

Appendix B: Schedule of Proposed Development Opportunities and accompanying Proposals Maps

Notes:

1. **All development proposals relating to these sites will be expected to satisfy the requirements of relevant policies in the Core Strategy and the District Local Plan.**
 - o 35% of residential development, including self-contained accommodation for the elderly, should be affordable housing to meet local needs [Policy CS.8].
 - o The range and mix of dwelling types and sizes should follow the principles set out in Policy CS.10.
 - o All new dwellings should meet or exceed Lifetime Homes standard [Policy CS.10].
 - o Schemes should provide increased or improved provision for indoor and outdoor recreation and open space to meet the needs of its future users [Policy CS.19].
 - o A detailed Flood Risk Assessment must be prepared to inform site layout [CS.23].
 - o Effective Sustainable Drainage Systems (SUDs) and integrated surface water management measures are required [CS.23].
 - o Schemes should safeguard any existing habitats with a positive contribution to biodiversity, create and manage additional habitats, and safeguard any features of geological interest [CS.24].
 - o Buildings and features of historic, architectural and ecological importance should be protected in order to preserve the heritage and biodiversity of the area. Archaeological and ecological surveys are a pre-requisite of any planning application [Policies CS.26 & 27].
 - o The layout should create and enhance networks of green infrastructure for public and biodiversity benefit across the site and the wider area, protect existing rights of way, and connect with off-site foot and cycle routes [Policy CS.27].
 - o Development should achieve the highest possible standards of sustainable construction, water management and energy efficiency with regard to site-specific opportunities, and in any case at least the standards required by Policy CS.28.
 - o Schemes should provide or contribute to the provision of facilities, infrastructure and services, and other forms of environmental and social requirements, such as transport, education etc [Policy CS.30].
2. **It should be appreciated that detailed site assessment work is still ongoing and that other land uses, features and requirements may be identified in due course. This process includes discussions with local communities about their future needs.**

Proposal SUA.1 Western Road/Wharf Road area (Canal Quarter), Stratford-upon-Avon (see Proposals Map)

Gross area	Proposed form of development	Main features of development	Specific infrastructure requirements
7.0 hectares	<ul style="list-style-type: none"> • Offices (approx. 6,000 sq.m.) • Other businesses uses • Commercial uses (including car showrooms) • Hotel • Housing (approx. 100 dwellings) 	<ul style="list-style-type: none"> • Comprehensive approach required • Enhance character of canal corridor • Create attractive development frontage to Birmingham Road • Identify suitable opportunities for displaced existing uses to relocate 	<ul style="list-style-type: none"> • High quality bus route between railway station and Birmingham Road via a new canal bridge • Any development adjacent to Racecourse Brook should open up channel to a natural watercourse
Phasing constraint: None			
Implementation agencies: Private developers, Housing Association, Stratford District Council (planning), Warwickshire County Council (transport), Stratford Town Trust, other property owners/occupiers, British Waterways, utility companies			

Proposal SUA.2 Rother Street/Grove Road area (Rother Quarter), Stratford-upon-Avon (see Proposals Map)

Gross area	Proposed form of development	Main features of development	Specific infrastructure requirements
2.5 hectares	<ul style="list-style-type: none"> • Retail (approx. 6,000 sq.m.) • Offices (approx. 6,000 sq.m) • Cafes/restaurants • Entertainment • Housing (approx. 100 dwellings) 	<ul style="list-style-type: none"> • Comprehensive approach required • Enhance Rother Market area • Create attractive frontage overlooking Firs Garden • Improve relationship with railway station 	<ul style="list-style-type: none"> • Traffic management scheme around perimeter of area
Phasing constraint: None			
Implementation agencies: Private developers, Housing Association, Stratford District Council (planning), Warwickshire County Council (transport), Stratford Town Trust, other property owners/occupiers, utility companies			

