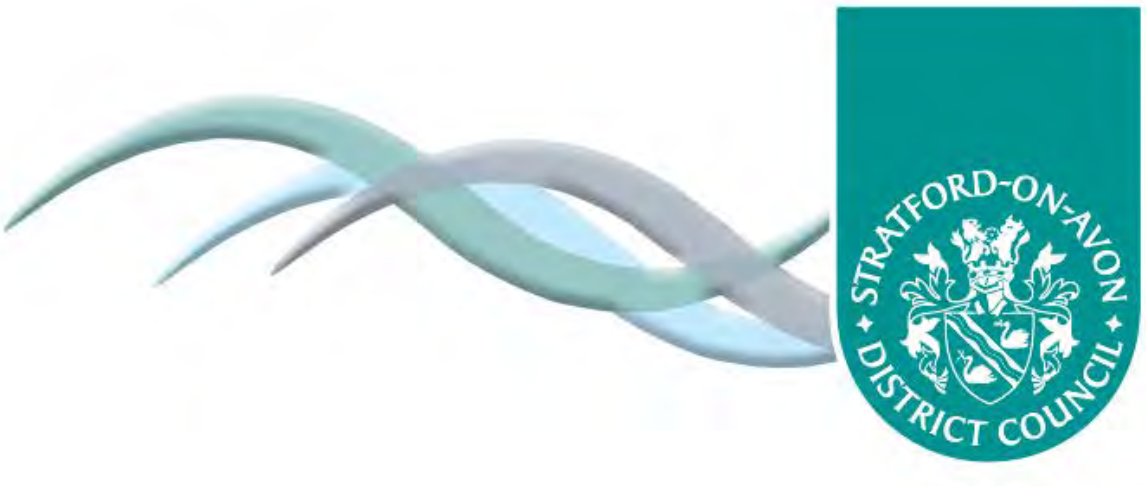

Site Allocations Plan for Stratford-on-Avon District to accompany the Core Strategy 2011-2031

Site Allocations Plan

Regulation 18 Preferred Options Consultation

October 2020

Local Plan prepared under the Town and Country Planning (Local Planning) (England) Regulations 2012

If you have any queries regarding this document please contact the Planning Policy Team. If you find the text in this document difficult to read, we may be able to supply it in a format better suited to your needs.

Telephone: 01789 267575 and ask for the Planning Policy Team

Email: planning.policy@stratford-dc.gov.uk

Write to: Planning Policy, Stratford-on-Avon District Council, Elizabeth House, Church Street, Stratford-upon-Avon, CV37 6HX

About this Consultation

Stratford-on-Avon District Council is holding a public consultation on a Preferred Options version of its Site Allocations Plan. The consultation runs to Friday 18th December 2020 and comments on any aspect of the Plan are invited.

What is the Site Allocations Plan?

The Site Allocations Plan sits alongside the adopted Core Strategy and emerging Gypsy and Traveller Plan, and once finished (adopted) will form part of the Development Plan for Stratford-on-Avon District. These documents, along with Neighbourhood Plans prepared by parish councils, set out the principles and policies against which planning applications are judged across Stratford-on-Avon District. It will also enable communities to know where new development may happen in the future.

The context for the Site Allocations Plan is set by the Core Strategy which was adopted in July 2016. As such, this consultation is not an opportunity to comment on the development strategy, housing requirement or the categorisation of settlements as these are matters already established in the adopted Core Strategy. The Site Allocations Plan is a 'second tier' plan containing policies that supplement the approach set out in the Core Strategy in terms of shaping the future of Stratford-on-Avon District to 2031.

What does the Site Allocations Plan include?

The Site Allocations Plan includes the following sections:

- Reserve Housing Sites (Section 2)
- Self-build and Custom-build Housing Sites (Section 3)
- Built-Up Area Boundaries (Section 4)
- Employment Enabling Sites (Section 5)
- A46 Safeguarding (Section 6)
- Other Specific Proposals (Section 7)
- Policies Map (Section 8)

It includes a number of planning policies and site proposals that set out the Council's approach to managing development across the District. These polices and proposals are accompanied by explanatory text that explains the background to the policy and gives more information as to how the policy will be implemented.

What is the Preferred Options?

Preparing the Site Allocations Plan is not a one-off event and there are a number of stages to its preparation. The current anticipated timetable for preparing the Plan is set out below.

These stages are governed by regulations that set out certain rules that the Council must follow when preparing the Plan[1]. The Council is consulting in accordance with Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012. Having explored initial ideas in the earlier stages, the preferred options stage allows the Council to refine its proposals before formally submitting the plan for public examination. In autumn 2019 the Council consulted on a Proposed Submission version of the Site Allocations Plan. That version is not being progressed with and the Council is taking a step back and has now prepared this new Preferred Options version for consultation. This version supersedes the 2019 Proposed Submission version.

[1] Town and Country Planning (Local Planning) (England) Regulations 2012

Preparing the Plan

The stages of preparation are as follows:

Scoping Consultation	(Reg.18)	August 2014
Revised Scoping & Initial Options Consultation	(Reg.18)	January 2018
Further Focused Consultation	(Reg.18)	February 2019
Preferred Options Consultation	(Reg.18)	October 2020
Proposed Submission Consultation	(Reg.19)	April 2021
Submission to Secretary of State for examination	(Reg.22)	By December 2021
Examination	(Reg.24)	Spring 2022
Adoption	(Reg.26)	Summer 2022

What are the main changes between the 2019 and 2020 version?

As set out above, the structure of this version of the Site Allocations Plan is the same as the 2019 version. There are, however, some important changes:

- Some new sites selected as reserve sites with others deleted (see Section 2 and Annex 1)
- New approach to triggering and releasing reserve sites (see Section 2)
- Releasing sites for the needs of Birmingham (see Section 2)
- Some new sites selected as Self-build and Custom-housebuilding sites (see Section 3)
- Some new site specific proposals (see Section 7)

To assist with identifying the changes the Council has prepared a summary document that is available alongside this main consultation version.

How has the Council decided on its proposals?

The content of the Plan is informed by national policy and guidance, the Core Strategy, technical evidence (including a Sustainability Appraisal/Strategic Environmental Assessment (SA/SEA), and the views of stakeholders and communities. Officers have prepared the Plan which has then been formally agreed by your elected councillors for further consultation. The plan seeks to address the development challenges facing the District.

Availability of Documents

Copies of the consultation documents are available to view on the District Council's website at www.stratford.gov.uk/sappo, at the District Council Offices at Elizabeth House, Stratford-upon-Avon between 10am and 4pm Mondays to Fridays.

Copies of the consultation documents can be purchased from the Planning Policy Team. Paper copies of the comment form can be provided on request. A Word.doc version of the form can be emailed to you on request.

How to Comment

The period for submitting comments is from **Thursday 22nd October 2020 to 5.00pm on Friday 18th December 2020.** Comments on any aspect of the document are invited. **Comments received after the deadline will not be considered**.

You are currently reading the interactive version of the document. In this version of the document there are red-coloured links in various places in the document which will take you to a comment form where you can submit comments on that section. Please note that the links to comment on individual reserve sites are located in Annex 1 of the document.

If you have difficulty commenting this way, you can also fill in one of the standard comment forms on the website at www.stratford.gov.uk/sappo and send it to planning.consultation@stratford-dc.gov.uk.

What happens next?

The Council will consider the comments received and use them as appropriate to make changes to the Site Allocations Plan. We will then publish a new Proposed Submission version for public consultation in Spring 2021.

Proposed Joint Local Plan with Warwick District

Stratford-on-Avon and Warwick District Councils have agreed to the principle of preparing a new joint Local Plan for the whole South Warwickshire area. This joint plan will effectively replace the Core Strategy Review (as opposed to this plan) that the Council has committed to undertaking and has started working on. The timetable for its preparation is available at www.stratford.gov.uk/lds.

Impacts of the Planning White Paper

In August 2020 the Government published a White Paper consulting on major changes to the English planning system, which if implemented will fundamentally change how local plans are prepared. Importantly, it should be noted that whilst processes will change, the need for development, and plans to manage that development, across the District will not diminish.

Given the Government proposals are still at draft stage and a firm timetable for their implementation is not yet known, it is considered sensible to continue to progress the Site Allocations Plan. Importantly, its proposals could help the Council effectively transition to the new system.

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1. Introduction

1.1 Context

1.1.1 The Site Allocations Plan sits alongside the adopted Core Strategy (July 2016) and emerging Gypsy and Traveller Local Plan and, once adopted, will form part of the statutory Development Plan for Stratford-on-Avon District. These documents, along with Neighbourhood Plans prepared by parish councils, set out the principles and policies against which planning applications are judged.

1.1.2 Whilst the Site Allocations Plan is a Development Plan Document in its own right, it is a 'second tier plan' and, as such, its context is set by the adopted Core Strategy. It sets out a number of additional specific policies and proposals, providing further detail to the planning framework established by the Core Strategy for the period up to 2031.

1.1.3 Importantly, the Site Allocations Plan does not re-visit any strategic planning aspects for Stratford-on-Avon District (e.g. vision, objectives, development strategy or housing requirement) which have already been set by the Core Strategy. The Core Strategy Key Diagram, Vision and Strategic Objectives have been reproduced below as they provide context to the policies and proposals within the Site Allocations Plan itself.

Find out more about the Core Strategy @: www.stratford.gov.uk/corestrategy.

1.2 Relationship to Neighbourhood Plans

1.2.1 Neighbourhood Plans are prepared by town and parish councils on behalf of local communities. To date, such plans have been approved ('made') for Bidford-on-Avon, Ettington & Fulready, Harbury & Deppers Bridge, Kineton, Long Compton, Salford Priors, Shipston-on-Stour, Snitterfield, Stratford-upon-Avon, Welford-on-Avon, Wellesbourne & Walton, Wilmcote, and Wootton Wawen.

1.2.2 Because Neighbourhood Plans form part of the statutory Development Plan for their area, where such a Plan has been 'made' (adopted), the Plan will not deal with issues which have already been addressed, such as the identification of reserve housing sites or the definition of a Built-Up Area Boundary.

1.2.3 A number of parishes have prepared Neighbourhood Plans setting out how they wish development in their community to be managed. SDC welcomes this expression of localism.

1.2.4 There is, however, a tension within the plan-making system between these 'bottom-up' views of the community as expressed though a NDP and the 'top-down' approach of a Local Plan prepared by the Local Planning Authority that has to take a strategic or District-wide perspective. This tension is further reinforced by the different methods for preparing and adopting a NDP and a Local Plan - the former having to satisfy a number of basic conditions whereas the latter is subject to detailed scrutiny to ensure that its proposals are positively prepared, justified, and effective - although both then go on to form part of the statutory Development Plan.

1.2.5 This is a fundamental point and it is important to remember that Neighbourhood Plans and Local Plans sit side-by-side to manage development in their area. Importantly, both are necessary because they do different things.

1.2.6 Given the different role of Local Plans and NDPs and the different evidence base that underpins their preparation, it is entirely appropriate that the two types of plans can co-exist even if they have reached different conclusions about the appropriateness of

development in certain locations. Where the Site Allocations Plan identifies reserve sites on land not identified by an NDP, that proposal does not undermine the NDP. The policies and objectives in the NDP remain valid and all relevant policies will still be used to determine any subsequent application, e.g. design, housing mix, etc.

1.2.7 The Council has taken the approach of not identifying reserve sites in those settlements with a reserve site identified in its NDP. The Council has applied this approach to those NDPs that are at a significantly advanced stage, i.e. those NDPs that are either made or where the Council has resolved to submit the NDP for referendum. This is because it is only at this point that the content of the NDP is not liable to change.

1.2.8 Notwithstanding this, the Council acknowledges that the Site Allocations Plan is only at Preferred Options stage and that a number of NDPs with identified reserve sites are progressing well. It is expected that these NDPs will have reached an advanced stage (as defined above) by the time the Site Allocations Plan is ready for submission. As such, it is fully expected that the Submission version of the site Allocations Plan will be amended to reflect the changing status of these NDPs. However, at the current time, for consistency purposes, the Council has NOT taken into account emerging NDPs.

Find out more at www.stratford.gov.uk/neighbourhoodplans

1.3 Cross Boundary Issues

1.3.1 The Core Strategy deals with the main strategic cross-boundary issues, thus providing the contextual policy framework for the Site Allocations Plan. However, there are some important aspects of the Site Allocations Plan that have cross boundary implications, namely, the identification of reserve housing sites and the proposals at the Quinton Rail Technology Centre near Long Marston and the University of Warwick's Wellesbourne Campus.

1.3.2 In respect of reserve housing sites, two of the four reasons for identifying them relate to Stratford-on-Avon District accommodating additional needs that have arisen from elsewhere beyond the District boundary; whilst the third relates to employment growth on a site of regional significance which may generate a need for additional housing. In respect of the Quinton Rail Technology Centre and Wellesbourne Campus, again these sites are of regional importance and as such, the proposals could have implications, albeit indirect, beyond Stratford-on-Avon District.

1.3.3 Council officers meet regularly with counterparts from other Councils and with various stakeholders in both the Coventry & Warwickshire and Greater Birmingham & Solihull Housing Market Areas to discuss cross boundary issues. Those discussions have been ongoing and helped shape the content of the Site Allocations Plan to ensure that strategic matters have been proactively and effectively dealt with. In particular, in respect of Birmingham, the Site Allocations Plan proposes to release specific reserve sites to contribute to meeting the identified shortfall.

1.3.4 Under the Duty to Co-operate, the Council is obliged to engage proactively with certain prescribed bodies to address strategic cross-boundary issues. As part of the preparation of the Site Allocations Plan, discussions regarding strategic cross-boundary issues are ongoing. As required by the NPPF, the Council will formalise these discussions through the preparation of Statements of Common Ground which will be published alongside the Proposed Submission version of the Site Allocations Plan.

1.3.5 Part of the District is also designated as the Cotswolds Area of Outstanding Natural Beauty (AONB). In accordance with the NPPF, development should be restricted to meeting local needs only. Given that reserve sites are to meet District-wide housing needs, reserve sites

have not been identified within the AONB area. As such, it is considered that there are no strategic cross-boundary issues in this regard.

1.4 Vision and Strategic Objectives

1.4.1 The Vision, as set out in the adopted Core Strategy, is our description of how Stratford-on-Avon District will look in 2031 following implementation of the Core Strategy and the Site Allocations Plan. It has been developed from an analysis of the available evidence and reflects feedback from communities and others who have a stake in the future of the District.

Vision

In 2031 the outstanding built and natural character and heritage of Stratford-on-Avon District, its settlements and landscape, will have been maintained and enhanced. Biodiversity will have been strengthened in rural and urban areas, including through the provision of improved networks of green infrastructure. New and existing buildings will be more water and energy efficient and contribute to a reduction in flood risk, all helping the District to mitigate and adapt to the effects of climate change.

To meet future development needs, at least 14,600 additional homes will have been provided across the District. New homes will have been sensitively developed in ways that protect and enhance the setting, character and identity of each settlement, and effectively meet the needs of the District's existing and future population. At least an additional 35 hectares of employment land will have been provided to meet the District's requirements, together with 19 hectares to meet the needs of Redditch. Vacant or underutilised brownfield sites will have been brought back into suitable use while preserving their important features.

A settlement pattern comprising the main town of Stratford-upon-Avon, eight Main Rural Centres and a wide range of Local Service Villages will have been reinforced by development of a scale and nature that has retained the individual character and function of each settlement.

This will have been supplemented with development on brownfield sites in sustainable locations plus an expanded community at Lighthorne Heath and a new settlement at Long Marston Airfield, each providing its residents and the residents of surrounding villages with a range of additional services, facilities and opportunities.

Small-scale housing development in villages not identified in the settlement hierarchy will have been provided to meet local needs and will reflect their rural character. The role of the countryside in the rural economy will have been strengthened, with additional business opportunities of a suitable nature and scale provided.

Overall, the strategy will have strengthened town and village communities whilst maintaining their characteristics, protected the countryside from inappropriate development and activities and ensured a safe high quality of life for residents throughout the District.

***Stratford-upon-Avon** will have enhanced its role as a town of international standing that satisfies the expectations of residents, businesses and visitors. More tourists will visit the town and stay longer, in part achieved through an expansion of its cultural offer. The town's role as the main shopping and services centre in the District will have been strengthened. Significant progress will have been made on the regeneration of an extensive area of mostly outworn and underused land adjacent to the canal. New and existing companies will have located on high quality employment land on the periphery of the town, with excellent access to the strategic road network. A new link to the strategic network from the south of the River Avon will have been provided via a western/south western relief road. Traffic in the town centre will be managed more effectively to reduce its impact on the environment.*

***Alcester** will have increased its tourism offer by promoting its Roman heritage. Opportunities will have been taken to bolster retail and service provision to maintain and enhance the town as an attractive and important rural centre. To help maintain a thriving community and meet*

housing needs about 350 new homes will have been built on land north of Allimore Lane. About 11 hectares of additional employment land will have been provided north of Arden Road to support the town's economy and provide job opportunities.

***Bidford-on-Avon** will have seen an improvement to the provision of community facilities and enhancements to its industrial area. The village centre will have been strengthened as the focus of small-scale shopping and other commercial activities and the quality of the built environment will have been enhanced.*

***Henley-in-Arden** will continue to thrive as a local shopping, service and visitor centre based on the high quality of its built environment, in particular, along its historic High Street. Only limited housing development will have been provided, reflecting the town's character and maintaining the openness of the Green Belt.*

***Kineton** will have retained its role as a rural centre providing local shops and services to residents and visitors alike. Infill and redevelopment proposals will have respected the character of the village and opportunities will have been taken to limit the impact of motor vehicles in the village centre.*

***Shipston-on-Stour** will have strengthened its local economy with the expansion of existing companies and the attraction of new businesses. The town's proximity to both Stratford-upon-Avon and the Cotswolds AONB will have contributed to its enhanced retail, tourism and visitor role. Enhancements will also have been made to the quality of the built environment of the town centre.*

***Southam** will continue to prosper as a centre and focal point for shops, services and jobs for a sizeable rural catchment. Development will have taken place to the north, east and south of the town to provide about 900 homes, a range of new sports facilities and other community infrastructure, and about 3 hectares of additional employment land. The built environment and setting of Southam will have been enhanced, including by restraining development in the Stowe Valley to the west of the town.*

***Studley** will have retained its separate identity from the neighbouring town of Redditch. The village centre will have become a more attractive place to visit and do business through the management of traffic on the A435 and improvements to the public realm to enhance the quality of the environment. New homes will have been delivered on small sites within the settlement boundary helping to maintain the integrity of the Green Belt in this location.*

***Wellesbourne** will have enhanced its role as a rural centre through the provision of commercial uses that are sensitive to the character and setting of the village. The river corridor will have been enhanced for leisure activities and wildlife. The aviation related functions at Wellesbourne Airfield will have been retained and enhanced. There will be improved community facilities and the business park will have been regenerated.*

***Lighthorne Heath** will have been expanded providing about 2,300 additional homes by 2031. The local community will support a wide range of new facilities and services, including education, health and leisure. It will benefit from extensive areas of open space and natural features. Jaguar Land Rover's operations at Gaydon will have expanded and diversified to ensure the company's pre-eminent contribution to the national, regional and local economy. Highway improvements will have been implemented, including to Junction 12 of the M40, and high quality express bus services will link the new settlement with nearby town centres and railway stations.*

***Long Marston Airfield** will have been developed to provide about 2,100 homes by 2031, along with a range of new facilities and services including education, health and leisure. It will benefit from extensive areas of open space and sustainable transport links to Stratford-upon-Avon*

1.4.2 The following Strategic Objectives are also set out in the adopted Core Strategy. They represent the key delivery outcomes that the Core Strategy, and subsequently the Site Allocations Plan, should achieve by 2031. It is critical to their success that an appropriate balance is secured between providing development that meets the needs of the District and protecting the character and qualities of Stratford-on-Avon through the realisation of these objectives. Similarly to the Core Strategy vision, the strategic objectives were developed from an analysis of the evidence base and based on feedback from community and stakeholders during the preparation of that Plan.

1.4.3 Each of the objectives will be achieved through the determination of planning applications in accordance with the provisions of policies in the Core Strategy and the Site Allocations Plan and the implementation of specific initiatives and projects.

Strategic Objectives

By 2031…

(1) The rural character of the District will have been maintained and enhanced. The Green Belt and countryside of the District will have been protected from inappropriate development.

(2) The historic character of the District will have been maintained and enhanced. Sites of historic importance will have been protected from harmful development.

(3) The character and local distinctiveness of the District will have been reinforced by ensuring new development is of high quality design, taking into account the intrinsic and special value of its landscapes and townscapes.

(4) To help mitigate and adapt to climate change, all residential development will have incorporated enhanced water efficiency measures as set out in the Building Regulations. All non-residential development will as a minimum have achieved the water and energy efficiency BREEAM 'Good' standard.

(5) The District will have reduced its greenhouse gas emissions, so as to contribute to the national target for reduction, through a range of measures such as the location and design of development, provision of renewable and low carbon energy schemes, and promoting opportunities for low carbon travel.

(6) The flood plain will have been maintained and, where opportunities arise, restored. The risk of flooding will be managed effectively by taking a whole catchment approach to implement sustainable flood management schemes. Water bodies will have reached a good status or potential in accordance with the Water Framework Directive.

(7) Working with Natural England and Warwickshire County Council, biodiversity will have increased across the District. Sites of environmental, nature conservation and geological importance will have been protected from harmful development.

(8) Community facilities and open space will have been improved across the District. Through collaborative working between District, Town and Parish Councils and key partners in education, public safety, health and other services, opportunities to improve the health and wellbeing of the District's communities will have been realised as a result of the development process.

(9) All eligible development will make contributions to infrastructure and community facilities through CIL, planning obligations or a combination of the two. All critical projects listed in the Infrastructure Delivery Plan will be delivered in order to ensure that new development is supported and accompanied by the necessary infrastructure.

