

## **Appendix 4: Sites within Settlements with Potential - Summary**

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Site ref	Site address	Settlement	Gross Area (Ha)	Net Area (Ha)	Final suggested yield	Yield 2011 - 2013	Yield 2013 - 2018	Yield 2018 - 2023	Yield 2023 - 2028
ALC721	Former St Nicholas School site, School Road	Alcester	0.67	0.11	20	0	20	0	0
BID103	Land off Lambourne Close	Bidford on Avon	0.96	0.86	30	0	30	0	0
UCS/SITE/ BID002	Friday Furlong, Waterloo Road	Bidford on Avon	6.56	1.53	100	100	0	0	0
GAY102	Land at The Gaydon Inn, Banbury Road	Gaydon	0.63	0.63	14	0	14	0	0
OX101	Land off Main Street	Oxhill	0.46	0.46	13	0	13	0	0
OX102	Land at Applegrove, Whatcote Road	Oxhill	0.40	0.40	6	0	6	0	0
OX103	Land at Fithers Field, Kineton Road	Oxhill	0.51	0.51	9	0	9	0	0
OX104	Land at Church Lane	Oxhill	0.20	0.20	6	0	6	0	0
PRM101	Land at Southam Road	Priors Marston	0.21	0.21	6	0	6	0	0
PRM102	Hardwick Road	Priors Marston	0.65	0.65	12	0	12	0	0

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Site ref	Site address	Settlement	Gross Area (Ha)	Net Area (Ha)	Final suggested yield	Yield 2011 - 2013	Yield 2013 - 2018	Yield 2018 - 2023	Yield 2023 - 2028
SHP704	London Road	Shipston-on-Stour	2.73	2.73	25	0	25	0	0
SNI703	Land at Appleton House	Snitterfield	0.93	0.93	18	0	18	0	0
SOM710	Land at The Grange	Southam	0.83	0.04	10	0	10	0	0
03/02414/rem	Phase 1 NC Joseph Birmingham Road	Stratford-upon-Avon	0.71	0.62	46	23	23	0	0
STR101	Alcester Road	Stratford-upon-Avon	0.14	0.14	6	6	0	0	0
STR103	21/22 Vincent Avenue	Stratford-upon-Avon	0.03	0.03	9	0	9	0	0
STR107	Land at Shottery Hall	Stratford-upon-Avon	2.67	0.84	20	0	20	0	0
STR720	Nursery, Tavern Lane	Stratford-upon-Avon	0.64	0.64	10	0	10	0	0
STR733	81-83 Tiddington Road	Stratford-upon-Avon	0.83	0.83	15	0	15	0	0
STR734	80 Tiddington Road	Stratford-upon-Avon	1.04	0.81	20	0	20	0	0

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Site ref	Site address	Settlement	Gross Area (Ha)	Net Area (Ha)	Final suggested yield	Yield 2011 - 2013	Yield 2013 - 2018	Yield 2018 - 2023	Yield 2023 - 2028
STR902	Brethrens Meeting Hall, Clopton Road	Stratford-Upon-Avon	0.11	0.11	8	0	8	0	0
STUD701	Namco Tooling, Eagle Buildings	Studley	0.81	0.40	18	0	18	0	0
WEL103	Barton Road	Welford on Avon	1.07	1.07	18	0	8	10	0
WEL104	The Willows, Long Marston Road	Welford on Avon	0.68	0.68	20	0	10	10	0
			<b>Gross Area (Ha)</b>	<b>Net Area (Ha)</b>	<b>Final suggested yield</b>	<b>Yield 2011 - 2013</b>	<b>Yield 2013 - 2018</b>	<b>Yield 2018 - 2023</b>	<b>Yield 2023 - 2028</b>
			24.47	15.42	459	129	310	20	0

**Appendix 5: Sites within Settlements with Potential - Detail**

Site ref	Settlement	Gross Site Area (ha)	Net Site Area (ha)
ALC721	Alcester	0.67	0.11
<b>Site Address</b>		<b>Type of site</b>	
Former St Nicholas School site, School Road		Brownfield	
<b>Current/previous landuse</b>		<b>Planning status</b>	
D1 Non residential institutions		Pre-application discussion	
<b>Description of site</b>			
The site comprises a redundant primary school which is currently occupied by a youth club, surrounded by a residential area.			
<b>Planning history</b>			
There have been pre application enquiry (PREAPP/00139/11) relating to an Extra Care Housing Scheme. However, flooding issues would be a problem for this use. Therefore residential use would potentially be promoted.			
<b>Policy context</b>			
The site is within flood zone 3 but a previously developed site within the development boundary of Alcester.			
<b>Physical constraints</b>			
Flooding issues would reduce the number of units that could be developed on this site. County Highways state they 'have had some discussions regarding possible residential care home - northern access preferred with southern access closed off onto School Road.'			
<b>Potential impacts</b>			
There are no known potential impacts.			
<b>Suitability summary</b>			
The site offers a suitable location for residential development, as the school is closed and surplus to requirement. Although on brownfield land, the site is within the floodzone and therefore any proposals will be required to address issues relating to flooding.			
<b>Market appraisal</b>			
This site is being lined up by WCC for a scheme of affordable sheltered housing. This could accommodate about 35 sheltered flats, although a desktop review by WCC assumes 60 - 90 units, which is considered too high a total for this site. The yield was agreed at 35 units to be developed within the 0-5 year period.			
<b>Availability summary</b>			
Warwickshire County Council have indicated that the school is surplus for requirement and is actively being promoted for development in 2012. It potentially could be either extra care housing scheme, residential or a supermarket.			

**Achievability summary**

From the information available, it is considered that there is a reasonable prospect that housing will be delivered on the site. It is also considered that the site is economically viable and the capacity of a developer to complete and sell the housing in the short term in this area is good, despite the current economic downturn. However, economic viability is currently in doubt at Studley and sites within the main settlements if the level of CIL is set at £100 per sq.m and the percentage of affordable housing is set at 35%.

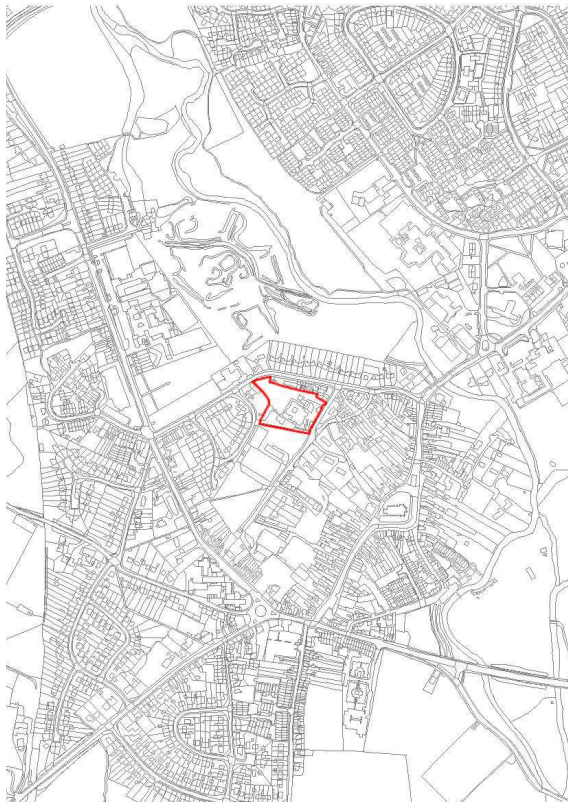
2011 - 2012	2012 - 2013	2013 - 2014	2014 - 2015	2015 - 2016	2016 - 2017	2017 - 2018	2018 - 2019
0	0	20	0	0	0	0	0
2019 - 2020	2020 - 2021	2021 - 2022	2022 - 2023	2023 - 2024	2024 - 2025	2025 - 2026	2026 - 2027
0	0	0	0	0	0	0	0
2027 - 2028	30dph	40dph	50dph	Final density:		Final suggested yield:	
0	3	5	6	177		20	

**Yield summary**

It is considered that a relatively high density mix of housing (2/3 & 4 beds) would come forward but that development may focus on the previously developed area of the site, fronting Moorfield Road. Therefore a total of approximately 20 dwellings may be brought forward. The Panel agreed with the assessment of this site.

**Conclusion**

Because of its location and characteristics, this site would be suitable for a reduced yield of approximately 20 dwellings due to flooding issues, depending on how the County Council decide to proceed.



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Site ref	Settlement	Gross Site Area (ha)	Net Site Area (ha)
BID103	Bidford on Avon	0.96	0.86
<b>Site Address</b>		<b>Type of site</b>	
Land off Lambourne Close		Greenfield	
<b>Current/previous landuse</b>		<b>Planning status</b>	
Agriculture		Allocation (housing)	
<b>Description of site</b>			
<p>The site is an existing house called Hillview and extensive land adjacent existing residential housing estate on the edge of Bidford on Avon. The site has good access off Lambourne Close and is heavily screened from the established housing estate. There appears to be mature trees on this flat site. Adjacent is amenity land to the south; and existing Gypsy and Traveller sites and vacant land to the east.</p>			
<b>Planning history</b>			
<p>The site was allocated for development in the adopted Local Plan.</p>			
<b>Policy context</b>			
<p>The site is within settlement boundaries. Agricultural land grade 2.</p>			
<b>Physical constraints</b>			
<p>Work has been undertaken regarding drainage and flooding showing there are no constraints to development. Access is possible from Lambourne Close or together with the rest of the Friday Furlong site via Waterloo Road. County Highways state that the 'principle of access from Lambourne Close is acceptable.'</p>			
<b>Potential impacts</b>			
<p>The Landscape Sensitivity Study concludes that the site has a low/medium landscape sensitivity to housing development. This is an enclosed, self contained zone comprising a geometric pattern of small, rectangular shaped enclosures, formerly used for intensive horticultural and top fruit production, but now largely abandoned and covered by tall herb vegetation and scrub. Housing development could be accommodated retaining deciduous blocks of vegetation to help mitigate effects. The Habitat Biodiversity Audit (2009) identified part of the site for trees, therefore any proposal would require further ecological investigation.</p>			
<b>Suitability summary</b>			
<p>From the information available, the site is considered suitable for housing development in principle because of the characteristics of the site and its surrounding area. There are no known policy or physical constraints preventing development.</p>			
<b>Market appraisal</b>			
<p>This site is in a location that developers find attractive to bring forward housing sites for development. The market for housing in this area is relatively buoyant, underpinned by high sales values of between £2700/sq.m - £3800/sq.m. Land values range from about £2.5m - £4m/ha (before deductions for planning obligations and abnormal costs), which is high enough to ensure that planning obligations packages, including affordable housing, as well as abnormal development costs, can be delivered without either threatening the viability of the scheme, or falling below any existing use value. However, economic viability is currently in doubt at Studley and sites within the main settlements if the level of CIL is set at £100 per sq.m and the percentage of affordable housing is set at 35%.</p>			
<b>Availability summary</b>			
<p>The owner or agent confirms that the site is available for development, and that there are no legal or ownership problems which could limit development.</p>			



**Achievability summary**

From the information available, it is considered that there is a reasonable prospect that housing will be delivered on the site. It is also considered that, given current and probable future sales prices, and alternative land values, the site is economically viable and the capacity of the developer to complete and sell the housing in the medium term in this area is good, despite the current economic downturn. However, economic viability is currently in doubt at Studley and sites within the main settlements if the level of CIL is set at £100 per sq.m and the percentage of affordable housing is set at 35%.

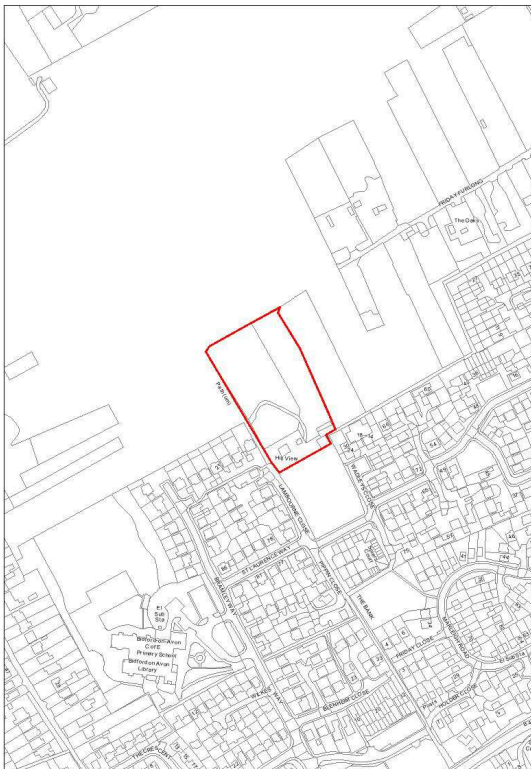
<b>2011 - 2012</b>	<b>2012 - 2013</b>	<b>2013 - 2014</b>	<b>2014 - 2015</b>	<b>2015 - 2016</b>	<b>2016 - 2017</b>	<b>2017 - 2018</b>	<b>2018 - 2019</b>
0	0	10	20	0	0	0	0
<b>2019 - 2020</b>	<b>2020 - 2021</b>	<b>2021 - 2022</b>	<b>2022 - 2023</b>	<b>2023 - 2024</b>	<b>2024 - 2025</b>	<b>2025 - 2026</b>	<b>2026 - 2027</b>
0	0	0	0	0	0	0	0
<b>2027 - 2028</b>	<b>30dph</b>	<b>40dph</b>	<b>50dph</b>	<b>Final density:</b>		<b>Final suggested yield:</b>	
0	26	34	43	35		30	

**Yield summary**

Taking account of the character of the site and its surroundings, this site could be developed for medium density development typically comprising a mix of detached, semi-detached and terraced dwellings at an average density of about 30-35 dph, and the suggested yield is 30 units. The Panel agreed with the assessment of this site.

**Conclusion**

Because of its location and characteristics, this site would be suitable for a mix of dwellings of about 30 units likely to be started in about 2013 and completed by 2016, depending on the recovery of the housing market.