Proposal SUA.3 Bridgeway/Bridgefoot area, Stratford-upon-Avon (see Proposals Map)			
Gross area	Proposed form of development	Main features of development	Specific infrastructure requirements
10.0 hectares	<ul style="list-style-type: none"> • Cultural attraction and/or upgraded Leisure Centre • Upgraded/replacement hotel • Retail (small units) • Commercial (small units) • Remodelled multi-storey car park • Improved surface car and coach parking • Housing (approx. 50 dwellings) 	<ul style="list-style-type: none"> • Effective management/calming of traffic as a pre-requisite of creating a high quality urban form and function • Enhanced public realm and pedestrian routes to town centre • Create wetlands area on Warwick Road lands and possible visitor centre in conjunction with Warwickshire Wildlife Trust • Impact of old refuse tip needs to be fully assessed 	<ul style="list-style-type: none"> • Level 2 Strategic Flood Risk Assessment involving close liaison with Environment Agency • Possible introduction of two-way traffic flows on Bridgeway • Upgraded pedestrian crossing(s)
Phasing constraint: None			
Implementation agencies: Stratford District Council (landowner, planning), Warwickshire County Council (transport), Stratford Town Trust, other property owners/occupiers, Environment Agency, British Waterways, Upper Avon Navigation Trust, Warwickshire Wildlife Trust, utility companies			

Proposal SUA.4 West of Shottery, Stratford-upon-Avon (see Proposals Map)			
Gross area	Proposed form of development	Main features of development	Specific infrastructure requirements
53.0 hectares	<ul style="list-style-type: none"> • Housing (approx. 800 dwellings) • Extra-care housing for the elderly and for people with special needs • Local Centre to include a primary school, food store, doctor's surgery, small business units • Relief Road • Public Open Space • Woodland 	<ul style="list-style-type: none"> • Comprehensive approach required • New vehicular access to car and coach park serving Anne Hathaway's Cottage • Traffic management scheme on Cottage Lane • Improve existing rights of way and incorporate new pedestrian and cycle routes • Consider placing electricity transmission lines underground • Network of habitat corridors throughout site • Minimise impact on character and setting of Anne Hathaway's Cottage • Appraisal of impacts on cultural heritage of Shottery • Avoid harm to and enhance ecological value of Shottery Brook corridor, including provision of buffer strip <p>Masterplan to be prepared setting out the key principles of land uses, layout, design and infrastructure, together with the arrangements for implementation.</p>	<ul style="list-style-type: none"> • Relief road between Alcester Road and Evesham Road including a roundabout at Evesham Road/Luddington Road junction • Improvements to Wildmoor roundabout on A46 as required by Highways Agency • Traffic calming measures through Shottery • Ensure that bus services permeate the development • Incorporate bus gate off West Green Drive through new development to facilitate bus service to Proposal SUA.5 • Level 2 Strategic Flood Risk Assessment to establish risk of flooding and mitigation measures required
<p>Phasing constraint: To be implemented post 2016 once other brownfield and greenfield locations in Stratford-upon-Avon identified in the Core Strategy have been delivered. Situation to be regularly reviewed to take account of requirement to maintain a 5-year supply of housing land in the District. Relief Road needs to have been approved and construction commenced before development can start. Various other triggers to be defined relating to sequence of implementation. Planning permission for any part of this development will not be granted prior to the District Council adopting a Masterplan for the site.</p>			
<p>Implementation agencies: Private developers, Housing Association, Stratford District Council (planning, leisure), Warwickshire County Council (transport, education), Highways Agency, Warwickshire Primary Care Trust, Environment Agency, Shakespeare Birthplace Trust, utility companies</p>			

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Proposal SUA.5 South of Alcester Road, Stratford-upon-Avon (see Proposals Map)			
Gross area	Proposed form of development	Main features of development	Specific infrastructure requirements
10.0 hectares	<ul style="list-style-type: none"> • Business - technology/research based - companies displaced from Canal Quarter 	<ul style="list-style-type: none"> • Extensive landscaping within and around development to reduce impact on town setting • Ponds and watercourse within site need to be protected 	<ul style="list-style-type: none"> • Access dependent upon requirements of Highways Agency – probably only feasible if Western Relief Road is provided (see Proposal SUA.4) • Frequent bus service needed to serve development
Phasing constraint: implementation requires construction of Western Relief Road			
Implementation agencies: Private developers, Stratford District Council (planning), Warwickshire County Council (transport), Highways Agency, utility companies			

Proposal SUA.6 Egg Packing Station, Bishopton Lane, Stratford-upon-Avon (see Proposals Map)			
Gross area	Proposed form of development	Main features of development	Specific infrastructure requirements
2.5 hectares	<ul style="list-style-type: none"> • Housing (approx. 75 dwellings) 	<ul style="list-style-type: none"> • Incorporate substantial landscaping/ planting on northern part of site 	<ul style="list-style-type: none"> • Provide pedestrian crossing on Bishopton Lane to improve route to park-and-ride
Phasing constraint: None			
Implementation agencies: Private developers, Housing Association, Stratford District Council (planning), Warwickshire County Council (transport), Highways Agency, utility companies			