(10) The value of tourism to the District will have increased substantially, initially by 25% during the period 2011-2015, through the District Council working with its private sector partners, including Shakespeare's England. Stratford-upon-Avon will have re-established its position in the top 20 UK towns and cities for international visitors.

(11) *To support the role and function of the District's town and main rural centres, retail and commercial uses in them will have been retained and strengthened. Specifically, additional comparison goods retail floorspace will have been provided in Stratford-upon-Avon town centre on appropriate sites.*

(12) *Previously developed sites in sustainable locations will have been re-used for purposes that are of an appropriate type and scale, while retaining their important natural, historic and other features.*

(13) *A sustainable balance between employment growth and housing provision will be maintained as a result of the implementation of at least 35 hectares of additional land for general business uses, thereby helping to meet the needs of new and existing businesses wishing to locate or expand in the District.*

(14) *Transport services will have been improved and congestion reduced across the District. Working with Warwickshire County Council, the District Council will seek to ensure that new development contributes towards achieving the aims and goals set out in the Local Transport Plan for an inclusive and accessible transport system.*

(15) *At least an additional 14,600 homes (an average of 730 per annum) will have been built across the District on brownfield and greenfield sites, reflecting the dispersed settlement pattern of the District. Where justified by the available evidence, the District Council will have worked with neighbouring councils to help meet any unmet housing needs arising outside the District. In addition, the needs of gypsies and travellers will have been met through the provision of 41 additional pitches by 2019 and an additional 30 pitches thereafter, a total of 71 pitches by 2031.*

(16) *A mix of sizes, types and tenures of housing will have been built by a range of developers, housing associations and other providers. To improve the affordability of housing across the District, 35% of dwellings on eligible sites will have been provided as affordable homes.*

1.5 Key Diagram

1.5.1 The overall strategy for managing development in the District during the plan period is illustrated on the Key Diagram in the Core Strategy (overpage). This has been revised to incorporate specific aspects of the Site Allocations Plan.

1.6 Infrastructure Considerations

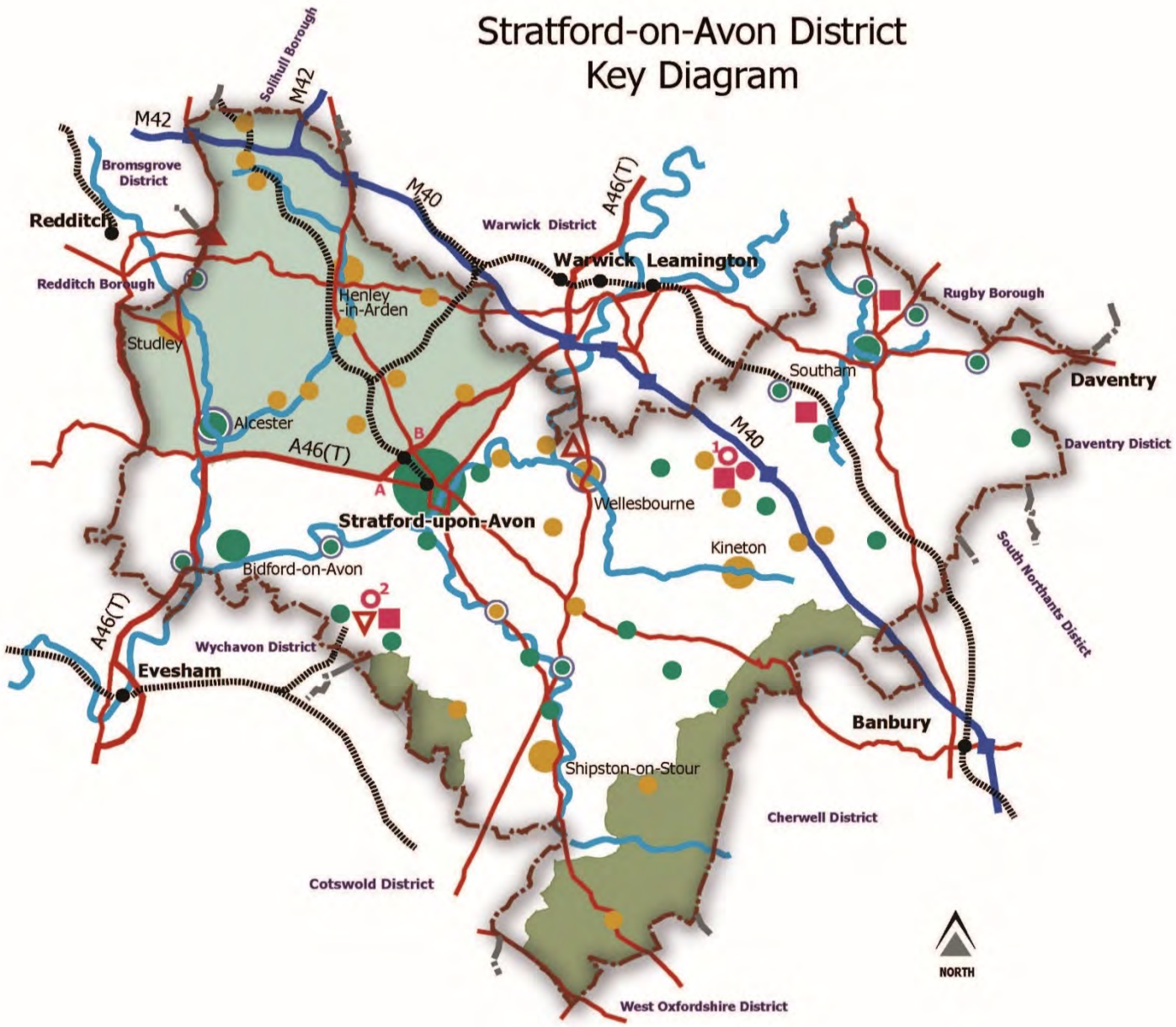
1.6.1 The Council acknowledges that infrastructure constraints are a major concern for residents. The preparation of the Site Allocations Plan has been informed by discussions with infrastructure providers, as appropriate, to see how the challenges of delivering additional development within the rural District of Stratford-on-Avon can best be met.

1.6.2 The selection of sites takes into account such issues as far as practicable, although in the main, the planning system seeks to resolve such issues through the securing of s106 planning obligations and the charging of its Community Infrastructure Levy (CIL); a per square meter charge on new housing development. Such obligations and charges can be used to pay for improvements to schools, doctor's surgeries, community facilities, as well as fund highway works, encourage walking and cycling and contribute to public transport.

1.6.3 To assist with transparency the Council publishes annually its Infrastructure Funding Statement (IFS) which sets out what obligations it has secured and how its CIL monies are being spent.

Find out more about the Infrastructure Funding Statement @ www.stratford.gov.uk/ifs

Stratford-on-Avon District Key Diagram



- Main Town with reserve housing site
- Main Rural Centre
- Main Rural Centre with reserve housing site
- Main Rural Centre with reserve housing site and self-build site
- Main Rural Centre with self-build site
- Local Service Village
- Local Service Village with reserve housing site
- Local Service Village with reserve housing site and self-build site
- Local Service Village with self-build site

- New Settlement
  1. Gaydon / Lighthorne Heath
  2. Long Marston Airfield
- Jaguar Land Rover expansion
- University of Warwick Wellesbourne Campus
- Quinton Rail Technology Centre Long Marston

A46 Safeguarding
A. Wildmoor junction
B. Bishopton junction

- Employment Development to meet the needs of Redditch
- Large Rural Brownfield Site
- Motorway (with junction) / Trunk Road
- A Road
- Railway (with main station)
- Main River
- West Midlands Green Belt
- Cotswolds Area of Outstanding Natural Beauty

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SDC/1388/SEP20

1.7 Accompanying Technical Assessments

1.7.1 In addition to the discussions with infrastructure providers, the content of the Site Allocations Plan is based on the findings of various technical studies that have explored development issues facing the District or have assessed the potential impacts of specific sites on specific topics.

1.7.2 As a result of these technical studies, a number of potential sites have been excluded from this version of the Plan and proposals amended accordingly. Much of this technical work underpinned the 2019 Proposed Submission version of the Site Allocations Plan. It has been the revisions to the technical work or the additional technical work that has been undertaken (such as the Heritage Impact Assessments) that has resulted in some of the previously identified reserve sites not being included within this version of the Plan.

Find out more about the technical evidence underpinning the Site Allocations Plan @ www.stratford.gov.uk/siteallocations in respect of:

- Education Capacity Assessments
- Heritage Impact Assessments (HIA)
- Highway Access Assessments
- Stratford-upon-Avon Highway Capacity Assessment
- Level 1 Strategic Flood Risk Assessment (SFRA)
- Strategic Housing Land Availability Assessment (SHLAA)
- Sub-Regional Employment Market Signals Study
- Stratford Affordable Workspace Report

1.7.3 The Site Allocations Plan has also been subject to a Sustainability Appraisal / Strategic Environmental Assessment (SA/SEA).The SA/SEA is required by law and assesses the significant impacts of the proposed Plan as well as a number of reasonable alternatives to ensure that the plan's policies and proposals are sustainable and any mitigation can be applied as appropriate.

Find out more about the accompanying SA/SEA @ www.stratford.gov.uk/siteallocations.

1.8 Equalities Impact Assessment

1.8.1 In addition to the various technical studies, the Council also prepares an Equalities Impact Assessment (EqIA) to assess the impact of the Plan on our various communities. This is to ensure that the Plan does not discriminate on certain groups of individuals and that where impacts are shown, necessary amendments and mitigations can be put into place.

Find out more about the Equalities Impact Assessment @ www.stratford.gov.uk/siteallocations

1.9 Consultation Responses

1.9.1 The policies and proposals set out in this version of the Site Allocations Plan have been informed by comments received to previous consultations. Where the Council agrees with the comments, consequential changes to the plan have been made. Comments received are published on the Council's website and the Council also publishes a consultation report in which it responds to the comments made, setting out where it agrees with them or explaining why it disagrees. It is therefore important to respond not only if you disagree, but also if you agree with a particular policy or proposal so that the Council knows it is on the right track.

1.9.2 Importantly, the Plan must be read in its proper context; this is one set by the adopted Core Strategy and one in which the Council faces the challenge of managing significant additional development pressures facing the District. Those pressures will not disappear without the plan; but rather, the Council's ability to manage development will be increased.

View responses to previous consultations @ www.stratford.gov.uk/consultationviewer
Read the accompanying consultation statements @ www.stratford.gov.uk/siteallocations

2. Reserve Housing Sites

Core Strategy Strategic Objectives

(5) *The District will have reduced its greenhouse gas emissions, so as to contribute to the national target for reduction, through a range of measures such as the location and design of development, provision of renewable and low carbon energy schemes, and promoting opportunities for low carbon travel.*

(12) *Previously developed sites in sustainable locations will have been re-used for purposes that are of an appropriate type and scale, while retaining their important natural, historic and other features.*

(15) *At least an additional 14,600 homes (an average of 730 per annum) will have been built across the District on brownfield and greenfield sites, reflecting the dispersed settlement pattern of the District. Where justified by the available evidence, the District Council will have worked with neighbouring councils to help meet any unmet housing needs arising outside the District. In addition, the needs of gypsies and travellers will have been met through the provision of 41 additional pitches by 2019 and an additional 30 pitches thereafter, a total of 71 pitches by 2031.*

(16) *A mix of sizes, types and tenures of housing will have been built by a range of developers, housing associations and other providers. To improve the affordability of housing across the District, 35% of dwellings on eligible sites will have been provided as affordable homes.*

2.1 Identifying Reserve Housing Sites

Policy SAP.1

Identifying Reserve Housing Sites

Approximately 3,130 homes have been identified on the reserve housing sites listed in Annex 1, on the Policies Map and on the Neighbourhood Plan reserve sites set out in Policy SAP.2.

Reserve sites will be released if the Council's monitoring shows that there is, or is likely to be, an undersupply of housing or that the Council accepts that additional housing is required to be accommodated within the District by 2031. In accordance with Policy CS.16 Housing Development in the Core Strategy, the four purposes for identifying reserve housing sites are as follows:

(a) To rectify any identified shortfall in housing delivery in order to maintain a 5 year supply of housing land in Stratford-on-Avon District;

(b) To contribute to meeting any identified additional need for housing in relation to a net growth in jobs at Jaguar Land Rover arising from development of the employment allocation at Gaydon/Lighthorne Heath;

(c) To contribute to meeting within the District any identified shortfall in housing across the Coventry and Warwickshire HMA as demonstrated through the agreed outcomes of ongoing joint working between the Coventry and Warwickshire local planning authorities;

(d) To contribute to meeting any housing needs arising outside the Coventry and Warwickshire HMA that is accepted through co-operation between the relevant

councils as needing to be met within the HMA and most appropriately being met within the District.

Reserve housing sites will be released in accordance with the mechanisms set out in Policy SAP.3.

Policy SAP.2

Reserve Housing Sites in Neighbourhood Plans

To ensure a consistent approach to the release of reserve sites across the District, the following reserve sites, as identified in the respective made NDP, will be released in accordance with the mechanisms set out in the Site Allocations Plan. All other aspects of the site will be brought forward in accordance with the relevant NDP.

- Ettington – South of Banbury Road
- Ilmington – Mabel's Farm, Back Street
- Kineton – East of Lighthorne Road
- Kineton – West of Southam Road
- Shipston-on-Stour – South of Oldbutt Road
- Wellesbourne – East of Warwick Road
- Wellesbourne – East of Kineton Road

These reserve sites are shown on the maps in Appendix 1. The relevant NDP can be viewed at www.stratford.gov.uk/neighbourhoodplans.

Explanation

Rationale for Reserve Sites

2.1.1 The Core Strategy meets the housing needs for the District for the plan period 2011-2031. However, there is always a risk that some sites do not get built with the resulting effect that needs are not met, or that additional housing needs arise that should be met within the District during the plan period. As part of the Council's ongoing proactive approach to place-shaping, the Site Allocations Plan identifies reserve housing sites that the Council will release for development by 2031 if its monitoring shows that they are required.

2.1.2 The commitment to identify reserve housing sites is set out in Policy CS.16D of the Stratford-on-Avon Core Strategy (adopted July 2016). The policy requires the Council to identify reserve sites capable of accommodating up to 20% of the housing requirement to 2031, i.e. 2,920 homes. The inclusion of such a policy was stipulated by the Inspector who examined the Core Strategy in order for it be 'sound' and capable of adoption. This provision is to deal with the period of time before the Core Strategy is reviewed. It will be for the replacement Plan to provide for a new housing requirement for the period it covers based on the various sources and scale of need that are identified at that time.

2.1.3 The Council acknowledges that since the Core Strategy was adopted – and the housing requirement established - the Government has introduced its Standard Methodology for identifying Local Housing Needs. The current method results in a need of 603 dwellings per annum (as opposed to 730dpa in the Core Strategy). However, it is beyond the scope of the Site Allocations Plan to revisit the housing requirement for the period to 2031. Stratford-on-Avon District Council is satisfied that the Core Strategy housing requirement remains an appropriate basis on which to plan for the District to 2031 and for this reason, considers that basing the reserve on 20% of the 14,600 figure is appropriate.

2.1.4 The benefits of identifying and releasing reserve sites is to enable the Council, as the Local Planning Authority, to retain control of and continue to manage development in the District. Indeed, the NPPF requires plans to include flexibility to adapt to changing circumstances. If such eventualities were to occur, it could lead to an undersupply of housing and accusations that the Core Strategy is out of date and no longer valid. Not only could this lead to additional speculative sites coming forward for development but also that such decisions are made by the planning appeals system as opposed to the Council's Planning Committee. Reserve housing sites can help prevent this from happening. Reserve sites would only be brought forward for development within the plan period if the Council's monitoring were to show a shortfall in housing supply that could not be met elsewhere, or other specific circumstances arose that required the provision of more housing. Reserve sites also provide certainty to communities as to where alternative or additional development will take place rather than having to react to speculative applications or appeals.

2.1.5 It is important to remember that the Core Strategy does not restrict additional housing in any or all circumstances, and there are a number of instances where proposals for additional homes will be policy compliant and therefore granted planning consent. In summary, these include[2]:

- Within the built-up area of the Main Town (i.e. Stratford-upon-Avon), a Main Rural Centre, or a Local Service Village in accordance with Policy CS.16
- On a Large Rural Brownfield Site in accordance with Policy AS.11
- In other settlements in accordance with Policy AS.10
- As a local needs scheme in accordance with Policy CS.15

2.1.6 In addition to the Core Strategy, further housing will also be delivered:

- Through the permitted development / prior approvals regime
- On Allocated sites in 'made' neighbourhood plans
- As Custom Build and Self-Build Housing Sites, including those allocated in the Site Allocations Plan (see Section 3)
- On site specific proposals in the Site Allocations Plan (see Section 7)

2.1.7 These 'windfalls' and additional provision provide a useful source of additional homes and help ensure that the supply of homes is kept 'topped-up'. Such an approach is entirely consistent with the Core Strategy housing requirement of 14,600 homes which is a *minimum* figure.

2.1.8 Information on the supply of housing is published annually in the Council's Authority Monitoring Report available at www.stratford.gov.uk/amr. The data shows that since adoption of the Core Strategy, an average of 12% of the annual supply has come from small windfall sites[3]. The AMR also sets out the Council's housing trajectory. As can be seen, there has been a positive step-change in housing delivery demonstrating that the Core Strategy is effectively delivering its objectives and ensuring that the development needs of the District are being met. The trajectory also shows that, as at 31st March 2019, over 16,000 homes are expected to be delivered across the District by 2031.

2.1.9 Importantly, this overprovision provides an additional and useful buffer that potentially defers the need to release reserve sites. This is because any homes provided over and above the figure of 14,600 are contributing to meeting housing needs not specifically envisaged within the Core Strategy, including the four purposes for reserve sites. Despite the 'overprovision' against the Core Strategy requirement, it is still considered prudent to proceed with identifying a further

[2] See relevant policy in the adopted Core Strategy available at www.stratford.gov.uk/corestrategy for actual policy wording
[3] Table 31, 2018/19 AMR

tranche of homes in reserve which can be called upon if they are required or if circumstances (i.e. housing numbers) were to change in the short-term. The allow the Council to retain control of planning and development across the District.

Identification of Reserve Sites

2.1.10 The Council has prepared a Reserve Sites Topic Paper to explain in greater detail how reserve sites have been selected.

View the Reserve Sites Topic Paper @ www.stratford.gov.uk/siteallocations

2.1.11 In accordance with the NPPF, it is appropriate and reasonable for reserve sites not to be identified within the Green Belt given that sufficient provision can be made on sites elsewhere in the District. It is for this reason that reserve sites have not been identified in the Main Rural Centres of Henley-in-Arden and Studley. Reserve sites identified in Alcester and Stratford-upon-Avon are outside the Green Belt.

2.1.12 Policy CS.15 of the Core Strategy sets out the distribution of development across the District, promoting a pattern of balanced dispersal in settlements that are considered to be sustainable locations for development: i.e. main town, main rural centres and four categories of local service village. This distribution forms the basis of the strategy for identifying reserve sites in the Site Allocations Plan, as recommended by the Core Strategy Inspector.

2.1.13 However, this should not be a mathematical exercise and the Council needs to base decisions upon the most up-to-date information regarding the suitability and availability of individual sites for potential development (see below). Whilst the strategy forms the starting point, there must be some flexibility to its application to take account localised circumstances such as the individual site constraints. As such, there is some variation to the quantum of development proposed in the various settlements compared to the Core Strategy. This is considered appropriate given that the location of reserve sites is consistent with the identified settlements set out in the Core Strategy and continues to achieve the overriding objective of balanced dispersal, (reflecting the polycentric geography of the District) upon which the Core Strategy was based.

2.1.14 In respect of the Local Service Villages, whilst on the one hand the Core Strategy Inspector concluded that the approximate figure for 2,000 homes for the plan period reasonable, the same Inspector also concluded that the LSVs were appropriate locations in which to identify reserve sites. As such, reserve site numbers have to be in addition to the figure of 2,000 homes for the LSVs set out in the Core Strategy. The suitability of the LSVs for development is addressed in the Inspector's conclusions at paragraphs 197-199, respectively[4]:

> *197. There has been some criticism of the level of housing proposed for LSVs, but in the context of a large rural District some level of housing in villages would be appropriate. The housing strategy in the adopted Local Plan, and its predecessors, appears to have been successful in directing new housing to the main towns. There is evidence before the examination that this pattern has continued to be quite marked since 2015. Amongst other things the growth in the number of households in the urban part of the District is said to be nearly ten times higher in percentage terms than in the rural area and this is said to have given rise to a disproportionate ageing demographic within the rural area. In the context of a District in which 45 % of the existing population lives outside the main towns, the level of housing*

[4] Core Strategy Inspector's Interim Conclusions 2015 available at www.stratford.gov.uk/corestrategy

that is proposed to be directed to the main villages would help to address these problems and sustain their long-term future. I have no reason to doubt the Council's claim that there are another 100 villages below category 4, which underlines that the housing is being directed to the largest, most sustainable, rural settlements.

198. Inevitably such an approach is subject to the complaint that this would lead to a less sustainable pattern of development, in terms of, among other things, transport patterns and access to retail facilities. However the LSV methodology has expressly taken account of the existence of public transport and village shops, as well as settlement size and whether there is a primary school, in categorising villages. It might have been better if the methodology had taken account of employment, but I am not convinced that the end result is unfit for purpose. In my view the list of villages, as proposed to be modified, is a reasonable basis on which to direct the 2,000 dwellings currently proposed, in order to achieve a sustainable outcome. This level of housing would help to sustain the existing services and facilities in these villages, including public transport, primary schools and shops. At a minimum it would maintain the vitality of rural communities and therefore comply with the policy in paragraph 55 of the Framework, which seeks to promote sustainable development in rural areas.

