

Appendix 1: The SHLAA Panel and Call for Sites Letter

Stratford on Avon Strategic Housing Land Availability Assessment

SHLAA Panel

Terms of Reference

The Panel will be focused on assessing the delivery of sites and therefore will include individuals with experience and knowledge of development viability and the local market.

Membership of the SHLAA Stakeholder Panel has been agreed by the District Council and is attached.

Functions of the Stakeholder Panel

The functions of the panel shall be:

1. To assess the deliverability of sites within Stratford-on-Avon District which are identified through the SHLAA study
2. To report to the Panel Review meetings the findings of their own assessment of sites and to work with other members of the Panel to arrive at a Panel view which will advise the City Council as to the deliverability of housing sites identified by the SHLAA.

Procedures for the Panel and Steering Group

1. The Steering Group and Panel shall meet at such times and locations as the Authority agree
2. Meetings shall (subject to the discretion and ruling of the person chairing such meetings) be conducted as informally as the requirements of the orderly and effective business may allow
3. At every meeting each representative attending shall record such presence on the attendance sheet circulated at the meeting
4. Each representative shall be entitled to receive a copy of the Agenda, minutes (where prepared) and papers relating to the proceedings of the Panel
5. All representatives shall declare any personal or financial interests in a site or sites. This declaration shall be in writing prior to the commencement of the meeting where that site is to be discussed.
6. No representative shall arrange a press release or other form of publicity regarding the functions of the Panel without the consent of the Authority
7. Any discussions of sites during meetings and any assessments of sites in writing shall remain confidential until such time as the Authority release a draft or final document for public viewing
8. All information relating to sites, provided by the Authority or Consultant Team, to representatives shall remain the property of the Authority and will not be used by representatives for any purposes other than the assessment of the sites as part of the SHLAA.

SHLAA Panel Members

Name & Organisation
Louise Wyman Homes & Communities Agency
Miranda Rogers Stansgate Planning LLP
Jon Rowson Barratt & David Wilson Homes Mercia
Ruth McKeown Hallam Land Management Limited
Peter R Clarke Peter Clarke & Co LLP
Keith Greenall Greenall Construction
Joy Taylor Bromford Housing Association Ltd
Martyn Luscombe Stratford Voice
Nicholas Dauncey Transport & Highways Warwickshire County Council
Laura Perry Environment Agency
Phil Ward Warwickshire Rural Community Council

Stratford Strategic Housing Land Availability Assessment

Meeting of SHLAA Panel

3pm 12 April 2012

District Council offices, Elizabeth House, Church Street, Stratford-upon-Avon

Meeting Note

Attendees

Jon Rowson	Barratt & David Wilson Homes Mercia
Ruth McKeown	Hallam Land Management Limited
Keith Greenall	Greenall Construction
Joy Taylor	Bromford Housing Association Ltd
Michael Hill	Bromford Housing Association Ltd
Martyn Luscombe	Stratford Voice
Nicholas Dauncey	Warwickshire County Council Transport & Highways
Phil Ward	Warwickshire Rural Community Council
Miranda Rogers	Stansgate Planning LLP
Mark Russell	Peter Brett Associates (formerly Baker Associates)
Dave McDonald	Stratford-on-Avon District Council

Apologies

Louise Wyman	Homes and Communities Agency
Peter R Clarke	Peter Clarke & Co LLP
Laura Perry	Environment Agency
Steph Chettle	Stratford-on-Avon District Council

Circulation of note: All invited parties

Record of main points and actions

1	Welcome and Introductions	Action
1.1	MR welcomed members of the Panel to the first meeting. The process for the review of the Stratford SHLAA was outlined and the broad role of the Panel – to provide a view on the deliverability and developability of sites and to comment on market conditions and issues relating to economic viability.	
1.2	DM confirmed that the Council had undertaken a process to invite attendees on to the Panel. All those who attend Panel meetings should confirm their acceptance in writing.	All
2.	Terms of reference	
2.1	Draft terms of reference were discussed and agreed by all present.	

