Progress towards applications, reserved matters, discharge of conditions, etc.	No reserved matters or discharge of condition submissions have yet been submitted. The approval of outline applications indicates intent to bring the site forward within the anticipated time frame. Given there are two separate planning permissions on this site and the applicant's intentions are unknown at this stage, the trajectory takes a conservative approach by including only the smaller number of 8 dwellings.

Breakdown of Supply by Application Reference

		Pre plan	Plan period up to adoption: 2021/22 to 2026/27						Years following adoption: from 2027/28															
			-5	-4	-3	-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	
Site ID	Application Reference	Annual completions																						
55	PL/2025/0000265/OUT	0	0	0	0	0	0	0	0	0	0	0	8	0	0	0	0	0	0	0	0	0	0	
N/A	PL/2025/0000263/OUTM*	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	

*PL/2025/0000263/OUTM consented for 24 care beds but excluded from trajectory

Local plan housing land supply template

Local plan allocation ref	HELAA 2024 EAR-002-24
Site name	Former CovRad Sir Henry Parkes Rd
Total capacity (dwellings)	190
Total completions in plan period	190
Total completions in five years following adoption	40
High density	No

Plan period up to adoption: 2021/22 to 2026/27						Years following adoption: from 2027/28														
-5	-4	-3	-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Annual completions																				
0	0	0	0	0	0	0	0	0	0	40	50	50	50	0	0	0	0	0	0	0

Ownership and availability	The site is wholly owned by the Police and Crime Commissioner for West Midlands. The industrial buildings have been demolished and the land is available. West Midlands Police confirmed in August 2025 that the site is to be brought forward for residential development or another appropriate use
Developer interest	No developer is currently confirmed. The owner intends to dispose of the site for development following the Estates Strategy Review
Site assessment work	Key issues have been addressed through the previous detailed consent. One pre-commencement condition relating to contamination and remediation has been approved. No other constraints have been identified that would prevent development.
Viability	There are no known viability constraints.
Infrastructure provision	No major infrastructure requirements have been identified. The site is served by an existing access from Sir Henry Parkes Road.
Planning permission	Demolition of industrial buildings completed under application FUL/2021/2715 (November 2021), which included consent for a police station and custody facility that is no longer being brought forward.
Progress towards applications, reserved matters, discharge of conditions, etc.	- Contamination and remediation condition discharged under the police station consent. - Site submitted to the Call for Sites process in 2023. - Owner confirmed intent to bring the site forward for residential development in August 2025.

Breakdown of Supply by Application Reference

		Pre plan	Plan period up to adoption: 2021/22 to 2026/27						Years following adoption: from 2027/28														
			-5	-4	-3	-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Site ID	Application Reference	Annual completions																					
56	N/A	0	0	0	0	0	0	0	0	0	0	0	40	50	50	50	0	0	0	0	0	0	0

Local plan housing land supply template

Local plan allocation ref	HELAA 2024 FOL-003-24
Site name	Silverton Road
Total capacity (dwellings)	3
Total completions in plan period	3
Total completions in five years following adoption	3
High density	No

Plan period up to adoption: 2021/22 to 2026/27						Years following adoption: from 2027/28														
-5	-4	-3	-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Annual completions																				
0	0	0	0	0	0	0	0	0	3	0	0	0	0	0	0	0	0	0	0	0

Ownership and availability	The site is owned by Coventry City Council. It is currently vacant and has been confirmed as available for residential development.
Developer interest	No developer is presently engaged. The Council's Property Department intends to bring the site forward and is undertaking high-level feasibility work
Site assessment work	Baseline assessment completed through the HELAA process. No significant constraints identified. Further technical details will be confirmed through future applications.
Viability	There are no known viability constraints.
Infrastructure provision	The site is not dependent on any major infrastructure to facilitate delivery.
Planning permission	No planning applications submitted to date
Progress towards applications, reserved matters, discharge of conditions, etc.	High-level feasibility studies are underway to determine the most appropriate development option. No formal applications have yet been made.

Breakdown of Supply by Application Reference

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Local plan housing land supply template

Local plan allocation ref	HELAA 2024 FOL-006-24
Site name	2 Lewis Road
Total capacity (dwellings)	4
Total completions in plan period	4
Total completions in five years following adoption	4
High density	No

Plan period up to adoption: 2021/22 to 2026/27						Years following adoption: from 2027/28														
-5	-4	-3	-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Annual completions																				
0	0	0	0	0	0	0	0	0	4	0	0	0	0	0	0	0	0	0	0	0

Ownership and availability	The site is in private, single freehold ownership. The landowner has confirmed availability and intends to bring the site forward.
Developer interest	The landowner has undertaken further site analysis and is progressing toward an outline submission by March 2027. No strategic constraints or ownership barriers are identified, and initial advice indicates the scheme is deliverable.
Site assessment work	Work to date suggests no strategic constraints. Key considerations include the adjacent canal conservation area, potential contamination/UXO, and the need to address access arrangements along the existing right-of-way. Detailed technical matters will be addressed at application stage.
Viability	While no formal appraisal has been undertaken, the landowner's initial cost and value testing indicates that development is financially deliverable.
Infrastructure provision	The site is not dependent on any major infrastructure to facilitate delivery. Access can be achieved from the adopted highway, and the right-of-way serving 4 Lewis Road can be incorporated into the layout.
Planning permission	No current planning permission. An outline planning application is expected by March 2027, with subsequent reserved matters or full submission anticipated by December 2027.
Progress towards applications, reserved matters, discharge of conditions, etc.	The landowner has supplied a deliverability response (May 2025) confirming the following indicative programme: • Outline submission by March 2027 • S106 completion by September 2027 • Full / reserved matters submission by December 2027 • Site preparation and ground works by April 2028 • Start on site by July 2028 • First completions by April 2029

Breakdown of Supply by Application Reference

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Local plan housing land supply template

Local plan allocation ref	HELAA 2024 HEN-001-23
Site name	Land at Caradoc Close, Henley
Total capacity (dwellings)	30
Total completions in plan period	30
Total completions in five years following adoption	30
High density	No

Plan period up to adoption: 2021/22 to 2026/27						Years following adoption: from 2027/28														
-5	-4	-3	-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Annual completions																				
0	0	0	0	0	0	0	0	0	15	15	0	0	0	0	0	0	0	0	0	0

Ownership and availability	The site is owned by Coventry City Council. All former buildings have been demolished and the land is vacant and available for redevelopment.
Developer interest	The Council's Property Team intends to bring the site forward for residential development, potentially in partnership with Citizen Housing.
Site assessment work	Largely addressed through previous submissions and the HELAA process. Pre-application considerations relate to: • Location within an Archaeological Constraint Area (ACA). • Heritage sensitivities associated with the surrounding area. • Presence of Tree Preservation Orders requiring protection during design and construction.
Viability	There are no known viability constraints
Infrastructure provision	The site is not dependent on any major new infrastructure. Utilities are understood to be in place.
Planning permission	No extant permission. The site is allocated through the HELAA with an assessed capacity of 30 dwellings.
Progress towards applications, reserved matters, discharge of conditions, etc.	No applications submitted to date. The Council confirmed in June 2025 its intention to bring the site forward for residential development; the site currently remains vacant pending progression of a future planning application.

Breakdown of Supply by Application Reference

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Local plan housing land supply template

Local plan allocation ref	HELAA 2024 LON-002-24
Site name	Land at Roseberry Avenue
Total capacity (dwellings)	10
Total completions in plan period	10
Total completions in five years following adoption	10
High density	No

Plan period up to adoption: 2021/22 to 2026/27						Years following adoption: from 2027/28														
-5	-4	-3	-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Annual completions																				
0	0	0	0	0	0	0	0	0	10	0	0	0	0	0	0	0	0	0	0	0

Ownership and availability	The site is owned by Citizen. The land is available but currently remains as open green space pending progression of the live planning application.
Developer interest	Citizen is the promoting developer. Progress on the scheme is currently paused pending resolution of matters relating to the adjacent Riley Square redevelopment.
Site assessment work	Largely addressed through the live application. No pre-commencement constraints identified beyond standard matters. The site contains protected trees and forms existing open green space requiring appropriate consideration.
Viability	There are no known viability constraints. A S106 is agreed in principle.
Infrastructure provision	The site is not dependent on any major infrastructure to support delivery.
Planning permission	PL/2022/0000117/FULM: application for 10 dwellings validated 01/03/2023; S106 agreement at advanced stage but currently deferred.
Progress towards applications, reserved matters, discharge of conditions, etc.	Progress paused pending the resolution of the administration situation affecting the adjacent Riley Square developer. The S106 is agreed in principle and will be completed once wider matters are resolved. No further applications have been submitted

Breakdown of Supply by Application Reference

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Local plan housing land supply template

Local plan allocation ref	HELAA 2024 RAD-001-23
Site name	St Nicholas Church Hall, Sherwood Jones Close
Total capacity (dwellings)	20
Total completions in plan period	20
Total completions in five years following adoption	20
High density	Yes