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Proposal SUA.7 South of Kipling Road, Stratford-upon-Avon (see Proposals Map)			
Gross area	Proposed form of development	Main features of development	Specific infrastructure requirements
5.5 hectares	<ul style="list-style-type: none"> • Housing (approx. 100 dwellings) • Extension to Community Woodland and Meadowland 	<ul style="list-style-type: none"> • Create an attractive edge to development along southern boundary • Transfer land to be used for Community Woodland and Meadowland to the District Council • Incorporate sufficient measures to prevent deterioration of water quality and quantity in Rush Brook 	<ul style="list-style-type: none"> • Appropriate vehicular access to be identified which is acceptable to County Highway Authority
Phasing constraint: None			
Implementation agencies: Private developers, Housing Association, Stratford District Council (planning, leisure), Warwickshire County Council (transport), utility companies			

Proposal SUA.8 North of Banbury Road, Stratford-upon-Avon (see Proposals Map)			
Gross area	Proposed form of development	Main features of development	Specific infrastructure requirements
3.5 hectares	<ul style="list-style-type: none"> • Extra-care/nursing care complex (including approx. 50 dwellings) 	<ul style="list-style-type: none"> • extensive landscaping/planting necessary along north-eastern boundary 	<ul style="list-style-type: none"> • access would be off Milestone Road
Phasing constraint: None			
Implementation agencies: Private developers, Stratford District Council (planning), Warwickshire County Council (transport, adult services), utility companies			

Proposal ALC.1 North of Arden Forest Industrial Estate, Alcester (Coughton Parish) (see Proposals Map)			
Gross area	Proposed form of development	Main features of development	Specific infrastructure requirements
10.0 hectares	<ul style="list-style-type: none"> • Business (on easternmost 5.0 hectares) 	<ul style="list-style-type: none"> • Technology Park form of development rather than heavy industry, warehouse or commercial units • Western part of area to remain in the Green Belt • Extensive screening/landscaping to minimise impact on surrounding countryside • Corridor of at least 8 metres (possibly more depending upon specific interest) should be maintained as a wildlife habitat along the watercourse which runs along the eastern and southern edges of the site • Public footpath to be retained and improved to eastern edge of site 	<ul style="list-style-type: none"> • Access to be provided off Arden Road across land to west of proposed development area (subject to archaeological assessment) • Contribution towards Environment Agency flood risk management scheme for Alcester • Improved pedestrian and cycle links to the surrounding residential areas and the town centre
Phasing constraint: The current flooding and drainage infrastructure issues in Alcester may need to be resolved before development takes place.			
Implementation agencies: Private developers, Stratford District Council (planning), Warwickshire County Council (transport), Environment Agency, utility companies			

Proposal ALC.2 East of Kinwarton Farm Road, Alcester (Kinwarton Parish) (see Proposals Map)			
Gross area	Proposed form of development	Main features of development	Specific infrastructure requirements
5.5 hectares	<ul style="list-style-type: none"> • Housing (approx. 125 dwellings) <p>or</p> <ul style="list-style-type: none"> • Housing (approx. 100 dwellings) • Business (approx 1.0 hectares if Proposal ALC.1 is not achievable) 	<ul style="list-style-type: none"> • Extended open space provision to allow green wedge into Alcester and avoid cutting existing estates off from countryside • Layout to incorporate footpath access across site to join existing right of way along eastern boundary • There are a number of ponds in the area and Great Crested Newts are known to be present in the vicinity. • Careful archaeological evaluative fieldwork is required prior to any application as there is a potential for Anglo-Saxon burials to be present 	<ul style="list-style-type: none"> • Foul and surface water drainage to be independent of existing deficient network • Improved pedestrian and cycle links to local services, surrounding residential areas and to town centre • Contribution towards Environment Agency flood risk management scheme for Alcester
<p>Phasing constraint: The current flooding and drainage infrastructure issues in Alcester may need to be resolved before development takes place. Consideration will be given to ensuring Proposals ALC.2 and ALC.3 are not implemented at the same time.</p>			
<p>Implementation agencies: Private developers, Housing Association, Stratford District Council (planning), Warwickshire County Council (transport), Environment Agency, utility companies</p>			

Proposal ALC.3 Land between western edge of town and bypass and north of Allimore Lane, Alcester (see Proposals Map)