3.	Methodology and programme	
3.1	MR explained the draft methodology in detail.	
3.2	It was suggested that the base date for the study should be 1 September 2011 rather than 1 April 2011, as this is the latest date for which the Council has comprehensive data. It was agreed that this issue would be discussed further with the Council.	MR/DM
3.3	The threshold of 6+ dwellings for SHLAA sites was discussed. Although there is likely to be a significant supply from smaller sites, it was agreed that the SHLAA would pick up the supply from smaller sites through the windfall allowance.	
3.4	It was suggested that the SHLAA should take into account impact on the Green Belt. MR stated that SHLAAs do not generally consider Green Belt to be a “clear cut constraint” and previous SHLAAs for Stratford had taken a neutral approach to sites within the Green Belt.	
3.5	MR explained that an inception meeting had been held with Stratford-on-Avon District Council officers.	
3.6	The call for sites letter has been placed on Stratford-on-Avon District Council’s web page.	
3.7	The County Council is assessing a short list of sites outside settlements for impact upon the highways network and accessibility to services. It was agreed that Peter Brett Associates would liaise with the County Council to ensure the SHLAA takes account of this work	MR/ND
3.8	It was confirmed that the SHLAA will assess sites for the potential for housing, which could including affordable housing in rural areas.	
3.9	It was suggested that the housing trajectory should assess supply against a range of possible housing targets, not just the Council’s preferred approach. It was agreed that a range would be looked at.	MR
3.10	Gypsy & Traveller sites won’t be assessed as part of the SHLAA.	
3.11	MR explained that the Council had asked the SHLAA to assess some large rural brownfield sites for their potential to accommodate a new settlement. The County Council is also undertaking a strategic transport assessment for a small number of these sites. It was agreed that Peter Brett Associates would liaise with the County Council to ensure the SHLAA takes account of this work	MR/ND
3.12	The format for reporting the SHLAA has yet to be determined. A future Panel meeting will consider the draft report. It was recommended that a paper copy of the SHLAA in addition to electronic versions would be helpful. This was agreed.	MR
3.13	Peter Brett Associates will revise the methodology based on today’s discussion.	MR

4.0	Local housing market in 2012	
4.1	It was agreed that the local market is very different now than when the last market assessment was carried out in 2008.	
4.2	Sales values have been affected by a lack of mortgage availability. Land values have been affected by planning obligations and CIL will have a large impact.	
4.3	Some small schemes in most attractive towns and villages and in other premium locations (e.g. riverside) can still achieve significant sales values.	
4.4	Market for flats is depressed but there is still a market for a small amount of apartments in the right locations.	
4.5	It will be difficult to assess the market in some rural locations as there are few comparable schemes.	
4.6	There is likely to be a growing need for smaller affordable properties in the light of national welfare reforms.	
4.7	The rush to avoid the increase in Stamp Duty provided a short term boost to sales up to March 2012. General agreement that market improvement unlikely for at least another 12 months.	
4.8	It was recommended that developers and house builders are contacted to discuss the current market. MR confirmed this would happen.	MR
5.0	Date of next meeting	
5.1	A meeting is planned for the end of May 2012 to review site assessments. It was recommended that the meeting should be held earlier to maximise attendance. It was agreed that this issue would be discussed further with the Council.	MR/DM

Stratford Strategic Housing Land Availability Assessment

Meeting of SHLAA Panel

3pm 24 May 2012

District Council offices, Elizabeth House, Church Street, Stratford-upon-Avon

Meeting Note

Attendees

Peter R Clarke	Peter Clarke & Co LLP
Nicholas Dauncey	Warwickshire County Council Transport & Highways
Keith Greenall	Greenall Construction
Michael Hill	Bromford Housing Association Ltd
Joy Taylor	Bromford Housing Association Ltd
Martyn Luscombe	Stratford Voice
Ruth McKeown	Hallam Land Management Limited
Miranda Rogers (MR)	Stansgate Planning LLP
Phil Ward	Warwickshire Rural Community Council
Sharon Jefferies	Peter Brett Associates (formerly Baker Associates)
Mark Russell (MLR)	Peter Brett Associates (formerly Baker Associates)
Steph Chettle	Stratford-on-Avon District Council
Dave McDonald	Stratford-on-Avon District Council