Plan period up to adoption: 2021/22 to 2026/27						Years following adoption: from 2027/28														
-5	-4	-3	-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Annual completions																				
0	0	0	0	0	0	20	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Ownership and availability	Coventry Diocesan Trustees (Registered). The site is available.
Developer interest	Cairnwell Developments is engaged with the scheme.
Site assessment work	Largely addressed through the application process. Pre-commencement requirements include: - Condition 7 (Construction Management Plan) - Condition 22 (Tree protection measures) - Condition 13 (Contamination assessment)
Viability	There are no known viability constraints.
Infrastructure provision	The site is not dependent on any major infrastructure to facilitate delivery.
Planning permission	PL/2023/0002666/FULM approved 25/09/2024
Progress towards applications, reserved matters, discharge of conditions, etc.	A number of discharge of condition applications have been approved: - PL/2025/0001315/DCA: Condition 21 (Lighting) approved 18/08/2025 - PL/2024/0002005/DCA: Condition 3 (Materials) approved 09/12/2024 - PL/2024/0001907/DCA: Conditions 13 (Contamination), 14 (Remediation), 23 (Drainage) approved 20/12/2024 - PL/2024/0001904/DCA: Conditions 7 (CMP), 11 (Air quality), 12 (UXO) approved 09/04/2025 - PL/2024/0002076/DCA: Conditions 4 (Hard and soft landscaping), 18 (Ecology), 20 (LEMP) approved 17/09/2025 - PL/2024/0002078/DCA: Conditions 6 (Cycle storage), 8 (Travel plan), 10 (Local employment) approved 25/04/2025

Breakdown of Supply by Application Reference

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Local plan housing land supply template

Local plan allocation ref	HELAA 2024 STM-006-24
Site name	Lansdowne Street
Total capacity (dwellings)	8
Total completions in plan period	8
Total completions in five years following adoption	8
High density	No

Plan period up to adoption: 2021/22 to 2026/27						Years following adoption: from 2027/28															
-5	-4	-3	-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	
Annual completions																					
0	0	0	0	0	0	0	0	0	8	0	0	0	0	0	0	0	0	0	0	0	

Ownership and availability	The site is wholly owned by Coventry City Council and is currently vacant. The Council intends to bring the land forward for residential development.
Developer interest	No developer has been confirmed at this stage, although the Council is progressing the site and has undertaken pre-application discussions.
Site assessment work	Further details will be required through any future planning application.
Viability	There are no known viability constraints.
Infrastructure provision	The site is not dependent on any major infrastructure to facilitate delivery.
Planning permission	No planning permission in place. A pre-application submission (2024) for 8 to 11 dwellings has confirmed the acceptability of the principle of residential development.
Progress towards applications, reserved matters, discharge of conditions, etc.	The pre-application response accepted the principle of development. No planning application has yet been submitted.

Breakdown of Supply by Application Reference

[illegible]

Local plan housing land supply template

Local plan allocation ref	HELAA 2024 WOO-001-23
Site name	Former Faseman House, Faseman Avenue
Total capacity (dwellings)	50
Total completions in plan period	50
Total completions in five years following adoption	50
High density	Yes

Plan period up to adoption: 2021/22 to 2026/27							Years following adoption: from 2027/28													
-5	-4	-3	-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Annual completions																				
0	0	0	0	0	0	0	50	0	0	0	0	0	0	0	0	0	0	0	0	0

Ownership and availability	The site is owned by Citizen. The land is vacant and cleared.
Developer interest	A live full application for 50 supported housing apartments is being progressed by Citizen (PL/2024/0002356/FULM). An extension of time has been agreed until the end of November 2025, and the scheme is anticipated to be approved.
Site assessment work	No significant constraints are identified. The HELAA confirms no ecological, infrastructure or ground condition issues. Any detailed matters will be addressed through the live full application.
Viability	There are no known viability constraints.
Infrastructure provision	The site is not dependent on any major infrastructure to facilitate delivery.
Planning permission	PL/2024/0002356/FULM: 50 apartments over three storeys for supported housing / temporary C3 accommodation. Determination expected by November 2025 (following extension of time).
Progress towards applications, reserved matters, discharge of conditions, etc.	PL/2024/0002356/FULM: Full application received resolution to grant 20 March 2025; advanced stage with determination expected by November 2025.

Breakdown of Supply by Application Reference

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Local plan housing land supply template

Local plan allocation ref	HELAA 2024
Site name	Land at Ferrers Close
Total capacity (dwellings)	-49
Total completions in plan period	-49
Total completions in five years following adoption	-69
High density	No

Plan period up to adoption: 2021/22 to 2026/27						Years following adoption: from 2027/28														
-5	-4	-3	-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Annual completions																				
0	0	0	0	0	0	0	0	0	-99	30	20	0	0	0	0	0	0	0	0	0

Ownership and availability	Citizen owns the site. The existing three tower blocks remain occupied until telecommunications equipment is removed, after which demolition can commence. The site is available for redevelopment thereafter.
Developer interest	Citizen is actively progressing redevelopment proposals and intends to submit a planning application before the end of 2025 for approximately 50 age-restricted apartments for social rent.
Site assessment work	Further technical work will be required as part of the emerging redevelopment proposals. No constraints have been identified that would prevent demolition or subsequent residential development.
Viability	No viability issues have been identified. Redevelopment forms part of Citizen's wider regeneration programme.
Infrastructure provision	The site is not dependent on any major infrastructure to facilitate delivery.
Planning permission	No current permission for redevelopment. Existing 99 flats within three tower blocks are proposed to be demolished, resulting in a net reduction of 49 units based on the anticipated 50-unit scheme.
Progress towards applications, reserved matters, discharge of conditions, etc.	Citizen is preparing a planning application for submission before the end of 2025. Demolition of the existing blocks will proceed once telecommunications equipment is relocated. No other applications have been submitted to date.

Breakdown of Supply by Application Reference

		Pre plan	Plan period up to adoption: 2021/22 to 2026/27						Years following adoption: from 2027/28															
			-5	-4	-3	-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	
Site ID	Application Reference	Annual completions																						
74	N/A	0	0	0	0	0	0	0	0	0	0	-99	30	20	0	0	0	0	0	0	0	0		

Local plan housing land supply template

Local plan allocation ref	HELAA 2024 WYK-002-24
Site name	Land at Attoxbhall Road
Total capacity (dwellings)	-59
Total completions in plan period	-59
Total completions in five years following adoption	63
High density	No

Plan period up to adoption: 2021/22 to 2026/27						Years following adoption: from 2027/28														
-5	-4	-3	-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Annual completions																				
0	0	0	-144	-112	0	0	0	0	30	33	0	0	0	0	0	0	0	0	0	0

Ownership and availability	The site is wholly owned by Citizen. All existing dwellings have been demolished and the land is currently vacant. Demolition was undertaken under application PL/2024/0002018/PAPD, approved 26/11/2024, and completed in 2025/26.
Developer interest	Citizen intends to redevelop the site for approximately 63 dwellings (houses and flats) for Social Rent and is preparing a full planning application.
Site assessment work	No significant constraints identified. Principle of redevelopment accepted through pre-application discussions. No known issues regarding utilities or access.
Viability	There are no known viability constraints.
Infrastructure provision	The site is not dependent on any major infrastructure to facilitate delivery.
Planning permission	Previous residential towers demolished under DEM/2022/2541 (-144) PL/2024/0002018/PAPD (-112). See breakdown below.
Progress towards applications, reserved matters, discharge of conditions, etc.	A pre-application for 63 dwellings was submitted in 2024 and the principle was accepted by the LPA. A full application was submitted in July 2025 (ref. PL/2025/0001478/FUL) for 63no. houses and flats. This is a live application awaiting a decision.

Local plan housing land supply template

Local plan allocation ref	CCAAP CC15
Site name	152 Far Gosford Street
Total capacity (dwellings)	60
Total completions in plan period	60
Total completions in five years following adoption	60
High density	Yes

Plan period up to adoption: 2021/22 to 2026/27						Years following adoption: from 2027/28														
-5	-4	-3	-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Annual completions																				
0	0	0	0	0	0	0	0	60	0	0	0	0	0	0	0	0	0	0	0	0

Ownership and availability	Ownership details are redacted. The site is available and ready for development.
Developer interest	The demolition phase has been completed.
Site assessment work	Largely addressed through the application. Pre-commencement requirements include: • Condition 3 (Contamination investigation and risk assessment) • Condition 4 (Archaeological written scheme of investigation) • Condition 5 (Construction phase emissions, dust control method statement) • Condition 6 (Air quality mitigation and ventilation details) • Condition 7 (Noise assessment including mitigation measures) • Condition 8 (Local Labour and Business Strategy) • Condition 9 (Surface water and foul drainage details) • Condition 11 (Construction Management Plan) • Condition 19 (Drainage)
Viability	There are no known viability constraints.
Infrastructure provision	The site is not dependent on any major infrastructure to facilitate delivery.
Planning permission	FUL/2020/0640 approved 13/08/2020.
Progress towards applications, reserved matters, discharge of conditions, etc.	PL/2023/0000891/DCA Granted 21/06/2023 (Discharge of Conditions 3 in part soil investigation and asbestos survey, 4 in part archaeological investigation, and 13 remediation).