199. I acknowledge that the rationale for the current figure of 2,000 dwellings appears to be rather arbitrary. The Council's explanation is that the overall quantum has been derived using a bottom-up approach taking the approximate mid-point of the ranges deemed appropriate for each category of LSV. However the chosen ranges necessarily involve a value judgment and so it is hard to escape the view they were established in order to achieve the residual number of dwellings specified in the CS. Nevertheless, for the reasons discussed, I am not convinced that the end result is inappropriate.

2.1.15 Notwithstanding the above, the Council acknowledges the concerns about the quantum of development across the rural area and in certain LSVs in particular. To address these concerns, Policy SAP.3 (see Section 2.2. below) sets out a release mechanism which will ensure that reserve sites are released in accordance with the settlement categorisation established by Policy CS.15.

2.1.16 Core Strategy Policy CS.15 also sets out on which sites additional development will be supported in principle. This includes sites located within the Built-up Area Boundaries (BUAB) of settlements – see Section 4. Because sites located within the BUAB can come forward in any event, it is not appropriate to identify reserve sites (which will only be brought forward if they are needed) within the built-up area. As such, reserve sites are explicitly identified outside, but adjacent to, the defined BUAB. In due course and as part of any Plan review, the BUABs will be redrawn to include any reserve sites that have been released.

Find out more about the Core Strategy and Policies CS.15 and CS.16 @ www.stratford.gov.uk/corestrategy

2.1.17 The proposed reserve sites identified in the Site Allocations Plan are listed in Annex 1 in this Plan and the Site Proformas are included at Annex 2. The reserve housing sites are also shown on the amendments to the Policies Maps in Part A of Section 8. Reserve housing sites identified in 'made NDPs' are listed in Policy SAP.2 and shown on the maps in Appendix 1.

2.1.18 In respect of the Site Allocations Plan, the Council has applied indicative densities to reserve sites listed in Annex 1 as follows:

- Main Town – 35dph
- Main Rural Centres, Large Rural Sites, Category 1 Local service Villages and Category 2 Local service Villages – 30dph
- Category 3 and Category 4 Local Service Villages – 25dph

2.1.19 The rationale for this approach is to provide some flexibility in respect of the quantum of reserve sites being provided for through the Site Allocations Plan ensuring that those reserve sites that do come forward better reflect the character of their locality. This approach is also consistent with the NPPF which seeks to make the most effective use of land by increasing densities in those more sustainable locations. As such, the appropriate density for individual sites will be determined on a case-by-case basis through the planning application process, taking into the local character and context.

2.1.20 The selection of the reserve housing sites in Annex 1 has been based on the findings of various technical studies that have informed the preparation of the Site Allocations Plan. The Plan itself has also been subject to a Sustainability Appraisal / Strategic Environmental Assessment (SA/SEA).

Find out more about the Sustainability appraisal / Strategic Environmental Assessment (SA/SEA) @ www.stratford.gov.uk/siteallocations

2.1.21 One key technical study is which helps inform site selection is the Strategic Housing Land Availability Assessment (SHLAA) that assesses the deliverability of sites for potential development. The NPPF requires the Council to prepare and keep up-to-date a SHLAA to inform plan-making. Applying a standardised methodology and consistent approach, various sites across the District have been assessed to test their availability, suitability (subject to appropriate mitigation measures being taken), and achievable (subject to the necessary technical works being carried out). A standard assumption of 30dph has been applied to the net developable area to calculate the potential capacity of sites for the purposes of the SHLAA.

Find out more about the Strategic Housing Land Availability Assessment @ www.stratford.gov.uk/shlaa

2.1.22 It should be noted that a number of other sites are identified in the SHLAA as being potentially deliverable. However, they have not been identified as such for at least one of the following reasons:

- Within the Green Belt – the Core Strategy does not provide for the release of land from the Green Belt for residential purposes and a detailed Green Belt review has not been undertaken to inform and justify doing so.
- Within the Cotswolds AONB – the purpose of reserve sites is to meet a District-wide housing need if required, whereas housing development in the AONB should be restricted to meeting local housing needs.
- As a result of more detailed technical assessment, for example in relation to impact on heritage assets.
- Identified in a made Neighbourhood Plan – various sites are already allocated or identified as reserve sites in such Plans.
- Allocated for Self build/Custom build housing development in this Plan

2.2.23 Various other technical studies have been prepared to assistance in the identification of reserve housing sites and the preparation of the Site Allocations Plan, including evidence in relation to infrastructure capacity, as appropriate (see also Section 1.7).

Find out more about the technical evidence underpinning the Site Allocations Plan @ www.stratford.gov.uk/siteallocations

Relationship to Neighbourhood Plans

2.1.24 The Council is supportive of those communities that have taken the initiative to identify reserve sites in their NDP to be released if needs arise. the Council has taken the approach of not identifying reserve sites in those settlements with a reserve site identified in its NDP. The Council has applied this approach to those NDPs that are at a significantly advanced stage, i.e. those NDPs that are either made or where the Council has resolved to submit the NDP for examination. This is because it is only at this point that the content of the NDP is not liable to change.

2.1.25 Not surprisingly, there are very slight inconsistencies in the wording of the various reserve sites policies in NDPs. To ensure a consistent approach, and for the avoidance of doubt, Policy SAP.2 seeks to standardise the release mechanisms for Neighbourhood Plan reserve sites to ensure consistency with those reserve sites identified though the SAP itself[5].

2.1.26 To reiterate, the Council acknowledges that the Site Allocations Plan is only at Preferred Options stage and that a number of NDPs with identified reserve sites are progressing well. It is expected that these NDPs will have reached an advanced stage (as defined above) by the time the Site Allocations Plan is ready for submission. As such, it is fully expected that the Submission version of the site Allocations Plan will be amended accordingly to reflect the changing status of these NDPs (i.e. reserve sites in the SAP deleted). However, at the current time, for consistency purposes, the Council has NOT taken into account these emerging NDPs.

2.2 Releasing Reserve Housing Sites

Policy SAP.3

Releasing Reserve Housing Sites

To ensure that a reasonable number of homes on reserve sites are available to meet any one of the four purposes set out in Policy SAP.1 the release of homes for purposes (b), (c) and (d) will be capped, in the first instance, at a maximum of 1,000 homes. In circumstances where a purpose has been satisfied utilising fewer than 1,000 homes, any 'residual' will then be made available for the remaining purposes.

In releasing reserve housing sites the Council will apply the basis of the distribution of development established in Policy CS.15 of the Core Strategy. Reserve sites will be released in tranches in settlements in the following order. The settlements and reserve sites within each tranche are set out in Annex 3.

[5] There is one reserve site in a made NDP – Area 2 at Wellesbourne - that has been excluded from the Site Allocations Plan. This is because it is required to meet needs post 2030 i.e. beyond the plan period for the Site Allocations Plan. The Wellesbourne and Walton NDP is available at www.stratford.gov.uk/neighbourhoodplans,

1. Main Town of Stratford-upon-Avon
2. Main Rural Centres
3. Category 1 Local Service Villages and Large Rural Sites
4. Category 2 Local Service Villages
5. Category 3 Local Service Villages
6. Category 4 Local Service Villages
7. Local Service Villages that have significantly exceeded the indicative numbers set out in Core Strategy Policy CS.16.

The number of tranches released will, as far as practical, reflect the scale of the confirmed shortfall in accordance with Policy SAP.1. Should the quantum of homes on released reserve sites significantly exceed the scale of need, the Council may allocate the 'surplus' to one or more of the other purposes. Where reserve sites are released, applications will come forward in accordance with Policy SAP.5.

On an annual basis the Council will request up-to-date and accurate site delivery information from promoters of reserve sites. The Council will use this information to identify any site specific constraints to delivery (e.g. infrastructure) and assess which reserve sites are capable of delivery in the short-term. Reserve sites that are not deemed capable of being delivered in the short-term may not be released. The Council will confirm when reserve sites are to be released for each of the four purposes as follows:

A. To Rectify an Identified Shortfall in Housing Delivery

Reserve sites will be released for this purpose in accordance with the above approach when the Council calculates that either its 5 year supply falls below 5.5 years (applying the appropriate buffer) or its Housing Delivery Test trajectory shows that delivery is expected to fall below 100% in the next three years.

The Council will calculate its 5 year supply position and Housing Delivery Test Projection each year as at 31st March publishing the calculation no later than 30th September. Confirmation that this purpose has been triggered will be via a formal decision of The Cabinet, alongside or following publication of the calculation by the Council of its 5 year supply position and its Housing Delivery Test projection. The Council will confirm the ending of such arrangements via a formal decision of The Cabinet once it is satisfied that supply has been re-established.

To be released for this purpose, the site must be capable of meaningful delivery within 5 years of the site's release, in order to contribute to the deficit in 5 year supply. In confirming a release, the Council will consider the site's realistic contribution to 5 year supply and the likely timescales for the delivery of homes based on the site delivery information. Where the Council considers that a site is unlikely to make a significant contribution, release of the site may be withheld or planning permission not granted.

B. To Respond to the Growth in Jobs by Jaguar Land Rover on land at Gaydon/Lighthorne Heath

Reserve sites will be released for this purpose in accordance with the above approach following the completion of each phase of the approved employment development on the 100ha employment land at Gaydon/Lighthorne Heath.

Confirmation that a phase of development has been completed will be via a formal decision of The Cabinet.

C. To Meet a Shortfall in Housing Arising from the Coventry & Warwickshire Housing Market Area

Reserve sites will be released for this purpose in accordance with the above approach following the endorsement of a joint monitoring statement or statement of common

ground prepared by Stratford-on-Avon District Council and its partner authorities showing that a shortfall of housing exists.

Confirmation of this approach, including the scale of any provision, will be via a formal decision of The Cabinet alongside or following endorsement of the joint monitoring position by Stratford-on-Avon District Council.

D. To Meet a Shortfall in Housing from outside the Coventry & Warwickshire Housing Market Area

Reserve sites will be released for this purpose in accordance with the above approach and Policy SAP.4 in the first instance, and, if necessary, following the endorsement of a joint monitoring statement or statement of common ground prepared by Stratford-on-Avon District Council and its partner authorities showing that a shortfall of housing exists.

Confirmation of this approach, including the scale of any provision, will be via a formal decision of The Cabinet alongside or following endorsement of the joint monitoring position by Stratford-on-Avon District Council.

Policy SAP.4

Releasing Reserve Housing Sites for Purpose D

The Birmingham shortfall to 2031 has been confirmed as 2,597 across the housing market area to 2031. The following sites will be released with immediate effect in accordance with Policy SAP.5 to provide Stratford-on-Avon District's meaningful contribution to remedying this shortfall:

- STR.B – East of Shipston Road, Stratford-upon-Avon
- MAPP.A – West of Birmingham Road (south), Mappleborough Green
- MAPP.B – West of Birmingham Road (north), Mappleborough Green
- MAPP.C – West of Birmingham Road (middle), Mappleborough Green

Explanation

2.2.1 The proposed reserve sites identified in the Site Allocations Plan are listed in Annex 1 in this Plan and the Site Proformas are included at Annex 2. The reserve housing sites are also shown on the amendments to the Policies Maps in Part A of Section 8. Reserve sites identified through 'made' NDPs are listed in Policy SAP.2.

'Capping' the Release of Reserve Sites

2.2.2 As required by the Core Strategy Inspector, reserve sites have been identified to meet four very different purposes, none of which, with the exception of Birmingham (see below) have been quantified nor confirmed to date. It would not be appropriate to attempt to speculate as to what the quantum for the respective purposes would be. As such, in the absence of any evidence, the Council considers that the most appropriate approach is to ensure that, in the first instance, some quantum of reserve is available for each purpose should the need arise. In circumstances where purposes B, C and D has each been satisfied utilising fewer than 1,000 homes, any 'residual' will then be made available for the remaining purposes. This approach is therefore entirely consistent with the 14,600 figure being a minimum. The Council is not proposing a 'cap' in respect of Purpose A.

2.2.3 Whilst releasing reserve sites for different purposes has no material impact on Stratford-on-Avon District (in that the outcome is the same in that additional homes

are built in the District irrespective of the reason for the homes), it could negatively impact residents of other areas in preventing their housing needs from being met. For example, if all the reserve sites were released to meet the needs of Birmingham, for example, and a need from Coventry then also arose, the Coventry needs would not be fulfilled. This approach is entirely consistent with Core Strategy Policy CS.16 which confirms that in respect of Purposes C and D, the reserve sites are there to contribute to any shortfall and not necessarily meet that shortfall in its entirety.

2.2.4 It is acknowledged that there is some cross-over between reserve purposes, for example releasing homes for 5 year supply purposes or at GLH would simultaneously contribute to the needs of the two housing market areas. Having said that, it is only the 5 year supply purpose that relates to *replacement* supply – i.e. alternative sites to deliver the existing 14,600 Core Strategy housing requirement. Only homes on these sites can be counted towards contributing to Stratford-on-Avon District's 5 year housing land supply, as measured against the plan requirement of 14,600. Housing provided under the other three purposes relate to *additional* housing that needs to be accommodated within the District, i.e. over and above the 14,600[6].

2.2.5 Should additional homes be required in Stratford-on-Avon District over and above the scale of the reserve, Policy CS.17 already commits the Council to undertaking an early review of the Core Strategy. As such, it is not considered necessary to repeat that commitment in the Site Allocations Plan. In any event, the Council has already published a timetable[7] for this work and as at autumn 2020, initial work is underway on the Core Strategy Review.

2.2.6 Where reserve sites are justified for release, applications will be expected to come forward in accordance with Policy SAP.5. Where this is not the case, the Council may withhold the release of a particular site. In such circumstances, the Council may release further tranches (in order to release alternative sites) to ensure that the needs are met. The rationale for this approach is that reserve sites are there to meet a need that exists at the point of release and should therefore be reasonably capable of being delivered in the short-term. Sites that are deemed not to be deliverable will remain as reserve sites as the constraints to delivery may just require more time to be overcome. They will then be considered again for release, should a purpose remain to be met, in accordance with Policies SAP.1 and SAP.3.

2.2.7 The Council will, on at least an annual basis, require promoters of reserve sites to submit the Site Delivery Assessment at Appendix 2. Completed assessments will set out expected realistic delivery timescales, as well as a summary of discussions with the relevant infrastructure and statutory service providers, to ensure that the Council has the most accurate and up-to-date information in respect of site delivery in order to inform the release of reserve sites. In accordance with the NPPF, the Council will also take into account the house builder's delivery record in Stratford-on-Avon District.

Spatial Distribution of Reserve Sites

2.2.8 When the Council has confirmed that reserve sites need to be released, the distribution of development established in Policy CS.15 of the Core Strategy and set out in Policy SAP.3 will form the basis of any release, commencing with higher-tier settlements in the first instance. The Council will move to the next tier of

[6] Housing delivered in these three purposes could only count towards supply (as measured against the Core Strategy housing requirement) if it was first *added* to that requirement. If this were to be done, the overall net effect would be zero

[7] Local Development Scheme available at www.stratford.gov.uk/lds.

settlements only once all reserve sites in that tier have been released or it has been confirmed that a particular site cannot be released because its deliverability/developability at the point of release was not confirmed (see above) or circumstances have since changed.

2.2.9 This approach will ensure that in the event that reserve sites are required, the Council looks to the more sustainable settlements in the first instance, thus helping to ensure that the reserve sites themselves contribute to the achievement of sustainable development.

2.2.10 Given the dispersed settlement pattern of the District, with the exception of the Main Town, all other tiers comprise numerous settlements and include a number of reserve sites. Given that the reserve sites exist to meet a specific need (i.e. purposes 1-4) and that the Core Strategy permits additional homes, it would not be appropriate to release reserve sites significantly in excess of that identified need that has been agreed appropriate to be met within the District.

2.2.11 Thus, in order to further manage the release of reserve site and to give certainty to both communities and site promoters, within each tier reserve sites will be released in tranches.

Identification of Tranches

2.2.12 The tranches are set out in Annex 3. In the absence of a more straightforward and consistent method, the Council has applied a pragmatic approach to ensure that an adequate number of homes can come forward to meet needs that arise in the context of the pattern of distribution established by the Core Strategy[8].

2.2.13 In identifying the tranches, consideration has been given to the presence of Neighbourhood Plans with identified reserve sites. Consideration has also been given to the fact that a number of LSVs have already significantly (i.e. more than 20%) exceeded the indicative housing numbers set out in Core Strategy CS.16. Whilst the Council accepts the principle that a Category 1 LSV is a more sustainable location for development than a Category 4 LSV, the Core Strategy itself was predicated on an approach of balanced dispersal, reflecting the rural nature of the District and the fact that housing needs are prevalent in all these communities. As such, and given the disparity in the delivery of homes across the various categories of LSV, it is considered appropriate that in the first instance, reserve sites are focused in those settlements that are yet to achieve the indicative numbers set out in the Core Strategy.

2.2.14 For those LSVs that have significantly exceeded (i.e. more than 20%) the indicative numbers set out in Policy CS.16 of the Core Strategy, it is considered that these settlements should be prioritised after those other LSVs, even though this would result in reserve sites being released in some Category 4 LSVs before some Category 1 LSVs. This approach is considered sustainable given the reasons outlined above. The Council has also limited the selection of reserve sites in these settlements to sites of no more than 30dph.

2.2.15 In respect of the Main Rural Centres, it is also appropriate to give consideration to the presence of Neighbourhood Plans with identified reserve sites. However, unlike the LSVs, the Core Strategy does not specify an indicative quantum of development considered appropriate for each MRC; the numbers quoted (Core Strategy Figure 1) simply refer to the expected likely scale of growth envisaged at the time of adoption of the Core Strategy. This would leave circa 1,400 homes as a single MRC tranche, which for the reasons outlined above would not be appropriate.

[8] Whilst the Council's Strategic Housing Land Availability Assessment (SHLAA) sets out an assessment of the suitability of each individual site, no site is unconstrained and each site has a range of different impacts. Because the SHLAA assessment criteria have not been weighted, it is not considered appropriate to use the SHLAA to prioritise the release of individual reserve sites.

2.2.16 To remedy this, and in the spirit of Paragraph 68 of the NPPF[9], it is proposed to apply site-size thresholds to provide appropriate delineation to the tranches by bringing forward the smaller sites in the first instance: i.e. less than 100 homes; between 100 and 200 homes, and more than 200 homes. However, applying this approach to the identified reserve sites does generate a slight peculiarity in that the sites between 100 and 200 homes are all in the west of the District and all the sites over 200 homes are in the east of the District. In itself, this is not an issue. However, given that two of the four purposes relate to sources of need arising from the east of the District, it would seem perverse to release reserve sites in the west of the District to meet those needs. As such, the following approach is proposed for the MRCs:

Order	Purpose 1 – 5YHLS	Purpose 2 – GLH	Purpose 3 – within CW HMA	Purpose 4 – beyond CW HMA
1	Tranche A	Tranche A	Tranche A	Tranche A
2	Tranche B	Tranche B	Tranche B	Tranche B
3	Tranche C1	Tranche C2	Tranche C2	Tranche C1
4	Tranche C2	Tranche C1	Tranche C1	Tranche C2

2.2.17 In releasing reserve sites, it is highly likely that the above tranches will not correspond exactly to the quantum of needs identified. The Council will apply its approach to reserve sites pragmatically. Providing that overprovision against the Core Strategy requirement continues, then there may be instances where the Council decides not to release an additional tranche of reserve sites if this overprovision were to be significant. Alternatively, where overprovision is made because of the numbers related to the tranches, the Council will determine whether that overprovision should contribute further to meeting the identified need or whether it should simply contribute to further bolstering the Core Strategy housing requirement itself.

2.2.18 For example, if a need arises for an additional 150 homes. Tranche A will deliver 140 homes and Tranche B will deliver 200 homes. The Council may consider that it is sufficient just to release Tranche A. Alternatively, if a need arises for 300 homes outside the District, the Council may decide to release Tranches A and B. Whilst this provides 340 homes in total, only 300 are 'ascribed' to the identified need; the additional 40 homes would be provided to contribute to the supply of housing within Stratford-on-Avon District.

5 Year Supply

2.2.19 The Council is required to demonstrate that it can deliver the equivalent of 5 years' worth of housing on an ongoing basis. Based on a standard methodology the Council calculates its supply position as at 31st March each year with the calculation and result published during the course of the following summer[10]. The calculation includes a 5% buffer to '*ensure choice and competition in the market for land*'[11]. As at March 2019, Stratford-on-Avon District Council can demonstrate the equivalent of 6.51 years' worth of supply.

2.2.20 The 5 year supply is important because it is the test that ensures that the planning policies set out in the Core Strategy / Development Plan remain up-to-date[12]. In

[9] National Planning Policy Framework, February 2019
[10] Available at www.stratford.gov.uk/5yearsupply
[11] NPPF paragraph 73 (February 2019)
[12] Since the Core Strategy was adopted, the Government has introduced the Housing Delivery Test as an additional measure of housing delivery. It is a retrospective assessment calculated over the past 3 years with the results published annually in November by the MHCLG. The presumption in favour of sustainable

circumstances where the Council cannot demonstrate 5 years supply, the NPPF presumption in favour of sustainable development applies and applications for housing should be approved[13].

2.2.21 It would be tempting to wait until supply falls below 5.0 years before seeking to remedy the failure through the granting of permissions for additional homes. However, such an approach would be reactive and could, because the failure of supply is current, lead to the Council being compelled to grant applications that are inconsistent with the objectives of the Core Strategy (e.g. not adequately mitigating climate change, of poor design, lacking in affordable housing). In short, Stratford-on-Avon District Council would be in a very weak position in respect of managing development across the District.

2.2.22 As such, the Council will release reserve sites when the it calculates that its 5 year supply falls below 5.5 years. This approach is both pragmatic and sensible should supply take a downward trend. Such an approach would enable the Council to effectively remedy the housing supply issue without losing control of the decision-taking process.

2.1.23 To be released for this purpose, the site must be capable of meaningful delivery within 5 years of the site's release. This is defined as being able to reasonably deliver at least two full years' worth of homes within the 5 year period.