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Site ref	Settlement	Gross Site Area (ha)	Net Site Area (ha)
UCS/SITE/BID002	Bidford on Avon	6.56	1.53
<b>Site Address</b>		<b>Type of site</b>	
Friday Furlong, Waterloo Road		Brownfield	
<b>Current/previous landuse</b>		<b>Planning status</b>	
Mixed		Planning permission before base date (will lapse)	
<b>Description of site</b>			
Parts of the site are occupied by Gypsies and Travellers, and other parts are scrubland and vacant areas of land. It is situated on the northern edge of the built up area of Bidford on Avon.			
<b>Planning history</b>			
Planning permission 09/00247/OUT received for demolition of existing buildings, erection of 125 dwellings and medical centre, provision of open space, related roads and parking provision. Site is unlikely to be developed within this permission. 11/01771/REM (layout of roads for 30 dwellings)			
<b>Policy context</b>			
The site is within the development boundary.			
<b>Physical constraints</b>			
None			
<b>Potential impacts</b>			
There are a number of Gypsy and Traveller sites on this site which need relocating.			
<b>Suitability summary</b>			
From the information available, the site is considered suitable for housing development in principle because of the characteristics of the site and its surrounding area. There are no known policy or physical constraints preventing development.			
<b>Market appraisal</b>			
This site is in a location that developers find attractive to bring forward housing sites for development. The market for housing in this area is relatively buoyant, underpinned by high sales values of between £2700/sq.m - £3800/sq.m. Land values range from about £2.5m - £4m/ha (before deductions for planning obligations and abnormal costs), which is high enough to ensure that planning obligations packages, including affordable housing, as well as abnormal development costs, can be delivered without either threatening the viability of the scheme, or falling below any existing use value. However, economic viability is currently in doubt at Studley and sites within the main settlements if the level of CIL is set at £100 per sq.m and the percentage of affordable housing is set at 35%.			
<b>Availability summary</b>			
The owner or agent confirms that the site is unlikely to be developed within the existing permission. However a new permission is likely to be submitted for a similar scheme.			

**Achievability summary**

From the information available, it is considered that there is a reasonable prospect that housing will be delivered on the site. It is also considered that, given current and probable future sales prices, and alternative land values, the site is economically viable and the capacity of the developer to complete and sell the housing in the medium term in this area is good, despite the current economic downturn. However, economic viability is currently in doubt at Studley and sites within the main settlements if the level of CIL is set at £100 per sq.m and the percentage of affordable housing is set at 35%.

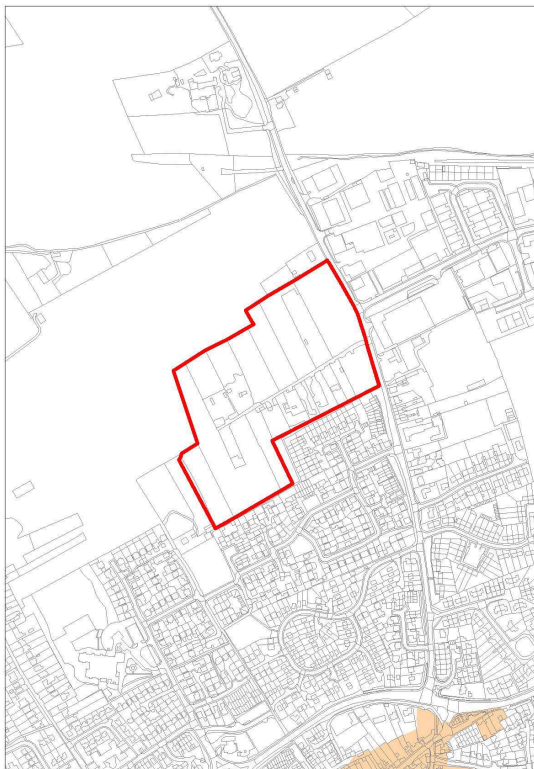
<b>2011 - 2012</b>	<b>2012 - 2013</b>	<b>2013 - 2014</b>	<b>2014 - 2015</b>	<b>2015 - 2016</b>	<b>2016 - 2017</b>	<b>2017 - 2018</b>	<b>2018 - 2019</b>
50	50	0	0	0	0	0	0
<b>2019 - 2020</b>	<b>2020 - 2021</b>	<b>2021 - 2022</b>	<b>2022 - 2023</b>	<b>2023 - 2024</b>	<b>2024 - 2025</b>	<b>2025 - 2026</b>	<b>2026 - 2027</b>
0	0	0	0	0	0	0	0
<b>2027 - 2028</b>	<b>30dph</b>	<b>40dph</b>	<b>50dph</b>	<b>Final density:</b>		<b>Final suggested yield:</b>	
0	46	61	76	66		100	

**Yield summary**

A new permission is likely to be submitted for a similar scheme of 100 units. The Panel agreed with the assessment of this site.

**Conclusion**

The site currently has planning permission for residential development which is unlikely to be implemented. However, the agent confirms that a further application will be submitted for the site for a similar scheme, for approximately 100 units. The principal of development has already been established through the existing permission and the site is still available for residential development.



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Site ref	Settlement	Gross Site Area (ha)	Net Site Area (ha)
GAY102	Gaydon	0.63	0.63
<b>Site Address</b>		<b>Type of site</b>	
Land at The Gaydon Inn, Banbury Road		Greenfield	
<b>Current/previous landuse</b>		<b>Planning status</b>	
Agriculture		No planning status	
<b>Description of site</b>			
The site is a pasture field located between existing residential properties, redundant public house and the main road B4100. There is no access from the road B4100.			
<b>Planning history</b>			
There is no known planning history.			
<b>Policy context</b>			
The village does not currently have settlement boundaries. The redundant public house to the south east of the site is a listed building.			
<b>Physical constraints</b>			
The site does not have good access onto the main road to the east of the site. However, access could either be accessed around the Gaydon Inn which is currently redundant although listed, or alternatively it could come forward with site GAY101 which would provide access. Highway comments - Access could feasibly be achieved around the Gaydon Inn however, further details of how access were to be formed and maintained would need to be submitted for further consideration. Access elsewhere along the main road is difficult due to visibility being obscured by necessary street furniture (specifically advanced direction signs on approach to the roundabout).			
<b>Potential impacts</b>			
The Landscape Sensitivity Study states that this site is within zone G03 which has a medium landscape sensitivity tolerance to change. The back gardens contain mature trees such as weeping willow, poplar and ash, and mature shrubs forming a loose hedgerow to the north west edge, and a trimmed hawthorn hedge to the main road, the B4100, which create an enclosed area. The area is not very tranquil due to the surrounding development and road noise and presence of the pub. This area could accommodate around 4 new dwellings if the density was planned to match that in the immediate environs; in this case a central service road would allow backs of properties to face backs of those around the area. If access was from beside the pub, the hedge to the B4100 should be extended to around 5m with native species trees and this strip should be outside the curtilage of private dwellings and should be protected by a planning condition to allow it mature. The Ecological Study (2012) identifies the site as improved grassland and as low distinctiveness across the majority of the site, and moderate distinctiveness on the boundaries which are identified as linear scrub. The Historic Environment Assessment identifies the site within a high sensitivity historic landscape.			
<b>Suitability summary</b>			
From the information available, the site is considered suitable for housing development in principle because of the characteristics of the site and its surrounding area. There are access issues that would need to be resolved in enabling the development to come forward.			
<b>Market appraisal</b>			
This site is in a location that developers find attractive to bring forward housing sites for development. The market for housing in this area is relatively buoyant, underpinned by high sales values of between £2700/sq.m - £3800/sq.m. Land values range from about £2.5m - £4m/ha (before deductions for planning obligations and abnormal costs), which is high enough to ensure that planning obligations packages, including affordable housing, as well as abnormal development costs, can be delivered without either threatening the viability of the scheme, or falling below any existing use value. However, economic viability is currently in doubt at Studley and sites within the main settlements if the level of CIL is set at £100 per sq.m and the percentage of affordable housing is set at 35%.			
<b>Availability summary</b>			
The owner or agent confirms that the site is available for development, and that there are no legal or ownership problems which could limit development.			



**Achievability summary**

From the information available, it is considered that there is a reasonable prospect that housing will be delivered on the site. It is also considered that, given current and probable future sales prices, and alternative land values, the site is economically viable and the capacity of the developer to complete and sell the housing in the medium term in this area is good, despite the current economic downturn. However, economic viability is currently in doubt at Studley and sites within the main settlements if the level of CIL is set at £100 per sq.m and the percentage of affordable housing is set at 35%.

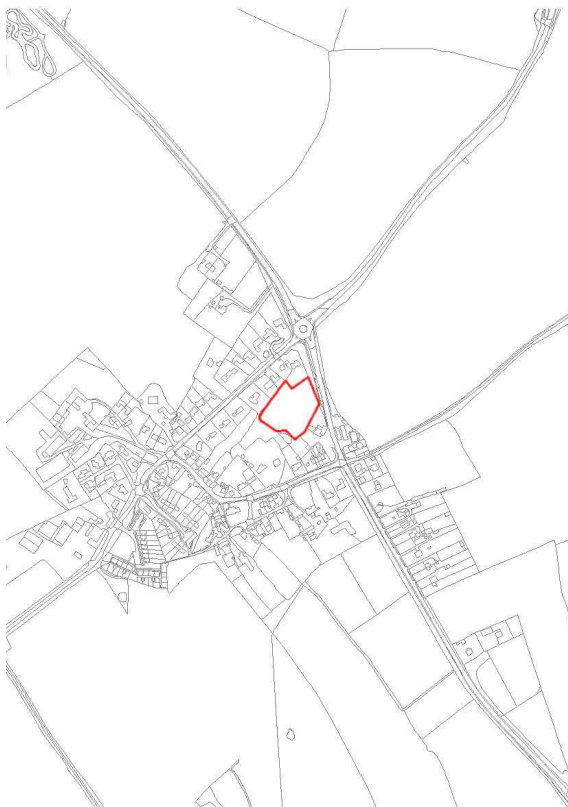
2011 - 2012	2012 - 2013	2013 - 2014	2014 - 2015	2015 - 2016	2016 - 2017	2017 - 2018	2018 - 2019
0	0	0	0	0	0	14	0
2019 - 2020	2020 - 2021	2021 - 2022	2022 - 2023	2023 - 2024	2024 - 2025	2025 - 2026	2026 - 2027
0	0	0	0	0	0	0	0
2027 - 2028	30dph	40dph	50dph	Final density:		Final suggested yield:	
0	19	25	32		22		14

**Yield summary**

Taking account of the character of the site and limited access to the site, this site could be developed for low density development typically comprising a mix of semi detached and detached dwellings at an average density of about 20-25 dph, and the suggested yield is 14 units. The Panel agreed with the assessment of this site.

**Conclusion**

Because of its location and characteristics, this site would be suitable for a mix of dwellings of about 14 units which could be started in the medium term, depending on the Council's eventual distribution of development strategy, and whether modest extensions to the larger villages are to be pursued. Ecological and historic landscape value on site should be considered in any future proposal.



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Site ref	Settlement	Gross Site Area (ha)	Net Site Area (ha)
OX101	Oxhill	0.46	0.46
<b>Site Address</b>		<b>Type of site</b>	
Land off Main Street		Greenfield	
<b>Current/previous landuse</b>		<b>Planning status</b>	
Agriculture		No planning status	
<b>Description of site</b>			
The site is pasture land located within the village and adjacent a church to the north, existing residential properties to the east and south and agricultural land to the west. The site slopes gently up from the road and is enclosed by hedgerows.			
<b>Planning history</b>			
There is no known planning history.			
<b>Policy context</b>			
The village does not currently have settlement boundaries. The site is within the Conservation Area and there is a listed building to the north of the site.			
<b>Physical constraints</b>			
The site is enclosed by hedgerows which limits access to the site. Highway comments - Access to the site to serve the site should be a minimum of 5 metres. Existing hedgerow requires cutting/setting back or removing in order achieve required visibility splays of 2.4m x 43m. Improved footway links may be required to link the proposed development to existing footways.			
<b>Potential impacts</b>			
The site is not included within the Landscape Sensitivity Study. Development in this location has the potential to impact on the Conservation Area and/or nearby listed building. The Historic Environment Assessment identifies the site within a medium sensitivity historic landscape. The Ecological Study (2012) identifies the site as amenity grassland and as high distinctiveness.			
<b>Suitability summary</b>			
From the information available, the site is considered suitable for housing development subject to confirmation that development would not adversely affect the character or appearance of the Conservation Area.			
<b>Market appraisal</b>			
This site is in a location that developers find attractive to bring forward housing sites for development. The market for housing in this area is relatively buoyant, underpinned by high sales values of between £2700/sq.m - £3800/sq.m. Land values range from about £2.5m - £4m/ha (before deductions for planning obligations and abnormal costs), which is high enough to ensure that planning obligations packages, including affordable housing, as well as abnormal development costs, can be delivered without either threatening the viability of the scheme, or falling below any existing use value. However, economic viability is currently in doubt at Studley and sites within the main settlements if the level of CIL is set at £100 per sq.m and the percentage of affordable housing is set at 35%.			
<b>Availability summary</b>			
The owner or agent confirms that the site is available for development, and that there are no legal or ownership problems which could limit development.			

**Achievability summary**

From the information available, it is considered that there is a reasonable prospect that housing will be delivered on the site. It is also considered that, given current and probable future sales prices, and alternative land values, the site is economically viable and the capacity of the developer to complete and sell the housing in the medium term in this area is good, despite the current economic downturn. However, economic viability is currently in doubt at Studley and sites within the main settlements if the level of CIL is set at £100 per sq.m and the percentage of affordable housing is set at 35%.

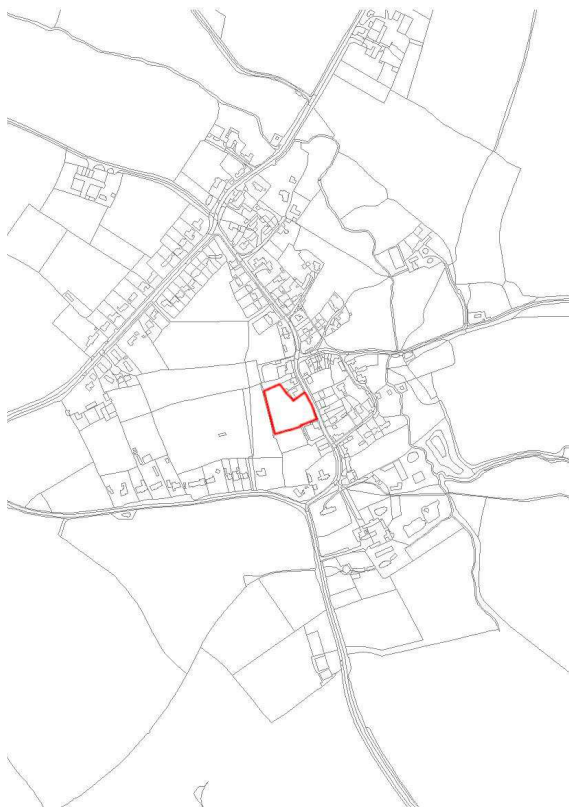
<b>2011 - 2012</b>	<b>2012 - 2013</b>	<b>2013 - 2014</b>	<b>2014 - 2015</b>	<b>2015 - 2016</b>	<b>2016 - 2017</b>	<b>2017 - 2018</b>	<b>2018 - 2019</b>
0	0	8	5	0	0	0	0
<b>2019 - 2020</b>	<b>2020 - 2021</b>	<b>2021 - 2022</b>	<b>2022 - 2023</b>	<b>2023 - 2024</b>	<b>2024 - 2025</b>	<b>2025 - 2026</b>	<b>2026 - 2027</b>
0	0	0	0	0	0	0	0
<b>2027 - 2028</b>	<b>30dph</b>	<b>40dph</b>	<b>50dph</b>	<b>Final density:</b>		<b>Final suggested yield:</b>	
0	14	18	23	28		13	

**Yield summary**

Taking account of the character of the site and its surroundings, this site could be developed for low density development typically comprising a mix of semi detached and detached dwellings at an average density of about 28-30 dph, and the suggested yield is 13 units. The Panel agreed with the assessment of this site.