Breakdown of Supply by Application Reference

[illegible]

Local plan housing land supply template

Local plan allocation ref	CCAAP CC16
Site name	49 Primrose Hill Street
Total capacity (dwellings)	25
Total completions in plan period	25
Total completions in five years following adoption	25
High density	Yes

Plan period up to adoption: 2021/22 to 2026/27						Years following adoption: from 2027/28														
-5	-4	-3	-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Annual completions																				
0	0	0	0	0	0	25	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Ownership and availability	Owner information redacted. The site is actively under construction.
Developer interest	Construction activity is ongoing.
Site assessment work	Largely addressed through the application. One pre-commencement requirement: Condition 9: Bat survey.
Viability	There are no known viability constraints.
Infrastructure provision	The site is not dependent on any major infrastructure to facilitate delivery.
Planning permission	FUL/2021/1325 approved 18/06/2021.
Progress towards applications, reserved matters, discharge of conditions, etc.	Planning history includes: - Bat Survey was uploaded 19/04/2021 - NMA/2022/1394 refused 04/07/2022 (amended details to front elevation). - DC/2022/1622 granted 08/09/2022 (discharge of Condition 6: Construction Method Statement). - S73/2022/2029 granted 20/10/2022 (variation of Condition 2: drawings; partial removal and replacement of front elevation).

Breakdown of Supply by Application Reference

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Local plan housing land supply template

Local plan allocation ref	CCAAP CC18
Site name	22-25 Cross Cheaping
Total capacity (dwellings)	19
Total completions in plan period	19
Total completions in five years following adoption	19
High density	Yes

Plan period up to adoption: 2021/22 to 2026/27						Years following adoption: from 2027/28														
-5	-4	-3	-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Annual completions																				
0	0	0	0	0	0	19	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Ownership and availability	S.A.A.A. Properties Limited. The site is available and is actively under construction.
Developer interest	Developer confirmed in May 2025 that structural drawings were being drawn up with the intention of commencing by the end of 2025.
Site assessment work	The following conditions relate to site assessment: - Noise mitigation - Ventilation - Control of emissions during demolition/construction
Viability	There are no known viability constraints.
Infrastructure provision	The site is not dependent on any major infrastructure to facilitate delivery.
Planning permission	- OUT/2019/1811 approved 20/02/2020 - RM/2022/2875 approved 20/12/2023
Progress towards applications, reserved matters, discharge of conditions, etc.	Awaiting application to discharge one pre-commencement condition relating to control of emissions during demolition/construction.

Breakdown of Supply by Application Reference

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Local plan housing land supply template

Local plan allocation ref	CCAAP CC25
Site name	157 Corporation Street (Lamb Street, Chapel Street and Bishop Street) - PHASE 2
Total capacity (dwellings)	191
Total completions in plan period	191
Total completions in five years following adoption	191
High density	Yes

Plan period up to adoption: 2021/22 to 2026/27						Years following adoption: from 2027/28														
-5	-4	-3	-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Annual completions																				
0	0	0	0	0	0	0	0	0	191	0	0	0	0	0	0	0	0	0	0	0

Ownership and availability	Olympian Homes, site available.
Developer interest	Demolition completed around 2021 and approximately £138k section 106 contributions paid to date.
Site assessment work	Largely addressed during the outline and reserved matters stages. Pre-commencement requirements include: • RM Condition 5 (Scheduled Ancient Monument protection) • Outline Condition 19 (Tree protection measures) • Outline Condition 21 (Bat survey)
Viability	There are no known viability constraints.
Infrastructure provision	The site is not dependent on any major infrastructure to facilitate delivery.
Planning permission	• OUT/2018/0188 approved 16/07/2018 • RMM/2018/2246 approved 28/11/2018
Progress towards applications, reserved matters, discharge of conditions, etc.	A number of discharge applications have been approved for both the outline and reserved matters permissions, including: • DC/2020/1644 - Conditions 2 (Hoarding) and 5 (Scheduled Ancient Monument wall protection, in part) approved 09/10/2020 • DC/2020/1418 - Condition 2 (Hoarding details) approved 27/08/2020 • DC/2019/2449 - Conditions 3 (Air Quality), 4 (Archaeology) approved 14/01/20 • DC/2021/1333 - Condition 4 (Archaeology) approved 08/11/2021

Breakdown of Supply by Application Reference

[illegible]

Local plan housing land supply template

Local plan allocation ref	SHLAA StM5
Site name	Land Adjacent to 49 and 51 Corporation Street
Total capacity (dwellings)	15
Total completions in plan period	15
Total completions in five years following adoption	15
High density	Yes

Plan period up to adoption: 2021/22 to 2026/27						Years following adoption: from 2027/28														
-5	-4	-3	-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Annual completions																				
0	0	0	0	0	0	0	0	0	15	0	0	0	0	0	0	0	0	0	0	0

Ownership and availability	Complex Development Projects Limited. The site is available and ready for development.
Developer interest	Some preparatory activity has occurred on site. Delivery paused due to viability concerns, with a s106 variation requested by the owner to delay the trigger point of a Healthcare from the date of the deed to first occupation (currently with Legal). Permission is implemented.
Site assessment work	Largely addressed through the application process. Pre-commencement requirements include: • Condition 10 (Construction Management Plan) • Condition 13 (Written Scheme of Archaeological Investigation) • Condition 19 (Implementation of approved remediation scheme)
Viability	The site is currently on hold due to the developer's viability concerns. Planning permission is implemented.
Infrastructure provision	The site is not dependent on any major infrastructure to facilitate delivery.
Planning permission	FUL/2019/3081 approved 07/06/2021
Progress towards applications, reserved matters, discharge of conditions, etc.	PL/2024/0000345/DCA: discharge of Condition 13; approved 22/04/2024

Breakdown of Supply by Application Reference

[illegible]

Local plan housing land supply template

Local plan allocation ref	SHLAA StM57
Site name	Land at Well Street and Bishop Street
Total capacity (dwellings)	40
Total completions in plan period	40
Total completions in five years following adoption	40
High density	Yes

Plan period up to adoption: 2021/22 to 2026/27						Years following adoption: from 2027/28														
-5	-4	-3	-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Annual completions																				
0	0	0	0	0	0	0	0	0	10	30	0	0	0	0	0	0	0	0	0	0

Ownership and availability	Complex Development Projects Ltd. Some preparatory works have taken place. The permission is implemented, but delivery has paused due to viability concerns.
Developer interest	Initial interest was demonstrated through implementation and early site activity. Progress has since paused.
Site assessment work	Largely addressed through the application process. Pre-commencement conditions have been discharged.
Viability	The site is currently on hold due to the developer's viability concerns. Planning permission is implemented.
Infrastructure provision	The site is not dependent on any major infrastructure to facilitate delivery.
Planning permission	FUL/2019/3114 approved 14/05/21
Progress towards applications, reserved matters, discharge of conditions, etc.	PL/2024/0000391/DCA: granted 08/04/2024 (Conditions 9, 13, 14)

Breakdown of Supply by Application Reference

[illegible]

Local plan housing land supply template

Local plan allocation ref	SHLAA StM70
Site name	Land at junction of Harper Road and Humber Avenue
Total capacity (dwellings)	64
Total completions in plan period	64
Total completions in five years following adoption	64
High density	Yes

Plan period up to adoption: 2021/22 to 2026/27						Years following adoption: from 2027/28														
-5	-4	-3	-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Annual completions																				
0	0	0	0	0	0	0	0	64	0	0	0	0	0	0	0	0	0	0	0	0

Ownership and availability	The site is owned by Charterhouse Estates Limited. Demolition works are complete and the site is available for development.
Developer interest	Demolition complete and section 106 contributions paid totalling c£8500.
Site assessment work	Largely addressed through the application. Pre-commencement conditions discharged.
Viability	There are no known viability constraints. The Section 106 Agreement was signed on 10/09/2019.
Infrastructure provision	The site is not dependent on any major infrastructure to facilitate delivery.
Planning permission	FUL/2018/1713 approved 23/09/2019
Progress towards applications, reserved matters, discharge of conditions, etc.	The following amendment and discharge of pre-commencement conditions applications have been approved: • S73/2020/1287: Variation of plans approved 11/09/2020 • DC/2019/2709: Conditions 8, 10 and 16 approved 28/11/2019 • DC/2020/1289: Conditions 11 and 19 approved 20/07/2020 • NMA/2020/1062: NMA refused 09/06/2020 • PL/2024/0000857/DCA: Condition 15 (UXO) approved 18/06/2024

Breakdown of Supply by Application Reference

[illegible]

Local plan housing land supply template

Local plan allocation ref	SHLAA 2019
Site name	The Sphinx Club, Sphinx Drive
Total capacity (dwellings)	196
Total completions in plan period	196
Total completions in five years following adoption	121
High density	No

Plan period up to adoption: 2021/22 to 2026/27						Years following adoption: from 2027/28														
-5	-4	-3	-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Annual completions																				
0	0	0	0	25	50	50	50	21	0	0	0	0	0	0	0	0	0	0	0	0

Ownership and availability	Vistry Partnerships Limited. The site is under construction.
Developer interest	Countryside Partnerships and Platform Housing Group (now part of the Vistry Group) are the developers. Approximately £1.3m in s106 contributions paid to date.
Site assessment work	Matters were addressed through the Reserved Matters stage. There are no outstanding pre-commencement conditions.
Viability	There are no known viability constraints.
Infrastructure provision	The site is not dependent on any major infrastructure to facilitate delivery.
Planning permission	- OUT/2021/0104: allowed at appeal 21/12/2022 - PL/2023/0000936/RESM: approved 15/12/2023
Progress towards applications, reserved matters, discharge of conditions, etc.	PL/2023/0000936/RESM: included discharge of outline conditions 6 (Access: Siddeley Ave), 7 (Access: Sphinx Drive), 8 (Affordable Housing), 10 (Materials), 12 (Noise), 16 (Lighting), 17 (Cycle Parking), 18 (Bin Storage), 19 (EV Charging), 23 (Construction Management), 24 (Secured by Design), 25 (Sustainability).