Gross area	Proposed form of development	Main features of development	Specific infrastructure requirements
15.0 hectares	<ul style="list-style-type: none"> • Housing (approx. 250 dwellings) <p>or</p> <ul style="list-style-type: none"> • Housing (approx. 200 dwellings) • Business (approx 2.0 hectares if Proposal ALC.1 is not achievable) • Extra-care housing for the elderly and for people with special needs • Community facilities including community/ youth venue and neighbourhood services • Extensive open areas including provision for sport and recreation, allotments, cemetery facilities 	<ul style="list-style-type: none"> • Comprehensive archaeological evaluative fieldwork is essential across the site as there are known to be areas of archaeological value including an Iron Age settlement, Roman and Anglo-Saxon finds and potential for Anglo-Saxon burials to be present on site • Significant open space required to provide recreation facilities, preserve and promote areas of archaeological and ecological value and create a substantial new green wedge within physical form of town • Landscaping buffer required along bypass • Retain existing rights of way • Extensive and effective sustainable drainage is essential, including open storage and dry detention ponds • Ponds in the area should be retained and Great Crested Newts are known to be present in the vicinity <p>Masterplan to be prepared setting out the key principles of land uses, layout, design and infrastructure, together with the arrangements for implementation.</p>	<ul style="list-style-type: none"> • Foul and surface water drainage to be independent to existing deficient network • Community and youth venue to serve western side of town • Improved pedestrian and cycle links to town centre and surrounding residential areas, linking to good pedestrian and cycle access across the site • Contribution towards Environment Agency flood risk management scheme for Alcester

Phasing constraint: The current flooding and drainage infrastructure issues in Alcester may need to be resolved before development takes place. Consideration will be given to ensuring Proposals ALC.2 and ALC.3 are not implemented at the same time. Planning permission for any part of this development will not be granted prior to the District Council adopting a Masterplan for the site.

Implementation agencies: Private developers, Housing Association, Stratford District Council (planning, leisure), Warwickshire County Council (transport), Environment Agency, utility companies

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Proposal BID.1 North of Bramley Way, Bidford-on-Avon (see Proposals Map)			
Gross area	Proposed form of development	Main features of development	Specific infrastructure requirements
2.0 hectares	<ul style="list-style-type: none"> Housing (approx. 50 dwellings) 	<ul style="list-style-type: none"> Extensive landscaping/planting along northern boundary 	<ul style="list-style-type: none"> Assessment of impact on drainage /sewerage system required Deregulated well on north-western boundary to be decommissioned
Phasing constraint: Not to be released for development until Friday Furlong site has been implemented. Drainage issues will need to be resolved before development can commence..			
Implementation agencies: Private developers, Housing Association, Stratford District Council (planning), Warwickshire County Council (transport), Environment Agency, utility companies			

Proposal BID.2 North of Salford Road, Bidford-on-Avon (see Proposals Map)			
Gross area	Proposed form of development	Main features of development	Specific infrastructure requirements
2.5 hectares	<ul style="list-style-type: none"> Housing (approx. 75 dwellings) 	<ul style="list-style-type: none"> Create attractive edge between development and countryside Pedestrian route to Queensway to be provided 	<ul style="list-style-type: none"> Access to site achievable only from Salford Road Assessment of impact on drainage /sewerage system required Deregulated well to north of site should be decommissioned
Phasing constraint: Not to be released for development until Friday Furlong site has been implemented. Drainage issues will need to be resolved before development can commence.			
Implementation agencies: Private developers, Housing Association, Stratford District Council (planning), Warwickshire County Council (transport), Environment Agency, utility companies			

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Proposal BID.3 West of Grafton Lane, Bidford-on-Avon (see Proposals Map)			
Gross area	Proposed form of development	Main features of development	Specific infrastructure requirements
1.5 hectares	<ul style="list-style-type: none"> • Business 	<ul style="list-style-type: none"> • Protect ecological value of disused railway along northern edge of site • Assess potential source of contamination from old refuse tip to east of site 	<ul style="list-style-type: none"> • Access to be through Waterloo Park Industrial Estate • Consider scope for further traffic management measures on Waterloo Road • Assessment of impact on drainage /sewerage system required
Phasing constraint: Drainage issues will need to be resolved before development can commence.			
Implementation agencies: Private developers, Stratford District Council (planning), Warwickshire County Council (landowner, transport), Environment Agency, utility companies			