**Conclusion**

From the information available, the site is considered suitable for housing development subject to confirmation that development would not adversely affect the character or appearance of the Conservation Area. Because of its location and characteristics, this site would be suitable for a mix of dwellings of about 13 units likely to be started in about 2013 and completed by 2014, depending on the recovery of the housing market. Ecological and historic landscape value on site should be considered in any future proposal.



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Site ref	Settlement	Gross Site Area (ha)	Net Site Area (ha)
OX102	Oxhill	0.40	0.40
<b>Site Address</b>		<b>Type of site</b>	
Land at Applegrove, Whatcote Road		Mixed	
<b>Current/previous landuse</b>		<b>Planning status</b>	
C3 Housing		No planning status	
<b>Description of site</b>			
The site is a large house and garden to the rear, within a ribbon development stretching from the central area of Oxhill. To the east and south is paddocks. The site has good access onto Whatcote Road, where the boundary is screened by hedgerows.			
<b>Planning history</b>			
There is no known planning history.			
<b>Policy context</b>			
The village does not currently have settlement boundaries. The site includes garden land.			
<b>Physical constraints</b>			
The site would involve the demolition of the existing house. Access would be from Whatcote Road. Highway comments - Access to the site will need to be widened to at least 5 metres. Visibility splays of 2.4m x 70m in both directions will be required. It is considered that these splays are achievable.			
<b>Potential impacts</b>			
The site is not included within the Landscape Sensitivity Study and is within the built up area. The Historic Environment Assessment identifies the site within a low sensitivity historic landscape.			
<b>Suitability summary</b>			
From the information available, the site is considered suitable for housing development in principle because of the characteristics of the site and its surrounding area. There are no known policy or physical constraints preventing development.			
<b>Market appraisal</b>			
This site is in a location that developers find attractive to bring forward housing sites for development. The market for housing in this area is relatively buoyant, underpinned by high sales values of between £2700/sq.m - £3800/sq.m. Land values range from about £2.5m - £4m/ha (before deductions for planning obligations and abnormal costs), which is high enough to ensure that planning obligations packages, including affordable housing, as well as abnormal development costs, can be delivered without either threatening the viability of the scheme, or falling below any existing use value. However, economic viability is currently in doubt at Studley and sites within the main settlements if the level of CIL is set at £100 per sq.m and the percentage of affordable housing is set at 35%.			
<b>Availability summary</b>			
The owner or agent confirms that the site is available for development, and that there are no legal or ownership problems which could limit development.			

**Achievability summary**

From the information available, it is considered that there is a reasonable prospect that housing will be delivered on the site. It is also considered that, given current and probable future sales prices, and alternative land values, the site is economically viable and the capacity of the developer to complete and sell the housing in the short to medium term in this area is good, despite the current economic downturn. However, economic viability is currently in doubt at Studley and sites within the main settlements if the level of CIL is set at £100 per sq.m and the percentage of affordable housing is set at 35%.

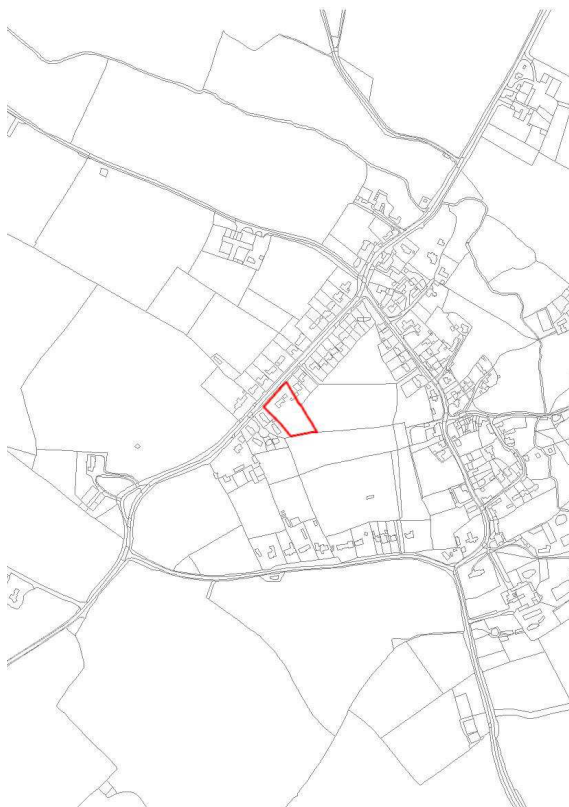
<b>2011 - 2012</b>	<b>2012 - 2013</b>	<b>2013 - 2014</b>	<b>2014 - 2015</b>	<b>2015 - 2016</b>	<b>2016 - 2017</b>	<b>2017 - 2018</b>	<b>2018 - 2019</b>
0	0	6	0	0	0	0	0
<b>2019 - 2020</b>	<b>2020 - 2021</b>	<b>2021 - 2022</b>	<b>2022 - 2023</b>	<b>2023 - 2024</b>	<b>2024 - 2025</b>	<b>2025 - 2026</b>	<b>2026 - 2027</b>
0	0	0	0	0	0	0	0
<b>2027 - 2028</b>	<b>30dph</b>	<b>40dph</b>	<b>50dph</b>	<b>Final density:</b>		<b>Final suggested yield:</b>	
0	12	16	20	15		6	

**Yield summary**

The Panel commented that 8 units is too many for the character of the site and suggested 6 units would be more appropriate for this location. Therefore the yield was adjusted to reflect the Panels comments.

**Conclusion**

Because of its location and characteristics, this site would be suitable for a mix of dwellings of about 6 units likely to be started in about 2013 and completed by 2014, depending on the recovery of the housing market.



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Site ref	Settlement	Gross Site Area (ha)	Net Site Area (ha)
OX103	Oxhill	0.51	0.51
<b>Site Address</b>		<b>Type of site</b>	
Land at Fithers Field, Kineton Road		Mixed	
<b>Current/previous landuse</b>		<b>Planning status</b>	
C3 Housing and paddock		No planning status	
<b>Description of site</b>			
The site is a large house, double garage and garden with paddock at the back to the north west of the site. The paddock area is not enclosed by hedgerows. There is a footpath running along the side adjacent the neighbouring bungalow.			
<b>Planning history</b>			
There is no known planning history.			
<b>Policy context</b>			
The village does not currently have settlement boundaries. The site is opposite the boundary of a Conservation Area. There is a public footpath along the boundary of the site.			
<b>Physical constraints</b>			
The site would require the demolition of an existing property. Highway comments - The access to the site and Fithers Field will need to be 5 metres in width for 14 units and visibility splays of 2.4m x 70m in both directions must be provided.			
<b>Potential impacts</b>			
The Landscape Sensitivity Study states that this site is within zone OX04 which has a medium landscape sensitivity tolerance to change. There is some scope for housing development within this zone, especially adjacent to the existing settlement edge and where advance screen planting would be possible and desirable. There might be a local topographical argument for restricting development to the three northern fields to reduce visibility within the wider landscape. The Ecological Study (2012) identifies the site as low distinctiveness across the majority of the site, and moderate distinctiveness on the northern boundary which are identified as intact hedge. The Historic Environment Assessment identifies the site within a medium sensitivity historic landscape.			
<b>Suitability summary</b>			
From the information available, the site is considered suitable for housing development in principle because of the characteristics of the site and its surrounding area. There are no known policy or physical constraints preventing development.			
<b>Market appraisal</b>			
This site is in a location that developers find attractive to bring forward housing sites for development. The market for housing in this area is relatively buoyant, underpinned by high sales values of between £2700/sq.m - £3800/sq.m. Land values range from about £2.5m - £4m/ha (before deductions for planning obligations and abnormal costs), which is high enough to ensure that planning obligations packages, including affordable housing, as well as abnormal development costs, can be delivered without either threatening the viability of the scheme, or falling below any existing use value. However, economic viability is currently in doubt at Studley and sites within the main settlements if the level of CIL is set at £100 per sq.m and the percentage of affordable housing is set at 35%.			
<b>Availability summary</b>			
The owner or agent confirms that the site is available for development, and that there are no legal or ownership problems which could limit development.			

**Achievability summary**

From the information available, it is considered that there is a reasonable prospect that housing will be delivered on the site. It is also considered that, given current and probable future sales prices, and alternative land values, the site is economically viable and the capacity of the developer to complete and sell the housing in the medium term in this area is good. However, economic viability is currently in doubt at Studley and sites within the main settlements if the level of CIL is set at £100 per sq.m and the percentage of affordable housing is set at 35%.

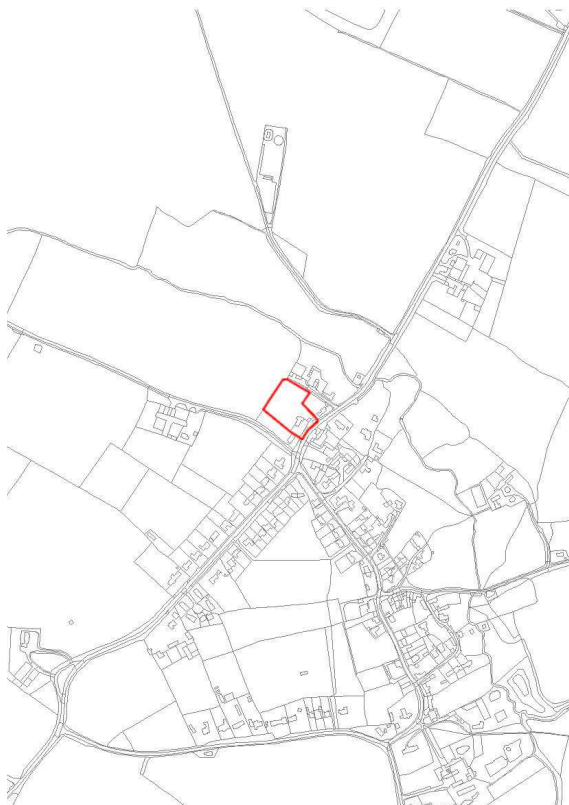
<b>2011 - 2012</b>	<b>2012 - 2013</b>	<b>2013 - 2014</b>	<b>2014 - 2015</b>	<b>2015 - 2016</b>	<b>2016 - 2017</b>	<b>2017 - 2018</b>	<b>2018 - 2019</b>
0	0	9	0	0	0	0	0
<b>2019 - 2020</b>	<b>2020 - 2021</b>	<b>2021 - 2022</b>	<b>2022 - 2023</b>	<b>2023 - 2024</b>	<b>2024 - 2025</b>	<b>2025 - 2026</b>	<b>2026 - 2027</b>
0	0	0	0	0	0	0	0
<b>2027 - 2028</b>	<b>30dph</b>	<b>40dph</b>	<b>50dph</b>	<b>Final density:</b>		<b>Final suggested yield:</b>	
0	15	20	25	18		9	

**Yield summary**

The Panel commented that 15 units is too many for the character of the site and suggested 9 units would be more appropriate for this location. Therefore the yield was adjusted to reflect the Panels comments.

**Conclusion**

Because of its location and characteristics, this site would be suitable for a mix of dwellings of about 9 units likely to be started in about 2013 and completed by 2014/5, depending on the recovery of the housing market. Ecological and historic landscape value on site should be considered in any future proposal.



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Site ref	Settlement	Gross Site Area (ha)	Net Site Area (ha)
OX104	Oxhill	0.20	0.20
<b>Site Address</b>		<b>Type of site</b>	
Land at Church Lane		Greenfield	
<b>Current/previous landuse</b>		<b>Planning status</b>	
Agriculture		No planning status	
<b>Description of site</b>			
The site is an area of scrubland within the built up area of the village adjacent existing residential properties and the church.			
<b>Planning history</b>			
There is no known planning history.			
<b>Policy context</b>			
The village does not currently have settlement boundaries. The site is within the Conservation Area and adjacent existing listed buildings on all sides, including a church to the south west of the site.			
<b>Physical constraints</b>			
Access would have to be via a narrow lane. Highway comments - Access via Church Lane is too narrow to allow two vehicles to pass. This would require widening to 5 metres to accommodate two way vehicle movements in and out of the site. Achieving this may be difficult. Forward visibility when turning into Church Lane is also very limited and further information about how access could conceivably be achieved would be required for the Highway Authority to provide a comprehensive response.			
<b>Potential impacts</b>			
The site is not included within the Landscape Sensitivity Study. The site is within the Conservation Area and close to listed buildings. The Ecological Study (2012) identifies the site as medium distinctiveness across the site, with linear scrub on the southern boundaries. The Historic Environment Assessment identifies the site within a high sensitivity historic landscape.			
<b>Suitability summary</b>			
From the information available, the site is considered suitable for housing development subject to confirmation that development would not adversely affect the character or appearance of the Conservation Area.			
<b>Market appraisal</b>			
This site is in a location that developers find attractive to bring forward housing sites for development. The market for housing in this area is relatively buoyant, underpinned by high sales values of between £2700/sq.m - £3800/sq.m. Land values range from about £2.5m - £4m/ha (before deductions for planning obligations and abnormal costs), which is high enough to ensure that planning obligations packages, including affordable housing, as well as abnormal development costs, can be delivered without either threatening the viability of the scheme, or falling below any existing use value. However, economic viability is currently in doubt at Studley and sites within the main settlements if the level of CIL is set at £100 per sq.m and the percentage of affordable housing is set at 35%.			
<b>Availability summary</b>			
The owner or agent confirms that the site is available for development, and that there are no legal or ownership problems which could limit development.			