	• PL/2023/0002306/DCA: granted 14/12/2023: discharge of conditions 11 (Archaeology), 15 (Protected Species) in part, 21 (Ecology / Landscaping Scheme), 22 (Construction Environmental Management Plan), 23 (Construction Management). • PL/2023/0002365/DCA: granted 29/11/2023: discharge of condition 14 (Trees) in part. • PL/2024/0000111/DCA: granted 07/11/2024: condition 9 (Drainage). • PL/2024/0000048/NMA: Non-material amendment relating to RM application (pending, validated 11/01/2024). • PL/2024/0000185/DCA: granted 22/02/2024: conditions 20 (Hard Landscaping, parts a and b; Soft Landscaping) and 27 (Contamination) in part. • PL/2024/0000205/DCA: granted 21/02/2024: condition 15 (Protected Species). • PL/2024/0000048/DCA: granted 21/02/2024: condition 8 (Affordable Housing). • PL/2024/0001850/DCA: approved 21/07/2025: condition 13 (Biodiversity). • PL/2024/0001951/DCA: granted 31/10/2024: condition 7 (Play Area, parts i and ii). • PL/2024/0002290/DCA: granted 20/12/2024: condition 7 (Play Area, part iii). • PL/2024/0002288/DCA: approved 14/01/2025: condition 23 (Construction Management Plan). • PL/2024/0002613/DCA: pending (validated 24/12/2024): condition 26 (Cycle Parking). • PL/2025/0000505/NMA: RM NMA granted 19/03/2025. • PL/2025/0000659/DCA: pending (validated 31/03/2025): condition 7 (LEAP and MUGA, parts i and iii). • PL/2025/0001268/DCA: approved 05/09/2025: condition 20 (Hard Landscaping).
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Breakdown of Supply by Application Reference

[illegible]

Local plan housing land supply template

Local plan allocation ref	N/A Windfall
Site name	Land at Avon House Swift House and Welland House, Longwood Close
Total capacity (dwellings)	793
Total completions in plan period	793
Total completions in five years following adoption	393
High density	Yes

Plan period up to adoption: 2021/22 to 2026/27						Years following adoption: from 2027/28														
-5	-4	-3	-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Annual completions																				
0	0	0	0	0	400	393	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Ownership and availability	The site is in the ownership of Vintage Capital (No.2) Limited. The land is available and under active development with owner providing expected completion 2027/28.
Developer interest	A developer is already on site and progressing works.
Site assessment work	A range of technical assessments has been completed through the application process, including air quality, arboricultural, archaeological, biodiversity, flood risk and SuDS, noise impact, preliminary geo-environmental investigations, and a security needs assessment.
Viability	There are no known viability constraints; however, no formal viability assessment has been undertaken. The Section 106 Agreement was signed on 6 December 2022.
Infrastructure provision	The scheme is not dependent on any major off-site infrastructure.
Planning permission	Full planning permission (ref. FM/2022/0980) was granted on 6th December 2022.
Progress towards applications, reserved matters, discharge of conditions, etc.	The site benefits from detailed consent and is currently under construction. Associated applications include Non-Material Amendments and conditions: • PL/2023/0001841/NMA approved 06/09/2023 • PL/2023/0001189/NMA approved 05/07/2023 • PL/2024/0000379/NMA approved 28/08/2024 • PL/2023/0001877/DCA approved 04/10/2023 • PL/2025/0000331/DCA approved 03/03/2025

Breakdown of Supply by Application Reference

[illegible]

Local plan housing land supply template

Local plan allocation ref	N/A Windfall
Site name	1a Sydnall Road
Total capacity (dwellings)	9
Total completions in plan period	9
Total completions in five years following adoption	9
High density	No

Plan period up to adoption: 2021/22 to 2026/27						Years following adoption: from 2027/28														
-5	-4	-3	-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Annual completions																				
0	0	0	0	0	0	0	0	0	9	0	0	0	0	0	0	0	0	0	0	0

Ownership and availability	The site is owned by Longford Projects Limited. The land is available, and the owner operates as a developer.
Developer interest	The owner is a developer, indicating an intention for development.
Site assessment work	Technical matters were addressed through the application and planning conditions. Condition 11 requires the submission of foundation details for the dwellings and boundary fencing prior to commencement.
Viability	There are no known viability constraints. Although progress on the site has been limited since the lawful development certificate was issued, there is no identified barrier to delivery.
Infrastructure provision	The site is not dependent on any major infrastructure to facilitate delivery.
Planning permission	Full planning permission (ref. FUL/2014/4231) was approved on 5 March 2015.
Progress towards applications, reserved matters, discharge of conditions, etc.	A lawful development certificate (ref. PL/2023/0001770/LDCE) was approved on 6 November 2023, this shows the permission is extant.

Breakdown of Supply by Application Reference

[illegible]

Local plan housing land supply template

Local plan allocation ref	N/A Windfall
Site name	Land to the rear of Albany Road
Total capacity (dwellings)	4
Total completions in plan period	4
Total completions in five years following adoption	4
High density	No

Plan period up to adoption: 2021/22 to 2026/27						Years following adoption: from 2027/28														
-5	-4	-3	-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Annual completions																				
0	0	0	0	0	0	0	0	4	0	0	0	0	0	0	0	0	0	0	0	0

Ownership and availability	The planning application was submitted by Mr Dave Kirrane. The site is available and currently under construction.
Developer interest	Construction activity is underway, indicating active developer involvement.
Site assessment work	Given the small scale of the site, technical matters were addressed through planning conditions. Key issues included potential Japanese knotweed and potential air quality issues.
Viability	There are no known viability constraints.
Infrastructure provision	The development does not require the delivery of any major infrastructure.
Planning permission	Full planning permission (ref. FUL/2018/0783) was approved on 25 October 2018.
Progress towards applications, reserved matters, discharge of conditions, etc.	Progress has been made through discharge of conditions and associated applications: • DC/2019/0216 – approved 23/04/2019 (Conditions 3, 14 and 15) • DC/2021/2000 – withdrawn 05/11/2021 (Conditions 6, 7, 10, 11, 12, 13 and 16)

Breakdown of Supply by Application Reference

[illegible]

Local plan housing land supply template

Local plan allocation ref	N/A Windfall
Site name	367 Foleshill Road
Total capacity (dwellings)	24
Total completions in plan period	24
Total completions in five years following adoption	24
High density	Yes

Plan period up to adoption: 2021/22 to 2026/27						Years following adoption: from 2027/28														
-5	-4	-3	-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Annual completions																				
0	0	0	0	0	0	0	0	0	24	0	0	0	0	0	0	0	0	0	0	0

Ownership and availability	Owner information is redacted. The site has been demolished, indicating some initial activity, but there has been no further movement since 2020.
Developer interest	There is no clear evidence of active developer involvement at present.
Site assessment work	Relevant matters were addressed during the planning application process.
Viability	There are no known viability constraints.
Infrastructure provision	The site is not dependent on any major infrastructure to facilitate delivery.
Planning permission	Full planning permission (ref. FUL/2018/2444) was approved on 21 January 2019.
Progress towards applications, reserved matters, discharge of conditions, etc.	No subsequent applications have been submitted.