2.1.24 Since the Core Strategy was adopted, the Government has introduced the Housing Delivery Test (HDT) as an additional measure of housing delivery. It is a retrospective assessment calculated over the past 3 years with the results published annually in November by the MHCLG. The presumption in favour of sustainable development applies in purposes where authorities can only demonstrate less than 75% of supply against annual targets. The latest published measurement (November 2019) Stratford-on-Avon District Council can demonstrate a measurement of 271%.

2.1.25 Core Strategy Policy CS.16 pre-dates the creation of the HDT, hence why there is no specific reference. However, the wording of the Policy is "to rectify any identified shortfall in housing delivery". Continuing to satisfy the HDT would have a beneficial impact on the 5YHLSC and so the Council considers it prudent to use both measures as triggers for the release of reserve sites[14]. As part of its annual monitoring the Council will endeavour to publish a HDT trajectory to assist in maintain supply.

Gaydon/Lighthorne Heath

2.2.26 An area of 100ha is identified in Core Strategy Proposal GLH for Jaguar Land Rover's expansion. This is in addition to JLR's established Gaydon site to the west of the B4100. Its size and relationship to the activities of JLR make it strategically important to the West Midlands region. It should be noted that this allocation is on top of the Core Strategy requirement for 35ha (net) of employment land to 2031.

2.2.27 The provision of employment uses on this site will generate additional jobs. The number of jobs will be determined by the scale and mix of employment uses and until an application is submitted, is not currently known[15]. However, because in a free market economy, the relationship between jobs and homes is indirect, and given the substantial increase of housing across the District (based on a migration and economic derived housing requirement), further homes do not need to be provided simultaneously. Indeed, additional homes will only be required when the

development applies in purposes where authorities can only demonstrate less than 75% of supply against annual targets. The latest published measurement (November 2019) Stratford-on-Avon District Council can demonstrate a measurement of 271%.

[13] Subject to the caveats set out in NPPF paragraph 11 (Oct 2019)

[14] Such an approach would pre-empt the proposed changes to the planning system published in August 2020.

[15] Different employment uses (e.g. offices, light industrial, distribution) generate different numbers of jobs per sqm / hectare. These ratios are also changing in light of structural changes to the economy.

buildings begin to be occupied, and often this will be on a phased based. There is a time-lag, especially for speculative commercial development between completion of the building and first occupation. As such, it is appropriate to release the reserve sites for development following completion (defined as being watertight) of the employment buildings. The length of time between completion of the employment buildings and completion of additional homes will be minimised because promoters of reserve sites can be working up their applications whilst the employment land is built out ensuring that applications for reserve sites are ready for submission immediately following confirmation by the Council of the need to release such sites.

2.2.28 To assist in this, the Council will apply a two-stage release mechanism: firstly, confirming the scale of the likely release (either as a whole or by phase) shortly after granting consent for the employment development, followed by confirmation of the release upon completion of the employment buildings.

Unmet Needs from Coventry and Warwickshire

2.2.29 Put simply, a housing market area is the location within which the majority of current residents look to move house. Stratford-on-Avon District falls within two housing market areas (HMAs), namely Coventry & Warwickshire and Birmingham. Whilst for statistical purposes both HMAs encompass the whole of Stratford-on-Avon District, in reality the Birmingham market is strongest in the north-western part of the District. The importance of HMAs has declined in the current version of the NPPF with its shift to meeting local housing needs.

2.2.30 In respect of Coventry and Warwickshire, Stratford-on-Avon District Council works closely with its partner authorities (including Warwickshire County Council and the Coventry & Warwickshire Local Enterprise Partnership) in matters relating to plan-making. The Core Strategy was prepared on a joint evidence base including housing and employment requirements established through agreed memorandums of understanding signed by each of the local planning authorities[16].

2.2.31 As at September 2020, Local Plans have now been found sound and adopted in five of the six Council areas[17]. These plans are starting to deliver as expected. The authorities are working together to publish joint monitoring information for the sub-region expected in autumn 2020, and published annually thereafter. It should be noted that additional homes provided under this reserve purpose within Stratford-on-Avon District would be in response to an identified additional need (shortfall in housing) arising from the HMA and confirmation that it is appropriate to meet the need within Stratford-on-Avon.

2.2.32 The wording '*to contribute to'* in Core Strategy Policy CS.16 is important because this purpose relates to sub-regional scale housing needs. It is not for Stratford-on-Avon District to accommodate any growth in full but to play its part to help ensure that the housing needs of the wider housing market are met.

Unmet Needs from Outside Coventry and Warwickshire

2.2.33 In addition to the Birmingham HMA (referenced above), Stratford-on-Avon District is adjoined by a number of other HMAs, namely, Cheltenham, Northampton, Oxford and Worcester. The linkages between the District and these HMAs are relatively weak but the Council does liaise with relevant neighbouring authorities as appropriate. To date, none of the relevant authorities has sought to request that Stratford-on-Avon District contributes to meeting their housing needs and ongoing dialogue has confirmed that any such future request before 2031 is unlikely.

[16] Available on the Joint Committee webpages hosted by Rugby Borough Council at https://www.rugby.gov.uk/info/20086/partnerships/265/coventry_warwickshire_and_hinckley_and_bosworth_joint_committee_for_economic_growth_and_prosperity

[17] North Warwickshire Local Plan is currently at examination.

2.2.34 It is accepted that Stratford-on-Avon District falls within the Greater Birmingham Housing Market Area (HMA) as well as within the Coventry & Warwickshire HMA, and, as such, homes built in the District contribute towards the housing numbers for that HMA.

2.2.35 In respect of Birmingham, it is acknowledged that a housing shortfall of 37,900 was confirmed through the adoption of the Birmingham City Plan in January 2017. The Birmingham HMA has a complex geography with 14 local planning authorities each at different stages of plan preparation. However, officers from the 14 authorities have formed an officer group to co-ordinate work to resolve the issue of the housing shortfall, including co-ordinating the monitoring of housing delivery. The group jointly commissioned consultants to undertake a Strategic Growth Study to help to address the original shortfall[18].

2.2.36 The authorities also published Position Statements[19] in February and September 2018 setting out progress to remedying that shortfall. An updated position statement has been prepared as of Summer 2020[20]. Importantly, this shows a significant reduction in the shortfall to 2,597 homes, with the reduction attributed to additional housing coming forward as 'windfalls' within the City of Birmingham itself. The Council accepts that there is expected to be a significant shortfall arising from Birmingham post 2031, to 2036. The Site Allocations Plan does not address that shortfall as it would not be appropriate to do so given that the Core Strategy only runs to 2031. As set out above, the Council is undertaking a review of its Core Strategy for the period post 2031 and any shortfalls from Birmingham will be met, as appropriate, in this new plan.

2.2.37 As with needs arising within Coventry and Warwickshire, the wording '*to contribute to'* in Core Strategy Policy CS.16 is important because this purpose relates to sub-regional scale housing needs. It is not for Stratford-on-Avon District to accommodate any growth in full but to play its part to help ensure that the housing needs of the wider housing market are met.

2.2.38 The strength of the functional relationship of the District with Birmingham is relatively weak with commuting flows of just 2.1% (based on the 2011 census). Applying this ratio, the District should accommodate just 41 homes. However, that assumes that the other authorities are capable of meeting their share. The Council is aware that the Black Country authorities also have very limited capacity to accommodate additional growth[21]. Stratford-on-Avon District Council is working with its partner authorities within the housing market area to contribute to meeting approximately 1/9th of the shortfall (i.e. excluding Birmingham City Council and the four Black Country Authorities[22]). A signed Statement of Common Ground confirming this approach will be prepared to accompany the Submission version of the Site Allocations Plan.

2.2.39 The existence of the shortfall as set out in the Position Statement confirms that the trigger for the release of reserve sites under Purpose D has been met. Taking a proactive approach, Policy SAP.4 therefore proposes to release reserve sites in accordance with Policies SAP.1 and SAP.5.

2.2.40 Policy SAP.3 sets out the reserve sites release mechanism in accordance with the distribution of development established in Core Strategy Policy CS.15. Whilst this is considered a reasonable and robust approach, it is the Council's view that there

[18] Available at www.stratford.gov.uk/strategicplanning. Importantly, this study does not specify or agree the quantum that it is appropriate to distribute to individual local planning authorities. It forms part of the evidence base to inform decisions about where and how any shortfall should be accommodated. Any such locations are still subject to further testing through the plan-making process as appropriate.
[19] Available at www.stratford.gov.uk/strategicplanning
[20] Available at www.stratford.gov.uk/strategicplanning
[21] Available land has already been allocated and identified to meet existing needs and is in the process of coming forward for development.
[22] Dudley, Sandwell, Walsall and Wolverhampton

is an exception to this in the case of Mappleborough Green given the proximity and functional relationship of the sites to Redditch and the fact that Redditch falls completely within the Birmingham Housing Market Area. As such, it is considered appropriate to release Sites MAPP.A, MAPP.B and MAPP.C under Policy SAP.4. By way of background, the sites in Mappleborough Green are not within the Green Belt and their western boundary forms the boundary with the Borough of Redditch. The land immediately to the west in Redditch is allocated for residential development in the Redditch Local Plan. In light of this, it is considered that a comprehensive approach is appropriate to provide publically accessible green space and landscaping buffers in lieu of the current private plantation woodland.

2.2.41 It is also proposed to release site STR.B under Policy SAP.4. The rationale for the release of this site ahead of other sites in the Main Town is due to the added benefits that early release of this site would bring in terms of helping to facilitate delivery of the existing Core Strategy strategic allocation: SUA.1 the Canal Quarter Regeneration Zone. The Council considers it appropriate to utilise the SAP to deliver existing commitments as well as provide for a back-up reserve. As set out in Chapter 7 of the Site Allocations Plan, the Council has identified land to the east of Shipston Road for employment purposes as Proposal SUA.5. Because of the costs of relocating existing businesses and providing adequate access to the employment land, it would not be viable to bring forward Proposal SUA.5 as a standalone allocation. The adjacent land, Site STR.B, therefore acts as enabling development to facilitate delivery of SUA.5 and in turn, delivery of the Wharf Road component of the Canal Quarter.

2.2.42 It is acknowledged that SAP.4 will deliver 265 homes which is less than the approximate 1/9th shortfall of 289 referred to above. However, not only is this approach consistent with Policy SAP.3 but it is considered appropriate given the additional housing being delivered on specific sites (see Section 7[23]) that will also contribute in part to the needs of Birmingham. Thus in total, the Site Allocations Plan does effectively ensure that the Council is meeting its obligations to provide for 1/9th of the shortfall of 2,597 homes.

Implementation and Monitoring

See explanatory text above

[23] I.e. Proposals RURAL.1, RURAL.4 AND RURAL.6 in particular.

2.3 Applications for Reserve Housing Sites

Policy SAP.5

Applications for Reserve Housing Sites

Proposals for reserve housing will be brought forward in accordance with Parts A and B of this policy. Applications seeking the release of reserve sites will not be supported in advance of confirmation of the need for that reserve site in accordance with Policies SAP.1 and SAP.3.

A. Delivery Timescales

Valid applications will have been submitted to Stratford-on-Avon District Council within 6 months of the date of confirmation by the Council of the need to release the relevant tranche of reserve sites. A valid reserved matters application will have been submitted within 12 months of the date of decision for outline consent. The Council will also impose a condition on full and reserved matters applications to ensure that a material commencement starts on site within 6 months of the date of consent.

Applications on reserve sites will be fully compliant with the relevant planning policies, including Neighbourhood Plans, taking into account relevant supplementary guidance. In particular, applications will provide for the full provision of affordable housing and preferred housing mix in accordance with Core Strategy Policies CS.18 and CS.19, respectively, or any relevant Neighbourhood Plan policies.

B. Zero and Low Carbon Homes

Proposals for zero carbon development on Reserve Housing Sites are strongly supported. As a minimum, new dwellings are required to achieve a 31% reduction in carbon emissions relative to the relevant Target Emission Rate (TER) set out in the Building Regulations 2010 (as amended) (Part L).

This can be achieved through a range of measures such as the installation of carbon-saving technologies such as the use of low-carbon heating systems, renewable energy sources and better fabric standards.

Applicants will be required to submit a Sustainability Statement with their planning application outlining how the development proposal meets this low-carbon standard. This requirement should be achieved as a minimum unless, in exceptional circumstances, it can be clearly demonstrated that this is either not feasible or not viable.

Guidance on improving energy efficiency in buildings is available in Part V (Climate Change Adaptation and Mitigation) of the Development Requirements SPD.

Explanation

2.3.1 The fundamental purpose of a reserve site is to meet an identified housing need that is not being met elsewhere. As such, it is crucial that homes on a reserve site are built expeditiously. For that reason, the Council will require valid applications to be submitted within 6 months of the date of confirmation of the need to release the relevant tranche of reserve sites.

2.3.2 The Planning Act allows development to come forward via a full application or via an outline application (which confirms the development principles of the scheme) followed by a reserved matters application (setting out the detail of the scheme). Reserved matters applications are typically required within 3 years of the decision

of an outline consent. To ensure that applications come forward quickly, Policy SAP.5 requires such applications to be submitted within 12 months.

2.3.3 The Council will also impose a condition to ensure that a material commencement starts on site within 6 months of the grant of a full or reserved matters consent. The Council acknowledges that these timescales are challenging, although they are not unachievable. In order to meet housing needs, homes need to be built; people cannot live in a planning permission.

2.3.4 The NPPF recognises the role of the planning system in supporting the transition to a low carbon future by helping to shape places that contribute to reductions in greenhouse gas emissions, minimise vulnerability and improve resilience. Achieving sustainable development means that plans should secure net gains within economic, social and environmental objectives (NPPF, paragraph 8). Environmental objectives include using natural resources prudently, minimising waste, mitigating and adapting to climate change and moving to a low carbon economy.

2.3.5 The Council is committed to tackling climate change, and in July 2019 it declared a 'Climate Emergency' as a pledge to take local action to contribute to national carbon neutral targets. Core Strategy Policy CS.2 (Climate Change and Sustainable Construction) requires new development to include measures that mitigate and adapt to the impacts of climate change.

2.3.6 Under the 2008 Planning and Energy Act, local planning authorities are able to require development in their area to comply with energy efficiency standards that exceed the energy requirements of building regulations.

2.3.7 A 2019 government consultation set out plans for a Future Homes Standard for new build homes so that they are future-proofed with low carbon heating and increased levels of energy efficiency. The consultation included options to increase energy efficiency requirements in 2020 as a meaningful and achievable stepping stone to the Future Homes Standard in 2025. The government's preferred option for the 2020 interim standard is for a 31% reduction in carbon emissions, and in order to align with the government's intention Policy SAP.5 applies the same requirements.

2.3.8 The policy provides for some flexibility in exceptional circumstances where it can be clearly demonstrated that achieving the required standard for the type and scale of development in question would either be not feasible or not viable. In such circumstances the Council may agree to lower energy efficiency standards being achieved, having regards to other merits of the scheme.

3. Self-Build and Custom Housebuilding

Core Strategy Strategic Objectives

(16) *A mix of sizes, types and tenures of housing will have been built by a range of developers, housing associations and other providers. To improve the affordability of housing across the District, 35% of dwellings on eligible sites will have been provided as affordable homes.*

3.1 Meeting Self-Build and Custom Housebuilding Needs

Policy SAP.6

Meeting Self-Build and Custom Housebuilding Needs

The provision of self-build and custom-build homes will be facilitated in the following three ways:

1. As an integral part of the housing mix in the new settlements at Gaydon/Lighthorne Heath and Long Marston Airfield.
2. On unallocated sites in accordance with this Policy
3. On sites allocated for this specific purpose in accordance with Site Specific Proposals SCB.1 to SCB.11.

All sites promoted in accordance with the above will be required to satisfy relevant policies within the Core Strategy in addition to the following criteria:

(a) A legal access to a public highway (or equivalent) for vehicles, pedestrians and cyclists to serve each individual plot.
(b) Connections to all services, i.e. electricity, water, drainage, internet, at the boundary of each plot.
(c) Provision of suitable arrangements for surface water outfall.
(d) Achieving a minimum 31% reduction in carbon emissions

All schemes will be subject to a legal agreement requiring all plots to be offered in the first instance to individuals or households that have a local connection through living and/or working in Stratford-on-Avon District or by having close family living in the District.

A marketing strategy will need to be agreed which specifies the minimum length of time for advertising plots, the appropriate means of doing so, and based on an independent valuation.

To ensure a high quality development and provide certainty to the local community, the applicant, working with Stratford-on-Avon District Council and the relevant parish council, will be expected to prepare a Design Code or Plot Passports for the site. These will be approved by the District Council and form part of the planning permission for the site.

The Council supports the application of Modern Methods of Construction (MMC) on self and custom build homes. This does not preclude the use of more traditional construction techniques where appropriate, particularly where they are applied in order

to deliver new homes that provide high levels of environmental sustainability and performance.

Self-Build and Custom housebuilding sites have been identified to help meet specific identified housing needs. Applications for schemes that provide for general market housing on self-build and custom housebuilding sites will not be supported.

Zero and Low Carbon Homes

Proposals for zero carbon development on Self-Build and Custom Housebuilding Sites are strongly supported. As a minimum, new dwellings are required to achieve a 31% reduction in carbon emissions relative to the relevant Target Emission Rate (TER) set out in the Building Regulations 2010 (as amended) (Part L).

This can be achieved through a range of measures such as the installation of carbon-saving technologies such as the use of low-carbon heating systems, renewable energy sources and better fabric standards.

Applicants will be required to submit a Sustainability Statement with their planning application outlining how the development proposal meets this low-carbon standard. This requirement should be achieved as a minimum unless, in exceptional circumstances, it can be clearly demonstrated that this is either not feasible or not viable.

Guidance on improving energy efficiency in buildings is available in Part V (Climate Change Adaptation and Mitigation) of the Development Requirements SPD.

1.Integrated Self-Build and Custom Build housing plots within new settlements

On sites providing self-build and/or custom-build housing alongside other housing, schemes should also meet the following criteria:

(e) Provision of plots in small clusters (usually between 5-10 plots) and not as individual plots throughout a site so as to prevent an inharmonious street scene.

(f) Submission of a phasing plan to ensure CIL is not triggered for the self-build dwellings due to commencement of construction elsewhere on the site.

While the initial permission is likely to be outline, individual plots would come forward for reserved matters approval to allow each one to be separate chargeable development for the purposes of the Community Infrastructure Levy.

2.Unallocated Self-Build and Custom-Build Housing Sites

Proposals for self-build and/or custom-build housing will be supported in the following locations subject to the following criteria:

(g) As individual and small groups of plots within the Built-Up Area Boundaries of Stratford-upon-Avon, Main Rural Centres and Local Service Villages.

(h) On suitable sites adjacent to the Built-Up Area Boundaries of Stratford-upon-Avon, Main Rural Centres and Local Service Villages (except where the site is within the Green Belt), solely for this specific purpose.

All schemes promoted under (h) will be expected to demonstrate that there is a sufficient level of interest to take up each dwelling plot proposed on the site.

Explanation

3.1.1 The Government believes that self-build (where individuals or groups directly organise the design and construction of new homes for themselves to occupy) and custom-build (where individuals or groups work with a specialist developer to deliver new homes that meet their specific aspirations) can play an important role in delivering high-quality housing that meets the needs of all sections of the community. This has been encapsulated in the Self-Build and Custom Housebuilding Act 2015.

3.1.2 The Self-Build and Custom Housebuilding (Register) Regulations 2016 oblige all district councils in England to keep a register of individuals (and associations of individuals) who are seeking to acquire serviced plots of land in their area for this purpose.

You can apply to be on Stratford-on-Avon District Council's Self-Build and Custom-Build Register @ www.stratford.gov.uk/selfbuild

3.1.3 Because the Core Strategy was at an advanced stage before this Government initiative took effect, it does not contain a policy on self-build. The Site Allocations Plan provides an opportunity to establish such a policy. The proposed approach is on the basis that such schemes can be considered to be a form of housing to meet a local need, subject to mechanisms being applied in relation to initial occupancy.

3.1.4 Local authorities are required to give planning permission for enough suitable serviced plots to meet the demand for self-build and custom housebuilding in their area. Government guidance advises that the level of demand is established by reference to the number of entries on a local authority's Self-Build and Custom Housebuilding Register. In June 2020 the District Council had 151 people on its Register, with an average of 36 individuals applying each calendar year since the introduction of the Register in 2016. Applying this average to the end of the plan period in 2031 indicates that the demand within the District that the Plan needs to meet is approximately 576 plots. This is made up of the 144 added to the Register between 2016-2019 plus 432 (36 x 12) for the remaining 12 years of the plan period based on an average of 36 per year. It is acknowledged however that the Register alone may not reflect the true level of interest in this type of housing.

3.1.5 In terms of supply, the number of dwellings which have been granted self-build CIL exemption between the introduction of CIL by the Council in February 2018 and April 2020 is 98 dwellings. Assuming an average of approximately 45 per year then this would indicate that during the remainder of the plan period another 495 (45 x 11) self and custom build housing would be delivered in this way leading to a total of 593 dwellings since the introduction of CIL in 2018. However, this calculation is based on limited figures from just 2 years of CIL operation so caution needs to be taken in applying these figures to the rest of the plan period.

3.1.6 For this reason, and in order to allow for a variety of supply options to satisfy different needs, it is important not to rely solely on individual plots through CIL exemptions. As such Policy SAP3 provides for plots to be provided through a variety of mechanisms including both enabling the provision of clusters of plots on both small self-contained sites and also as part of the two new settlements being developed in the District.

3.1.7 There are various ways in which the District Council can offer opportunities for self-build housing schemes. Plots are expected to be provided on both new settlements being developed in the District, at Gaydon/Lighthorne Heath and Long Marston Airfield. Planning permission may also be granted for schemes that come forward through planning applications, subject to the site being in an appropriate location

and suitable for development. It is appropriate to restrict this form of development to Stratford-upon-Avon, Main Rural Centres and Local Service Villages. This is because self-build schemes will invariably not be restricted solely to meeting the needs of the immediate community, so it would normally not be appropriate to treat them as rural exception schemes.