Apologies

Laura Perry	Environment Agency
Jon Rowson	Barratt & David Wilson Homes Mercia
Louise Wyman	Homes and Communities Agency

Circulation of note: All invited parties

Record of main points and actions

1	Notes of 12 April meeting	Action
1.1	The notes of the 12 April meeting were noted and agreed.	
1.2	ND requested that Dave Neale (WCC) be allowed to attend the next meeting to give highway comments. This was agreed.	ND
2.	Community liaison	
2.1	SC reported that a request had been received for wider community representation during the production of the SHLAA. After discussion, it was agreed that whilst the SHLAA was a technical evidence base study and not a policy document,	SC/DM

	there was some merit in inviting community views on the deliverability of sites and the factual content of the study. The Panel recommended that consultation on the final report should occur. Factual comments received during consultation could then be published alongside the SHLAA report. Any comments received regarding future planning policy and the suitability of sites could be considered further during the plan process.	
3.	Draft site assessment forms – Developable sites and Broad Locations	
3.1	MLR introduced the initial site assessment forms for the settlements of Alcester, Bidford on Avon, Henley in Arden, Kineton, Shipston on Stour, Southam, Stratford upon Avon, Studley and Wellesbourne. Information was being awaited from District Council conservation officers and County highway comments were also being requested.	
3.2	The Panel gave comments on the initial assessment results, including comments on relevant planning history, physical constraints, landowner and developer interest, site yield and likely delivery timescales.	
3.3	MLR and SJ took notes and agreed to update the site assessment forms to reflect the information received.	MLR/SJ
3.4	DM referred to relevant archaeological and ecological surveys and requested that this information be checked for the approved SHLAA sites.	MLR/SJ
3.5	MR stated that in settlements where no suitable sites have been identified, the SHLAA should rank the rejected sites in order of potential suitability, to help the Council with its policy deliberations. SJ referred to the site criteria for the SHLAA and stated that a consistent approach had been taken for all settlements.	
3.6	ML requested the use of a projector and screen at the next meeting to help with the identification of sites.	DM/MLR
4.0	Date of next meeting	
4.1	MLR stated that a meeting is planned for the end of June 2012 to consider site assessments for the 39 local service villages and the draft report format. Information from the landscape sensitivity study for these villages is due to be completed early June, allowing consultants to prepare the site assessment forms for the next meeting.	MLR/SJ
4.2	A provisional date of 28 June 2012 at 3pm was agreed, to be confirmed by the Council.	SC/DM

Stratford Strategic Housing Land Availability Assessment

Meeting of SHLAA Panel

3pm 28 June 2012

District Council offices, Elizabeth House, Church Street, Stratford-upon-Avon

Meeting Note

Attendees

Peter R Clarke	Peter Clarke & Co LLP
Keith Greenall	Greenall Construction
Martyn Luscombe	Stratford Voice
Ruth McKeown	Hallam Land Management Limited
Phil Ward	Warwickshire Rural Community Council
Sharon Jefferies	Peter Brett Associates (formerly Baker Associates)
Mark Russell (MLR)	Peter Brett Associates (formerly Baker Associates)
Dave McDonald	Stratford-on-Avon District Council

Apologies

Laura Perry	Environment Agency
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Louise Wyman	Homes and Communities Agency
Miranda Rogers (MR)	Stansgate Planning LLP
Steph Chettle	Stratford-on-Avon District Council
Michael Hill	Bromford Housing Association Ltd
Joy Taylor	Bromford Housing Association Ltd
Nicholas Dauncey	Warwickshire County Council Transport & Highways