Breakdown of Supply by Application Reference

[illegible]

Local plan housing land supply template

Local plan allocation ref	N/A Windfall
Site name	75-77 Albany Road
Total capacity (dwellings)	15
Total completions in plan period	15
Total completions in five years following adoption	15
High density	Yes

Plan period up to adoption: 2021/22 to 2026/27						Years following adoption: from 2027/28														
-5	-4	-3	-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Annual completions																				
0	0	0	0	0	0	0	15	0	0	0	0	0	0	0	0	0	0	0	0	0

Ownership and availability	The site is owned by Forest Team Limited. The land is available and demolition of previous buildings completed in 2022.
Developer interest	Demolition complete with groundworks commenced. No recent site activity.
Site assessment work	Technical matters were addressed both during the application and through planning conditions. Further details were required prior to commencement under Condition 3.
Viability	There are no known viability constraints. The Section 106 Agreement was signed 10 th May 2019 and all contributions have now been paid (circa £9k).
Infrastructure provision	The site is not dependent on any major infrastructure to facilitate delivery.
Planning permission	Full planning permission (ref. FUL/2018/3286) was granted on 23rd May 2019.
Progress towards applications, reserved matters, discharge of conditions, etc.	Delivery has progressed through several post-permission applications: • DC/2021/1536 – Conditions 3 (Vents), 4 (Materials), 5 (Site Investigation), 9 (Construction Management Plan), 10 (Landscaping), 11 (SuDS) and 19 (Air Quality) approved 15/07/2021 • S73/2022/0199 – Variation of plans approved 20/04/2022 • DC/2021/3259 – Condition 5 (Contamination) approved 16/12/2021

Breakdown of Supply by Application Reference

[illegible]

Local plan housing land supply template

Local plan allocation ref	N/A Windfall
Site name	116 Humber Road
Total capacity (dwellings)	9
Total completions in plan period	9
Total completions in five years following adoption	9
High density	No

Plan period up to adoption: 2021/22 to 2026/27						Years following adoption: from 2027/28														
-5	-4	-3	-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Annual completions																				
0	0	0	0	0	0	0	0	9	0	0	0	0	0	0	0	0	0	0	0	0

Ownership and availability	Private individual ownership. The site is available and demolition of previous buildings was completed around 2023.
Developer interest	Currently unknown.
Site assessment work	Relevant matters were addressed through the planning application. Condition 14 requires remediation details, and Condition 16 requires additional noise and air impact information. Updated details have been uploaded to Public Access. No section 106.
Viability	There are no known viability constraints.
Infrastructure provision	The site is not dependent on any major infrastructure to facilitate delivery.
Planning permission	Full planning permission (ref. FUL/2019/0548) was approved on 29th May 2019.
Progress towards applications, reserved matters, discharge of conditions, etc.	There have been no further associated applications.

Breakdown of Supply by Application Reference

[illegible]

Local plan housing land supply template

Local plan allocation ref	N/A Windfall
Site name	103 Holyhead Road
Total capacity (dwellings)	8
Total completions in plan period	8
Total completions in five years following adoption	8
High density	No

Plan period up to adoption: 2021/22 to 2026/27						Years following adoption: from 2027/28														
-5	-4	-3	-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Annual completions																				
0	0	0	0	0	0	0	0	8	0	0	0	0	0	0	0	0	0	0	0	0

Ownership and availability	Ownership details are redacted. The site is available, with demolition having taken place, although no further development activity has occurred to date
Developer interest	Demolition works have been completed, but no subsequent construction activity has commenced.
Site assessment work	Technical matters were addressed through conditions attached to the planning permission, including: • A tree protection plan (Condition 4 – pre-commencement) • Works to the existing building including blocking-up and reinstatement of windows (Condition 8 – pre-commencement) • A method statement for controlling air emissions during construction and demolition (Condition 11 – pre-commencement) • A noise report (Condition 20)
Viability	There are no known viability constraints.
Infrastructure provision	The site is not dependent on any major infrastructure to facilitate delivery.

Planning permission	Full planning permission (ref. FUL/2020/0178) was approved on 18 March 2020.
Progress towards applications, reserved matters, discharge of conditions, etc.	Post-permission activity has included: • PL/2022/0000212/DCA – discharge of Conditions 4, 11 and 20, approved 01/02/2023 • NMA/2022/3172 – non-material amendment, approved 20/11/2022

Breakdown of Supply by Application Reference

[illegible]

Local plan housing land supply template

Local plan allocation ref	N/A Windfall
Site name	The Old Police Station, 519 Tile Hill Lane
Total capacity (dwellings)	13
Total completions in plan period	13
Total completions in five years following adoption	13
High density	No

Plan period up to adoption: 2021/22 to 2026/27						Years following adoption: from 2027/28														
-5	-4	-3	-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Annual completions																				
0	0	0	0	0	0	0	3	10	0	0	0	0	0	0	0	0	0	0	0	0

Ownership and availability	The site is owned by Bracs Plus Ltd. The land is available and construction works are in progress.
Developer interest	Demolition complete but construction not commenced. Agent advised in October 2024 that no timeframe for development was available.
Site assessment work	Relevant matters were addressed at the application stage. Further information was required through pre-commencement conditions, including Conditions 9, 11, 13, 15 and 23, all of which have now been discharged.
Viability	There are no known viability constraints. The Section 106 Agreement was signed on 19 May 2021, with c£1800 paid to date.
Infrastructure provision	The site is not dependent on any major infrastructure to facilitate delivery.
Planning permission	Full planning permission (ref. FUL/2020/0617) was granted on 26 May 2021.
Progress towards applications, reserved matters, discharge of conditions, etc.	The site is progressing with substantial movement on the discharge of conditions. PL/2023/0002508/DCA – approved 10/06/2024, discharging Conditions 4 (materials), 5 (pram crossing), 9 (Construction Management Plan), 10 (noise assessment), 11 (investigation and risk assessment), 12 (remediation scheme), 13 (commencement of remediation), 15 (method statement), 16 (air quality), 17 (landscaping), 18 (boundary treatments), 20 (bird boxes), 23 (tree protection), 25 (drainage), 26 (bin storage) and 27 (lighting).

Breakdown of Supply by Application Reference

[illegible]

Local plan housing land supply template

Local plan allocation ref	N/A Windfall
Site name	28 Stivichall Croft
Total capacity (dwellings)	2
Total completions in plan period	2
Total completions in five years following adoption	2
High density	No

Plan period up to adoption: 2021/22 to 2026/27						Years following adoption: from 2027/28														
-5	-4	-3	-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Annual completions																				
0	0	0	0	0	0	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Ownership and availability	The site is in the ownership of EJJ Property Limited. The land is available and works are underway.
Developer interest	Development is actively progressing on site.
Site assessment work	Key technical matters were addressed at the application stage, including a roost assessment and bat survey, an arboricultural impact assessment, a tree survey, and a topographical survey.
Viability	There are no known viability constraints. The scale of the site does not indicate any viability concerns.
Infrastructure provision	The site is small and is not dependent on any infrastructure delivery.
Planning permission	Full planning permission (ref. FUL/2020/1480) was granted on 30th January 2021.
Progress towards applications, reserved matters, discharge of conditions, etc.	The development is moving forward, with several discharge of condition and related applications approved: • PL/2024/0001013/DCA approved 30/07/2024 • PL/2024/0000864/DCA approved 29/07/2024 • PL/2024/0002372/DCA approved 24/01/2025 • PL/2024/0002371/RVC approved 15/01/2025

Breakdown of Supply by Application Reference

[illegible]

Local plan housing land supply template

Local plan allocation ref	N/A Windfall
Site name	The Empire, 150 Far Gosford Street
Total capacity (dwellings)	91
Total completions in plan period	91
Total completions in five years following adoption	91
High density	Yes

Plan period up to adoption: 2021/22 to 2026/27						Years following adoption: from 2027/28														
-5	-4	-3	-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Annual completions																				
0	0	0	0	0	0	0	0	0	91	0	0	0	0	0	0	0	0	0	0	0

Ownership and availability	The site is owned by <i>Paris (1987) Limited</i> . The land is available and under the control of a developer.
Developer interest	The owner operates as a developer, indicating an intention to progress the scheme.
Site assessment work	Site assessment matters were largely addressed through the planning application. One pre-commencement requirement remains: Condition 4 (Construction Management Plan).
Viability	There are no known viability constraints.
Infrastructure provision	The site is not dependent on any major infrastructure to facilitate delivery.
Planning permission	FUL/2021/1734 approved 10/11/2023.
Progress towards applications, reserved matters, discharge of conditions, etc.	No post-permission activity has been recorded to date. One pre-commencement condition remains outstanding.

Breakdown of Supply by Application Reference

[illegible]

Local plan housing land supply template

Local plan allocation ref	N/A Windfall
Site name	256 Humber Road
Total capacity (dwellings)	0 – site previously included in trajectory for 7 dwellings but permission lapsed and to be removed from trajectory.
Total completions in plan period	0
Total completions in five years following adoption	0
High density	No

Plan period up to adoption: 2021/22 to 2026/27						Years following adoption: from 2027/28														
-5	-4	-3	-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Annual completions																				
0	0	0	0	0	0	0	0	7	0	0	0	0	0	0	0	0	0	0	0	0

Ownership and availability	The site is owned by Britannia Corporation Limited, a property development company. The land is available for development.
Developer interest	Planning permission lapsed, site is now potential future windfall.
Site assessment work	Relevant technical matters have been addressed through planning conditions, specifically Conditions 9, 11 and 12.
Viability	There are no known viability constraints.
Infrastructure provision	The site is not dependent on any major infrastructure to facilitate delivery.
Planning permission	Full planning permission (ref. FUL/2022/0543) approved 1 June 2022.
Progress towards applications, reserved matters, discharge of conditions, etc.	No pre-commencement condition discharged. Planning permission considered to have lapsed 31 May 2026 and should be removed from trajectory.