3.1.8 This Plan also allocates a number of suitable sites to be developed solely for self-build and/or custom-build dwellings. Each of these sites lie directly adjacent to the relevant Built-Up Area Boundaries and relate well to the physical form of the settlements. The sites have been promoted for this specific type of housing scheme by the landowner.

3.1.9 The District Council also encourages communities producing Neighbourhood Plans to consider making provision for self-build and custom-build dwellings in suitable locations in their areas.

3.1.10 Modern Methods of Construction (MMC) includes on-site techniques and off-site manufacturing that provide alternatives to traditional house building, encompassing the latest technologies in materials, design and construction to increase the levels of sustainability, quality and viability of a development.

3.1.11 In accordance with national policy, self-build housing schemes are exempt from the Community Infrastructure Levy. The Government believes this will help to make such schemes more viable by reducing the financial outlay involved when building or commissioning a dwelling. In bringing forward self-build plots it is necessary to ensure that each one is a separate chargeable development. This is to prevent, where applicable, the CIL charge being triggered for all the plots on the wider development as soon as development commences on the first dwelling, thus enabling each individual self-builder to apply for exemption from paying CIL.

3.1.12 It should be noted that Core Strategy Policy CS.18 (see Development Management Consideration 3), establishes that the provision of affordable housing does not apply to self-build housing schemes. Furthermore, Policy CS.19 on the mix and type of dwellings is not applied because schemes of this nature reflect the requirements of prospective owners and occupiers of each dwelling.

3.1.13 For sites promoted solely for self-build and custom-build schemes it will be necessary for a Design Code or Plot Passports to be submitted and approved at outline stage. These will provide the basis for establishing an appropriate form of development on a specific site. This should cover such matters as phasing, building form, density, footprint of dwellings, building lines, materials, boundary treatment, public open space, landscaping and waste facilities. It is likely that conditions and/or developer obligations will be required to secure the delivery of on-site infrastructure at appropriate points during the construction period of the site. A Design Code or Plot Passport is not required for a single plot or for schemes comprising more than one plot which are submitted as full planning applications.

3.1.14 A marketing strategy will be required to ensure that plots are thoroughly promoted for a prescribed length of time, through standard and specialist channels, and based on a mechanism which establishes an accurate valuation.

3.1.15 It will be necessary for a condition to be placed on any planning permission for a self-build and custom housebuilding scheme on a site that is not otherwise allocated for housing development in order to restrict it to that specific form of use.

3.1.16 The NPPF recognises the role of the planning system in supporting the transition to a low carbon future by helping to shape places that contribute to reductions in greenhouse gas emissions, minimise vulnerability and improve resilience. Achieving sustainable development means that plans should secure net gains within economic, social and environmental objectives (NPPF, paragraph 8). Environmental

objectives include using natural resources prudently, minimising waste, mitigating and adapting to climate change and moving to a low carbon economy.

3.1.17 The Council is committed to tackling climate change, and in July 2019 the Council declared a 'Climate Emergency' as a pledge to take local action to contribute to national carbon neutral targets. Core Strategy Policy CS.2 (Climate Change and Sustainable_Construction) requires new development to include measures that mitigate and adapt to the impacts of climate change.

3.1.18 Under the 2008 Planning and Energy Act local planning authorities are able to require development in their area to comply with energy efficiency standards that exceed the energy requirements of building regulations.

3.1.19 A 2019 government consultation set out plans for a Future Homes Standard for new build homes so that they are future-proofed with low carbon heating and increased levels of energy efficiency. The consultation included options to increase energy efficiency requirements in 2020 as a meaningful and achievable stepping stone to the Future Homes Standard in 2025. The government's preferred option for the 2020 interim standard is for a 31% reduction in carbon emissions, and in order to align with the government's intention Policy SAP.5 applies the same requirements.

3.1.20 The policy provides for some flexibility in exceptional circumstances where it can be clearly demonstrated that achieving the required standard for the type and scale of development in question would either be not feasible or not viable. In such circumstances the Council may agree to lower energy efficiency standards being achieved having regards to other merits of the scheme.

3.1.21 Please note that the 2019 Proposed Submission version of the Site Allocations Plan contained three separate policies SAP.3, SAP.4 and SAP.5 in respect of Self-Build and Custom Housebuilding. Following the consultation, these policies have been amended and amalgamated into one new Policy SAP.6 (Self-Build and Custom Housebuilding Needs) as set out within this section.

3.2 Self-Build and Custom Housebuilding Sites

The following sites have been allocated for the specific purpose of contributing to meeting the self-build and custom housebuilding needs of Stratford-on-Avon District.

Proposal SCB.1: North of Allimore Lane, Alcester	
Where it is to be delivered	Land to the north of Allimore Lane Approx. 1.8 hectares
What is to be delivered	Capacity for approximately 15 self-build and/or custom build dwellings This is based on a net site area of 0.5 hectares @ 30 dwellings per hectare
When it is to be delivered	Phase 2 (2021/22 – 2025/26)
How it is to be delivered	Private sector
Specific requirements	• Provide a vehicular access off Allimore Lane, incorporating pedestrian and cycle facilities, to the satisfaction of the County Highways Authority • Retain trees covered by Tree Preservation Order on the edge of the site • Assess impact of development on heritage assets on the site • Ensure that any ecological harm is either avoided or suitably mitigated.

Proposal SCB.2: East of Skylark Road, Alderminster	
Where it is to be delivered	Land to the east of Skylark Road Approx. 2.5 hectares
What is to be delivered	Capacity for approximately 20 self-build and/or custom build dwellings This is based on a net site area of 0.8 hectares @ 25 dwellings per hectare
When it is to be delivered	Phase 2 (2021/22 – 2025/26)
How it is to be delivered	Private sector
Specific requirements	• Convey and manage an area of public open space on north-eastern part of the site • Create a hedgerow with intermittent trees along the north-eastern boundary of the site • Provide an access off Skylark Road only, taking into account its junction with Shipston Road

Proposal SCB.3: North of Idlicote Road, Halford	
Where it is to be delivered	Land to the north of Idlicote Road Approx. 1.0 hectares
What is to be delivered	Capacity for approximately 15 self-build and/or custom build dwellings This is based on a net site area of 0.6 hectares @ 25 dwellings per hectare
When it is to be delivered	Phase 2 (2021/22 – 2025/26)
How it is to be delivered	Private sector
Specific requirements	• Retain mature trees on the site as far as possible • Incorporate a suitable ecological feature within the development

Proposal SCB.4: West of Bush Heath Lane, Harbury	
Where it is to be delivered	Land to the west of Bush Heath Lane Approx. 1.0 hectares
What is to be delivered	Capacity for approximately 12 self-build and/or custom build dwellings This is based on a net site area of 0.4 hectares @ 30 dwellings per hectare
When it is to be delivered	Phase 2 (2021/22 – 2025/26)
How it is to be delivered	Private sector
Specific requirements	• Create a hedgerow with intermittent trees along the western boundary of the site • Provide an access off Bush Heath Lane incorporating the necessary visibility splays

Proposal SCB.5: North of Collingham Lane, Long Itchington	
Where it is to be delivered	Land to the north of Collingham Lane Approx. 1.0 hectares
What is to be delivered	Capacity for approximately 21 self-build and/or custom build dwellings This is based on a net site area of 0.7 hectares @ 30 dwellings per hectare
When it is to be delivered	Phase 2 (2021/22 – 2025/26)
How it is to be delivered	Private sector
Specific requirements	• Retain mature trees on the site • Protect the watercourse that runs through the site • Mitigate any flood risk arising from development of the site • Extend footway to junction of Collingham Lane and Stockton Road • Ensure that any ecological harm is either avoided or suitably mitigated.

Proposal SCB.6: North of Dog Lane, Napton-on-the-Hill	
Where it is to be delivered	Land to the north of Dog Lane Approx. 0.7 hectares
What is to be delivered	Capacity for approximately 15 self-build and/or custom build dwellings This is based on a net site area of 0.5 hectares @ 30 dwellings per hectare
When it is to be delivered	Phase 2 (2021/22 – 2025/26)
How it is to be delivered	Private sector
Specific requirements	• Create a hedgerow with intermittent trees along the north-eastern boundary of the site • Incorporate public footpath which crosses the site • Secure an access off Dog Lane or Fells Lane to the satisfaction of the County Highway Authority

Proposal SCB.7: West of Evesham Road, Salford Priors	
Where it is to be delivered	Land to the west of Evesham Road Approx. 2.0 hectares
What is to be delivered	Capacity for approximately 24 self-build and/or custom build dwellings This is based on a net site area of 0.8 hectares @ 30 dwellings per hectare
When it is to be delivered	Phase 2 (2021/22 – 2025/26)
How it is to be delivered	Private sector
Specific requirements	• Protect and enhance the setting of the adjacent Conservation Area • Create hedgerows with intermittent trees along outer boundaries of development area • Undertake a traffic speed survey to establish required visibility splays for the access

Proposal SCB.8: West of Coventry Road, Southam	
Where it is to be delivered	Land to the west of Coventry Road Approx. 1.0 hectares
What is to be delivered	Capacity for approximately 15 self-build and/or custom build dwellings This is based on a net site area of 0.5 hectares @ 30 dwellings per hectare
When it is to be delivered	Phase 2 (2021/22 – 2025/26)
How it is to be delivered	Private sector
Specific requirements	• Provide landscape mitigation around the outer (northern and western) boundaries of the site • Provide an access off Coventry Road taking into account the access to the petrol filling station

Proposal SCB.9: West of Jubilee Fields, Stockton	
Where it is to be delivered	Land to the west of Jubilee Fields Approx. 1.0 hectares
What is to be delivered	Capacity for approximately 15 self-build and/or custom build dwellings This is based on a net site area of 0.5 hectares @ 30 dwellings per hectare
When it is to be delivered	Phase 2 (2021/22 – 2025/26)
How it is to be delivered	Private sector
Specific requirements	• Replace the existing scout hut building on land adjacent to the site • Replace the existing children's play area on land adjacent to the site • Provide a vehicular access off Jubilee Fields only • Provide a walking and cycling route to St Michaels Crescent • Retain hedgerows along the outer boundaries of the site and incorporate intermittent trees

Proposal SCB.10: North of Millers Close, Welford-on-Avon	
Where it is to be delivered	Land to the north of Millers Close Approx. 0.9 hectares
What is to be delivered	Capacity for approximately 12 self-build and/or custom build dwellings This is based on a net site area of 0.4 hectares @ 30 dwellings per hectare
When it is to be delivered	Phase 2 (2021/22 – 2025/26)
How it is to be delivered	Private sector
Specific requirements	• Protect and enhance the setting of the Conservation Area • Reinforce the hedgerow along the northern boundary of the site incorporating intermittent trees • Provide an access off Millers Close incorporating the necessary visibility splays

Proposal SCB.11: North of Walton Road, Wellesbourne	
Where it is to be delivered	Land to the north of Walton Road Approx. 1.5 hectares
What is to be delivered	Capacity for approximately 15 self-build and/or custom build dwellings This is based on a net site area of 0.5 hectares @ 30 dwellings per hectare
When it is to be delivered	Phase 2 (2021/22 – 2025/26)
How it is to be delivered	Private sector
Specific requirements	• Manage land outside the development area for ecological purposes • Bolster existing hedgerows around boundaries of the site • Improve Walton Road between the site access and its junction with Lowes Lane, including provision of a footway

Explanation

3.2.1 Sites SCB.1 to SCB.9 are not allocated in the Core Strategy, in allocating them for self-build and/or custom build housing within the SAP, the Council is responding to regulatory requirements that local authorities give planning permission for enough suitable serviced plots to meet the demand within the District.

3.2.2 The sites have been promoted by the landowners for self-build and/or custom build housing and an assessment has been carried out which indicated that subject to certain specific requirements, the sites are suitable for the proposed use in terms of both its suitability and availability.

3.2.3 The boundaries for site allocations SCB.1 – SCB.9 are identified within Part B of Section 8, Policies Map.

Implementation and Monitoring

Responsible agencies	Landowners, individuals and house-builders
Delivery mechanisms	Through the determination of planning applications
Funding	Private funding
Timescale	Throughout the plan period
Risk	If the policy is not applied the provisions of the Self-Build & Custom Housebuilding Act 2015 may not be met in an appropriate manner
Monitoring indicators	Number of self-build/custom-build homes built compared with the number of entries on the District Council's Self-Build & Custom Housebuilding Register

4. Built-up Area Boundaries

Core Strategy Strategic Objectives

All Strategic Objectives in the Core Strategy are relevant to this policy.

4.1 Identifying Built-up Area Boundaries

Policy SAP.7

Built-up Area Boundaries

Proposals for new development within the Built-up Area Boundaries (BUABs), as shown on the maps in Part C in Section 8 Policies Map, will be supported in principle subject to compliance with Policy CS.15 Distribution of Development within the Core Strategy.

New development proposed outside these built-up area boundaries will only be supported in principle subject to compliance with the provisions of Policy AS.10 Countryside and Villages within the Core Strategy.

In addition to the provisions of these policies, self-build and custom housebuilding schemes adjacent to the BUABs of Stratford-upon-Avon, Main Rural Centres and Local Service Villages are supported in principle, subject to compliance with the provisions of Policy SAP.6 in this Plan.

Explanation

4.1.1 The Council believes that it is appropriate to draw settlement boundaries as an effective means of managing development. It is also the Council's view that settlement boundaries are not incompatible with the NPPF where they are included in an up-to-date plan since the plan defines sustainable development in the context of Stratford-on-Avon District. Policy CS.16 in the adopted Core Strategy has established the principle of using Built-Up Area Boundaries (BUABs) as a mechanism for managing the location of development.

4.1.2 The wording of the policy, which was supported by the Inspector who examined the Core Strategy, confirms that the BUABs for Stratford-upon-Avon and the Main Rural Centres as defined on the Policies Map are the appropriate basis for assessing whether any revisions are justified. In his Main Modifications (MM88) to the submitted Core Strategy, he agreed that BUABs should include allocations identified in the Plan but that any unallocated land on the edges of these settlements should not be included. This is reflected in paragraph 8.1.4 in the Core Strategy.

4.1.3 Furthermore, it is appropriate to define BUABs for Local Service Villages (LSVs) to coincide with the physical confines of these settlements as the two are clearly meant to be inter-changeable in accordance with Part D in Policy CS.16.

4.1.4 The purpose of a BUAB is to distinguish between land inside the settlement where new development is acceptable 'in principle', from land outside the settlement where, subject to certain exemptions, development is generally not acceptable. Settlement boundaries therefore help prevent encroachment into the countryside. This is particularly important in the Green Belt.

4.1.5 Stratford-upon-Avon and the eight Main Rural Centres (MRCs) have existing BUABs identified on the Policies Map that was published alongside the Core Strategy. The MRCs of Bidford-on-Avon, Kineton, Shipston-on-Stour and Wellesbourne have settlement

boundaries defined in 'made' Neighbourhood Plans which supersede the Core Strategy Policies Map. The MRC of Alcester has a BUAB in an NDP which is in an 'advanced state of preparation' (see para 4.1.8) below.

4.1.6 The BUABs for Henley-in-Arden, Southam and Studley are identified in Part C in Section 8 of this Plan. Only the BUAB for Southam has been revised as those for the other two settlements are contiguous with Green Belt boundaries which have not been reviewed in the Site Allocations Plan.

4.1.7 The intention was that BUABs for all the Local Service Villages (LSVs) listed in the explanation to Policy CS.15 in the Core Strategy would be defined through the Site Allocations Plan. However, since the Core Strategy was adopted, Ladbroke has been deleted from this category of settlement.

4.1.8 Furthermore, BUABs for some of the LSVs have now been identified in Neighbourhood Plans which are 'made' or in an advanced stage of preparation (i.e. have passed Independent Examination and the District Council has made a decision to send the Plan to referendum) and are not included in the SAP. These are:

- Alveston (through the Stratford-upon-Avon NDP)
- Brailes
- Claverdon
- Ettington
- Harbury
- Ilmington
- Long Compton
- Loxley
- Snitterfield
- Tiddington (through the Stratford-upon-Avon NDP)
- Welford-on-Avon
- Wootton Wawen

4.1.9 Boundaries have been drawn around the existing extent of the built-up area of each of the remaining 32 LSVs, including land allocated for development or with extant planning permission. Owing to the rural nature of the District, some settlements comprise distinct parts and in such circumstances, separate boundaries around each part have been identified which together form the settlement as a whole. This approach will help protect important gaps within these settlements.

4.1.10 This includes drawing up BUABs for the villages of Salford Priors and Wilmcote. Whilst both settlements are covered by 'made' NDPs, the communities decided not to promote a BUAB through the NDP and has left it to SDC to define the boundaries through the SAP.

4.1.11 Eight of these LSVs are in the Green Belt. The drawing of settlement boundaries for those settlements will not change Green Belt policy which will still apply and they will continue to be 'washed over' by the Green Belt designation.

4.1.12 Whilst much of the distinction between the built-up area and the open countryside is clear cut, subjective judgement has been necessary in certain cases. To assist in this process, the Council has applied, subject to specific local circumstances, a set of criteria to ensure a consistent approach. This is set out in Annex 4. The criteria have been derived from those used for previous Local Plans, amended in light of further consideration following the Regulation 18 Revised Scoping and Initial Options consultation held in January/February 2018 and the Regulation 19 Proposed Submission consultation held between August and October 2019.

4.1.13 The definition of BUABs does not incorporate Reserve Sites or Self-build/Custom-build allocations that are identified in the Site Allocations Plan. This is because their release will be dependent on specific circumstances arising which will only become evident in the future. Should any of these sites be released, the BUAB for that settlement will be amended to include the development through a future revision of the Policies Map.

4.1.14 Additionally, the definition of BUABs does not include every single dwelling associated with a settlement. In some instances, a small number of dwellings on the periphery of a settlement will be excluded from the BUAB. In such circumstances, it will be due to the existence of intervening land parcels deemed to be non-domestic in nature and which would meet any of the criteria set out in the methodology at Annex 4 setting out land to be excluded from BUABs. Dwellings which fall outside a BUAB remain part of the settlement and will maintain the same planning rights as those properties located within the BUAB.

4.1.15 A table of all the settlements for which a BUAB is applicable indicating their current position in the Plan process is attached at Appendix 3.

4.1.16 The maps in Part C in Section 8 identify the BUABs for all the settlements not currently covered by a 'made' or well-advanced Neighbourhood Plan as follows. These will be shown on a revised Policies Map once the Plan is adopted.

Alderminster
Aston Cantlow
Bearley
Bishop's Itchington
Clifford Chambers
Earlswood
Fenny Compton
Gaydon
Great Alne
Halford
Hampton Lucy
Henley-in-Arden
Lighthorne
Lighthorne Heath
Long Itchington
Long Marston
Mappleborough Green
Moreton Morrell
Napton-on-the-Hill
Newbold-on-Stour
Northend
Oxhill
Pillerton Priors
Priors Marston
Quinton
Salford Priors
Southam
Stockton
Studley
Tanworth-in-Arden
Temple Herdewycke
Tredington
Tysoe
Wilmcote
Wood End

4.1.17 Amendments were made to a number of BUABs following the Regulation 19 Proposed Submission consultation held between August and October 2019. These amendments have been shown on the BUAB maps affected by the addition of dashed black and white lines indicating the previous BUAB alignment. Each amendment has also been numbered on the maps. These amendments are listed on a schedule which can be found at Appendix 4, with an explanation for each of the changes.

4.1.18 It is acknowledged that during the process of progressing the Plan to adoption, a number of NDPs which have not yet reached an 'advanced stage' will change status as they progress through the various statutory steps set out in the Neighbourhood Planning Regulations. Once 'made', the settlement boundary identified in a Neighbourhood Plan will prevail over the BUAB defined by the District Council.

Implementation and Monitoring

See under Policy CS.15 in the Core Strategy

5. Employment Enabling Sites

Strategic Objective

(13) A sustainable balance between employment growth and housing provision will be maintained as a result of the implementation of at least 35 hectares of additional land for general business uses, thereby helping to meet the needs of new and existing businesses wishing to locate or expand in the District.

5.1 Employment Enabling Sites

Policy SAP.8

Employment Enabling Sites

A. Principles

Proposals for employment development within the District that are not specifically provided for in Policies CS.22 and AS.10 in the Core Strategy will be considered on their merits. Where such sites are located outside the built-up area of a settlement they should be on the edge of, or in close proximity to, the settlement. All such proposals will need to be thoroughly justified by the applicant, taking into account the economic and social benefits that would accrue from the proposed development and the impact it would have on the character of the local area and the local community.

Development falling within Use Classes E/B1, B2 and B8 is appropriate in principle, although other business activities will be assessed on a case-by-case basis. Applicants will be expected to demonstrate that there are no alternative suitable and available sites within the built-up area of the settlement/in the locality or on allocated employment sites for the proposed form of development and uses.

Development proposed under this policy would only be acceptable in the Green Belt if it met an employment need identified by the local community, in accordance with Policy CS.10 in the Core Strategy.

In granting permission, the Council will remove Permitted Development Rights which would otherwise allow conversion of the development to non-business uses. The granting of permission for business uses under the provisions of this policy, irrespective of whether the permission is implemented, will in no way establish a principle in support of other forms of development on the site.

B. Affordable Provision

Schemes will only be supported where at least 20% of the gross internal floorspace is provided at a maximum of 75% of local market rents. This affordable rent will apply in perpetuity.

Where this requirement cannot be met, the applicant will submit a full financial appraisal that demonstrates the viability of delivering the affordable floorspace, alongside the market facing accommodation. The primary and overriding objective behind this policy is to maximise the quantum of deliverable, affordable floorspace, not additional employment land per se. As such, schemes that cannot deliver a meaningful quantum of affordable space will not be supported under this policy.

The affordable floorspace will be delivered in parallel with the market facing accommodation and secured via a s106 legal agreement.