**Achievability summary**

From the information available, it is considered that there is a reasonable prospect that housing will be delivered on the site. It is also considered that, given current and probable future sales prices, and alternative land values, the site is economically viable and the capacity of the developer to complete and sell the housing in the medium term in this area is good, despite the current economic downturn. However, economic viability is currently in doubt at Studley and sites within the main settlements if the level of CIL is set at £100 per sq.m and the percentage of affordable housing is set at 35%.

<b>2011 - 2012</b>	<b>2012 - 2013</b>	<b>2013 - 2014</b>	<b>2014 - 2015</b>	<b>2015 - 2016</b>	<b>2016 - 2017</b>	<b>2017 - 2018</b>	<b>2018 - 2019</b>
0	0	6	0	0	0	0	0
<b>2019 - 2020</b>	<b>2020 - 2021</b>	<b>2021 - 2022</b>	<b>2022 - 2023</b>	<b>2023 - 2024</b>	<b>2024 - 2025</b>	<b>2025 - 2026</b>	<b>2026 - 2027</b>
0	0	0	0	0	0	0	0
<b>2027 - 2028</b>	<b>30dph</b>	<b>40dph</b>	<b>50dph</b>	<b>Final density:</b>		<b>Final suggested yield:</b>	
0	6	8	10	30		6	

**Yield summary**

Taking account of the character of the site and its surroundings, this site could be developed for low density development typically comprising a mix of semi detached and detached dwellings at an average density of about 28-30 dph, and the suggested yield is 6 units. The Panel agreed with the assessment of this site.

**Conclusion**

From the information available, the site is considered suitable for housing development subject to confirmation that development would not adversely affect the character or appearance of the Conservation Area. Because of its location and characteristics, this site would be suitable for a mix of dwellings of about 6 units likely to be started in about 2013 and completed by 2014, depending on the recovery of the housing market. Ecological and historic landscape value on site should be considered in any future proposal.



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Site ref	Settlement	Gross Site Area (ha)	Net Site Area (ha)
PRM101	Priors Marston	0.21	0.21
<b>Site Address</b>		<b>Type of site</b>	
Land at Southam Road		Brownfield	
<b>Current/previous landuse</b>		<b>Planning status</b>	
B2 Industrial		No planning status	
<b>Description of site</b>			
The site appears to be a large shed and driveway which could potentially provide access to the rear of an existing property off The Holloway. Access to the site is via a narrow lane adjacent existing housing and the site is bordered by housing on all sides.			
<b>Planning history</b>			
There is no known planning history.			
<b>Policy context</b>			
The village does not have a settlement boundary. The site is adjacent a Conservation Area to the east.			
<b>Physical constraints</b>			
Highway comments - Visibility towards the village is likely to be less than standard and not acceptable. Visibility towards Southam is acceptable. Access would need to be a minimum of 5.5m wide due to the narrow nature of the Southam Road.			
<b>Potential impacts</b>			
The site is not included within the Landscape Sensitivity Study. The site is immediately adjacent the Conservation Area boundary, but any development is likely to improve the appearance of the site. The Historic Environment Assessment identifies the site within a low-medium sensitivity historic landscape.			
<b>Suitability summary</b>			
From the information available, the site is considered suitable for housing development in principle because of the characteristics of the site and its surrounding area. There are no known policy or physical constraints preventing development.			
<b>Market appraisal</b>			
This site is in a location that developers find attractive to bring forward housing sites for development. The market for housing in this area is relatively buoyant, underpinned by high sales values of between £2700/sq.m - £3800/sq.m. Land values range from about £2.5m - £4m/ha (before deductions for planning obligations and abnormal costs), which is high enough to ensure that planning obligations packages, including affordable housing, as well as abnormal development costs, can be delivered without either threatening the viability of the scheme, or falling below any existing use value. However, economic viability is currently in doubt at Studley and sites within the main settlements if the level of CIL is set at £100 per sq.m and the percentage of affordable housing is set at 35%.			
<b>Availability summary</b>			
The owner or agent confirms that the site is available for development, and that there are no legal or ownership problems which could limit development.			

**Achievability summary**

From the information available, it is considered that there is a reasonable prospect that housing will be delivered on the site. It is also considered that, given current and probable future sales prices, and alternative land values, the site is economically viable and the capacity of the developer to complete and sell the housing in the medium term in this area is good, despite the current economic downturn. However, economic viability is currently in doubt at Studley and sites within the main settlements if the level of CIL is set at £100 per sq.m and the percentage of affordable housing is set at 35%.

<b>2011 - 2012</b>	<b>2012 - 2013</b>	<b>2013 - 2014</b>	<b>2014 - 2015</b>	<b>2015 - 2016</b>	<b>2016 - 2017</b>	<b>2017 - 2018</b>	<b>2018 - 2019</b>
0	0	6	0	0	0	0	0
<b>2019 - 2020</b>	<b>2020 - 2021</b>	<b>2021 - 2022</b>	<b>2022 - 2023</b>	<b>2023 - 2024</b>	<b>2024 - 2025</b>	<b>2025 - 2026</b>	<b>2026 - 2027</b>
0	0	0	0	0	0	0	0
<b>2027 - 2028</b>	<b>30dph</b>	<b>40dph</b>	<b>50dph</b>	<b>Final density:</b>		<b>Final suggested yield:</b>	
0	6	8	11	29		6	

**Yield summary**

Taking account of the character of the site and its surroundings, this site could be developed for low density development typically comprising a mix of semi detached and detached dwellings at an average density of about 28-30 dph, and the suggested yield is 6 units. The Panel agreed with the assessment of this site.

**Conclusion**

Because of its location and characteristics, this site would be suitable for a mix of dwellings of about 6 units likely to be started in about 2013 and completed by 2014, depending on the recovery of the housing market.



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Site ref	Settlement	Gross Site Area (ha)	Net Site Area (ha)
PRM102	Priors Marston	0.65	0.65
<b>Site Address</b>		<b>Type of site</b>	
Hardwick Road		Brownfield	
<b>Current/previous landuse</b>		<b>Planning status</b>	
Agriculture		Pre-application discussion	
<b>Description of site</b>			
The site is 3 terraced houses and a complex of farm buildings on the edge of the built up area of the village.			
<b>Planning history</b>			
There is no known planning history.			
<b>Policy context</b>			
The village does not currently have settlement boundaries. The site is within a Conservation Area.			
<b>Physical constraints</b>			
Development would require the demolition of existing buildings. Highway comments - Access to the site would be preferable towards the village to ensure an acceptable visibility splay can be achieved and likely lower traffic speeds. Utilising the existing farm access would be acceptable, though it would need to be remodelled to include a footway into the site.			
<b>Potential impacts</b>			
The site is not included within the Landscape Sensitivity Study. The Historic Environment Assessment identifies the site within a high sensitivity historic landscape.			
<b>Suitability summary</b>			
From the information available, the site is considered suitable for housing development in principle because of the characteristics of the site and its surrounding area. There are no known policy or physical constraints preventing development.			
<b>Market appraisal</b>			
This site is in a location that developers find attractive to bring forward housing sites for development. The market for housing in this area is relatively buoyant, underpinned by high sales values of between £2700/sq.m - £3800/sq.m. Land values range from about £2.5m - £4m/ha (before deductions for planning obligations and abnormal costs), which is high enough to ensure that planning obligations packages, including affordable housing, as well as abnormal development costs, can be delivered without either threatening the viability of the scheme, or falling below any existing use value. However, economic viability is currently in doubt at Studley and sites within the main settlements if the level of CIL is set at £100 per sq.m and the percentage of affordable housing is set at 35%.			
<b>Availability summary</b>			
The owner or agent confirms that the site is available for development, and that there are no legal or ownership problems which could limit development, and is being promoted for 20 dwellings.			

**Achievability summary**

From the information available, it is considered that there is a reasonable prospect that housing will be delivered on the site. It is also considered that, given current and probable future sales prices, and alternative land values, the site is economically viable and the capacity of the developer to complete and sell the housing in the medium term in this area is good, despite the current economic downturn. However, economic viability is currently in doubt at Studley and sites within the main settlements if the level of CIL is set at £100 per sq.m and the percentage of affordable housing is set at 35%.

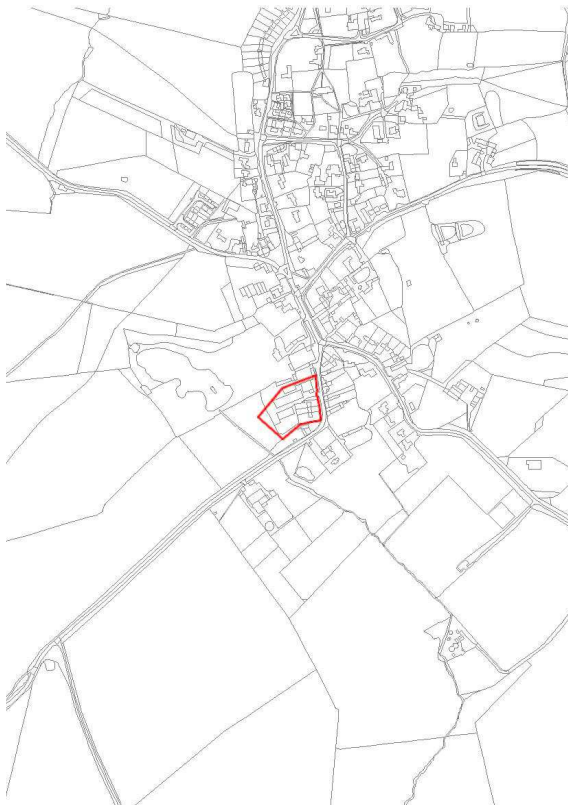
2011 - 2012	2012 - 2013	2013 - 2014	2014 - 2015	2015 - 2016	2016 - 2017	2017 - 2018	2018 - 2019
0	0	0	12	0	0	0	0
2019 - 2020	2020 - 2021	2021 - 2022	2022 - 2023	2023 - 2024	2024 - 2025	2025 - 2026	2026 - 2027
0	0	0	0	0	0	0	0
2027 - 2028	30dph	40dph	50dph	Final density:		Final suggested yield:	
0	19	26	32	18		12	

**Yield summary**

The Panel commented that 20 units is too many for the character of the site and location within the Conservation Area, and suggested 12 units would be more appropriate for this location. Therefore the yield was adjusted to reflect the Panels comments.

**Conclusion**

Because of its location and characteristics, the site would be suitable for a mix of dwellings of about 12 units likely to be started in about 2014 and completed by 2015, depending on the recovery of the housing market. Historic character value on site should be considered in any future proposal.



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Site ref	Settlement	Gross Site Area (ha)	Net Site Area (ha)
SHP704	Shipston-on-Stour	2.73	2.73
<b>Site Address</b>		<b>Type of site</b>	
London Road		Brownfield	
<b>Current/previous landuse</b>		<b>Planning status</b>	
Agriculture		Not Known	
<b>Description of site</b>			
Agricultural land containing large agricultural building, outside the development boundary.			
<b>Planning history</b>			
Application for 26 dwellings to meet local housing need (see 08/02662/FUL). Planning permission given for 26 dwellings 08.01.09.			
<b>Policy context</b>			
Development would currently contravene policy as it is outside the development boundary.			
<b>Physical constraints</b>			
No known physical constraints.			
<b>Potential impacts</b>			
The Landscape Sensitivity Study has identified the site within a wider area of medium landscape sensitivity. Housing development in this zone may be acceptable if designed to minimise effects on the cemetery and its users and in views across the valley from Barcheston and its environs.			
<b>Suitability summary</b>			
The Landscape Sensitivity Study concludes that the site has a medium landscape sensitivity tolerance to change. In principle, if there is a requirement for further greenfield development, this site should be considered as a possible development site through the Local Plan process.			
<b>Market appraisal</b>			
This site is in a location that developers find attractive to bring forward housing sites for development. The market for housing in this area is relatively buoyant, underpinned by high sales values of between £2700/sq.m - £3800/sq.m. Land values range from about £2.5m - £4m/ha (before deductions for planning obligations and abnormal costs), which is high enough to ensure that planning obligations packages, including affordable housing, as well as abnormal development costs, can be delivered without either threatening the viability of the scheme, or falling below any existing use value. Land values have fallen from the 2007-peak, as a result of the current economic downturn, with many schemes being delayed, but market conditions have improved, and most sites in Stratford-on-Avon District are viable.			
<b>Availability summary</b>			
Part of the site has received planning permission indicating landowner and developer interest.			

**Achievability summary**

From the information available, it is considered that there is a reasonable prospect that housing will be delivered on the site. It is also considered that, given current and probable future sales prices, and alternative land values, the site is economically viable and the capacity of the developer to complete and sell the housing in the medium term in this area is good, despite the current economic downturn.

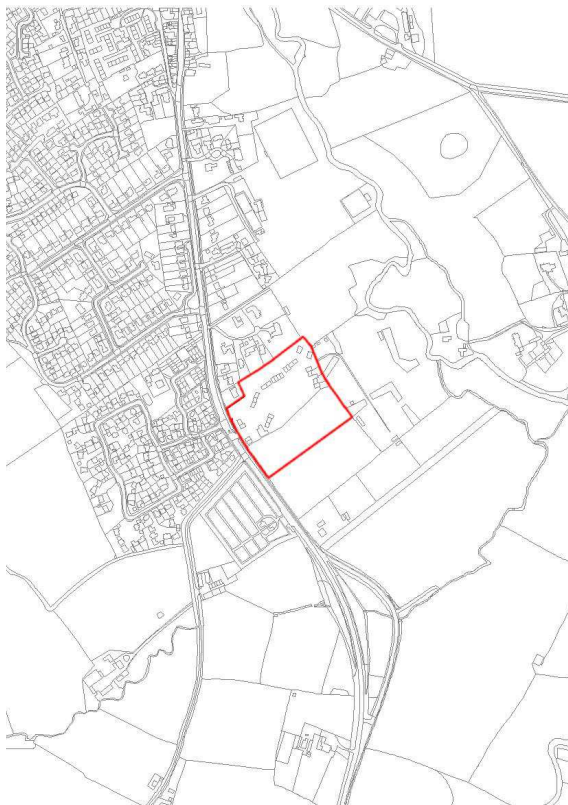
<b>2011 - 2012</b>	<b>2012 - 2013</b>	<b>2013 - 2014</b>	<b>2014 - 2015</b>	<b>2015 - 2016</b>	<b>2016 - 2017</b>	<b>2017 - 2018</b>	<b>2018 - 2019</b>
0	0	0	15	10	0	0	0
<b>2019 - 2020</b>	<b>2020 - 2021</b>	<b>2021 - 2022</b>	<b>2022 - 2023</b>	<b>2023 - 2024</b>	<b>2024 - 2025</b>	<b>2025 - 2026</b>	<b>2026 - 2027</b>
0	0	0	0	0	0	0	0
<b>2027 - 2028</b>	<b>30dph</b>	<b>40dph</b>	<b>50dph</b>	<b>Final density:</b>		<b>Final suggested yield:</b>	
0	82	109	136	9		25	

**Yield summary**

Taking account of the character of the site and its surroundings, this site could be developed for low density development typically comprising a mix of semi detached and detached dwellings and the suggested yield is 25 units

**Conclusion**

The north western part of the site gained permission for social housing and was completed before the base date. The remainder of the site has potential as part of a broader location in this area.