Breakdown of Supply by Application Reference

[illegible]

Local plan housing land supply template

Local plan allocation ref	N/A Windfall
Site name	Land to rear of 46 Henley Road and Garage Block Miles Meadow
Total capacity (dwellings)	7
Total completions in plan period	7
Total completions in five years following adoption	2
High density	No

Plan period up to adoption: 2021/22 to 2026/27						Years following adoption: from 2027/28														
-5	-4	-3	-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Annual completions																				
0	0	0	0	0	5	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Ownership and availability	The site is in the ownership of Al. Murad DIY Limited. The land is available and construction activity is underway.
Developer interest	The site is actively under construction.
Site assessment work	Relevant technical matters were addressed at the application stage, including a transport statement, sustainability statement, noise impact assessment, geo-environmental report, topographical survey, and arboricultural assessment.
Viability	There are no known viability issues that would affect delivery. Given the modest scale of the site, viability constraints are unlikely.
Infrastructure provision	The scheme is not reliant on any infrastructure delivery.
Planning permission	Full planning permission (ref. FUL/2022/2287) was approved on 7th September 2023
Progress towards applications, reserved matters, discharge of conditions, etc.	The site is actively under construction, with several discharge of condition applications determined: - PL/2025/0001087/DCA approved 01/07/2025 - PL/2024/0000977/DCA approved 22/07/2024

	• PL/2024/0000980/DCA approved 07/08/2024 • PL/2024/0002131/DCA approved 15/01/2025 • PL/2024/0002385/DCA approved 22/01/2025 • PL/2024/0001761/DCA refused 08/11/2024 • PL/2024/0001474/DCA approved 18/09/2024
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Breakdown of Supply by Application Reference

[illegible]

Local plan housing land supply template

Local plan allocation ref	Windfall
Site name	Peri-peri, 6 Carter Road
Total capacity (dwellings)	12
Total completions in plan period	12
Total completions in five years following adoption	12
High density	Yes

Plan period up to adoption: 2021/22 to 2026/27						Years following adoption: from 2027/28														
-5	-4	-3	-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Annual completions																				
0	0	0	0	0	0	0	0	0	12	0	0	0	0	0	0	0	0	0	0	0

Ownership and availability	Liaquat And Sons (Property Investment) Limited.
Developer interest	No confirmed developer interest at this stage.
Site assessment work	Further technical details will be addressed at the Reserved Matters stage.
Viability	There are no known viability constraints. Section 106 was signed 1st December 2023 but no financial contribution paid to date.
Infrastructure provision	The site is not dependent on any major infrastructure to facilitate delivery.
Planning permission	Outline permission OUT/2022/1700 approved 01/12/2023.
Progress towards applications, reserved matters, discharge of conditions, etc.	No subsequent applications have been submitted, and no further progress has been recorded on the site.

Breakdown of Supply by Application Reference

[illegible]

Local plan housing land supply template

Local plan allocation ref	Windfall
Site name	Land At Corner of Cedar Avenue and Max Road
Total capacity (dwellings)	7
Total completions in plan period	7
Total completions in five years following adoption	7
High density	No

Plan period up to adoption: 2021/22 to 2026/27						Years following adoption: from 2027/28														
-5	-4	-3	-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Annual completions																				
0	0	0	0	0	0	0	0	0	5	2	0	0	0	0	0	0	0	0	0	0

Ownership and availability	GNRC Investments Ltd
Developer interest	Currently unknown.
Site assessment work	Further site assessment work to be addressed at reserved matters stage.
Viability	There are no known viability constraints. Section 106 Agreement dated 20 December 2023 relates to usage restriction only (no financial contributions).
Infrastructure provision	The site is not dependent on any major infrastructure to facilitate delivery.
Planning permission	OUT/2022/1753 approved 20/12/23
Progress towards applications, reserved matters, discharge of conditions, etc.	No subsequent applications have been submitted, and no further progress has been recorded on the site.

Local plan housing land supply template

Local plan allocation ref	N/A Windfall
Site name	Warwick House, 7 Warwick Street
Total capacity (dwellings)	6
Total completions in plan period	6
Total completions in five years following adoption	6
High density	No

Plan period up to adoption: 2021/22 to 2026/27						Years following adoption: from 2027/28														
-5	-4	-3	-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Annual completions																				
0	0	0	0	0	0	6	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Ownership and availability	The site is owned by Birley & Jakeman Limited, which operates as a property developer. Monitoring data shows construction has commenced and site is nearing completion.
Developer interest	Birley & Jakeman is an active property developer, indicating a clear interest in bringing the site forward.
Site assessment work	Given the modest scale of the site, extensive technical work was not required. Relevant matters were addressed through the planning application process.
Viability	There are no known viability constraints.
Infrastructure provision	The site is not dependent on any major infrastructure to facilitate delivery.
Planning permission	Full planning permission (ref. PL/2023/0000105/FUL) was approved on 14 March 2023.
Progress towards applications, reserved matters, discharge of conditions, etc.	A series of related applications demonstrate ongoing progress: • PL/2023/0000888/RVC – variation of Condition 7, approved 27/06/2023 • PL/2023/0001465/DCA – discharge of Conditions 3 and 4, approved 22/08/2023 • PL/2023/0002182/DCA – discharge of Condition 5, approved 14/12/2023

Breakdown of Supply by Application Reference

[illegible]

Local plan housing land supply template

Local plan allocation ref	N/A Windfall
Site name	8 Park Road
Total capacity (dwellings)	21
Total completions in plan period	21
Total completions in five years following adoption	21
High density	Yes

Plan period up to adoption: 2021/22 to 2026/27						Years following adoption: from 2027/28														
-5	-4	-3	-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Annual completions																				
0	0	0	0	0	0	10	11	0	0	0	0	0	0	0	0	0	0	0	0	0

Ownership and availability	The site is owned by Arkman Limited. The land is available for development.
Developer interest	The adjoining part of the wider site is now under construction, indicating active developer progression across the broader outline application.
Site assessment work	Relevant matters were addressed during the application process and through subsequent submissions.
Viability	There are no known viability constraints. The S106 agreement was signed 8 th December 2022.
Infrastructure provision	The site is not dependent on any major infrastructure to facilitate delivery.
Planning permission	Outline permission (ref. OUT/2022/0356) was granted on 9th December 2022. Reserved Matters approval (ref. PL/2023/0000329/RESM) was granted on 17th May 2023.
Progress towards applications, reserved matters, discharge of conditions, etc.	The site is progressing through discharge of conditions applications, including: - PL/2025/0001421/DCA - approved 21/10/2025 (Condition 12: window and door details - outline application) - PL/2025/0000118/DCA - approved 30/06/2025 (Conditions 7: materials; 8: sustainable building statement; 9: noise survey; 11: cycle parking and bin storage; 13: boundary treatments; 18: travel plan) - PL/2023/0001667/DCA - approved 08/05/2024 (Conditions 13 in part: boundary treatment; 16 in part: SuDS; and 19 in part)

Breakdown of Supply by Application Reference

[illegible]

Local plan housing land supply template

Local plan allocation ref	N/A Windfall
Site name	Progress House, Westwood Way
Total capacity (dwellings)	366
Total completions in plan period	366
Total completions in five years following adoption	366
High density	Yes

Plan period up to adoption: 2021/22 to 2026/27						Years following adoption: from 2027/28														
-5	-4	-3	-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Annual completions																				
0	0	0	0	0	0	366	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Ownership and availability	The site is owned by Oxford Cambridge and RSA Examinations. The land is available and construction is underway.
Developer interest	Construction is progressing on site. Developer details within the S106 are redacted. The S106 Agreement was signed on 23rd February 2024. Developer advised in February 2025 of expected completion in June 2027.
Site assessment work	Largely addressed through the application and appeal. Pre-commencement requirements include: • Condition 5: Contamination investigation and risk assessment. • Condition 7: Implementation of the approved remediation scheme. • Condition 11: Local employment and construction skills scheme. • Condition 15: Sustainable Urban Drainage System (SuDS) details, including ground investigation and drainage strategy. • Condition 21: Tree protection measures (BS5837) for retained trees. • Condition 22: Tree survey, constraints plan, AIA, method statement and tree protection plan.
Viability	There are no known viability constraints.
Infrastructure provision	The site is not dependent on any major infrastructure to facilitate delivery.

Planning permission	Full planning permission ref. PL/2023/0000654/FULM, allowed on appeal on 8th March 2024.
Progress towards applications, reserved matters, discharge of conditions, etc.	• PL/2025/0000618/DCA: granted 13/06/2025. Discharge of Conditions 21 and 22. • PL/2025/0001373/NMA: granted 07/08/2025. Non-material amendment to wording of Condition 15. • PL/2024/0000455/DCA: granted 03/05/2024. Discharge of Conditions 1, 2, 3 and 4. • PL/2025/0000587/DCA: granted 21/08/2025. Discharge of Condition 15. • PL/2025/0000121/DCA: granted 07/05/2025. Discharge of Conditions 3, 11, 13, 19 and 26. • PL/2025/0000476/DCA: granted 29/04/2025. Discharge of Conditions 5, 6 and 12.