C. Requirements

The proposed development will be assessed against the following specific factors:

(i) The evidence of need for opportunities for business uses and jobs to be provided, either of a general or specific nature, taking into account the Council's Local Industrial and Economic Development Strategy.

(ii) Whether the location is appropriate for the intended use/occupier of the site, taking into account:

- physical and functional relationship of the site to the settlement or existing employment area;
- impact on the amenity of occupiers of neighbouring or nearby properties;
- impact on landscape character;
- relationship to, and impact of traffic on, the local highway network and on the amenity of the local area;
- scope to access the site conveniently and safely by foot and cycle;
- the availability of existing public transport services; and
- the provisions of relevant Development Plan policies.

Explanation

5.1.1 It is apparent that there is a shortage of available and affordable smaller business floorspace in Stratford-on-Avon District; e.g. 'second-hand' premises and premises of less than 20,000sqft. This has been confirmed by technical evidence undertaken across the Coventry and Warwickshire sub-region. The cause of this market failure appears to be two-fold: firstly, allocated employment sites coming forward for more profitable employment uses that can command higher rents (e.g. logistics) and Government policy driving the conversion of brownfield employment sites to housing resulting in a dramatic loss of space potentially available for employment uses. Research commissioned by the Council also confirms that rents reflect current development costs (in other words you can't build it any cheaper).

5.1.2 Whilst there are important variables such as the age, size and geographic location of employment buildings, there does appear to be a consistent picture of office rents at £18 per sqft and industrial/commercial rents at £9.50 per sqft (for units of less than 3,000sqft). Contrast this with what are considered to be more affordable rents of between £9.50psf and £12.00psf for offices and between £4.50psf and £5.50psf for industrial/commercial uses.

Find out more at about the Coventry and Warwickshire Employment Land and Market Signals Study and the Stratford-on-Avon Provision of Affordable Employment Accommodation Study @ www.stratford.gov.uk/siteallocationsplan

5.1.3 This lack of affordable employment space is having a significant negative impact on the local economy because it is primarily preventing existing businesses from expanding or new start-up ventures from forming. Indeed, ensuring that there is enough land for businesses to expand has always been crucial to supporting the local economy, even more so in light of the COVID-19 pandemic. There is also a shortage of space for so-called 'dirty uses' (e.g. scrap metal yards, car storage etc.) that are necessary in any successful economy.

5.1.4 The Council's Local Industrial and Economic Development Strategy seeks to deliver jobs and economic growth across the District, both through indigenous business growth and retention, and through new inward investment from the UK and abroad. In relative terms,

the local economy is strong with high rates of GVA per head and low rates of unemployment. However, the District has low job self-containment (with only 47% of its residents actually working within it) and, despite the high level of NVQ4+ qualifications in the District, a mismatch/imbalance between supply and demand of skills. The COVID-19 Pandemic has had a massive impact on the local economy with the District being the fourth most impacted in the country. Diversifying the local economy, helping existing businesses to grow and attracting new inward investment to the District will be critical to ensuring the continued prosperity of the District.

Find out more about the Stratford-on-Avon Local Industrial and Economic Development Strategy @ www.stratford.gov.uk/enterprise

5.1.5 There is a relationship between the provision of new homes and jobs and the Core Strategy allocates a sufficient quantum of new employment land to meet the expected number of jobs generated from its housing requirement for the plan period to 2031. The Core Strategy also provides for expansion of existing employment sites, conversion of buildings to employment and opportunities for farm-based activities in accordance with Core Strategy Policy AS.10. In addition, it permits opportunities for inward investment that are not specifically catered for to be considered, taking into account economic and social benefits.

5.1.6 However, the Core Strategy will deliver additional homes over and above the requirement of 14,600. As such, this policy is seeking to retain the balance by encouraging general employment development in addition to the provision of the Core Strategy. Permitting windfall employment sites could also encourage development directly by employment providers as opposed to site promoters who tend to sell to the highest bidder.

5.1.7 By implementing this policy, the Council will also use the opportunities that these sites bring to deliver much needed affordable employment space. Such affordable space will be provided in perpetuity. As with affordable housing, this will be secured through relevant planning obligation and could be delivered through transfer of land and/or premises to public sector bodies such as the parish council, District Council or County Council.

5.1.8 To be clear, this policy does not apply to allocated employment sites or sites coming forward under Core Strategy Policies CS.22 and/or AS.10. As such, the requirement for affordable employment space is only applicable to sites promoted under Policy SAP.7. The Council is, therefore, not relying on these sites to meet its employment land requirements; and sites would be a positive 'windfall' helping to further boost supply.

5.1.9 The Council acknowledges that the evidence shows that in many cases it may not be viable to bring forward schemes in accordance with this policy. As such, some have queried the effectiveness of the policy. However, because sites brought forward under this policy will be in addition to the District's employment needs, the council is not relying on them to come forward. The Council is optimistic that there will be some landowners who will be prepared to accept a lower land value in order to facilitate such schemes. In this respect, the policy is considered to be effective.

5.1.10 For the purposes of the policy, available is defined as being available for occupation by the business in question at a rent that the business is realistically prepared to pay.

5.1.11 The Council is flexible about how the affordable employment space can be delivered and managed in perpetuity. This could include discounted market sales / fixed equity where the units are always sold at 75% of the market rate. Alternatively, where the units are offered for rent, these would be at 75% of the market rate for comparable units in the locality. The definition of comparable will change over time and the locality will depend on the level of market activity in the area. Alternatively, the affordable units could be offered to a public sector body, such as the District Council, with the transfer secured through s106 agreement. In bringing forward a scheme, applicants should engage a public sector

body from the outset to ensure that the layout, type of units and rental levels are acceptable to the public body.

Implementation and Monitoring

See under Policy CS.22 in the Core Strategy

6. A46 Safeguarding

Strategic Objective

(14) *Transport services will have been improved and congestion reduced across the District. Working with Warwickshire County Council, the District Council will seek to ensure that new development contributes towards achieving the aims and goals set out in the Local Transport Plan for an inclusive and accessible transport system.*

6.1 A46 Safeguarding

Policy SAP.9

A46 Safeguarding

In order to facilitate improvements to the A46 within Stratford-on-Avon District, it is proposed to safeguard land at the following two locations, until such time that funding is available to implement the necessary improvements:

1. Junction of A46 and A422 Alcester Road (Wildmoor)
2. Junction of A46 and A3400 Birmingham Road (Bishopton)

The purpose of the safeguarding is to introduce a presumption against any development that would prejudice the implementation of A46 highway improvement schemes. The proposed extent of the safeguarding is shown in Part D in Section 8 Policies Map.

Explanation

6.1.1 The A46 is part of the UK Strategic Road Network, connecting the M5 at Tewskesbury with the M6 at Coventry, and linking the towns of Evesham, Alcester, Stratford-upon-Avon and Warwick. The road is a mix of single and dual carriageway sections with various junction types including grade separated, roundabouts, slip roads and 'T' junctions. These inconsistent standards result in a road that has poor resilience, suffers from congestion and has a record of poor road safety. The road can also act as a barrier, dividing communities with large volumes of traffic and creating an unattractive environment for those towns and villages long its route.

6.1.2 Stratford-on-Avon District Council is one of a number of local authorities and organisations that have formed the A46 Partnership which is committed to driving forward improvements to the A46. The A46 is also a key project for Midlands Connect, the regional transport partnership, who has announced a 20 year improvement plan for the road.

6.1.3 The A46 Study references possible interventions around Stratford-upon-Avon. However, there is a risk that by the time that funding becomes available, other development pressures have resulted in the land needed to implement improvements no longer being available, thereby preventing the improvements from happening. Whilst detailed junction designs still need to be worked-up, safeguarding the land likely to be required will ensure these much-needed improvements can happen in due course.

6.1.4 Core Strategy Employment Proposal SUA.2 and the West of Shottery scheme of 800 homes are contiguous to the safeguarded land at Wildmoor. These extant schemes, required to deliver the ambitions of the adopted Core Strategy, will take precedence over the A46 safeguarding in the event of any policy conflict. The same is also true for any highway works required to deliver permissions related to any sites within the Core Strategy housing trajectory.

6.1.5 The extent of the safeguarded areas is identified within Part D: A46 Safeguarding, in Section 8 Policies Map.

6.1.6 For the avoidance of doubt, the previous 2019 Proposed Submission version of the Site Allocations Plan proposed to safeguard land at the A439 Warwick Road junction with the A46 (Marraway). Given that the purpose of this policy is to safeguard land at those junctions that are more likely to be under pressure from development, and to be consistent with the exclusion of other junctions along the A46 route, the proposal for safeguarding land at Marraway has been deleted.

Find out more about the A46 Partnership @ www.gloucestershire.gov.uk/council-and-democracy/joint-ventures/a46-partnership
Find out more about the A46 Study @ www.midlandsconnect.uk/key-projects/the-a46/

Implementation and Monitoring

See under Policy CS.26 in the Core Strategy

7. Specific Site Proposals

Core Strategy Strategic Objectives

All Strategic Objectives are relevant to these site specific proposals.

7.1 South of Alcester Road, Stratford-upon-Avon

Proposal SUA.2: South of Alcester Road, Stratford-upon-Avon	
Where it is to be delivered	South of Alcester Road Approx. 23 ~~25~~ hectares (gross)
What is to be delivered	Employment uses comprising: 1. Employment uses within Classes B1 (Business), B2 (General Industrial and B8 (Storage and Distribution) ~~2. Class B1(a) office and Class B1(b) research and development uses, although scope for B1(c) light industry will be considered~~ 2. Relocation of businesses from the Canal Quarter Regeneration Zone 3. Car Dealerships on a maximum of 7 hectares 4. Bulky goods retail store on a maximum of 2 hectares, subject to a sequential assessment and retail impact assessment ~~During the plan period up to 10 hectares will be released, plus additional land to correspond with the area taken up by businesses relocating from the Regeneration Zone.~~ ~~Housing – approx. 65 dwellings on land to the east of the Western Relief Road~~
When it is to be delivered	Phases 2 - 4 (2016/17 - 2030/31)
How it is to be delivered	Private sector
Specific requirements	• provide a vehicle access ~~to the employment development~~ directly off the A46 ~~Wildmoor Roundabout or proposed Western Relief Road~~ • improve Wildmoor Roundabout as required by Highways England and Warwickshire County Council • provide for improvements to A46 adjacent to the site as required by Highways England • provide extensive landscaping on the southern and western boundaries of the employment development • provide appropriate treatment and management of mature hedgerows along road frontages • protect and enhance ecological features • provide a frequent bus service into the development • provide appropriate facilities for pedestrians and cyclists • submission and approval of a Travel Plan

	An appropriate marketing strategy to attract Class B1(a) offices and B1(b) research and development uses to the site. An appropriate marketing strategy to attract businesses in the Canal Quarter to relocate to the site. That part of the site identified for Canal Quarter relocation should not be occupied by any other business for a period of two years from the commencement of development. If a unit is vacated within that period it should be remarketed to attract another Canal Quarter business. ~~If a plot that has been developed on that part of the site allocated for the relocation of businesses from the Canal Quarter Regeneration Zone becomes available it should be marketed for a period of three months in order that another business in the Regeneration Zone has the opportunity to take it up. This provision will be applied for a period of two years from when that plot was originally implemented.~~

[NB. Because this is an existing proposal in the Core Strategy, highlighted text shown as underlined and struck through (i.e. inserted and deleted, respectively) relates to the changes included within the 2019 Proposed Submission version. Additional changes in this version of the Plan are not shown highlighted.]

Explanation

7.1.1 The Core Strategy allocates this site for employment development, comprising Class B1 uses and the relocation of business from the Canal Quarter in Stratford-upon-Avon (Proposal SUA.1), together with an area for housing development. However, since the Core Strategy was adopted, circumstances have changed in various respects and the Site Allocations Plan provides an opportunity to update and amend the provisions of Proposal SUA.2. This is in line with responding flexibly to changing circumstances as required by the NPPF.

Find out more about Proposals SUA.1 and SUA.2 of the Core Strategy @ www.stratford.gov.uk/corestrategy.

7.1.2 The following matters are relevant in this respect:

- The housing component has now been implemented so it can be deleted from the allocation.
- Liaison with the County Highway Authority has now shown that an access off Wildmoor roundabout or the proposed Western Relief Road are not acceptable. As a result an alternative access off the A46 is now being pursued with Highways England. It would be appropriate to reflect this arrangement in the amended allocation.
- Latest evidence has shown there is limited demand in the Stratford-upon-Avon area for Class B1(a) office. On that basis, it is appropriate to provide greater flexibility regarding the nature of employment uses that would be acceptable on this site to include manufacturing (Class B2) and logistics (Class B8). However, it remains important to seek to attract office-based companies to the town and this site remains a key opportunity for doing so due to its location and image.
- There is known to be strong interest from a number of car dealerships to locate on the site. Facilitating this may also prompt certain car dealerships on the Canal Quarter to relocate to this site which would help to deliver the Regeneration Zone.
- Discussions with businesses on the Canal Quarter have revealed that there is limited interest in relocating to this site, and far less than the 13 hectares envisaged for this purpose in the original Core Strategy allocation.

- The District Council wishes to provide an opportunity for a comparison/bulky goods (e.g. DIY) retail store to relocate within the town.

7.1.3 The up-front infrastructure needed to open up this site for development is known to be significant. This includes the new access, diversion of a high pressure water main which crosses the site, and substantial earthworks to achieve a more level site. On that basis, greater flexibility on the range of business uses that can occupy the site and the timescales for implementation are appropriate to help deliver wider objectives relating to growth in the local economy and the creation of new jobs.

7.1.4 An assessment of other land parcels on the edge of Stratford-upon-Avon has been carried out to show that Proposal SUA.2 is the most appropriate location for car dealerships and a retail store in terms of its availability and suitability. However, justification for the latter use on this site needs to be supported by a sequential assessment and Retail Impact Assessment in accordance with national planning policy and Policy CS.23 in the Core Strategy.

7.1.5 It should be noted that outline planning permission was granted on 12 December 2019 for a mixed use business park comprising offices, research and development, car showrooms and a bulky goods retail store. Associated with this is a full planning permission for a new roundabout access from the A46 and a spine road through the site.

7.1.6 The revised boundary for the site allocation is identified within Part E: Site Specific Proposals, in Section 8 Policies Map.

7.2 Atherstone Airfield, near Stratford-upon-Avon

Proposal SUA.4: Atherstone Airfield	
Where it is to be delivered	Atherstone Airfield, east of Shipston Road, Atherstone-on-Stour Approx. ~~10~~ 19 hectares gross (~~5~~ 10 hectares net) ~~plus a 'reserve' of approx. 9 hectares gross (5 hectares net) should it be required,~~ to assist in the delivery of the Canal Quarter Regeneration Zone (see Proposal SUA.1) and the needs of businesses elsewhere in the District.
What is to be delivered	Employment uses comprising: 1. The relocation of businesses from the Canal Quarter Regeneration Zone ~~falling within Use Classes B1c, B2 or B8~~; 2. The relocation of businesses from elsewhere in the District falling within Use Classes B1c, B2 or B8, including those already operating on other parts of Atherstone Airfield (Alscot Estate); 3. The relocation of businesses from outside the District falling within Use Classes B1c, B2 or B8 but only insofar as this would help to facilitate 1. and 2. above. ~~and not in respect of the 'reserve' unless an exceptional justification is advanced as part of a planning application.~~
When it is to be delivered	Phases 2 - 4 (2016/17 - 2030/31) ~~subject to the reserve only being released at a point where it is demonstrated that there is insufficient land, either quantitatively or qualitatively, at either SUA.2 or the first phase of this allocation to meet the needs of businesses relocating from the Canal Quarter Regeneration Zone or businesses based elsewhere in the District, or an exceptional justification is proven as part of a planning application.~~
How it is to be delivered	Private sector
Specific requirements	• improve the access off Shipston Road if required in order to achieve a satisfactory access • mitigate impact on the local and strategic road network where identified in a detailed transport assessment which should accompany a planning application • provide structural landscaping around the boundaries of the site to consolidate and complement that which already exists

[NB. Because this is an existing proposal in the Core Strategy, highlighted text shown as underlined and struck through (i.e. inserted and deleted, respectively) relates to the changes included within the 2019 Proposed Submission version. Additional changes in this version of the Plan are not shown highlighted.]

Explanation

7.2.1 The Core Strategy allocates this site for employment development specifically for the relocation of businesses from the Canal Quarter in Stratford-upon-Avon (Proposal SUA.1), and also for businesses to relocate from elsewhere in the District to help facilitate implementation of the site. However, since the Core Strategy was adopted it has become apparent that there is very little interest from businesses in the Canal Quarter to relocate to this site.

Find out more about Proposals SUA.1 and SUA.4 of the Core Strategy @ www.stratford.gov.uk/corestrategy.

7.2.2 Nevertheless, this location provides an opportunity for employment development to assist the local economy by providing greater scope for businesses in the District as a whole to relocate for operational reasons or in order to expand. It is also apparent that most industrial estates in the District are very well occupied with few vacant units. Some flexibility for businesses from outside the District to move to this site might also be appropriate in order to facilitate implementation for its principal purposes. This is in line with responding flexibly to changing circumstances as required by the NPPF.

7.2.3 The Inspector who examined the Core Strategy found the site to be well-located in relation to Stratford-upon-Avon. It has direct access onto the A road network, and a frequent bus service runs along Shipston Road. The wider Alscot Estate is an established business location with readily available infrastructure.

7.2.4 The boundary for the site allocation is confirmed within Part E: Specific Site Proposals, in Section 8 Policies Map.

7.3 East of Shipston Road, Stratford-upon-Avon

Proposal SUA.5: East of Shipston Road, Stratford-upon-Avon	
Where it is to be delivered	East of Shipston Road Approx. 3 hectares
What is to be delivered	The relocation of specific businesses from Wharf Road within the Canal Quarter Regeneration Zone.
When it is to be delivered	Phase 2 – 3 (2016/17 – 2025/26)
How it is to be delivered	Private sector
Specific requirements	• provide a satisfactory access off Shipston Road to be identified in a Transport Assessment mitigate impact on the local and strategic road network where identified in a detailed transport assessment which should accompany a planning application • provide pedestrian and cycle access to the adjacent Rosebird Centre • provide extensive structural landscaping around the boundaries of the site • incorporate small (less than 3,000sqft) business units aimed at business start-ups • locate buildings and activities on the site to avoid unacceptable impact on neighbouring existing and proposed residential uses • a Legal Agreement to ensure that the occupation of the site is restricted to specific named companies relocating from the Canal Quarter Regeneration Zone • a marketing exercise to be undertaken for an agreed period of time following the commencement of development • an application for planning consent on this site should be sought in tandem with any application for redevelopment of the Wharf Road site to ensure that the Council can ensure, as far as is practicable, that the relocated employment uses are delivered. • if necessary, the commissioning of independent consultants to confirm the viability of any proposal

Explanation

7.3.1 To assist in the redevelopment of the Stratford-upon-Avon Canal Quarter Regeneration Zone, land east of Shipston Road has been identified on which to relocate specific occupiers from the Wharf Road area.

Find out more about the Canal Quarter Regeneration Zone in Proposal SUA.1 of the Core Strategy @ www.stratford.gov.uk/corestrategy and the accompanying Canal Quarter Masterplan Supplementary Planning Document @ www.stratford.gov.uk/cq-spd.

7.3.2 This allocation is in addition to Proposals SUA.2 Land at Alcester Road and SUA.4 Atherstone Airfield, both of which are identified in the Core Strategy and Site Allocations Plan to accommodate businesses relocating from the Canal Quarter. However, the District Council has been advised that one of the main companies affected by the Canal Quarter redevelopment would not consider, for operational reasons, moving to either of these sites.

7.3.3 This site is not allocated in the Core Strategy and is in open countryside. On that basis, without a specific allocation in the Site Allocations Plan, the development of the site for a business use for this specific purpose would be contrary to the District Council's planning policies. The allocation of the site at this time is justified solely to assist in delivering the objectives of the Canal Quarter Regeneration Zone and for no other purpose. Consequently it is essential that a legal agreement is entered into to ensure this outcome.

7.3.4 In allocating this site within the Site Allocations Plan, the Council is responding flexibly to changing circumstances as required by the NPPF to help ensure delivery of a key component of the Core Strategy; a strategic mixed-use site for some 650 homes and 9,000sqm of employment land.

7.3.5 In terms of the site itself, it is reasonably well-related to the physical form of the town given its proximity to the supermarket and two schemes for older persons' accommodation.

7.3.6 Access can be provided directly off the A3400 and from there to the wider road network in the area. It will be necessary to ensure that no undue harm would be caused by the intended use of the site to the amenity of existing dwellings immediately to the south of the site and to residents of the adjacent development to the north. Extensive landscaping will need to be provided around the site, particularly along its eastern boundary in order to minimise the impact of development on the wider landscape and from views across it.

7.3.7 An assessment of other land parcels on the edge of Stratford-upon-Avon has been carried out to show that this site is the most appropriate location for the proposed use in terms of its availability and suitability.

7.3.8 The Council acknowledges the viability issues of relocating existing businesses from Wharf Road. There is an intrinsic relationship between the Wharf Road site, this proposal SUA.5 and the adjacent reserve housing site STR.B. The Council accepts that site STR.B may need to act as enabling development in order to bring forward this proposal and the Wharf Road site. As such, any viability issues will need to be independently assessed.

7.3.9 The boundary for the site allocation is identified within Part E: Specific Site Proposals, in Section 8 Policies Map. Given its location adjacent to reserve housing site STR.B, which is identified for release under Policy SAP.4, a more comprehensive approach to the development of both sites may be more appropriate. As such, the disposition of uses on this site in conjunction with the potential development of the adjacent reserve housing site can be reconsidered through a comprehensive masterplanning exercise at the planning application stage.