Proposal KIN.1 Banbury Road, Kineton (see Proposals Map)			
Gross area	Proposed form of development	Main features of development	Specific infrastructure requirements
10.0 hectares	<ul style="list-style-type: none"> • Housing (approx. 75 dwellings) • Replacement secondary school 	<ul style="list-style-type: none"> • Housing to mainly occupy footprint of existing school buildings • Opportunity to provide a new school, including facilities to serve the wider community • Access arrangements should not exacerbate existing traffic situation in the village • Scope to improve on-street car parking along Banbury Road should be explored 	<ul style="list-style-type: none"> • Improved pedestrian/cycle links to the village core, together with access to bus services on Banbury Road
Phasing constraint: New secondary school to be built and operational before residential development can commence.			
Implementation agencies: Private developers, Housing Association, Stratford District Council (planning), Warwickshire County Council (transport, education), utility companies			

Proposal SHIP.1 Land north & south of Campden Road and site of Former Norgren Factory, Shipston-on-Stour (see Proposals Map)			
Gross area	Proposed form of development	Main features of development	Specific infrastructure requirements
18.0 hectares	<ul style="list-style-type: none"> • Housing (approx. 250 dwellings); • Extra-care housing for the elderly and for people with special needs; • Business/commercial uses (approx. 2 hectares); • Possible Foodstore (maximum 2,500 sq.m. gross) • Medical Centre and related community services 	<ul style="list-style-type: none"> • Will require complete redevelopment of the Norgren factory • Development designed to link the Norgren site with the rest of the town both physically and functionally • Foodstore and community uses to be located close to existing edge of the town to encourage non-car access and integration with other parts of the town • Larger structures should be located on the lower ground to mitigate their impact on the setting of the town and the Cotswolds AONB • Provision of foodstore needs to be justified by a local retail study including an assessment of potential sites within/adjacent to town centre • Sharing of car parking between different uses, e.g. foodstore and Medical Centre should be investigated • Provision of medical centre would be dependent on a business case being accepted by Primary Care Trust • Any replacement habitat should be established prior to the loss of existing habitats <p>Masterplan to be prepared setting out the key principles of land uses, layout, design and infrastructure, together with the arrangements for implementation.</p>	<ul style="list-style-type: none"> • Proposed uses are significant traffic generators and provision of adequate public transport infrastructure and service delivery, including travel information and publicity of services, will be essential • Good pedestrian and cycle links to the town centre • Green infrastructure should be designed to mitigate the impact of development on the setting of the town and the Cotswolds AONB • There is a particular need for appropriate sustainable drainage measures to ensure that the development does not exacerbate flooding in the town and does not contribute to an increase in pollution in the River Stour • Contribution to the improvement of the A429/B4035 Portobello junction
Phasing constraint: Planning permission for any part of this development will not be granted prior to the District Council adopting a Masterplan for the site.			
Implementation agencies: Private developers, Housing Association, Stratford District Council (planning), Warwickshire County Council (transport), Environment Agency, Warwickshire Primary Care Trust, utility companies			

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Proposal SOU.1 West and East of Banbury Road, Southam (see Proposals Map)			
Gross area	Proposed form of development	Main features of development	Specific infrastructure requirements
20.0 hectares	<ul style="list-style-type: none"> • Housing (approx. 200 dwellings) • Extra-care facility for the elderly • Business (approx. 3 hectares) • Relocated sports facilities • Possible Foodstore (maximum 2,500 sq.m. gross) 	<ul style="list-style-type: none"> • Provision of foodstore needs to be justified by a local retail study including an assessment of potential sites within/adjacent to town centre • Enhanced facilities for existing sports clubs • Ponds on the site to be retained and integrated into development proposals <p>Masterplan to be prepared setting out the key principles of land uses, layout, design and infrastructure, together with the arrangements for implementation.</p>	<ul style="list-style-type: none"> • Proposed uses are significant traffic generators and provision of adequate public transport infrastructure and service delivery, including travel information and publicity of services, will be essential • Improved pedestrian and cycle links to the town centre via Banbury Road, including suitable crossing facilities on the A425 Leamington Road
<p>Phasing constraint: Sports facilities to be relocated and operational before development commences. Planning permission for any part of this development will not be granted prior to the District Council adopting a Masterplan for the site.</p>			
<p>Implementation agencies: Private developers, Housing Association, Stratford District Council (planning), Warwickshire County Council (transport), sports clubs, utility companies</p>			