Breakdown of Supply by Application Reference

[illegible]

Local plan housing land supply template

Local plan allocation ref	N/A Windfall
Site name	Mills Forgings Ltd, Charterhouse Road
Total capacity (dwellings)	130
Total completions in plan period	130
Total completions in five years following adoption	130
High density	Yes

Plan period up to adoption: 2021/22 to 2026/27						Years following adoption: from 2027/28														
-5	-4	-3	-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Annual completions																				
0	0	0	0	0	0	0	130	0	0	0	0	0	0	0	0	0	0	0	0	0

Ownership and availability	The site is owned by Gam Trustees Limited. The land is available. The S106 Agreement was signed by SOSTUDENTS (ONE) LTD.
Developer interest	Developer interest is evident through the completion of the S106 Agreement by SOSTUDENTS (ONE) LTD.
Site assessment work	Key technical matters were addressed through pre-commencement conditions: • Condition 3 – Construction Management Plan • Condition 19 – Written Scheme of Investigation (archaeology) • Condition 21 – Remediation scheme • Condition 20 – Invasive Non-Native Species Protocol • Condition 28 – Bat survey
Viability	There are no known viability constraints. The landowner is considering a potential reduction in unit numbers; however, this does not currently indicate viability concerns. The S106 Agreement was signed on 23rd October 2024.
Infrastructure provision	The site is not dependent on any major infrastructure to facilitate delivery.
Planning permission	Full planning permission (ref. PL/2023/0001042/FULM) was granted on 21st October 2024.
Progress towards applications, reserved matters, discharge of conditions, etc.	No further applications have been submitted.

Breakdown of Supply by Application Reference

[illegible]

Local plan housing land supply template

Local plan allocation ref	N/A Windfall
Site name	2 The Oaks, Westwood Way
Total capacity (dwellings)	165
Total completions in plan period	165
Total completions in five years following adoption	165
High density	Yes

Plan period up to adoption: 2021/22 to 2026/27						Years following adoption: from 2027/28														
-5	-4	-3	-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Annual completions																				
0	0	0	0	0	0	0	0	165	0	0	0	0	0	0	0	0	0	0	0	0

Ownership and availability	The site is owned by Coventry City Council and is available for development.
Developer interest	S106 agreement is in place with Roost, indicating active commercial interest in progressing the scheme, with £7k monitoring fee received to date. Not yet commenced, but the trajectory is comparable with the adjacent Roost development, which completed within approximately three years, acknowledging that this period included Covid-related delays.
Site assessment work	Key matters are addressed through pre-commencement conditions, including: • Condition 5: Approved Tree protection measures to be implemented. • Condition 18: Construction Management Plan. • Condition 21: Appropriate temporary drainage arrangements during the construction phase, managing flood risk and preventing movement of silts & cementitious materials to be incorporated within the Site-Specific CEMP.
Viability	There are no known viability constraints. The Section 106 Agreement was signed on 21st March 2024
Infrastructure provision	The site is not dependent on any major infrastructure to facilitate delivery.
Planning permission	Full planning permission (ref. PL/2023/0001191/FULM) was approved on 21st March 2024.
Progress towards applications, reserved matters, discharge of conditions, etc.	Awaiting applications to discharge conditions.

Breakdown of Supply by Application Reference

[illegible]

Local plan housing land supply template

Local plan allocation ref	N/A Windfall
Site name	Land and Buildings on The East Side of Wilsons Lane
Total capacity (dwellings)	5
Total completions in plan period	5
Total completions in five years following adoption	5
High density	No

Plan period up to adoption: 2021/22 to 2026/27						Years following adoption: from 2027/28														
-5	-4	-3	-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Annual completions																				
0	0	0	0	0	0	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Ownership and availability	The site is owned by Wilson's Road Limited. The company's business activities, as listed on Companies House, indicate involvement in property development. The site is available for delivery.
Developer interest	The owner's stated business focus suggests an active interest in progressing development.
Site assessment work	Key matters addressed through the planning application and relevant conditions: • Condition 3: Construction Management Plan • Condition 13: Drainage details
Viability	There are no known viability constraints.
Infrastructure provision	The site is not dependent on any major infrastructure to facilitate delivery.
Planning permission	Full planning permission (ref. PL/2023/0001798/FUL) was approved on 16th November 2023.
Progress towards applications, reserved matters, discharge of conditions, etc.	Post-permission activity includes: • PL/2024/0002472/DCA – refused 21/01/2025 (Conditions 3 and 13) • PL/2024/0001025/RVC – approved 15/08/2024 (variation of Condition 2 – plans)

Breakdown of Supply by Application Reference

[illegible]

Local plan housing land supply template

Local plan allocation ref	N/A Windfall
Site name	The Bear and Staff, Princethorpe Way
Total capacity (dwellings)	7
Total completions in plan period	7
Total completions in five years following adoption	7
High density	No

Plan period up to adoption: 2021/22 to 2026/27						Years following adoption: from 2027/28														
-5	-4	-3	-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Annual completions																				
0	0	0	0	0	0	7	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Ownership and availability	The site is owned by SEP Properties Limited. The land is available and construction is progressing well.
Developer interest	Although the specific developer is not confirmed, the site is under active construction, indicating ongoing delivery intentions.
Site assessment work	Relevant technical matters were addressed through the planning application and associated conditions, all of which have now been discharged.
Viability	There are no known viability constraints.
Infrastructure provision	The site is not dependent on any major infrastructure to facilitate delivery.
Planning permission	Full planning permission (ref. PL/2023/0002143/FUL) was approved on 21st March 2024.
Progress towards applications, reserved matters, discharge of conditions, etc.	The development is progressing, with several discharge of condition and related applications approved: • PL/2024/0000830/DCA – Condition 4 approved 31/07/2024 • PL/2024/0000866/DCA – Condition 7 approved 25/09/2024 • PL/2024/0001999/DCA – Condition 5 approved 10/12/2024 • PL/2024/0002191/NMA – Non-material amendment approved 29/11/2024 • PL/2025/0000107/DCA – Conditions 3, 6 and 10 approved 13/03/2025

Breakdown of Supply by Application Reference

[illegible]

Local plan housing land supply template

Local plan allocation ref	N/A Windfall
Site name	52 Moor Street
Total capacity (dwellings)	4
Total completions in plan period	4
Total completions in five years following adoption	4
High density	No

Plan period up to adoption: 2021/22 to 2026/27						Years following adoption: from 2027/28														
-5	-4	-3	-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Annual completions																				
0	0	0	0	0	0	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Ownership and availability	The site is owned by Technical Electrical Mechanical Services (TEMS) Limited. The land is available for development.
Developer interest	There is no confirmed developer interest at this stage.
Site assessment work	Key matters were addressed through the planning application and appeal process. Conditions require the submission of materials (Condition 3), details of the surface water drainage system (Condition 5), a construction method statement (Condition 6), a contamination assessment (Condition 7), and an archaeological field evaluation (Condition 9i).
Viability	There are no known viability constraints.
Infrastructure provision	The site is not dependent on any major infrastructure to facilitate delivery.
Planning permission	Full planning permission (ref. PL/2023/0002444/FUL) was approved on 22nd October 2024.
Progress towards applications, reserved matters, discharge of conditions, etc.	No discharge of condition applications have been submitted to date. The permission remains extant until 2027, so the absence of submissions is not unusual.

Breakdown of Supply by Application Reference

[illegible]

Local plan housing land supply template

Local plan allocation ref	N/A Windfall
Site name	Wellbeing Pharmacy, 8 Prior Deram Walk
Total capacity (dwellings)	7
Total completions in plan period	7
Total completions in five years following adoption	7
High density	No

Plan period up to adoption: 2021/22 to 2026/27						Years following adoption: from 2027/28														
-5	-4	-3	-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Annual completions																				
0	0	0	0	0	0	7	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Ownership and availability	The site is owned by Portland Assets Limited. The land is available.
Developer interest	No confirmed developer interest at this stage.
Site assessment work	Most technical matters were addressed through the main application. Condition 11 requires the submission of a Construction Management Plan prior to commencement. Condition 20 requires details of SuDS, to be submitted prior to development reaching slab level.
Viability	There are no known viability constraints.
Infrastructure provision	The site is not dependent on any major infrastructure to facilitate delivery.
Planning permission	Full planning permission (ref. PL/2023/0002511/FUL) was approved on 8 February 2024.
Progress towards applications, reserved matters, discharge of conditions, etc.	The permission remains live until 2027. Limited activity at this stage is not unusual for a scheme within its permission period.