Circulation of note: All invited parties

Record of main points and actions

1	Notes of 24 May meeting	Action
1.1	The notes of the 24 May meeting were noted and agreed.	
2.	Draft site assessment forms – Developable sites and Broad Locations	
2.1	MLR introduced the initial site assessment forms for the Local Services Villages, as set out in the Draft Core Strategy (Feb 2012). Information was being awaited from District Council County highway comments were also being requested.	
2.2	The Panel gave comments on the initial assessment results,	

	including comments on relevant planning history, physical constraints, landowner and developer interest, site yield and likely delivery timescales.	
2.3	MLR and SJ took notes and agreed to update the site assessment forms to reflect the information received.	MLR/SJ
2.4	DM referred to relevant archaeological and ecological surveys and requested that this information be checked for the approved SHLAA sites.	MLR/SJ
3.0	Next step	
3.1	MLR stated that a draft report would be sent to the Panel and the Council on Tuesday 3 rd July for comments, before finalising the final report.	MLR/SJ
3.2	Comments on the draft report would be returned by the Panel and the Council by Tuesday 10 th July.	Panel/DM

26th March 2012

Dear Consultee,

Stratford-on-Avon District Council, Strategic Housing Land Availability Assessment Review 2012

Baker Associates conducted a Strategic Housing Land Availability Assessment (SHLAA) for Stratford-on-Avon District Council in 2008 and again in 2009. The SHLAAs considered the suitability, availability and achievability of sites with potential to accommodate new housing within or adjacent to the larger settlements of the district.

Copies of these previous studies are available on the District Council's web site at <http://www.stratford.gov.uk/planning/planning-1741.cfm> and <http://www.stratford.gov.uk/planning/planning-2791.cfm>

The District Council has now decided to review and update the SHLAA for 2012. For this review, the scope of the search has been extended to include assessing sites for housing potential at the following settlements:

Stratford-upon-Avon

Alcester, Bidford-on-Avon, Henley-in-Arden, Kineton, Shipston-on-Stour, Southam, Studley, Wellesbourne

Alderminster, Alveston, Bearley, Bishops Itchington, Brailes (Upper and Lower), Claverdon, Clifford Chambers, Earlswood, Ettington, Fenny Compton, Gaydon, Great Alne, Halford, Hampton Lucy, Harbury, Ilmington, Lighthorne Heath, Long Compton, Long Itchington, Long Marston, Mappleborough Green, Moreton Morrell, Napton-on-the-Hill, Newbold-on-Stour, Northend, Oxhill, Pillerton Priors, Priors Marston, Quinton (Lower), Salford Priors, Snitterfield, Stockton, Tanworth-in-Arden, Tiddington, Tredington, Tysoe (Upper & Middle), Welford-on-Avon, Wilmcote, Wootton Wawen

You are invited to submit sites at these settlements which you would like to be considered as having potential for new housing.

You may have submitted details of sites at the larger settlements to the previous studies. If you did **you do not need to submit further representations** unless there have been changes in circumstance which may be material to the consideration of the site.

If you are commenting on a site in the previous studies it would be very useful if you could use the site reference number used in those studies.

If you wish to identify a new site, you should send us, as a minimum, a detailed plan at 1:2500 or 1:1250 identifying the precise site boundaries.

If supporting information is available it would also be useful to receive:

- your reasons for believing the site to be suitable for development
- the number of dwellings you think it is suitable for, with reasons
- when you would envisage the dwellings being constructed (i.e. which year(s))
- any constraints to development you are aware of, and what needs to be done to overcome such constraints
- your opinion of the market for the site, in terms of dwelling type and sales rate, together with any comment regarding market constraint.

If the site is currently in use please can you indicate whether the current occupier is aware that the site is being promoted for future housing development.

In order for us to be able to look at any submitted opportunity we need to have a response by **Monday 16 April 2012.**

Please submit your information to:

Sharon Jefferies
Baker Associates
10 Queen Square
Bristol BS1 4NT

We must make it clear that neither ourselves nor Stratford-on-Avon District Council are under any obligation to discuss the merits of any suggested site in planning terms, and we will not be able to disclose any details of the study outcomes prior to its publication by the Council.

If you wish to receive confirmation that your submission has been received please include an email address with your submission, along with a request to be notified.