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Site ref	Settlement	Gross Site Area (ha)	Net Site Area (ha)
SNI703	Snitterfield	0.93	0.93
<b>Site Address</b>		<b>Type of site</b>	
Land at Appleton House		Brownfield	
<b>Current/previous landuse</b>		<b>Planning status</b>	
C3 Housing		No planning status	
<b>Description of site</b>			
The site contains an access drive off Church Road, garden land and overgrown paddock land to the rear of an existing property.			
<b>Planning history</b>			
There is no known planning history.			
<b>Policy context</b>			
The site is within settlement boundaries. The site is within the Green Belt and adjacent a Conservation Area and listed buildings to the east. Other listed buildings close by to the west and the Conservation Area wraps around (although not adjacent) the site at this point as well.			
<b>Physical constraints</b>			
Development would require a joint access from Church Road, located within the Conservation Area, to the land to the rear of the existing house. This would need to avoid impacting on historic walls and trees on Church Road. Any development of 6+ will require a formal bell-mouth access.			
<b>Potential impacts</b>			
The house and immediate curtilage is not considered by the Landscape Sensitivity Study - 'The land to the rear is within landscape zone SN01 which has a medium landscape sensitivity tolerance to change. This area could only accommodate low density development- around 4 new dwellings. If housing development was to be considered for this site it should be oriented so that backs of new dwellings face those adjacent, with existing mature trees protected by Tree Preservation Order or a planning condition.' The Historic Environment Assessment identifies the site within a high sensitivity historic landscape.			
<b>Suitability summary</b>			
From the information available, the site is considered suitable for housing development in principle, subject to achieving a satisfactory access off Church Road within the Conservation Area.			
<b>Market appraisal</b>			
This site is in a location that developers find attractive to bring forward housing sites for development. The market for housing in this area is relatively buoyant, underpinned by high sales values of between £2700/sq.m - £3800/sq.m. Land values range from about £2.5m - £4m/ha (before deductions for planning obligations and abnormal costs), which is high enough to ensure that planning obligations packages, including affordable housing, as well as abnormal development costs, can be delivered without either threatening the viability of the scheme, or falling below any existing use value. However, economic viability is currently in doubt at Studley and sites within the main settlements if the level of CIL is set at £100 per sq.m and the percentage of affordable housing is set at 35%.			
<b>Availability summary</b>			
The owner or agent confirms that the site is available for development, and that there are no legal or ownership problems which could limit development.			

**Achievability summary**

From the information available, it is considered that there is a reasonable prospect that housing will be delivered on the site. It is also considered that, given current and probable future sales prices, and alternative land values, the site is economically viable and the capacity of the developer to complete and sell the housing in the medium term in this area is good, despite the current economic downturn. However, economic viability is currently in doubt at Studley and sites within the main settlements if the level of CIL is set at £100 per sq.m and the percentage of affordable housing is set at 35%.

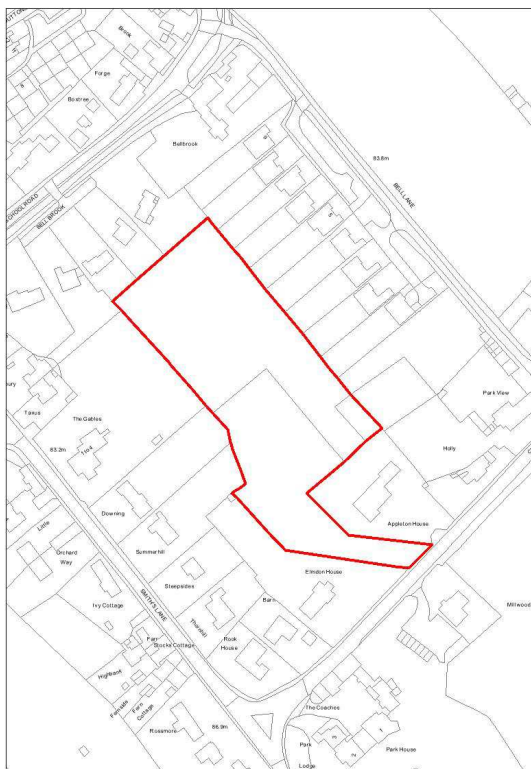
<b>2011 - 2012</b>	<b>2012 - 2013</b>	<b>2013 - 2014</b>	<b>2014 - 2015</b>	<b>2015 - 2016</b>	<b>2016 - 2017</b>	<b>2017 - 2018</b>	<b>2018 - 2019</b>
0	0	0	9	9	0	0	0
<b>2019 - 2020</b>	<b>2020 - 2021</b>	<b>2021 - 2022</b>	<b>2022 - 2023</b>	<b>2023 - 2024</b>	<b>2024 - 2025</b>	<b>2025 - 2026</b>	<b>2026 - 2027</b>
0	0	0	0	0	0	0	0
<b>2027 - 2028</b>	<b>30dph</b>	<b>40dph</b>	<b>50dph</b>	<b>Final density:</b>		<b>Final suggested yield:</b>	
0	28	37	47	19		18	

**Yield summary**

Taking account of the character of the site and its surroundings, this site could be developed for low to medium density development typically comprising a mix of detached and semi-detached dwellings at a suggested yield is 18 units. The Panel agreed with the assessment of this site.

**Conclusion**

From the information available, the site is considered suitable for housing development in principle, subject to achieving a satisfactory access off Church Road within the Conservation Area. Historic value on site should be considered in any future proposal.



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Site ref	Settlement	Gross Site Area (ha)	Net Site Area (ha)
SOM710	Southam	0.83	0.04
<b>Site Address</b>		<b>Type of site</b>	
Land at The Grange		Brownfield	
<b>Current/previous landuse</b>		<b>Planning status</b>	
B1 Business		No planning status	
<b>Description of site</b>			
The site is Council offices within a large building surrounded by mature trees within a residential area.			
<b>Planning history</b>			
There is no known planning history.			
<b>Policy context</b>			
There are no known policy restrictions.			
<b>Physical constraints</b>			
County Highways state it 'depends upon number of units, access likely to require improvements.'			
<b>Potential impacts</b>			
Any community facilities on the site should be retained.			
<b>Suitability summary</b>			
The site is suitable for residential development			
<b>Market appraisal</b>			
This site is in a location that developers find attractive to bring forward housing sites for development. The market for housing in this area is relatively buoyant, underpinned by high sales values of between £2700/sq.m - £3800/sq.m. Land values range from about £2.5m - £4m/ha (before deductions for planning obligations and abnormal costs), which is high enough to ensure that planning obligations packages, including affordable housing, as well as abnormal development costs, can be delivered without either threatening the viability of the scheme, or falling below any existing use value. However, economic viability is currently in doubt at Studley and sites within the main settlements if the level of CIL is set at £100 per sq.m and the percentage of affordable housing is set at 35%.			
<b>Availability summary</b>			
The site is owned by Stratford-on-Avon District Council and has been made available for residential development.			

**Achievability summary**

From the information available, it is considered that there is a reasonable prospect that housing will be delivered on the site. It is also considered that, given current and probable future sales prices, and alternative land values, the site is economically viable and the capacity of the developer to complete and sell the housing in the medium term in this area is good, despite the current economic downturn. However, economic viability is currently in doubt at Studley and sites within the main settlements if the level of CIL is set at £100 per sq.m and the percentage of affordable housing is set at 35%.

<b>2011 - 2012</b>	<b>2012 - 2013</b>	<b>2013 - 2014</b>	<b>2014 - 2015</b>	<b>2015 - 2016</b>	<b>2016 - 2017</b>	<b>2017 - 2018</b>	<b>2018 - 2019</b>
0	0	0	10	0	0	0	0
<b>2019 - 2020</b>	<b>2020 - 2021</b>	<b>2021 - 2022</b>	<b>2022 - 2023</b>	<b>2023 - 2024</b>	<b>2024 - 2025</b>	<b>2025 - 2026</b>	<b>2026 - 2027</b>
0	0	0	0	0	0	0	0
<b>2027 - 2028</b>	<b>30dph</b>	<b>40dph</b>	<b>50dph</b>	<b>Final density:</b>		<b>Final suggested yield:</b>	
0	1	2	2	237		10	

**Yield summary**

Taking account of the character of the site and its surroundings, this site is suitable for a conversion development typically comprising flats, and the suggested yield is 10 units. The Panel agreed with the assessment of this site.

**Conclusion**

The site is owned by the Council and has been promoted to the SHLAA for housing. It is a suitable site for residential development subject to any community facilities on site being retained.



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Site ref	Settlement	Gross Site Area (ha)	Net Site Area (ha)
03/02414/rem	Stratford-upon-Avon	0.71	0.62
<b>Site Address</b>		<b>Type of site</b>	
Phase 1 NC Joseph Birmingham Road		Brownfield	
<b>Current/previous landuse</b>		<b>Planning status</b>	
B1 Business		Current planning application (pending)	
<b>Description of site</b>			
The site is a smaller area within an original mixed-use planning permission, which comprises hotel. The site is 0.62ha in size following the first couple of phases and covered by a current planning permission 11/02692/FUL.			
<b>Planning history</b>			
Various permissions on this site including Phase 1 and 2 already built by Barratt Homes outline permission for a mixed use development including hotel, nursing home, creche, B1 offices and housing (07/01303/OUT). Hotel and nursing home is built. Food retail store has permission (08/03082/FUL) replacing the B1 use. Permission for 32 houses and 29 flats (10/0117/REM and 10/02171/VARY). Pending application (11/02692/FUL) for 46 units.			
<b>Policy context</b>			
The site is within the development boundary of Stratford-upon-Avon.			
<b>Physical constraints</b>			
There are no known physical constraints.			
<b>Potential impacts</b>			
There are no known potential impacts.			
<b>Suitability summary</b>			
The site is within the development boundary and within a built up area of Stratford, close to existing residential development. There are no known policy restrictions or physical constraints on this site.			
<b>Market appraisal</b>			
This site is in a location that developers find attractive to bring forward housing sites for development. The market for housing in this area is relatively buoyant, underpinned by high sales values of between £2700/sq.m - £3800/sq.m. Land values range from about £2.5m - £4m/ha (before deductions for planning obligations and abnormal costs), which is high enough to ensure that planning obligations packages, including affordable housing, as well as abnormal development costs, can be delivered without either threatening the viability of the scheme, or falling below any existing use value. However, economic viability is currently in doubt at Studley and sites within the main settlements if the level of CIL is set at £100 per sq.m and the percentage of affordable housing is set at 35%.			
<b>Availability summary</b>			
The owner or agent confirms that the site is available for development, and that there are no legal or ownership problems which could limit development.			

**Achievability summary**

From the information available, it is considered that there is a reasonable prospect that housing will be delivered on the site. It is also considered that, given current and probable future sales prices, and alternative land values, the site is economically viable and the capacity of the developer to complete and sell the housing in the medium term in this area is good, despite the current economic downturn. However, economic viability is currently in doubt at Studley and sites within the main settlements if the level of CIL is set at £100 per sq.m and the percentage of affordable housing is set at 35%.

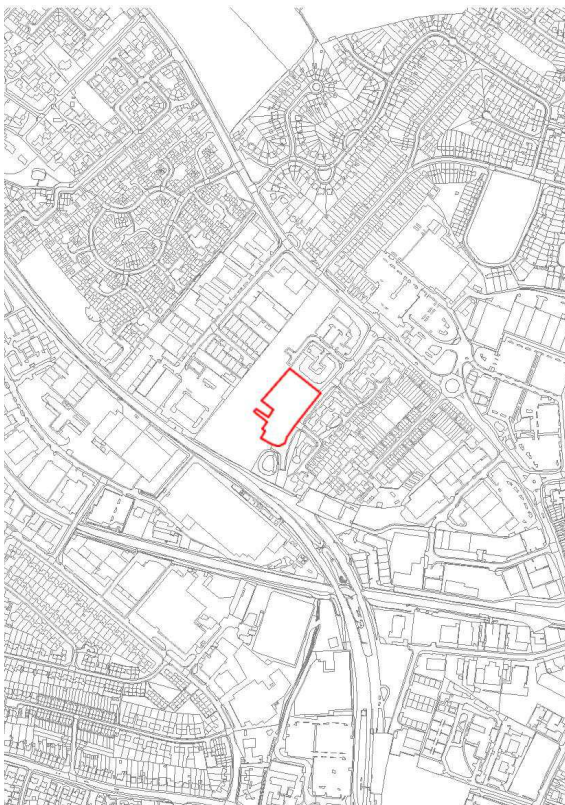
2011 - 2012	2012 - 2013	2013 - 2014	2014 - 2015	2015 - 2016	2016 - 2017	2017 - 2018	2018 - 2019
0	23	23	0	0	0	0	0
2019 - 2020	2020 - 2021	2021 - 2022	2022 - 2023	2023 - 2024	2024 - 2025	2025 - 2026	2026 - 2027
0	0	0	0	0	0	0	0
2027 - 2028	30dph	40dph	50dph	Final density:		Final suggested yield:	
0	19	25	31	74		46	

**Yield summary**

Taking account of the character of the site and its surroundings, this site could be developed for about 46 units which will provide an appropriate range of dwelling types for the housing market in this location. The Panel agreed with the assessment of this site.

**Conclusion**

There is a pending planning application on this site for 46 units. Because of its location and characteristics, this site would be suitable for a mix of dwellings for 46 units likely to be started in about 2012 and completed by 2014.