Breakdown of Supply by Application Reference

[illegible]

Local plan housing land supply template

Local plan allocation ref	N/A Windfall
Site name	Pond Farm House, Upper Eastern Green Lane
Total capacity (dwellings)	8
Total completions in plan period	8
Total completions in five years following adoption	3
High density	No

Plan period up to adoption: 2021/22 to 2026/27						Years following adoption: from 2027/28														
-5	-4	-3	-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Annual completions																				
0	0	0	0	0	5	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Ownership and availability	The site is owned by Kingswood Properties (West Midlands) Limited. The land is available, and the owner operates as a residential developer.
Developer interest	The site is under the control of a residential developer, indicating a clear interest in progressing the scheme.
Site assessment work	Technical matters were addressed during the application and through conditions. Submitted assessments include a transport statement, road safety audit, tree survey, ecological appraisal with BNG considerations, drainage information, and a heritage statement.
Viability	There are no known viability constraints. A discharge of condition application was submitted in summer 2025, which indicates ongoing intent to deliver the site.
Infrastructure provision	The scheme is not reliant on any major infrastructure for delivery.
Planning permission	Full planning permission (ref. PL/2023/0002572/FUL) was approved on 19th July 2024.
Progress towards applications, reserved matters, discharge of conditions, etc.	Progress is ongoing, supported by further applications: • Variation of Condition 2 (ref. PL/2025/0000044/RVC) – approved 06/03/2025, enabling amended plans. • Discharge of Conditions 6, 8, 11, 12 submitted & validated on 14/08/2025. • Pre-commencement Conditions 9, 10 and 16 remain in place; however, the site benefits from full planning permission.

Breakdown of Supply by Application Reference

[illegible]

Local plan housing land supply template

Local plan allocation ref	N/A Windfall
Site name	Former WEHM Development Site, Deedmore Road [Phase 6]
Total capacity (dwellings)	190
Total completions in plan period	190
Total completions in five years following adoption	190
High density	No

Plan period up to adoption: 2021/22 to 2026/27						Years following adoption: from 2027/28														
-5	-4	-3	-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Annual completions																				
0	0	0	0	0	0	40	40	40	40	30	0	0	0	0	0	0	0	0	0	0

Ownership and availability	The site is owned by Citizen Housing Group Limited and is available for development.
Developer interest	Keepmoat Homes is identified as the developer.
Site assessment work	Technical matters were addressed through the application process. The only pre-commencement requirement is a Construction Management Plan under Condition 7.
Viability	There are no known viability constraints.
Infrastructure provision	The site is not dependent on any major infrastructure to facilitate delivery.
Planning permission	Outline planning permission (ref. R/2008/1801) granted on 22nd October 2009 for the regeneration of the wider area, which to date has delivered circa 1000 homes. Reserved Matters for this final phase of 190 dwellings (ref. PL/2024/0001129/RESM) was granted on 13th November 2024.
Progress towards applications, reserved matters, discharge of conditions, etc.	A recent discharge of condition application (ref. PL/2025/0000643/DCA) was validated on 26th March 2025 and is pending consideration.

Breakdown of Supply by Application Reference

[illegible]

Local plan housing land supply template

Local plan allocation ref	N/A Windfall
Site name	The New Haven, Dillotford Avenue
Total capacity (dwellings)	31
Total completions in plan period	31
Total completions in five years following adoption	31
High density	Yes

Plan period up to adoption: 2021/22 to 2026/27						Years following adoption: from 2027/28														
-5	-4	-3	-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Annual completions																				
0	0	0	0	0	0	31	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Ownership and availability	The site is owned by Because We Care Cleaning Services Limited. The site is currently vacant, with no development activity underway.
Developer interest	No confirmed developer interest at this stage.
Site assessment work	Relevant matters were addressed through the planning application. Pre-commencement requirements include: - Condition 8: implementation of tree protection measures - Condition 16: bat survey Further pre-commencement requirements include: - Condition 18: risk assessment - Condition 20: remediation works - Condition 27: Construction Management Plan
Viability	There are no known viability constraints. The Section 106 Agreement was signed 9 th July 2025.
Infrastructure provision	The site is not dependent on any major infrastructure to facilitate delivery.
Planning permission	Full planning permission was granted under ref. PL/2024/0001282/FULM on 23 July 2025.
Progress towards applications, reserved matters, discharge of conditions, etc.	The permission was granted recently, and no further applications have been submitted. No physical progress has yet been made on site.

Breakdown of Supply by Application Reference

[illegible]

Local plan housing land supply template

Local plan allocation ref	N/A Windfall
Site name	30 Regent Street
Total capacity (dwellings)	101
Total completions in plan period	101
Total completions in five years following adoption	101
High density	Yes

Plan period up to adoption: 2021/22 to 2026/27						Years following adoption: from 2027/28														
-5	-4	-3	-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Annual completions																				
0	0	0	0	0	0	0	101	0	0	0	0	0	0	0	0	0	0	0	0	0

Ownership and availability	Regent Street Partnership
Developer interest	Submission of outline application in 2023 followed by reserved matters in 2024, followed by a new outline application in 2025 for a revised scheme, all indicate positive owner intent. Section 106 monitoring fee of £3,500 paid in July 2024.
Site assessment work	Matters were addressed during the application process. The outline permission includes two pre-commencement requirements: - Condition 6 - contamination risk assessment - Condition 12 - construction method and air-quality control
Viability	There are no known viability constraints. The Section 106 Agreement was signed on 18th April 2024
Infrastructure provision	The site is not dependent on any major infrastructure to facilitate delivery.
Planning permission	- PL/2023/0000514/OUTM – Outline permission granted with conditions, 22/04/2024 - Section 106 Agreement associated with the above – signed 18/04/2024 - PL/2024/0002252/RESM – Reserved Matters (landscaping) granted with conditions, 13/02/2025 - PL/2025/0001198/OUT – New outline application, validated 20/06/2025 (pending determination)
Progress towards applications, reserved matters, discharge of conditions, etc.	There has been no progression on the existing permissions. A further outline application has been submitted and is awaiting determination.

Breakdown of Supply by Application Reference

[illegible]

Local plan housing land supply template

Local plan allocation ref	N/A Windfall
Site name	Land East of Brade Drive
Total capacity (dwellings)	28
Total completions in plan period	28
Total completions in five years following adoption	8
High density	No

Plan period up to adoption: 2021/22 to 2026/27						Years following adoption: from 2027/28														
-5	-4	-3	-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Annual completions																				
0	0	0	0	10	10	8	0	0	0	0	0	0	0	0	0	0	0	0	0	0

Ownership and availability	Private individual owner. The site is available and is actively under construction
Developer interest	Construction activity is ongoing, indicating clear delivery intent with owner/developer forecasting completion by 2027/28. Section 106 contributions complete totalling circa £16k.
Site assessment work	Relevant matters were addressed during the application process. The reserved matters approval did not include pre-commencement conditions, and the original outline permission contained no conditions restricting development commencement.
Viability	There are no known viability constraints.
Infrastructure provision	The site is not dependent on any major infrastructure to facilitate delivery.
Planning permission	Outline permission: OUT/2017/3156 – granted 16/08/2019 Reserved matters approval: RMM/2020/3151 – approved 16/06/2021
Progress towards applications, reserved matters, discharge of conditions, etc.	A discharge of conditions application was approved in 2020: DC/2020/0774 – approved 14/10/2020, discharging Conditions 6 (Construction Method Statement), 7 (External Facing and Roofing Materials), 10 (Landscape Management Plan), 11 (Drainage) and 15 (Lighting) relating to OUT/2017/3156.

Breakdown of Supply by Application Reference

[illegible]

Local plan housing land supply template

Local plan allocation ref	N/A Windfall
Site name	Bruker UK, Banner Lane
Total capacity (dwellings)	119
Total completions in plan period	119
Total completions in five years following adoption	47
High density	No

Plan period up to adoption: 2021/22 to 2026/27						Years following adoption: from 2027/28														
-5	-4	-3	-2	-1	0	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Annual completions																				
0	0	0	12	30	30	30	17	0	0	0	0	0	0	0	0	0	0	0	0	0

Ownership and availability	The site is owned by Wain Homes (Severn Valley) Limited. The land is available, and development activity is underway. Approximately £1m paid in s106 contributions to date.
Developer interest	The site is being actively developed by the owner, with the first completions recorded in the 2024/25 monitoring year.
Site assessment work	Relevant technical matters were addressed during the application phase.
Viability	There are no known viability constraints. Approximately £1m paid in s106 contributions to date.
Infrastructure provision	The site is not dependent on any major infrastructure to facilitate delivery.
Planning permission	Outline planning permission: OUT/2020/2438, approved 17 July 2022 Reserved matters approval: RMM/2022/2337, approved 24 March 2023
Progress towards applications, reserved matters, discharge of conditions, etc.	Further applications have supported ongoing delivery: - PL/2023/0000718/DCA – discharge of Conditions 4 (floor levels) and 5 (boundary treatment), approved 01/09/2023 - PL/2023/0002018/DCA – discharge of Condition 8 (offsetting scheme),

	approved 22/09/2023 • PL/2024/0000245/NMA – non-material amendment, approved 11/03/2024 • PL/2024/0000547/DCA – discharge of Condition 3 (block provisions), approved 10/04/2024 • PL/2024/0001505/NMA – non-material amendment, approved 11/09/2024 • PL/2024/0001706/DCA – discharge of Conditions 7 (Noise Mitigation Scheme), 10 (Car Park Phasing Plan) and 11 (Parking Management Plan), approved 16/12/2024
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Breakdown of Supply by Application Reference

[illegible]