Yours sincerely



Mark Russell
For and on behalf of
Baker Associates

Appendix 2: Agreed Site Assessment Criteria

Site Assessment Criteria

Suitability

Criteria	Further Detail
Policy Restrictions	<p>Is it affected by any designations? Are there any overriding and clear cut planning policies or designations which prohibit development on the site? We have agreed with the Home Builders Federation that these designations are: -</p> <ul style="list-style-type: none"> • International, European or national environmental designations (incl. Special Protection Areas, Special Areas of Conservation, Ramsar sites, SACs & Geological sites, Sites of Special Scientific Interest, Sites of Nature Conservation Interest • Nature reserves, Historic parks and gardens, Scheduled Ancient Monuments.
Á	<p>Would development on this site contravene an adopted local planning policy in principle? For example:</p> <ul style="list-style-type: none"> • Is the site outside existing settlement boundaries? • Is the site identified (protected, allocated) for an alternative land use (e.g. employment, open space)
Physical Restrictions	<p>Are there any physical problems, limitations or potential issues picked up on in the survey which in your opinion are unlikely to be capable of being overcome? We considered the following types of physical constraints:</p> <ul style="list-style-type: none"> • Topography (flat, undulating, steep etc) • Ground conditions (unstable / contamination) • Flooding (Flood Zones 2/3) • Access (road/rail etc) • Accessibility to local services / facilities • Physical infrastructure
Potential Impacts	<p>Are there any potential impacts of development on site or off site which in your opinion are unlikely to be capable of being mitigated against? We considered the following types of potential impacts:</p> <ul style="list-style-type: none"> • Landscape character • Conservation areas / listed buildings • Nature conservation / biodiversity • Noise • Residential amenity • Compatibility with neighbouring uses

Availability

Criteria	Further Detail
Developer intention to develop	<p>A site is considered available if:</p> <ul style="list-style-type: none"> • The site is controlled by a housing developer who has expressed an intention to develop, or; • The land owner has expressed an intention to sell. <p>Because planning applications can be made by persons who do not need to have an interest in the land, the existence of a planning permission does not necessarily mean that the site is available. Where problems have been identified, then an assessment has been made as to how and when they can realistically be overcome.</p>

Landowner intention to sell	<p>A site is considered available for development, when, on the best information available:</p> <ul style="list-style-type: none"> • There is confidence that there are no legal or ownership problems, such as multiple ownerships, ransom strips, tenancies or operational requirements of landowners.
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Achievability

Criteria	Further detail
Location, site characteristics, adjacent uses	Note possible effects on sales values, using common sense, advice from developers/agents, e.g., high - low value sales area
Demand for particular type and mix of housing	Take account of location development in similar areas, advice from developers/agents, e.g. high - low value sales area
Constraints, physical and policy	Take account of all constraints and assess the extent to which they can be overcome, e.g., public funding
Design and conservation issues	Note likely effects on house design, additional costs and revenues.
Abnormal physical development items	Take account of likely effects of major infrastructure, contamination remediation, flood alleviation, highway/drainage improvements, S.106 package.
Delivery issues	Assess start date, anticipated sales rates, completion date, with any risks assessed.
Arrival at viability and achievability conclusion	By reference to all criteria, taking advice as necessary from Stakeholder Panel. This should be evident in most cases.
Where achievability is in doubt or marginal	Use of residual valuation models and further discussion with developer/agent/owner. Deferral of development if current market is the reason.