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Site ref	Settlement	Gross Site Area (ha)	Net Site Area (ha)
STR101	Stratford-upon-Avon	0.14	0.14
<b>Site Address</b>		<b>Type of site</b>	
Alcester Road		Brownfield	
<b>Current/previous landuse</b>		<b>Planning status</b>	
Residential		No planning status	
<b>Description of site</b>			
The site comprises 2 existing residential properties which could be converted to a higher number of units. They are adjacent other residential properties and accessed off the A422.			
<b>Planning history</b>			
There is no known planning history.			
<b>Policy context</b>			
The site is within a landfill buffer.			
<b>Physical constraints</b>			
There are no known physical constraints.			
<b>Potential impacts</b>			
There is a potential highway impact from intensification of residential use in this location, which requires further comment from County highways department.			
<b>Suitability summary</b>			
The site is already in residential use and therefore the principle of housing development is established. There are no constraints on further intensification of the site, although highways impact needs further investigation.			
<b>Market appraisal</b>			
This site is in a location that developers find attractive to bring forward housing sites for development. The market for housing in this area is relatively buoyant, underpinned by high sales values of between £2700/sq.m - £3800/sq.m. Land values range from about £2.5m - £4m/ha (before deductions for planning obligations and abnormal costs), which is high enough to ensure that planning obligations packages, including affordable housing, as well as abnormal development costs, can be delivered without either threatening the viability of the scheme, or falling below any existing use value. However, economic viability is currently in doubt at Studley and sites within the main settlements if the level of CIL is set at £100 per sq.m and the percentage of affordable housing is set at 35%.			
<b>Availability summary</b>			
The owner or agent confirms that the site is available for development, and that there are no legal or ownership problems which could limit development. The site is being promoted for 6 to 9 dwellings (net 4 to 7 to be completed by 2013).			

**Achievability summary**

From the information available, it is considered that there is a reasonable prospect that housing will be delivered on the site. It is also considered that, given current and probable future sales prices, and alternative land values, the site is economically viable and the capacity of the developer to complete and sell the housing in the medium term in this area is good, despite the current economic downturn. However, economic viability is currently in doubt at Studley and sites within the main settlements if the level of CIL is set at £100 per sq.m and the percentage of affordable housing is set at 35%.

<b>2011 - 2012</b>	<b>2012 - 2013</b>	<b>2013 - 2014</b>	<b>2014 - 2015</b>	<b>2015 - 2016</b>	<b>2016 - 2017</b>	<b>2017 - 2018</b>	<b>2018 - 2019</b>
0	6	0	0	0	0	0	0
<b>2019 - 2020</b>	<b>2020 - 2021</b>	<b>2021 - 2022</b>	<b>2022 - 2023</b>	<b>2023 - 2024</b>	<b>2024 - 2025</b>	<b>2025 - 2026</b>	<b>2026 - 2027</b>
0	0	0	0	0	0	0	0
<b>2027 - 2028</b>	<b>30dph</b>	<b>40dph</b>	<b>50dph</b>	<b>Final density:</b>		<b>Final suggested yield:</b>	
0	4	6	7	43		6	

**Yield summary**

Taking account of the character of the site and conversion of existing buildings, this site is suitable for higher density development typically comprising flats, and the suggested yield is a net of 6 units. The Panel agreed with the assessment of this site.

**Conclusion**

The site comprises 2 existing residential properties which could be converted to a net of 6 units and it is thought probable that the site could come forward within the next 5 year time frame.



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Site ref	Settlement	Gross Site Area (ha)	Net Site Area (ha)
STR103	Stratford-upon-Avon	0.03	0.03
<b>Site Address</b>		<b>Type of site</b>	
21/22 Vincent Avenue		Brownfield	
<b>Current/previous landuse</b>		<b>Planning status</b>	
C3 Housing		No planning status	
<b>Description of site</b>			
The site is residential property and small amount of land to the rear fronting Vincent Avenue, within an existing residential area.			
<b>Planning history</b>			
There is no known planning history.			
<b>Policy context</b>			
The site is within a landfill buffer.			
<b>Physical constraints</b>			
There are no known physical constraints.			
<b>Potential impacts</b>			
Intensification of residential use in this location may have an impact on adjacent residential properties from overlooking which needs to be considered in any proposal. Increased properties will also have an impact on parking and highways.			
<b>Suitability summary</b>			
The site comprises an existing residential property and therefore the principle of housing development has been established. Impact on adjacent residents needs to be minimised in any proposal, and parking/highway issues needs further investigation.			
<b>Market appraisal</b>			
This site is in a location that developers find attractive to bring forward housing sites for development. The market for housing in this area is relatively buoyant, underpinned by high sales values of between £2700/sq.m - £3800/sq.m. Land values range from about £2.5m - £4m/ha (before deductions for planning obligations and abnormal costs), which is high enough to ensure that planning obligations packages, including affordable housing, as well as abnormal development costs, can be delivered without either threatening the viability of the scheme, or falling below any existing use value. However, economic viability is currently in doubt at Studley and sites within the main settlements if the level of CIL is set at £100 per sq.m and the percentage of affordable housing is set at 35%.			
<b>Availability summary</b>			
The owner or agent confirms that the site is available for development, and that there are no legal or ownership problems which could limit development. The site is being promoted for 10-15 flats.			

**Achievability summary**

From the information available, it is considered that there is a reasonable prospect that housing will be delivered on the site. It is also considered that, given current and probable future sales prices, and alternative land values, the site is economically viable and the capacity of the developer to complete and sell the housing in the medium term in this area is good, despite the current economic downturn. However, economic viability is currently in doubt at Studley and sites within the main settlements if the level of CIL is set at £100 per sq.m and the percentage of affordable housing is set at 35%.

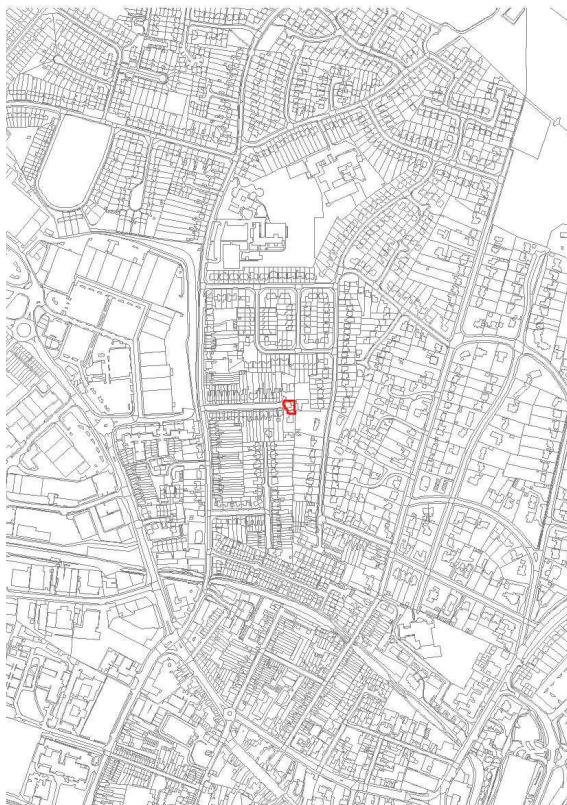
2011 - 2012	2012 - 2013	2013 - 2014	2014 - 2015	2015 - 2016	2016 - 2017	2017 - 2018	2018 - 2019
0	0	9	0	0	0	0	0
2019 - 2020	2020 - 2021	2021 - 2022	2022 - 2023	2023 - 2024	2024 - 2025	2025 - 2026	2026 - 2027
0	0	0	0	0	0	0	0
2027 - 2028	30dph	40dph	50dph	Final density:		Final suggested yield:	
0	1	1	2	267		9	

**Yield summary**

Taking account of the character of the site and its surroundings, this site is suitable for higher density development typically comprising flats, and the suggested yield is a net of 9 units. The Panel agreed with the assessment of this site.

**Conclusion**

Because of its location and characteristics, this site would be suitable for flats of about 10 units (net 9 units) likely to be started and completed in the first 4 years of the plan period, depending on the recovery of the housing market.



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Site ref	Settlement	Gross Site Area (ha)	Net Site Area (ha)
STR107	Stratford-upon-Avon	2.67	0.84
<b>Site Address</b>		<b>Type of site</b>	
Land at Shottery Hall		Mixed	
<b>Current/previous landuse</b>		<b>Planning status</b>	
Nursery and green land		No planning status	
<b>Description of site</b>			
The site comprises land north of Dudfield Nursery to the south east at the old Shottery Hall site, and an area of trees and green field to the north west, situated to the west of Stratford Upon Avon.			
<b>Planning history</b>			
Planning permission 06/00759/FUL for 27 units was implemented but the developer went into administration. 20 dwellings remained uncompleted. There has been no planning history since this application.			
<b>Policy context</b>			
The site is within a Conservation Area and there are a number of listed buildings located around the edge, but outside, the site. The entrance road is within agricultural land grade 3A. Area of Constraint in the 2012 Core Strategy consultation.			
<b>Physical constraints</b>			
There are no known physical constraints.			
<b>Potential impacts</b>			
The Landscape Sensitivity Study concludes that the site has a medium/high landscape sensitivity tolerance to change.			
<b>Suitability summary</b>			
The greenfield parts of the site are unsuitable as development in this location would have an unacceptable impact on landscape character. Therefore the only part of the site suitable for development is on the old previously developed part of the site at Shottery Hall. Any proposal would need to protect the setting of surrounding listed buildings and sensitively designed in this historic location.			
<b>Market appraisal</b>			
This site is in a location that developers find attractive to bring forward housing sites for development. The market for housing in this area is relatively buoyant, underpinned by high sales values of between £2700/sq.m - £3800/sq.m. Land values range from about £2.5m - £4m/ha (before deductions for planning obligations and abnormal costs), which is high enough to ensure that planning obligations packages, including affordable housing, as well as abnormal development costs, can be delivered without either threatening the viability of the scheme, or falling below any existing use value. However, economic viability is currently in doubt at Studley and sites within the main settlements if the level of CIL is set at £100 per sq.m and the percentage of affordable housing is set at 35%.			
<b>Availability summary</b>			
The owner or agent confirms that the site is available for development, and that there are no legal or ownership problems which could limit development. The site is being promoted for 40-50 dwellings to commence 2013 and complete 2014.			



**Achievability summary**

From the information available, it is considered that there is a reasonable prospect that housing will be delivered on the site. It is also considered that, given current and probable future sales prices, and alternative land values, the site is economically viable and the capacity of the developer to complete and sell the housing in the medium term in this area is good, despite the current economic downturn. However, economic viability is currently in doubt at Studley and sites within the main settlements if the level of CIL is set at £100 per sq.m and the percentage of affordable housing is set at 35%.

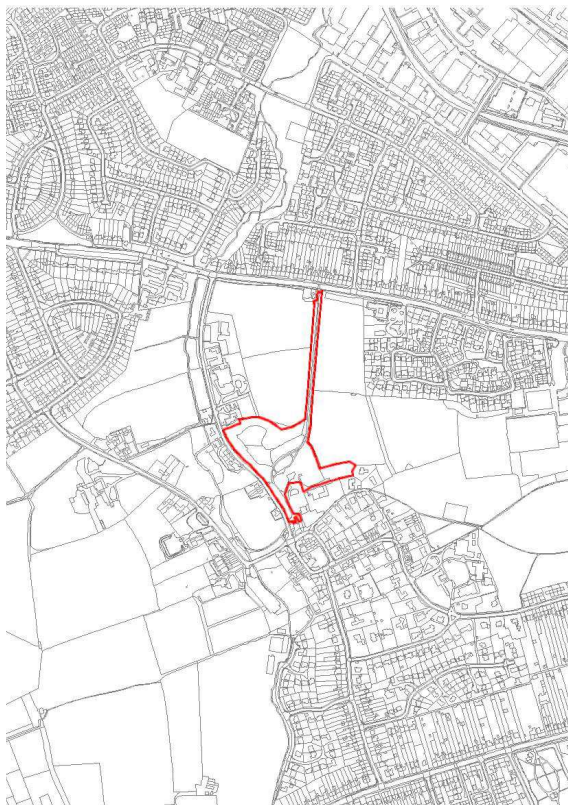
<b>2011 - 2012</b>	<b>2012 - 2013</b>	<b>2013 - 2014</b>	<b>2014 - 2015</b>	<b>2015 - 2016</b>	<b>2016 - 2017</b>	<b>2017 - 2018</b>	<b>2018 - 2019</b>
0	0	20	0	0	0	0	0
<b>2019 - 2020</b>	<b>2020 - 2021</b>	<b>2021 - 2022</b>	<b>2022 - 2023</b>	<b>2023 - 2024</b>	<b>2024 - 2025</b>	<b>2025 - 2026</b>	<b>2026 - 2027</b>
0	0	0	0	0	0	0	0
<b>2027 - 2028</b>	<b>30dph</b>	<b>40dph</b>	<b>50dph</b>	<b>Final density:</b>		<b>Final suggested yield:</b>	
0	25	34	42	24		20	

**Yield summary**

Taking account of the character of the site and its surroundings and previous planning permission, this site will likely be developed for about of 20 units which will provide an appropriate range of dwelling types for the housing market in this location. The Panel agreed with the assessment of this site.

**Conclusion**

Because of its location and characteristics, and unimplemented planning permission of 20 units, this site would be suitable for a mix of dwellings of about 20 units, likely to be started in about 2013 and completed by 2014, depending on the recovery of the housing market. Only part of the site would be suitable, where the previous planning permission was located.



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Site ref	Settlement	Gross Site Area (ha)	Net Site Area (ha)
STR720	Stratford-upon-Avon	0.64	0.64
<b>Site Address</b>		<b>Type of site</b>	
Nursery, Tavern Lane		Brownfield	
<b>Current/previous landuse</b>		<b>Planning status</b>	
Brownfield		Current planning application (pending)	
<b>Description of site</b>			
The site comprises of a nursery and car parking associated with the nursery. Surrounding uses include low density housing, open land and Shottery Hall (which gained consent (06/00759/FUL) for the redevelopment of 27 retirement units. Access is from existing Tavern Lane.			
<b>Planning history</b>			
The site has a pending application (11/02803/FUL) for 12 units.			
<b>Policy context</b>			
Conservation Area. The Shottery Conservation Area management plan identifies an 'important landscape feature' relating to the site. This comprises of a wall which runs along the southern and eastern edges of the site.			
<b>Physical constraints</b>			
County Highways state there is no highway objection for 12 dwellings on this site.			
<b>Potential impacts</b>			
Development in this location has the potential to impact on the Conservation Area and/or listed buildings. Any proposal in this location would need to protect the setting of the listed buildings and protect the principles of the Conservation Area.			
<b>Suitability summary</b>			
The site is considered suitable for housing development in principle because of the characteristics of the site and its surrounding area. The site is within a Conservation Area, which will impact on the layout and design of any scheme. The wall which runs along the boundaries needs to be protected.			
<b>Market appraisal</b>			
The site lies within the Conservation Area, in an up-market location. It would be likely to be developed at low density for about 10 large detached units, to be developed in the 0-5 year period. However, economic viability is currently in doubt at Studley and sites within the main settlements if the level of CIL is set at £100 per sq.m and the percentage of affordable housing is set at 35%.			
<b>Availability summary</b>			
There is a pending planning application on this site which would suggest the site is available for residential development.			