7.4 Stratford-upon-Avon Gateway

Proposal SUA.6: Stratford-upon-Avon Gateway	
Where it is to be delivered	Area incorporating Henley Street, Windsor Street, Arden Street and Greenhill Street Approx. 5.3 hectares
What is to be delivered	• Retention of existing activities as appropriate and the redevelopment of specific parts of the site for a range of appropriate uses that could include: visitor attractions and accommodation • retail and other class A commercial uses • offices and other business uses • leisure, community and educational facilities • residential
When it is to be delivered	Phase 2 – 4 (2016/17 – 2030/31)
How it is to be delivered	Private & public sector
Specific requirements	• ensure high quality buildings and public realm including enhancements to green and blue infrastructure (as appropriate) • provide a new 'gateway' building at the junction of Arden Street, Clopton Road and Birmingham Road • incorporate new permeable and legible pedestrian (and cycle if appropriate) route from the junction of Arden Street, Clopton Road and Birmingham Road to Windsor Street improve the junction of Arden Street, Clopton Road and Birmingham Road in terms of highway, pedestrian and cycle flows and the quality of the public realm • improve legibility to key destinations e.g. railway station and canal • enhance the appearance of Greenhill Street • protect and enhance the character and appearance of the Conservation Area including significance of Henley Street • provide for a broad mix of uses will be supported including: commercial, business and service (Use Class E), learning and non-residential institutions (Use Class F1) and local community use (Use Class F2) • replace/improve public car parking facilities • replace/improve coach/bus station / drop-off facility • replace/improve health facilities (as appropriate) • take account of and fully integrate with proposals for the adjacent areas e.g. Canal Quarter Regeneration Zone • ensure that any specific proposals enhance and do not dilute the vitality of the town centre • produce a Site Concept Statement and/or Vision and Framework Masterplan SPD (as appropriate) • mitigate flood risk and surface water drainage as appropriate through appropriate layout/design • ensure that the provision of residential uses does not undermine the operation of any existing businesses

Explanation

7.4.1 Stratford-upon-Avon is the world-famous birthplace of William Shakespeare and home to the Royal Shakespeare Company (RSC) and the Shakespeare Birthplace Trust (SBT) that manages a number of sites associated with the life of The Bard. Shakespeare's Birthplace is located on Henley Street, the main tourist street in the town. The Council, in partnership with the SBT, has recently been successful in bidding for funds from the Coventry and Warwickshire Local Enterprise Partnership in respect of creating a world-class setting at Shakespeare's Birthplace.

7.4.2 In December 2018 the Council adopted its Local Industrial and Economic Development Strategy (one of the first across the West Midlands) that sets out how the Council will work with partners to increase economic prosperity across the District. The Strategy includes an action plan setting out specific priorities to achieve this aim. The Strategy acknowledges the important role that tourism plays to the local economy.

Find out more about the Stratford-on-Avon Local Industrial and Economic Development Strategy @ www.stratford.gov.uk/enterprise

7.4.3 Henley Street runs from the centre of the town northwest towards Birmingham Road at the junction with Windsor Street. To the west of Windsor Street are a Council-owned multi-storey carpark and a coach drop-off facility. The land between Windsor Street and Arden Street is largely commercial. On the west side of Arden Street is a surface carpark and Stratford Healthcare and Trinity Court Surgery with Stratford Hospital beyond. The junction of Guild Street, Clopton Road and Birmingham Road forms the boundary of the town centre and is a key gateway to the town. However, the quality of the public realm here is relatively nondescript and offers an extremely poor first impression to a town of international renown. Similarly, Greenhill Street is a key gateway, particularly for those visitors arriving by train, and suffers from a weak character and some vacant units and incongruous buildings in key locations.

7.4.4 Delivery of the Gateway Quarter may also act as a catalyst for improvement to adjacent areas. In such cases, schemes will be considered on their own merits taking into consideration their relationship and impact on the potential for the Gateway Quarter.

7.4.5 Given the nature of the area and the myriad of landownerships, a comprehensive masterplan may not be the most effective means of facilitating change. Instead, the Council may prepare design concept statements for individual key sites setting out the principles that should be followed. The role that this area has in welcoming visitors to the town means that achieving a high quality public realm is as important as achieving high quality buildings, As such all proposals will be expected to take account of Historic England's Streets for All guidance.

7.4.6 The Site Allocations Plan provides a formal planning basis to kick-start the rejuvenation of this part of the town centre. A co-ordinated approach to the land between Arden Street and Henley Street would not only improve the public realm but also provide a greater mix of uses to establish a new Quarter for Stratford-upon-Avon.

7.4.7 The policy context for enhancing the town centre is set out in the adopted Core Strategy (namely policies CS.23 and AS.1) and the made Neighbourhood Plan (namely Policy TC8), prepared by Stratford-upon-Avon Town Council.

7.4.8 Warwickshire County Council and Stratford-on-Avon District Council have prepared a Stratford-upon-Avon Area Transport Strategy that seeks to address the various transport issues facing the town. This proposal should accord with the Strategy, taking into account its objectives and maximising the opportunity for this site to address the town's transport issues. Both Councils are also commissioning a Parking Strategy for the town. This study will inform the nature of future any parking provision on this site.

7.4.9 The boundary for the site allocation is identified within Part E: Specific Site Proposals, in Section 8 Policies Map.

Find out more about

- Policies CS.23 and AS.1 of the Core Strategy @ www.stratford.gov.uk/corestrategy
- Stratford-upon-Avon Neighbourhood Plan @ www.stratford.gov.uk/neighbourhoodplans
- Stratford-upon-Avon Area Transport Strategy @ www.stratford.gov.uk/transport

7.5 Rother Street/Grove Road, Stratford-upon-Avon

Proposal SUA.7: Rother Street/Grove Road, Stratford-upon-Avon	
Where it is to be delivered	Land bounded by Rother Street and Grove Road Approx. 2.4 hectares
What is to be delivered	Retention of existing activities as appropriate and the redevelopment of specific parts of the site for a range of appropriate uses that could include: • visitor attractions and accommodation • retail and other commercial uses • offices and other business floorspace • community facilities • residential
When it is to be delivered	Phase 2 – 4 (2016/17 – 2030/31)
How it is to be delivered	Stratford Town Trust, Police Authority, County and District Councils, private sector
Specific requirements	• protect and enhance the character and appearance of the Conservation Area • retain listed buildings and those of local historic significance • undertake an archaeological assessment for sites when they come forward to be developed • consider the scope to redevelop all or part of the public car park, in conjunction with Stratford-upon-Avon Town Council • retain existing residential properties in the area unless fully justified • ensure that the provision of residential uses does not undermine the operation of any existing businesses

Explanation

7.5.1 The area to the west of Rother Street, previously known as the Rother Quarter, is on the edge of the town centre and provides scope for a wide range of uses that would be suitable for this key location and enhance the role of the town. It is stressed that there is no expectation that any existing uses in the area should be redeveloped. However, it is thought appropriate to explore the opportunity to accommodate other uses. An example of this is the new hotel that has recently opened.

7.5.2 The proposal provides an opportunity to improve the environmental quality of Greenhill Street. This road is an important route between the railway station and the town centre and has declined in appearance in recent years. The policy context is also set by Core Strategy Policy AS.1. A range of uses would be appropriate including commercial, business and service (Use Class E), learning and non-residential institutions (Use Class F1) and local community use (Use Class F2).

7.5.3 The boundary for the site allocation is identified within Part E: Specific Site Proposals, in Section 8 Policies Map.

7.6 Land at Stratford-upon-Avon College

Proposal SUA.8: Land at Stratford-upon-Avon College, Alcester Road, Stratford-upon-Avon	
Where it is to be delivered	South of Alcester Road/west of Willows Drive North Approx. 0.5 hectares
What is to be delivered	Extension to Stratford-upon-Avon School
When it is to be delivered	Phase 2 -3 (2016/17 – 2025/26)
How it is to be delivered	Public sector
Specific requirements	• assess impact on the highway network • ensure sufficient on-site car parking is provided for use by the College and Stratford-upon-Avon School • take into account the electricity sub-station on the site • undertake a Level 2 Strategic Flood Risk Assessment

Explanation

7.6.1 Warwickshire County Council has advised of a capacity issue in secondary education at Stratford-upon-Avon. Stratford-upon-Avon College has also advised the Council that it has some land within its ownership that will be surplus to its future operational requirements at its campus on Alcester Road.

7.6.2 The land currently used for car parking for the College is located adjacent to Stratford-upon-Avon High School. To help address the identified capacity issue, the Council has allocated the site in order to safeguard it to enable the adjacent Stratford-upon-Avon High School site to expand. The form and nature of any development is currently unknown. It is highly likely that the site could simply be utilised in its current use to facilitate additional built development on the existing school site.

7.6.3 The site is located within Flood Zone 2 and 3. Depending on the proposed uses, a Level 2 Flood Risk Assessment would be required.

7.6.4 The boundary for the site allocation is identified within Part E: Specific Site Proposals, in Section 8 Policies Map.

7.7 Bidford Centre, Bidford-on-Avon

Proposal BID.1: Bidford Centre	
Where it is to be delivered	East of Waterloo Road and south of Wellington Road Approx. 1 hectare
What is to be delivered	Public space to act as new centre for the village supported by mix of uses including retail, business and commercial uses
When it is to be delivered	Phase 3 – 4 (2020/21 – 2030/31)
How it is to be delivered	Private & public sector
Specific requirements	• create a high quality public realm to act as new focal point for the village • enhance the overall appearance of the site, including hard and soft landscaping • take account of the activities on the adjacent industrial estate

Explanation

7.7.1 Bidford-on-Avon is one of the eight Main Rural Centres identified in the Core Strategy. The village has witnessed significant growth in recent years but lacks the services and facilities of the Main Rural Centres of Alcester and Southam (both small towns) which are comparable in size. The B439 runs through the village immediately to the north of the historic high street, separating the majority of the remaining shops from the newer residential estates and employment areas to the north. As such, the High Street is now on the southern edge of the village rather than at its heart.

7.7.2 Whilst both the Core Strategy (Policy AS.3) and the made Neighbourhood Plan rightly seek to strengthen the high street as a focus for retail, Bidford-on-Avon lacks a civic centre directly accessible to the majority of its population, whether residents or workers.

7.7.3 This proposal seeks the provision of a new 'centre' for the village, with public space and a mix of retail, business and commercial uses. A range of uses would be appropriate including commercial, business and service (Use Class E), learning and non-residential institutions (Use Class F1) and local community use (Use Class F2). The site forms a transition between the residential and employments areas, strengthening the vitality of both. By focusing local facilities in a location where they can better be sustained, helping to support a thriving local economy, this proposal could also help to revitalise the historic high street as a destination for leisure–related retail activities.

7.7.4 The boundary for the site allocation is identified within Part E: Specific Site Proposals, in Section 8 Policies Map.

Find out more about Policy AS.3 of the Stratford-on-Avon Core Strategy @ www.stratford.gov.uk/corestrategy.

7.8 Studley Centre, Studley

Proposal STUD.1: Studley Centre, Studley	
Where it is to be delivered	South of High Street Approx. 1 hectare
What is to be delivered	Public space to act as new village centre supported by a mix of uses including offices, retail, community, health and residential units and open space.
When it is to be delivered	Phase 3 – 4 (2020/21 – 2030/31)
How it is to be delivered	Private & public sector
Specific requirements	• Retention of existing businesses and community uses • High quality public realm to act as focal point for the village • Retention of existing car parking provision • Consideration of alternative access to car park • Provision of pedestrian and cycle routes to connect into existing routes to improve legibility and connectivity • Ensure adjacent properties and occupiers are not unduly affected • Enhance the overall appearance of the site, including hard and soft landscaping • Careful consideration of the relationship and integration of the proposal with the village hall/library building.

Explanation

7.8.1 Studley is one of the eight Main Rural Centres identified in the Core Strategy. The centre of Studley contains a variety of uses but is fragmented into two 'retail high street' areas, the first lining the heavily trafficked Alcester Road which dissects the village. The eastern side of this highway has a number of shops and other services whereas the western side is more loosely occupied by high street uses and suffers somewhat from the presence of a large vacant brownfield site formerly occupied by a supermarket and lying vacant since 2003. The second area, the historic High Street runs northeast to southwest, and joins the Alcester Road at a traffic roundabout. This area contains a variety of retail outlets and services with several outdated and now redundant community buildings lying to the south. These include the Youth Centre owned by Warwickshire County Council and the Health Centre, recently acquired by the District Council.

7.8.2 In addition, Studley supports a wide range of small businesses, with a number in the Birmingham Road / Studley Point area. However, it does not have 'easy-in, easy-out' facilities for new start-up businesses and entrepreneurs as found in Stratford-upon-Avon and Alcester. As a result, business start-ups tend to have to move into Redditch to access affordable and well-supported business incubation workspace.

7.8.3 The Council previously consulted on including the former youth club site within the Site Allocations Plan. The Council also submitted a bid to the Government's Future High Street Fund in 2019. Unfortunately this bid was not successful with suggestions that this was due to its lack of scale and ambition. Reflecting on this, and the need to address some of the bigger challenges facing Studley, it is proposed to broaden the scope of this proposal to stimulate wider regeneration in order to help facilitate a more comprehensive scheme; in essence to create a new civic centre for Studley (Proposal STUD.1). A range of uses would be appropriate including commercial, business and service (Use Class E), learning and

non-residential institutions (Use Class F1) and local community use (Use Class F2). Proposals could also include an Enterprise Centre providing specialist workspace for local entrepreneurs working or starting in the digital and creative sector.

7.8.4 This Proposal supports the Studley Area Strategy as set out in the Core Strategy, in particular principles A2, B1, B3 and C2 of Policy AS.8.

7.8.5 The boundary for the site allocation is identified within Part E: Specific Site Proposals, in Section 8 Policies Map. Please note: the boundary has been amended from the version included in the 2019 Proposed Submission consultation. The Proposal now covers a variety of land uses both in public and private ownership, including a number of successful businesses and organisations (including shops, offices, voluntary groups, healthcare, a play area and car park). Of critical importance is the need to ensure that all existing uses and owners/occupiers of the site are retained but in improved premises, benefitting both the business and the wider village. Delivery of this proposal will be dependent upon the willingness of land owners and the Council will work with existing businesses and groups as well as the parish council to deliver this proposal.

7.8.6 Aside from the desire to create a civic centre for Studley, the rationale for this proposal stems from the opportunity that the site (comprising a number of adjoining land parcels) offers in terms of a better quality built environment and a more efficient use of land, for example making better use of a number of single storey buildings. From a design perspective, there are a number of key considerations including successfully integrating the scheme with the adjacent village hall and library complex (and the treatment of the space in between) and the need to formalise the pedestrian and cycle routes through the site to improve legibility connecting High Street/Station Road, Pool Road and Foredraught/Needle Close. The Proposal also provides the opportunity to reconsider access to the car park in order to reduce vehicular traffic on Pool Road in particular.

Find out more about Policy AS.8 of the Stratford-on-Avon Core Strategy @ www.stratford.gov.uk/corestrategy.

7.9 High Street, Studley

Proposal STUD.2: High Street, Studley	
Where it is to be delivered	East of High Street Approx. 0.3 hectares
What is to be delivered	Residential and commercial uses
When it is to be delivered	Phase 2 – 4 (2016/17 – 2030/31)
How it is to be delivered	Private & public sector
Specific requirements	• create an attractive frontage to High Street • incorporate commercial units at ground floor level on High Street frontage • ensure setting of the adjacent listed public house is protected and enhanced

Explanation

7.9.1 This site is an important location in the heart of the village, acting as a 'gateway' to Studley. The site, adjacent to the Co-operative Store, has been derelict for over 10 years despite a number of proposals being brought forward, none have materialised. As part of the wider regeneration of Studley village centre, including Proposal STUD.1 (as outlined above) the Council proposes to support the redevelopment of this vacant site to attract businesses and jobs, provide affordable homes and improve the environment of the village centre.

7.9.2 Specific requirements seek to create an attractive frontage to High Street, incorporate commercial units at ground floor level on High Street frontage and ensure the setting of the adjacent listed public house is protected and enhanced. A range of uses would be appropriate including commercial, business and service (Use Class E), learning and non-residential institutions (Use Class F1) and local community use (Use Class F2).

7.9.3 This Proposal supports the Studley Area Strategy as set out in the Core Strategy, in particular principles A2, B1, and C2 of Policy AS.8.

7.9.4 The boundary for the site allocation is identified within Part E: Specific Site Proposals, in Section 8 Policies Map.

Find out more about Policy AS.8 of the Stratford-on-Avon Core Strategy @ www.stratford.gov.uk/corestrategy.

7.10 Napton Brickworks, near Napton-on-the-Hill

Proposal RURAL.1: Napton Brickworks	
Where it is to be delivered	South of Daventry Road, Napton-on-the-Hill Parish Approx. 10 hectares gross, of which approx. 3 hectares net for residential development
What is to be delivered	• Housing – up to 80 dwellings • Public open space • Nature reserve or similar managed ecological area • Mooring points and facilities for canal users (optional)
When it is to be delivered	Phase 2 - 3 (2016/17 – 2025/26)
How it is to be delivered	Private sector
Specific requirements	• restrict housing development to previously developed parts of the site unless fully justified • produce a comprehensive management plan to be implemented for the whole site • assess the impact of development on the local highway network • contribute to the provision of public transport • undertake comprehensive archaeological, ecological and geological assessments of the site • harm to the Local Wildlife Site should be mitigated • secure appropriate treatment of any contamination • retain existing hedgerows and trees along site boundaries wherever possible • ensure the former quarry slopes remain stable to avoid slippage • ensure drainage into the canal is regulated and managed • ensure development does not have an adverse impact on the integrity of the canal • design and layout of the development must be well-related to the canal • undertake a landscape assessment • mitigate the noise impacts of adjacent business uses through the layout and design of development • provide measures to enhance connections between the site and the village along the A425, Brickyard Lane and Public Rights of Way

Explanation

7.10.1 This site is located off Daventry Road about 1km (0.5 miles) to the west of the village of Napton-on-the-Hill and about 4km (2.5 miles) to the east of Southam. The Brickworks and associated quarry closed in the 1970s and the buildings and structures on the site have since been cleared. However, extensive areas of concrete hardstanding and remnants of buildings remain on the site. On that basis, it is a previously developed (brownfield) site.

7.10.2 The total site area is about 10 hectares, although the footprint of the former brickworks itself is about 6 hectares. The entire site is designated as a Local Wildlife Site.

7.10.3 The site has a complex planning history. Planning permission was granted in 1995 to redevelop it as a business park but only the access off Daventry Road was implemented. Subsequently, the site was allocated in the previous District Local Plan Review for a mix of Class B1 employment, residential units tied specifically to businesses on the site, holiday accommodation and canal-based recreation. A scheme comprising 56 live/work units and Class B1 business buildings was granted outline planning permission in January 2015 but it has now lapsed.

7.10.4 The owners of the site have advised the District Council that this permission could not be implemented because it was unviable given the costs involved in site clearance, stabilisation and remediation.

7.10.5 Policy AS.11 in the Core Strategy provides the basis for considering schemes for housing development on large rural brownfield sites in the countryside within the District. It is evident this site satisfies sufficiently the criteria in this policy.

Find out more about Policy AS.11 of the Core Strategy @ www.stratford.gov.uk/corestrategy

7.10.6 Development of this brownfield site would bring a range of benefits, including removal of an eyesore in the landscape, treatment of contamination, cessation of anti-social activities, management and enhancement of existing habitats, and improvements to the canal environment.

7.10.7 A range of factors will require detailed consideration when considering a scheme to develop the site, including the relationship of the site to the village of Napton-on-the-Hill, its accessibility by various means of travel, and the landscape and visual impact of development.

7.10.8 The boundary for the site allocation is identified within Part E: Specific Site Proposals, in Section 8 Policies Map.

7.11 University of Warwick Campus, near Wellesbourne

Proposal RURAL.2: University of Warwick Campus, near Wellesbourne	
Where it is to be delivered	West of Warwick Road, north of Wellesbourne [Charlecote Parish] Approx. 190 hectares (gross)
What is to be delivered	Innovation Campus for research and development, and education purposes with enabling commercial development
When it is to be delivered	Phases 3 – 4 (2021/22 – 2030/31)
How it is to be delivered	University of Warwick, private sector
Specific requirements	• mitigate impact on Charlecote Conservation Area • mitigate impact on the setting of Charlecote House and Registered Park • avoid impact on the Scheduled Monument within the site • undertake a Level 2 Strategic Flood Risk Assessment • mitigate the impacts on any designated Local Wildlife Sites on or immediately adjacent to the site • provide extensive landscaping and areas of open space • retain hedgerows and mature trees within and along boundaries of the site • retain or reposition existing sports pitches on the site • undertake a comprehensive Transport Assessment to establish the nature of highway improvements required including on the local and strategic highway network • undertake a landscape assessment • take into account the operational requirements of Wellesbourne Airfield • retain the footpath which passes through the site • take into account onsite infrastructure constraints e.g. high pressure gas pipeline

Explanation

7.11.1 This site is situated to the north of Wellesbourne, in Charlecote Parish. The site is identified in the Core Strategy (Policy AS.9) as providing a significant opportunity for research and development and educational purposes.

7.11.2 The site has a long history of research relating to agriculture, becoming Horticultural Research International (HRI) in 1990. In 2004, the University of Warwick became associated with the site and in 2010 the School of Life Sciences was formed following the merger of Warwick HRI and the Department of Biological Sciences. In addition to the School of Life Sciences, the campus is home to some automotive research activity from Warwick Manufacturing Group (WMG). A small number of businesses also have a presence on the campus. The campus currently has about 400 people working there.

7.11.3 The University is developing a long-term strategy for the campus; in addition to strengthening existing academic activity at the location, it wishes to develop parts of the

site as a new Innovation Campus covering 3 main sectors, namely, crop science, agri-tech and life sciences; automotive and autonomous vehicles; and medical and health. This significant investment in the campus and the District would be facilitated by some commercial development.