Appendix 3: Sites with Planning Permission

Permissions as at 1 April 2011

Delivery

Application No.	Application Address	Settlement	Net Gain	EstYr1 2011-12	EstYr2 2012-13	EstYr3 2013-14	EstYr4 2014-15	EstYr5 2015-16	EstYr6 2016-17	EstYr7 2017-18	EstYr8 2018-19	EstYr9 2019-20	EstYr10 2020-21	EstYr11 2021-22	EstYr12 2022-23	EstYr13 2023-24	EstYr14 2024-25	EstYr15 2025-26	EstYr16 26-27	EstYrPos t 2027	Unlikely	Deliverability statement
Large sites																						
09/02149/FUL	Land off (North) Station Road Fenny Compton Warwickshire	Fenny Compton	2	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Agent confirms the site was completed in the last year. Remaining 2. 10 completed 10/11
09/02049/FUL	Land East of Bush Heath Lane Harbury Warwickshire	Harbury	36	9	0	27	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	9 units have been constructed in last year and remaining 27 units will be completed by Feb 2014.
10/01525/FUL	Riverhouse School Stratford Road Henley-in-Arden Warwickshire B95 6AD	Henley-in-Arden	9	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	9	Will not be implementing this permission. Fresh application in at the moment - pending.
1002458	Warwick Road, Cattle Market	Henley-in-Arden	40	30	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Site got permission 24.06.11 and was built out very quickly. Site now completed
07/03582/FUL	Land off St Peters Road Kineton Warwick	Kineton	6	0	6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	The site was completed in 2012.
10/02201/FUL	Land off Sutton Lane Lower Brailes	Lower Brailes	8	0	8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	All units will be completed in 2012/13.
0900835C	Campden Road, Long Marston Storage Depot	Lower Quinton	500	0	0	59	75	75	75	54	54	54	54	0	0	0	0	0	0	0	0	Delivery dates as in spreadsheet
09/01693/FUL	Land to the rear of The Bakery Off Telegraph Street Shipston-on-Stour Warwickshire	Shipston-on-Stour	9	9	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	The site completed May 2012. Most properties now sold.
10/00907/FUL	Shipston House Tilemans Lane Shipston-on-Stour Warwickshire CV36 4DZ	Shipston-on-Stour	45	45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	To be completed 2012
0600759	Church lane, Shottery Hall	Shottery	8	0	0	8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Delivery dates unknown by agent.
09/01928/FUL	Wood Street, Convent of Our lady	Southam	11	0	0	11	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Unknown delivery dates at present
0701977	Wattons Lane, Church View, Phase 1	Southam	6	6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Part of larger site. Remaining part completed before the base date. Total 87 units
10/02215/FUL	Bearley Road	Snitterfield	10	0	0	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Likely to be 2013/14
09/01794/FUL	Glebe Close, Land off	Stockton	12	0	0	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Delivery dates not been confirmed therefore suggested dates provided within spreadsheet.
09/02368/FUL	Egg Packing Station Bishopton Lane Bishopton Warwickshire	Stratford-upon-Avon	77	60	17	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	PP Feb 2010 and has commenced but not been fully built out as yet.
07/03438/FUL	The Surgery Chestnut Walk Stratford-upon-Avon Warwickshire CV37 6HG	Stratford-upon-Avon	7	0	2	3	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	The project will take 3 years to build out
10/00262/FUL	33 to 56 Glebe Road and 4-10 (evens) 12-29 Inclusive Mount Crescent Stratford-upon-Avon Warwickshire	Stratford-upon-Avon	19	19	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Site was completed in June 2012
10/01676/FUL & 10/01361/VARY	The Cattle Market Alcester Road Stratford-upon-Avon Warwickshire CV37 6PR	Stratford-upon-Avon	197	0	49	49	49	50	0	0	0	0	0	0	0	0	0	0	0	0	0	Provided breakdown of completions per year as shown in table, which is subject to economic climate and sales rates.
10/00016/OUT & 12/00118/REM	Land Fronting Kipling Road Kipling Road Stratford-upon-Avon Warwickshire	Stratford-upon-Avon	106	0	14	30	30	32	0	0	0	0	0	0	0	0	0	0	0	0	0	Approved March 2012 - Likely to start 2012
10/01176/VARY '10/01177/REM & '10/02171/VARY	N C Joseph Ltd Birmingham Road Stratford-upon-Avon Warwickshire CV37 0AS	Stratford-upon-Avon	61	20	41	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	The agent confirms that the site will be completed within the year.
10/02101/FUL	Central ChambersWood StreetStratford-upon-AvonWarwickshire	Stratford-upon-Avon	8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8	The agent confirms that there is no intention to implement this permission.
11/02458/EXT	37, 39, 41, 43, 45 Birmingham Road Stratford-upon-Avon Warwickshire CV37 0AA	Stratford-upon-Avon	16	0	0	16	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Agent confirms that they have just reviewed extension of time but unsure when exactly they site will come forward, but hopefully in the next 3 years.
Total			1193	200	147	225	156	157	75	54	54	54	54	0	0	0	0	0	0	0	17	