Proposal SOU.2 West of Coventry Road, Southam (see Proposals Map)			
Gross area	Proposed form of development	Main features of development	Specific infrastructure requirements
4.5 hectares	<ul style="list-style-type: none"> • Housing (approx. 75 dwellings) 	<ul style="list-style-type: none"> • Provide alternative BMX track and/or recreational facility for youth either as part of development scheme or as a contribution towards providing a comparable off-site facility 	<ul style="list-style-type: none"> • Access to site only possible via Ploughman's Holt, possibly with a secondary or emergency access from Mayfield Road • Provision of improved public transport infrastructure and services to the town centre and industrial area
<p>Phasing constraint: None</p>			
<p>Implementation agencies: Private developers, Housing Association, Stratford District Council (planning), Warwickshire County Council (transport), utility companies</p>			

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Proposal STUD.1 West of Birmingham Road, Studley (see Proposals Map)			
Gross area	Proposed form of development	Main features of development	Specific infrastructure requirements
9.0 hectares	<ul style="list-style-type: none"> • Business (including retention and/or redevelopment of existing properties) 	<ul style="list-style-type: none"> • Comprehensive approach required if existing industrial area is to be incorporated • Extensive landscaping belt required along north-western boundary • Retain openness of Birmingham Road frontage and possible façade of ex-Needles factory premises • Mature trees within and on edge of site to be retained • Brownfield nature of the site means any development should be subject to the requirements of PPS23 and the Environment Agency Guidance on Requirements for Land Contamination Reports • Sustainable drainage must ensure no increase of pollution or silt to the adjacent River Arrow as this is a good quality trout stream and White Clawed Crayfish may be present 	<ul style="list-style-type: none"> • Good pedestrian and cycle links to the centre of Studley, as well as access to bus services on both Birmingham Road and Redditch Road
Phasing constraint: None			
Implementation agencies: Private developers, Stratford District Council (planning), Warwickshire County Council (transport), Environment Agency, utility companies			

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Proposal WELL.1 East of Ettington Road, Wellesbourne (see Proposals Map)			
Gross area	Proposed form of development	Main features of development	Specific infrastructure requirements
9.0 hectares	<ul style="list-style-type: none"> • Housing (approx. 175 dwellings) • Extra-care housing for the elderly and for people with special needs • Medical and other community facilities 	<ul style="list-style-type: none"> • Medical centre should be located nearest to village centre to encourage non-car access but be provided with adequate car parking to cater for visitor and staff needs • Provision of medical centre would be dependent on a business case being accepted by Primary Care Trust • There is the possibility of nationally important archaeological remains surviving within the site which emphasises the need for adequate archaeological evaluation prior to any planning application being submitted • provide extensive planting/ landscaping along eastern boundary to form a strong and long-term feature defining the edge of the village 	<ul style="list-style-type: none"> • Green infrastructure should be designed to mitigate the impact of development on the setting of village • Improved pedestrian and cycle links to the village centre, adjoining Dovehouse estate and industrial areas • Measures to provide access to local bus services • No vehicular access should be provided off Walton Road
Phasing constraint: None			
Implementation agencies: Private developers, Housing Associations, Stratford District Council (planning), Warwickshire County Council (transport), Warwickshire Primary Care Trust, utility companies			

Proposal WELL.2 Horticultural Research Institute, Warwick Road, Wellesbourne (Charlecote Parish) (see Proposals Map)			
Gross area	Proposed form of development	Main features of development	Specific infrastructure requirements
25.0 hectares	<ul style="list-style-type: none"> • Business, Research & Education 	<ul style="list-style-type: none"> • Employment uses preferably related to existing research establishment for technology and research-based business • Redevelopment and/or remodelling of much of the site • Scheme could include accommodation for students if part of site is used for educational purposes • Scheme should involve retention of existing social/leisure facilities • No B8 (warehousing/distribution) uses • If existing dwellings on site become surplus to requirements, acquisition for use as affordable housing for local people should be pursued • Site may have the potential for contamination and this must be investigated prior to any planning application being submitted • There is a least one pond within the site which will need to be retained in order to safeguard protected species and biodiversity in general 	<ul style="list-style-type: none"> • Level 2 Strategic Flood Risk Assessment will be needed to determine the flood levels and the developable area • Development will need to ensure that the drainage function and biodiversity value of the watercourse passing through the site are not impeded or harmed and it will be necessary to retain the watercourse as an open feature • Green infrastructure should be designed to mitigate the impact of the development on the setting of Charlecote village • Measures to provide access to local bus services • Improved pedestrian and cycle links to Wellesbourne
Phasing constraint: None			
Implementation agencies: University of Warwick, Stratford District Council (planning), Warwickshire County Council (transport), Environment Agency, utility companies			