**Achievability summary**

From the information available, it is considered that there is a reasonable prospect that housing will be delivered on the site. It is also considered that, given current and probable future sales prices, and alternative land values, the site is economically viable and the capacity of the developer to complete and sell the housing in the short term in this area is possible, despite the current economic downturn. However, economic viability is currently in doubt at Studley and sites within the main settlements if the level of CIL is set at £100 per sq.m and the percentage of affordable housing is set at 35%.

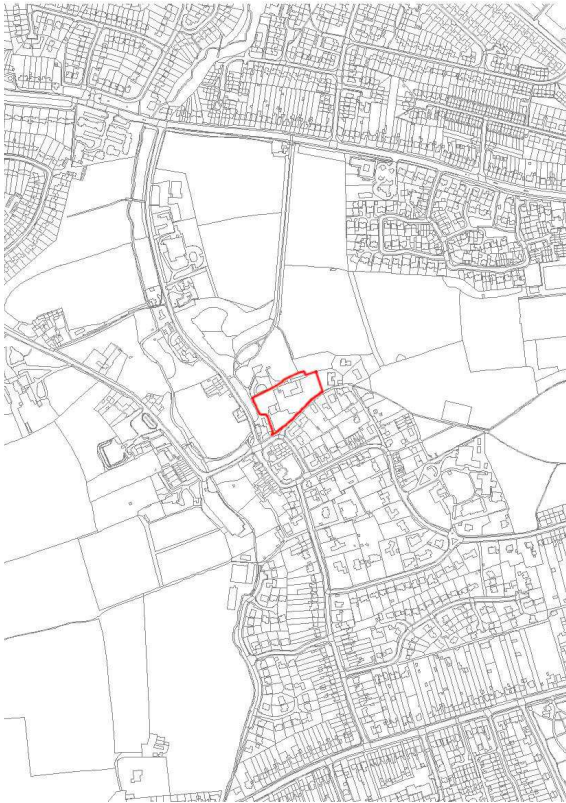
2011 - 2012	2012 - 2013	2013 - 2014	2014 - 2015	2015 - 2016	2016 - 2017	2017 - 2018	2018 - 2019
0	0	10	0	0	0	0	0
2019 - 2020	2020 - 2021	2021 - 2022	2022 - 2023	2023 - 2024	2024 - 2025	2025 - 2026	2026 - 2027
0	0	0	0	0	0	0	0
2027 - 2028	30dph	40dph	50dph	Final density:		Final suggested yield:	
0	19	26	32	16		10	

**Yield summary**

The site currently has a pending application for 12 units. The Panel agreed with the assessment of this site.

**Conclusion**

This site is available and considered suitable for housing development. Any scheme would need to take into account the open nature of the site within a Conservation Area, which reduces its likely capacity and a total yield of 10 units is anticipated. Any proposal in this location would need to protect the setting of the listed buildings and protect the principles of the Conservation Area.



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Site ref	Settlement	Gross Site Area (ha)	Net Site Area (ha)
STR733	Stratford-upon-Avon	0.83	0.83
<b>Site Address</b>		<b>Type of site</b>	
81-83 Tiddington Road		Brownfield	
<b>Current/previous landuse</b>		<b>Planning status</b>	
C3 Housing		Pre-application discussion	
<b>Description of site</b>			
The site comprises two dwellings in large gardens within a residential ribbon development going out of Stratford. The site is within a Conservation Area.			
<b>Planning history</b>			
Pre-application discussion on this site for approximately 30 dwellings			
<b>Policy context</b>			
The site is adjacent the Conservation Area. Flood zone 2 is within the northern part of the site. Close to the site, to the north, is a geological designation.			
<b>Physical constraints</b>			
County Highways state that 'access likely to be acceptable from Tiddington Road - details to be agreed in pre-planning advice with the highway authority.'			
<b>Potential impacts</b>			
None			
<b>Suitability summary</b>			
From the information available, the site is considered suitable for housing development in principle because of the characteristics of the site and its surrounding area. The site is adjacent a Conservation Area, which would impact on the yield. Further investigation would be required to relating to the impact on the historic character of the area.			
<b>Market appraisal</b>			
This site is in a location that developers find attractive to bring forward housing sites for development. The market for housing in this area is relatively buoyant, underpinned by high sales values of between £2700/sq.m - £3800/sq.m. Land values range from about £2.5m - £4m/ha (before deductions for planning obligations and abnormal costs), which is high enough to ensure that planning obligations packages, including affordable housing, as well as abnormal development costs, can be delivered without either threatening the viability of the scheme, or falling below any existing use value. However, economic viability is currently in doubt at Studley and sites within the main settlements if the level of CIL is set at £100 per sq.m and the percentage of affordable housing is set at 35%.			
<b>Availability summary</b>			
Pre-application discussions have been undertaken on this site in 2009 and last discussions were where the site was potentially being promoted for 30 units. Availability in 2012 is unknown and needs to be confirmed.			

**Achievability summary**

From the information available, it is considered that there is a reasonable prospect that housing will be delivered on the site. It is also considered that, given current and probable future sales prices, and alternative land values, the site is economically viable and the capacity of the developer to complete and sell the housing in the medium term in this area is good, despite the current economic downturn. However, economic viability is currently in doubt at Studley and sites within the main settlements if the level of CIL is set at £100 per sq.m and the percentage of affordable housing is set at 35%.

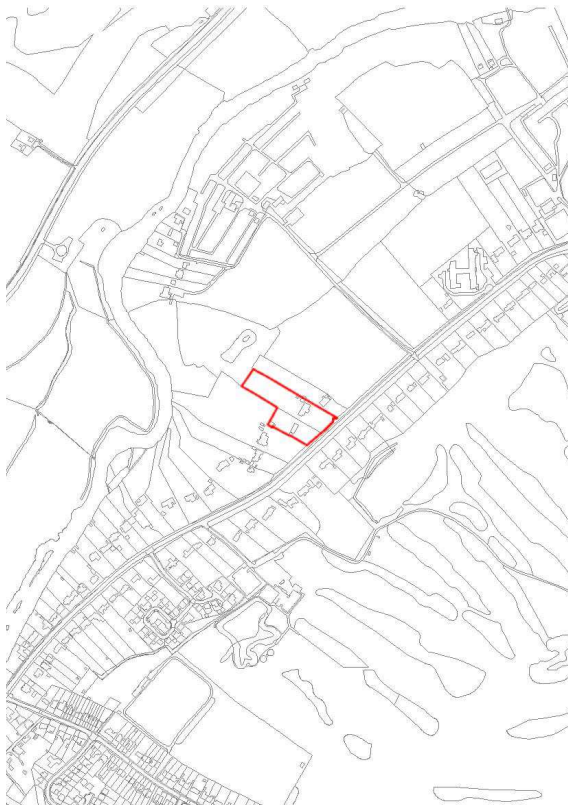
2011 - 2012	2012 - 2013	2013 - 2014	2014 - 2015	2015 - 2016	2016 - 2017	2017 - 2018	2018 - 2019
0	0	0	0	15	0	0	0
2019 - 2020	2020 - 2021	2021 - 2022	2022 - 2023	2023 - 2024	2024 - 2025	2025 - 2026	2026 - 2027
0	0	0	0	0	0	0	0
2027 - 2028	30dph	40dph	50dph	Final density:		Final suggested yield:	
0	25	33	41	18		15	

**Yield summary**

Taking account of the character of the site and its surroundings, this site could be developed for low density development typically comprising a mix of semi detached and detached dwellings at an average density of about 18-20 dph, and the suggested yield is 15 units. The Panel agreed with the assessment of this site.

**Conclusion**

Because of the surrounding area and being within a Conservation Area, this site is suitable for residential development of up to 15 dwellings, which is more likely to come forward in the medium term. Further investigation would be required relating to the impact on the historic character of the area.



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Site ref	Settlement	Gross Site Area (ha)	Net Site Area (ha)
STR734	Stratford-upon-Avon	1.04	0.81
<b>Site Address</b>		<b>Type of site</b>	
80 Tiddington Road		Mixed	
<b>Current/previous landuse</b>		<b>Planning status</b>	
C3 Housing		Pre-application discussion in 2009	
<b>Description of site</b>			
The site is a single dwelling with a large garden within a ribbon development going out of Stratford. There are a number of significant trees on site. Surrounding uses include large detached houses and a golf course to the south.			
<b>Planning history</b>			
Pre-application discussion on this site for 25 dwellings noted in the 2009 SHLAA. Permission has been granted for a replacement dwelling, which allows space to the side wide enough for an access road to land at the back. No other known planning history.			
<b>Policy context</b>			
The site is within the Conservation Area.			
<b>Physical constraints</b>			
County Highways state that 'access likely to be acceptable from Tiddington Road - details to be agreed in pre-planning advice with the highway authority.'			
<b>Potential impacts</b>			
None			
<b>Suitability summary</b>			
From the information available, the site is considered suitable for housing development in principle because of the characteristics of the site and its surrounding area. The site is within a Conservation Area, which will impact on the yield. Further investigations would be required for any proposal relating to impacts on the historic character of the area.			
<b>Market appraisal</b>			
This site is in a location that developers find attractive to bring forward housing sites for development. The market for housing in this area is relatively buoyant, underpinned by high sales values of between £2700/sq.m - £3800/sq.m. Land values range from about £2.5m - £4m/ha (before deductions for planning obligations and abnormal costs), which is high enough to ensure that planning obligations packages, including affordable housing, as well as abnormal development costs, can be delivered without either threatening the viability of the scheme, or falling below any existing use value. However, economic viability is currently in doubt at Studley and sites within the main settlements if the level of CIL is set at £100 per sq.m and the percentage of affordable housing is set at 35%.			
<b>Availability summary</b>			
Pre-application discussions have been undertaken on this site in 2009 and last discussions were where the site was potentially being promoted for 30 units. Availability as at 2012 is unknown and needs to be confirmed.			

**Achievability summary**

From the information available, it is considered that there is a reasonable prospect that housing will be delivered on the site. It is also considered that, given current and probable future sales prices, and alternative land values, the site is economically viable and the capacity of the developer to complete and sell the housing in the medium term in this area is good, despite the current economic downturn. However, economic viability is currently in doubt at Studley and sites within the main settlements if the level of CIL is set at £100 per sq.m and the percentage of affordable housing is set at 35%.

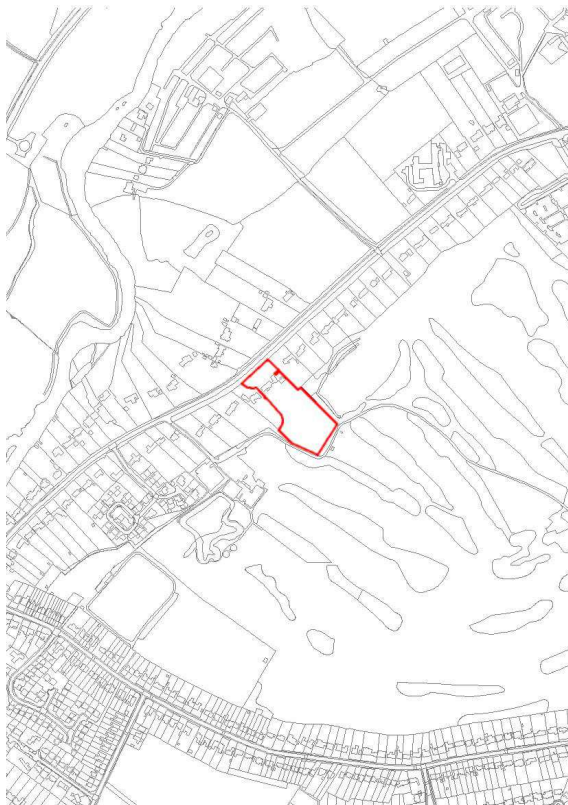
2011 - 2012	2012 - 2013	2013 - 2014	2014 - 2015	2015 - 2016	2016 - 2017	2017 - 2018	2018 - 2019
0	0	20	0	0	0	0	0
2019 - 2020	2020 - 2021	2021 - 2022	2022 - 2023	2023 - 2024	2024 - 2025	2025 - 2026	2026 - 2027
0	0	0	0	0	0	0	0
2027 - 2028	30dph	40dph	50dph	Final density:		Final suggested yield:	
0	24	32	40	25		20	

**Yield summary**

Taking account of the character of the site and its surroundings, this site could be developed for low density development typically comprising a mix of semi detached and detached dwellings at a suggested yield is 20 units. The Panel agreed with the assessment of this site.

**Conclusion**

Because of the surrounding area and being within a Conservation Area, this site is suitable for residential development of up to 20 dwellings, which is more likely to come forward in the short/medium term. Further investigations would be required for any proposal relating to impacts on the historic character of the area.