Small sites			148	37	68	30	7	0	0	0	0	0	0	0	0	0	0	0	0	0	6	
TOTAL			1341	237	215	255	163	157	75	54	54	54	54	0	0	0	0	0	0	0	23	

Planning permissions 1 April 2011 to 30 June 2012

Planning application number	Address	Settlement	Net dwellings
10/02686/FUL	Land Adjacent To 1 Roebuck Park	Alcester	1
11/00385/OUT	Kinwarton Farm Road, Kinwarton	Alcester	125
12/00467/FUL	4 Crompton Avenue, Bidford-on-Avon, Alcester, B50 4DG	Bidford-on-Avon	1
11/00548/FUL	17A High Street, B50 4BQ	Bidford-on-Avon	1
11/01255/FUL	Kington Grange Farm, Kington Lane	Claverdon	1
10/02702/FUL	Green Farm, Warwick, CV35 9HP	Combrook	1
12/00395/FUL	Tree House Farm, Fulready, Stratford-upon-Avon, CV37	Ettington	1
11/00178/FUL	Gaydon Farm, Kineton Road, Warwick, CV35 0EP	Gaydon	6
10/00420/OUT	Maudslay Park Retirement Village	Great Alne	179
11/01310/FUL	223 High Street, B95 5BG	Henley-in-Arden	1
11/01423/FUL	62A Arden Road, B95 5LH	Henley-in-Arden	1
11/01746/FUL	Botley Hill Farm, Tanworth Lane, B95 5QY	Henley-in-Arden	3
12/00353/OUT	13 Meadow Road, Henley-in-Arden, B95 5LD	Henley-in-Arden	1
12/00723/EXT	Knollands Farm, Honington, Shipston-on-Stour, CV36 5BG	Honington	1
10/01585/FUL	The Old Bakehouse, Front Street, Shipston-on-Stour,	Ilmington	2
11/01937/FUL	Norton Manor, Norton Grange, Warwick, CV0DP	Little Kineton	-1
11/01564/FUL	Stockton Road	Long Itchington	10
12/00176/FUL	Park Farm, Land Adjacent Crinkle Crackle, High Street, Lower	Lower Brailes	1
11/02428/FUL	High House Farm, Birmingham Road, Studley, B80 7DF	Mappleborough Green	4
10/02759/FUL	18 Cleeve Road, B50 4NR	Marcliff	1
11/02656/FUL	Clouse Wood Farm, B80 7EL	Morton Bagot	1
10/02106/FUL	Land Adj The Trees, Butt Hill, Southam, Warwickshire,	Napton-on-the-Hill	1
10/02778/FUL	Panthege Barn, Doles Road	Napton-on-the-Hill	1
12/00320/FUL	Elms Farm Cottage, Newbold Pacey, Warwick, CV35 9DP	Newbold Pacey	2
12/00800/FUL	Meadow Gate Farm, Shuckburgh Road, CV47 7RY	Nr Priors Marston	1
12/00674/FUL	Cross on the Hill Farm, Clifford Road, Stratford-upon Avon, CV37	Nr Stratford-upon-Avon	1
11/02582/FUL	Short Meadow Cottage, Whatcote Road, Warwick, CV35	Oxhill	1
11/00310/FUL	Spring Hill Farm, Keys Lane, Southam, CV47 7SA	Priors Marston	1
11/00728/OUT	Stratford Road	Shipston-on-Stour	15
11/01499/FUL	16 Sheep Street, CV36 4AF	Shipston-on-Stour	1
11/01496/FUL	Wyntors, 23 High Street, CV36 4AJ	Shipston-on-Stour	1
11/01971/FUL	38 Sheep Street, CV36 4AE	Shipston-on-Stour	1
11/00182/FUL	Pettiphers Garages Ltd, Church Street, CV36 4AT	Shipston-on-Stour	8
11/02799/FUL	The Shambles, Market Place, Shipston-on-Stour, CV36 4AG	Shipston-on-Stour	2
11/02560/FUL	Land Adj 1 Mill Road	Southam	1
12/00745/FUL	Veterinary Surgery, 88 Coventry Street, CV47 0EA	Southam	1
11/02836/FUL	Eydon Pike Farm, Napton-on-the-Hill, Southam, CV47 8PE	Southam	1
11/01805/FUL	20 And 20A High Street, Southam, CV47 8JZ	Stockton	1
11/00497/FUL	34 Wellesbourne Grove, CV37 6PD	Stratford-upon-Avon	-1
11/01452/FUL	Land Adjacent To Regency Cottage, 30 Maidenhead Road,	Stratford-upon-Avon	1
11/00592/FUL	2 Benson Road, CV37 6JU	Stratford-upon-Avon	1
11/01207/FUL	19 High Street, CV37 6AU	Stratford-upon-Avon	1
11/01337/FUL	Hathaway Green Stores, 301 Alcester Road, CV37 9JJ	Stratford-upon-Avon	1
11/00718/FUL	31 Melville House, New Street, CV37 6EB	Stratford-upon-Avon	1
10/00810/FUL	54 Hathaway Lane, Warwickshire, CV37 9BL	Stratford-upon-Avon	1
10/00640/FUL	128 Banbury Road, Warwickshire, CV37 7HU	Stratford-upon-Avon	1
11/00815/FUL	Land At Rear Of 71 Evesham Road, CV37 9BA	Stratford-upon-Avon	1
11/02103/FUL	Marlyn Hotel, 3 Chestnut Walk, CV37 6HG	Stratford-upon-Avon	1
11/01033/FUL	26 Glebe Road, CV37 9JU	Stratford-upon-Avon	1
11/02246/FUL	Trinity House, Aintree Road, CV37 9FY	Stratford-upon-Avon	2
10/01172/FUL	Land Adj 105 Albany Road, Warwickshire	Stratford-upon-Avon	3
11/02860/FUL	30 Bull Street, CV37 6DT	Stratford-upon-Avon	3
11/00867/FUL	141-147 Clopton Road, CV37 6TE	Stratford-upon-Avon	7
11/02072/FUL	207 Banbury Road, CV37 7HT	Stratford-upon-Avon	28
11/01490/OUT	Land West of Birmingham Road, Bishopton	Stratford-upon-Avon	160
11/02170/FUL	Brooklands Store and part of 57 and 59 Shotertery, CV37 9HD	Stratford-upon-Avon	1
12/00300/FUL	141-147 Clopton Road, CV37 6TE	Stratford-upon-Avon	2
12/00872/FUL	Land to rear of 57 Shotertery Road, Stratford-upon-Avon	Stratford-upon-Avon	1