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Site ref	Settlement	Gross Site Area (ha)	Net Site Area (ha)
STR902	Stratford-Upon-Avon	0.11	0.11
<b>Site Address</b>		<b>Type of site</b>	
Brethrens Meeting Hall, Clopton Road		Brownfield	
<b>Current/previous landuse</b>		<b>Planning status</b>	
D2 Assembly and leisure		Pre-application discussion	
<b>Description of site</b>			
The site is a redundant meeting hall on Clopton Road, close to the town centre. Surrounding uses include another community hall and dwellings.			
<b>Planning history</b>			
Planning application for 12 units was withdrawn in 2008. There is a resolution for planning permission subject to S106 for 8 dwellings. The agent confirms they will appeal for 10 dwellings.			
<b>Policy context</b>			
Policy COM.2 in the Local Plan Review 2006 - Former community use			
<b>Physical constraints</b>			
County Highways state that 'existing access onto Clopton Road would need upgrading.'			
<b>Potential impacts</b>			
None			
<b>Suitability summary</b>			
From the information available, the site is considered suitable for housing development subject to the satisfaction of policy because of the characteristics of the site and its surrounding area. There are no known physical constraints preventing development.			
<b>Market appraisal</b>			
This site is in a location that developers find attractive to bring forward housing sites for development. The market for housing in this area is relatively buoyant, underpinned by high sales values of between £2700/sq.m - £3800/sq.m. Land values range from about £2.5m - £4m/ha (before deductions for planning obligations and abnormal costs), which is high enough to ensure that planning obligations packages, including affordable housing, as well as abnormal development costs, can be delivered without either threatening the viability of the scheme, or falling below any existing use value. However, economic viability is currently in doubt at Studley and sites within the main settlements if the level of CIL is set at £100 per sq.m and the percentage of affordable housing is set at 35%.			
<b>Availability summary</b>			
The agent confirmed that the site is available for development, and that there are no legal or ownership problems which could limit development.			



**Achievability summary**

From the information available, it is considered that there is a reasonable prospect that housing will be delivered on the site. It is also considered that, given current and probable future sales prices, and alternative land values, the site is economically viable and the capacity of the developer to complete and sell the housing in the medium term in this area is good, despite the current economic downturn. However, economic viability is currently in doubt at Studley and sites within the main settlements if the level of CIL is set at £100 per sq.m and the percentage of affordable housing is set at 35%.

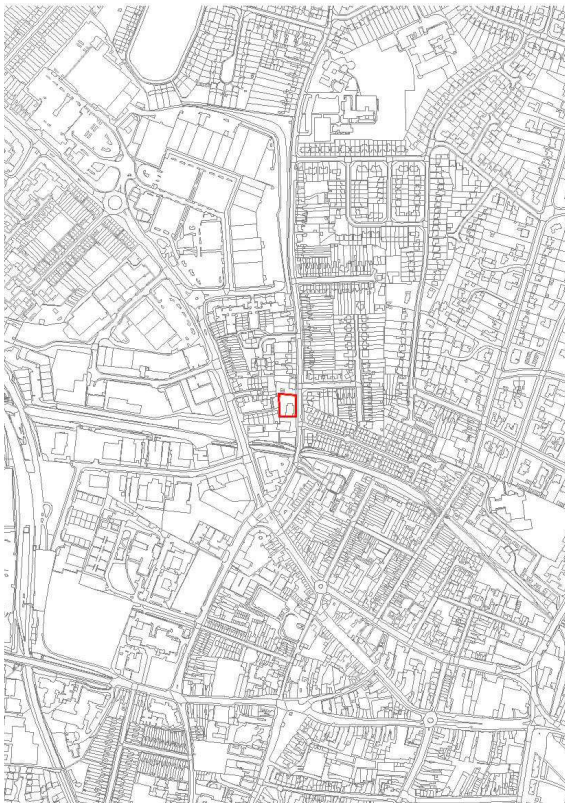
2011 - 2012	2012 - 2013	2013 - 2014	2014 - 2015	2015 - 2016	2016 - 2017	2017 - 2018	2018 - 2019
0	0	0	8	0	0	0	0
2019 - 2020	2020 - 2021	2021 - 2022	2022 - 2023	2023 - 2024	2024 - 2025	2025 - 2026	2026 - 2027
0	0	0	0	0	0	0	0
2027 - 2028	30dph	40dph	50dph	Final density:		Final suggested yield:	
0	3	4	5	74		8	

**Yield summary**

Taking account of the character of the site and its surroundings, this site is suitable for higher density development and the suggested yield is 8 units. The Panel agreed with the assessment of this site.

**Conclusion**

From the information available, the site is considered suitable for housing development for 8 dwellings subject to the satisfaction of policy because of the characteristics of the site and its surrounding area. There are no known physical constraints preventing development.



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Site ref	Settlement	Gross Site Area (ha)	Net Site Area (ha)
STUD701	Studley	0.81	0.40
<b>Site Address</b>		<b>Type of site</b>	
Namco Tooling, Eagle Buildings		Brownfield	
<b>Current/previous landuse</b>		<b>Planning status</b>	
Brownfield		Pre-application discussion	
<b>Description of site</b>			
Existing employment site situated in large ageing industrial building. Surrounding uses include a school, surgery and associated carpark and residential. Access could be taken from Pool Road/Atcheson Close or through the existing access off New Road.			
<b>Planning history</b>			
Past planning application for residential development have been resisted on appeal due to loss of employment. The site is not allocated in the Local Plan.			
<b>Policy context</b>			
Loss of employment land - but not employment allocation. Issue of loss of employment – political concern and local community concern.			
<b>Physical constraints</b>			
County Highways state that 'access likely to be acceptable due to presence of existing residential nearby.'			
<b>Potential impacts</b>			
The site is not identified with the Employment Land Review 2011.			
<b>Suitability summary</b>			
There are no physical constraints to development. However, the loss of employment is a major consideration in any decision. Therefore the site would only be suitable for a mix of uses where there was no net loss of jobs. A mixed use scheme including offices as well as residential development may be appropriate.			
<b>Market appraisal</b>			
The Panel considered this to be a 'bread and butter' market site. SDC want to retain an element of B1 employment on the site, and developers thought this location off the main road might not prove attractive to the market. A scheme of about 0.3 ha for B1 and 0.5 ha residential for 18 units should be considered, and if the B1 element is not taken up after proper marketing, it could be a phase 2 residential scheme. The yield was agreed at 18 units to be developed within the 0-5 year period.			
<b>Availability summary</b>			
The agent confirmed that the site is available for development, and that there are no legal or ownership problems which could limit development.			

**Achievability summary**

From the information available, it is considered that there is a reasonable prospect that housing will be delivered on the site and the assessment of the Panel confirms this view. However, economic viability is currently in doubt at Studley and sites within the main settlements if the level of CIL is set at £100 per sq.m and the percentage of affordable housing is set at 35%.

2011 - 2012	2012 - 2013	2013 - 2014	2014 - 2015	2015 - 2016	2016 - 2017	2017 - 2018	2018 - 2019
0	0	18	0	0	0	0	0
2019 - 2020	2020 - 2021	2021 - 2022	2022 - 2023	2023 - 2024	2024 - 2025	2025 - 2026	2026 - 2027
0	0	0	0	0	0	0	0
2027 - 2028	30dph	40dph	50dph	Final density:		Final suggested yield:	
0	12	16	20	45		18	

**Yield summary**

Taking account of the character of the site and its surroundings, this site could be developed for medium density development typically comprising a mix of detached, semi-detached and terraced dwellings, and the suggested yield is 18 units. The Panel agreed with the assessment of this site.

**Conclusion**

The site is suitable for a mixed use development including employment and residential, providing there are no net loss in jobs. Assessment of the site suggests that 18 dwellings could come forward in the short term. Dwellings are best located south of the site to integrate with existing residential properties.



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Site ref	Settlement	Gross Site Area (ha)	Net Site Area (ha)
WEL103	Welford on Avon	1.07	1.07
<b>Site Address</b>		<b>Type of site</b>	
Barton Road		Mixed	
<b>Current/previous landuse</b>		<b>Planning status</b>	
Residential and paddock		No planning status	
<b>Description of site</b>			
The site is a derelict bungalow and land at the rear, within a residential area of Welford on Avon.			
<b>Planning history</b>			
There is no known planning history.			
<b>Policy context</b>			
<p>The site is within settlement boundaries.</p> <p>The majority of the site is within a Conservation Area and there are listed buildings adjacent the site to the east.</p> <p>A public right of way is located on the boundary of the site.</p> <p>Environment Agency aquifer zone.</p>			
<b>Physical constraints</b>			
<p>The site is being promoted with an access from Barton Road, with the demolition of an existing bungalow.</p> <p>Highway comments - An access of 5 -5.5m should be provided from Barton Road with 2.4m x 70m visibility splays. It is considered that this should be achievable.</p>			
<b>Potential impacts</b>			
<p>The Landscape Sensitivity Study states that the site is within zone WE03 which has a medium landscape sensitivity tolerance to change. This is a well used and sensitive resource contributing to the amenity of adjacent and other residents. The majority should be retained in perpetuity but there may be an opportunity in the southernmost field only for some housing provided the PROW is retained and that any development does not breach the skyline to the north and includes substantial tree planting. Development in this location has the potential to impact on the character and appearance of the Conservation Area and listed buildings.</p> <p>The Historic Environment Assessment identifies the site within a medium sensitivity historic landscape.</p>			
<b>Suitability summary</b>			
The site offers a suitable location for development subject to an assessment of the impact upon the character and appearance of the Conservation Area. However there are current physical constraints which need to be addressed. These include the creation of a suitable vehicular access, retention of the public right of way and the need for substantial tree planting.			
<b>Market appraisal</b>			
This site is in a location that developers find attractive to bring forward housing sites for development. The market for housing in this area is relatively buoyant, underpinned by high sales values of between £2700/sq.m - £3800/sq.m. Land values range from about £2.5m - £4m/ha (before deductions for planning obligations and abnormal costs), which is high enough to ensure that planning obligations packages, including affordable housing, as well as abnormal development costs, can be delivered without either threatening the viability of the scheme, or falling below any existing use value. However, economic viability is currently in doubt at Studley and sites within the main settlements if the level of CIL is set at £100 per sq.m and the percentage of affordable housing is set at 35%.			
<b>Availability summary</b>			
The owner or agent confirms that the site is available for development, and that there are no legal or ownership problems which could limit development.			

**Achievability summary**

From the information available, it is considered that there is a reasonable prospect that housing will be delivered on the site. It is also considered that, given current and probable future sales prices, and alternative land values, the site is economically viable and the capacity of the developer to complete and sell the housing in the medium term in this area is good, despite the current economic downturn. However, economic viability is currently in doubt at Studley and sites within the main settlements if the level of CIL is set at £100 per sq.m and the percentage of affordable housing is set at 35%.

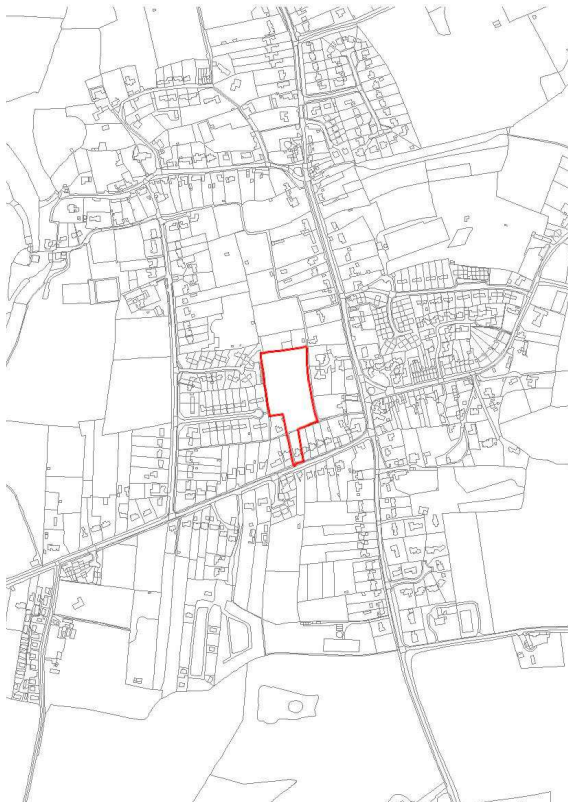
2011 - 2012	2012 - 2013	2013 - 2014	2014 - 2015	2015 - 2016	2016 - 2017	2017 - 2018	2018 - 2019
0	0	0	0	0	0	8	10
2019 - 2020	2020 - 2021	2021 - 2022	2022 - 2023	2023 - 2024	2024 - 2025	2025 - 2026	2026 - 2027
0	0	0	0	0	0	0	0
2027 - 2028	30dph	40dph	50dph	Final density:		Final suggested yield:	
0	32	43	53	17		18	

**Yield summary**

Taking account of the character of the site and its surroundings, this site could be developed for about 18 units which will provide an appropriate range of dwelling types for the housing market in this location. The Panel agreed with the assessment of this site.

**Conclusion**

Because of its location and characteristics, this site would be suitable for a mix of dwellings of about 18 units likely to be started in about 2017 and completed by 2019, depending on the recovery of the housing market. Historic value on site should be considered in any future proposal.



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Site ref	Settlement	Gross Site Area (ha)	Net Site Area (ha)
WEL104	Welford on Avon	0.68	0.68
<b>Site Address</b>		<b>Type of site</b>	
The Willows, Long Marston Road		Mixed	
<b>Current/previous landuse</b>		<b>Planning status</b>	
C3 Housing		No planning status	
<b>Description of site</b>			
Chalet bungalow and rear garden land located on Long Marston Road on the southern edge of the village.			
<b>Planning history</b>			
There is no known planning history.			
<b>Policy context</b>			
The site is within settlement boundaries.			
<b>Physical constraints</b>			
<p>Development would require the demolition of the current dwelling.</p> <p>The second proposed access point between Masefield and Sunrays appears too narrow for vehicular access.</p> <p>Highway comments - An access of 5-5.5m should be provided with visibility of 2.4m x 70m in both directions. Spacing between the proposed junction and Orchard Close (on the opposite site) should be determined by ensuring that the largest vehicle likely to regularly require access (most likely a refuse vehicle) is able to satisfactorily manoeuvre from one minor road to another.</p>			
<b>Potential impacts</b>			
<p>The site is not included within the Landscape Sensitivity Study.</p> <p>The Historic Environment Assessment identifies the site within a low sensitivity historic landscape.</p>			
<b>Suitability summary</b>			
From the information available, the site is considered suitable for housing development in principle because of the characteristics of the site and its surrounding area. There are no known policy or physical constraints preventing development.			
<b>Market appraisal</b>			
This site is in a location that developers find attractive to bring forward housing sites for development. The market for housing in this area is relatively buoyant, underpinned by high sales values of between £2700/sq.m - £3800/sq.m. Land values range from about £2.5m - £4m/ha (before deductions for planning obligations and abnormal costs), which is high enough to ensure that planning obligations packages, including affordable housing, as well as abnormal development costs, can be delivered without either threatening the viability of the scheme, or falling below any existing use value. However, economic viability is currently in doubt at Studley and sites within the main settlements if the level of CIL is set at £100 per sq.m and the percentage of affordable housing is set at 35%.			
<b>Availability summary</b>			
The agent confirms that the site is available for development, and that there are no legal or ownership problems which could limit development.			