11/02838/FUL	3 Ashley Court, Shipton Road, Stratford-upon-Avon, CV37 7RY	Stratford-upon-Avon	1
11/00367/FUL	4 Highfield Road, B80 7RA	Studley	1
11/00932/FUL	Land Adjacent To 6 Orchard Way	Studley	1
11/02255/FUL	3 Highfield Road, B80 7RA	Studley	1
11/02736/FUL	21B Alcester Road, B80 7AG	Studley	2
11/02341/FUL	62 Station Road, B80 7JS	Studley	3
11/02412/FUL	26 To 32 High Street, B80 7HU	Studley	3
11/01114/FUL	Former Works, New Road	Studley	8
11/02196/FUL	Land Adjacent To 22 Charlecote Close	Tiddington	1
11/01852/FUL	Springfield House, School Lane, Banbury, OX17 1DD	Warmington	-1
10/02644/FUL	Warmington Methodist Church, Chapel Street, Banbury,	Warmington	1
11/01878/FUL	Penmans, First Floor The Precinct, School Road,	Wellesbourne	1
11/02096/FUL	26 Kineton Road, Warwick, CV35 9LQ	Wellesbourne	1
11/01373/FUL	Wellesbourne Police Station, Kineton Road, Warwick,	Wellesbourne	1
11/02197/OUT	59 Warwick Road, Warwick, CV35 9LX	Wellesbourne	1
11/00778/FUL	2A Stratford Road, Warwick, CV35 9RN	Wellesbourne	20
11/02703/OUT	Land off Ettington Road (East)	Wellesbourne	225
		Sub Total	867