7.11.4 Such a campus would respond directly to the West Midlands region's drive towards improved economic regeneration and resilience. The location and image of the site is ideal for the incubation of ideas into practice, the exchange of intellectual investment with industry-leading companies, and the nurturing of skills and jobs to support the local and regional economy.

7.11.5 It is possible that the expanded use of the site could lead to interest in providing some residential accommodation for staff employed on the site and students based at the site. The purpose, scale and nature of such provision will need to be fully justified.

7.11.6 Whilst located in rural surroundings, the site benefits from excellent connectivity, lying within a 5-mile (8km) range of Stratford-upon-Avon, M40 Junction 15, and Warwick Parkway and Leamington railway stations. However, any large-scale development and increase in activity on the site is likely to have an impact on the highway network, including M40 Junction 15 and the A429 junctions at Barford. The local road network suffers from significant congestion and the transport impacts arising from additional development will need to be mitigated through any subsequent planning application, in conjunction with County Highways Authority and Highways England.

7.11.7 It should be noted that much of the site comprises Grade 2 agricultural land. Consequently, as indicated in the NPPF (see footnote on page 49), the loss of a significant amount of best and most versatile agricultural land to development and associated uses will need to be fully justified.

7.11.8 A watercourse crosses the main part of the Wellesbourne Campus site and it runs along the southern boundary of the proposed development areas. A Level 2 Strategic Flood Risk Assessment will be required to determine the effect of development on the flood zones associated with this watercourse.

7.11.9 Consideration will be given to designating the site as an Enterprise Zone. These are part of the Government's industrial strategy to support businesses and enable economic growth.

7.11.10 The boundary for the site allocation is identified within Part E: Specific Site Proposals, in Section 8 Policies Map. Whilst the whole site extends to approximately 110 hectares, the current campus covers some 23ha. Three specific areas have been identified for development within the site:

a) Land to the northwest of the campus – approx. 22ha
b) Land to the southeast of the campus – approx. 3ha
c) Land fronting Stratford Road (for commercial development) – approx. 7ha

7.11.11 In bringing forward these sites, the scale and extent of additional development on the site will require thorough assessment due to the range of sensitive issues that need to be considered.

7.11.12 This Proposal supports the Wellesbourne Area Strategy as set out in the Core Strategy, in particular principle C6 of Policy AS.9.

7.12 Quinton Rail Technology Centre, near Long Marston

Proposal RURAL.3: Quinton Rail Technology Centre	
Where it is to be delivered	Part of the former Long Marston Depot, south of Station Road, Long Marston Approx. 49 hectares (gross)
What is to be delivered	Rail-based innovation and technology centre
When it is to be delivered	Phase 2 – 4 (2016/17 – 2030/31)
How it is to be delivered	University of Birmingham, private & public sector
Specific requirements	• ensure proposals will not impede the area of safeguarding shown on the Core Strategy Policies map for possible reinstatement of the Stratford-Honeybourne line • retain operational rail connection to the national rail network • avoid development on Flood Zone which crosses the site and mitigate flood risk and surface water drainage as appropriate • incorporate comprehensive management of ecological features on the site • retain existing trees on the site wherever possible • undertake a landscape assessment • undertake a comprehensive Transport Assessment for any large-scale increases in employment proposed on the site, taking account of the different types and scales of development • assess the potential for enabling development that secures the long-term future of, and does not undermine, the site's rail-based operations and activities

Explanation

7.12.1 The Quinton Rail Technology Centre (QRTC) is located 7 miles (11.3km) to the south-west of Stratford-upon-Avon, on part of the former Long Marston Storage Depot; a Large Rural Brownfield Site identified in Policy AS.11 of the adopted Core Strategy. The QRTC is also located adjacent to the former Stratford-upon-Avon to Honeybourne railway, the route of which is safeguarded for possible re-instatement in Policy CS.26 of the Core Strategy and shown on the accompanying Policies Map. The QRTC is also in the vicinity of two new communities currently being established at Meon Vale and at Long Marston Airfield Garden Village which will see over 4,500 homes built alongside new schools, shops, businesses and open spaces and community facilities.

Find out more about the Stratford-on-Avon Core Strategy @ www.stratford.gov.uk/corestrategy.

7.12.2 Established in 2005, the QRTC extends to 49 hectares and is home to the UK's only looped rail test track and is its only specifically-built light-rail test facility. The QRTC is used extensively for reliability and mileage accumulation testing and trialing, and is connected to the national rail network via the freight-only branch from Honeybourne

junction, on the North Cotswold Line between Oxford and Worcester. QRTC forms one of a small number Centres of Excellence for Railway Testing used by the UK Rail Research and Innovation Network (UKRRIN), which is a partnership between the rail industry and a number of universities. Specifically, the University of Birmingham's Centre for Railway Research and Education has an interest and presence on the site.

7.12.3 The Government's Industrial Strategy, published in November 2017, outlines the Government's long-term approach to Industrial Investment and provides a policy framework against which major private and public-sector investment decisions can be made with confidence. It identifies that rail research and innovation will enable collaboration between the rail industry, universities, small and medium-sized business (SMEs), and infrastructure owners to deliver innovations for both High Speed Rail and the existing rail network.

7.12.4 The Coventry and Warwickshire sub-region is widely recognised as the UK's most significant transport research and development hub, and offers a range of advanced engineering consultancies, prototype specialists and contract manufacturers. The QRTC plays a leading role in the development of rail hydrogen and battery technology and, although a different industry, this provides opportunities for coordination with the national automotive battery centre being established in Coventry. There are also potential synergies with the delivery of High Speed 2 into Birmingham and Solihull. The importance of the rail industry to the West Midlands economy is set out in the West Midlands Industrial Strategy.

7.12.5 The Council's Local Industrial and Economic Development Strategy sets out how the Council will work with partners to increase economic prosperity across the District. It cites the Quinton Rail Technology Centre as a case study under the section *'Growing Businesses and Start-ups'* in Aim 1: The Best Place to Start and Grow a Business.

Find out more about the:

- UK Industrial Strategy @ https://www.gov.uk/government/topical-events/the-uks-industrial-strategy
- West Midlands Industrial Strategy @ https//www.wmca.org.uk/what-we-do/industrial-strategy/
- Stratford-on-Avon Local Industrial and Economic Development Strategy @ www.stratford.gov.uk/enterprise.

7.12.6 In addition, the QRTC provides opportunities for trial and development experience in rail and other sectors including the manufacturing, education and automotive sectors as well as being the largest and most extensive rail storage facility in the UK. It is the only facility in the UK able to offer full scale crash testing to European TSI standards and is used extensively by the Emergency Services for full scale incident simulation and for the training of Counter-Terrorism teams. It provides a unique range of training and development opportunities in a live/realistic environment but off network.

7.12.7 The QRTC is also home to the Rail Live show which is the UK railway's equivalent of the Farnborough Air Show (albeit on a smaller scale). This show is produced by Bauer Media annually and attracts over 5,000 visitors and over 450 exhibitors from all over the globe. It is predominantly a showcase event for UK PLC.

7.12.8 Given the economic potential of the QRTC and the fact that its facilities are not 'footloose' and dependent upon continued track access for its ongoing operations, it is considered appropriate to formally safeguard the rail-related activities on the site. This will help provide certainty to both occupiers as well as the local community as to the future direction of the site.

7.12.9 However, the Council acknowledges that business needs change over time, and that the site covers a large area. As such, the Council will also support enabling development that helps secure the long-term future of rail activities on the site. Any such uses should be compatible with, and not undermine, the long-term function of the site as a centre for rail research and development.

7.12.10 Consideration will be given to designating the site as an Enterprise Zone. These are part of the Government's industrial strategy to support businesses and enable economic growth.

7.12.11 The boundary for the site allocation is identified within Part E: Specific Site Proposals, in Section 8 Policies Map. However, the scale and extent of additional development on the site will require thorough assessment due to the range of sensitive issues that need to be considered.

7.13 Meon Vale (Former Engineer Resources Depot), Long Marston

Proposal RURAL.4: Meon Vale (Former Engineer Resources Depot), Long Marston	
Where it is to be delivered	Meon Vale, Former Engineer Resources Depot, Long Marston Approx. 32 hectares (gross)
What is to be delivered	Up to a maximum of 300 homes (subject to satisfying the specific requirements below), of which 35% are to be provided as affordable housing in accordance with Core Strategy Policy CS.18.
When it is to be delivered	Phase 3 – 4 (2020/21 – 2030/31)
How it is to be delivered	Private sector
Specific requirements	• expect the landowner to work with the District Council and Long Marston and Quinton parish councils in the preparation of the proposal • retain mature trees and non-plantation woodland • provide additional tree planting of native species to help achieve a net-gain in biodiversity on the site • retain, enhance and strengthen the woodland walk corridor and ensure that the design of the Proposal incorporates the maximum amount possible of the woodland areas • provide new publically accessible green spaces throughout the site • provide a structural landscaping buffer between the site proposal and the adjacent Quinton Rail Technology Centre (see Proposal RURAL.3) and adjacent employment uses • ensure that the residential development does not undermine the operational viability of the adjacent Quinton Rail Technology Centre (Proposal RURAL.3), in particular its rail loop which is integral to future investment in the site; • incorporate a high level of acoustic design in homes to enable residents to achieve an acceptable internal noise environment • undertake hydraulic modelling of the proposed development

Explanation

7.13.1 The new community of Meon Vale is being created on the former Engineer Resources Depot, near Long Marston. The Depot is one of four Large Rural Brownfield Sites identified in Core Strategy Policy AS.11. The purpose of this proposal is to provide greater clarity and detail to the provisions set out in Core Strategy Policy AS.11.

7.13.2 Meon Vale has become a vibrant new community in a countryside setting with circa 1,000 homes supported by a village supermarket, leisure centre, community hall, primary school, playing fields and allotments. This proposal would represent phase 5 of the residential development.

7.13.3 The concept of Meon Vale has evolved over time, originally being conceived as a leisure village supported by residential uses. In 2015 permission was granted for a further 550 homes and the primary school[24]. In addition, the Site Allocations Plan itself seeks to safeguard the rail loop for rail-based inward investment (see Proposal RURAL.3). The landowners have confirmed that the leisure village components of the scheme are no longer being progressed.

7.13.4 The site itself comprises plantation woodland, including a woodland walk and grassed areas. It is understood that whilst there are no formal rights of access, the woodland areas and associated paths through them are enjoyed, valued and well used by local residents. They complement the existing greenspaces throughout Meon Vale. Further green space is also being created at Meon Vale which will offer additional opportunities for leisure and recreation activities not yet available to local residents.

7.13.5 It is proposed that residential development will be restricted to those parts of the site shown in cross-hatching on the accompanying map in Section 8, Part E. It should also be noted that the site covers land earmarked for holiday accommodation in the 2009 Masterplan[25], although the land parcels shown as being suitable for development on the Policies Map differ from this. As such, some woodland would have been lost as part of the implementation of that scheme.

7.13.6 Given the value of the site to local residents, the Proposal should seek to retain mature trees and non-plantation woodland and ensure that the design of the Proposal incorporates traches of woodland areas. To help achieve a net-gain in biodiversity on the site, additional tree planting of native species should be provided. In addition to retaining, enhancing and strengthening the woodland corridor, new publically accessible green spaces should be provided throughout the site.

7.13.7 The Council considers that 300 homes represents the absolute maximum capacity of the site. However, whilst supportive of the principle of residential uses on this site, there are a number of significant constraints that still need to be resolved to the satisfaction of the District Council. These include:

- Retention of any areas of mature woodland and trees
- Establishment of new publically accessible green spaces throughout the site
- Capacity of the highway network to accommodate additional vehicular traffic (in lieu of accepted levels from previously consented schemes)
- Confirmation that there would be no detrimental impact (e.g. noise) on residential occupiers from the 24 hour operation of the Quinton Rail Technology Centre and adjacent industrial units and that appropriate mitigation measures can be provided

7.13.8 Severn Trent Water has identified the need for hydraulic modelling of any proposed development to be undertaken to assess its impact on the local drainage and sewerage network.

7.13.9 Despite the exact quantum of development on the site not being established at this point in time, it is considered appropriate to include this proposal within the Preferred Options consultation. However, the Council fully accepts that the above constraints will need to be resolved and the quantum of development confirmed prior to the Proposed Submission stage of the Plan. Given the status of Meon Vale within the Core Strategy (see Policy AS.11 in relation to Former Engineer Resources Depot, Long Marston), inclusion within the Site Allocations Plan provides clarity and certainty to local residents and the landowner as to what the Council, as the local planning authority, considers acceptable on this site.

[24] Application reference 14/01186/OUT
[25] Copy available at www.stratford.gov.uk/siteallocations.

7.13.10 The boundary for the site allocation is identified within Part E: Specific Site Proposals, in Section 8 Policies Map.

Find out more about the Large Rural Brownfield Sites Policy AS.11 of the Core Strategy @ www.stratford.gov.uk/corestrategy.
See Proposal RURAL.3 above for details about the Quinton Rail Technology Centre.

7.14 Long Marston Airfield - Phase 1b

Proposal RURAL.5: Long Marston Airfield Phase 1b	
Where it is to be delivered	Long Marston Airfield Garden Village Approx. 37 hectares
What is to be delivered	Up to 500 homes, of which 35% are to be provided as affordable housing in accordance with Core Strategy Policy CS.18. Approx. 6 hectares of employment land.
When it is to be delivered	Phase 3 – 4 (2020/21 – 2030/31)
How it is to be delivered	Private sector
Specific requirements	• ensure development is in accordance with the Supplementary Planning Document Framework Masterplan • ensure full integration of the different phases of development, including structural landscaping and provision of vehicular, pedestrian and cycle connections between phases • provide land for a primary school at the southern end of the site • incorporate an open space network throughout the development • provide an additional vehicular access from Campden Road • undertake a comprehensive Transport Assessment to identify impact on the highway network and improvements required

Explanation

7.14.1 Proposal LMA of the Core Strategy identifies Long Marston Airfield as a new settlement delivering some 3,500 homes, employment land, local centres with a range of services and facilities and public open space. The site is also one of a number of Garden Villages identified across the Country.

7.14.2 To co-ordinate the delivery of the Garden Village, the Council has prepared a Supplementary Planning Document which establishes a Masterplan for the entire site. It sets out the following vision for the Garden Village:

> *'Long Marston Airfield will be a thriving new Garden Village that offers the best of town and country living. A rich mix of uses including residential, education, employment and community facilities, alongside access to a wide variety of exciting open spaces and landscapes, will provide for the everyday needs of residents.*
>
> *The Garden Village will be known for its sense of community, high quality buildings and exciting green spaces. A vibrant local centre, generous landscapes and a variety of homes and mixed uses will attract new residents, locals and visitors to enjoy this new place.'*

7.14.3 The overall concept for the Masterplan is of one village and three hamlets, where two swathes of sweeping landscape cross to create four distinct neighbourhoods. As set out in the SPD, this concept is based on contextual analysis of the surrounding area:

'The high quality of the surrounding villages is in part due to their scale. Passing through the surrounding villages the link to the countryside is constant, the village never reaching a scale where the countryside fades into the distance'.

7.14.4 Phase 1 of LMA for 400 homes and a local centre has planning consent and is already underway.

7.14.5 It is acknowledged that there is an overriding constraint to the highway network in Stratford-upon-Avon where the number of vehicular movements to the south of the River Avon are constrained by the flows over the historic Clopton Bridge. At the time of the Core Strategy examination, based on the evidence of traffic flows available, this was understood to be equivalent circa 400 homes.

7.14.6 As such, Core Strategy Proposal LMA specifically requires the construction of a south-western relief road to Stratford-upon-Avon *'before more than 400 dwellings can be occupied, unless a transport assessment demonstrates a higher threshold is appropriate'.*

7.14.7 However, transport assessments undertaken to support the 2019 Proposed Submission consultation and further work undertaken to inform the preparation of this version of the Site Allocations Plan confirm that there is some additional capacity within the highway network to enable further development to the south of Stratford-upon-Avon in advance of the SWRR being constructed.

7.14.8 The Council considers that the bulk of this spare capacity should be ascribed to Long Marston Airfield as opposed to alternative reserve sites. This is because Proposal LMA is an existing Core Strategy allocation which the Council should deliver in the first instance. Indeed, it would be perverse to identify reserve sites (that are only to be released if needed), but which by their very identification could cause them to be brought forward because they undermined the Core Strategy itself.

7.14.9 To ensure that development at LMA continues to come forward in accordance with the masterplan and that the necessary infrastructure is provided alongside new homes, Proposal RURAL.5 seeks to provide clarity regarding the next phase of development. This includes bringing forward the land for the primary school, employment land in the form of a business park fronting Campden Road, and the northern access to the site from Campden Road, as well as accompanying open space.

7.14.10 The intention of the masterplan is that the different neighbourhoods would have their own identify to help create a sense of place not only for LMA as a whole, but within the Garden Village itself. This is reflected in both the density of development and the building styles. The areas where different phases interact is fundamental and integral to the success of the Garden Village as a whole and it is crucial that the design of these areas is right.

7.14.11 The boundary for the site allocation is identified within Part E: Specific Site Proposals, in Section 8 Policies Map. It is shown as A on the map.

Find out more about

- Proposal LMA of the Core Strategy @ www.stratford.gov.uk/corestrategy
- Long Marston Airfield Garden Village Framework Masterplan Supplementary Planning Document @ www.stratford.gov.uk/lma-spd.

The accompanying highway assessments are available @ www.stratford.gov.uk/siteallocations.

8. Policies Map

Councils are required to maintain a Policies Map which illustrates geographically the application of the policies and proposals in the adopted Development Plan.

The current Policies Map was prepared and published when the Core Strategy was adopted in July 2016.

The set of plans in this section identify boundaries relating to policies and proposals in the Site Allocations Plan Preferred Options. These will form the basis of revisions to the Policies Map should these policies and proposals be included in the Plan when adopted.

The maps are set out in the following parts [NB. In parts A – C they are in alphabetical order by settlement]:

Part A: Reserve Housing Sites

Part B: Self-Build and Custom Housebuilding Sites

Part C: Built-Up Area Boundaries

Part D: A46 Safeguarding

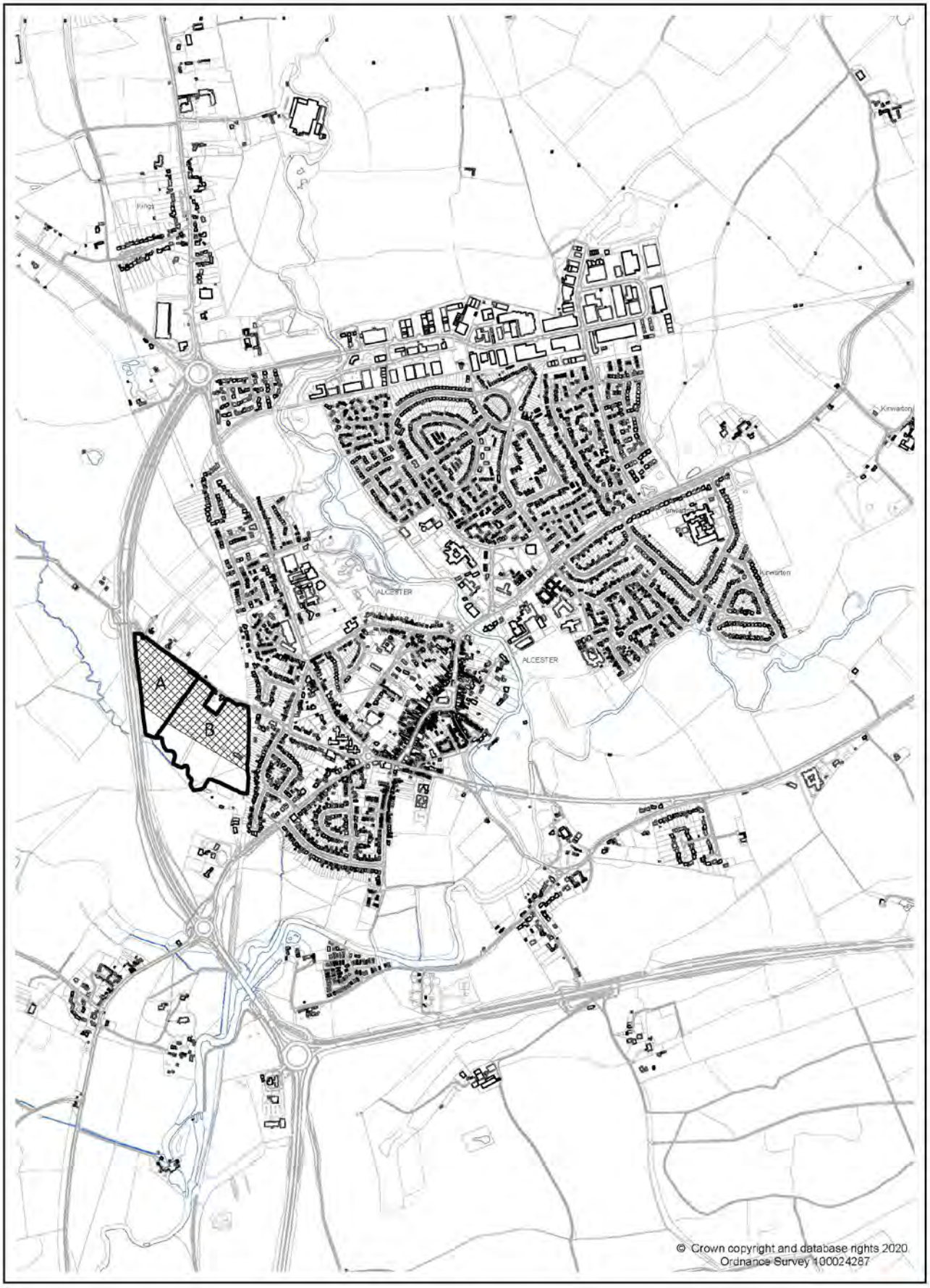
Part E: Specific Site Proposals

Part A: Reserve Housing Sites

Explanatory Note:

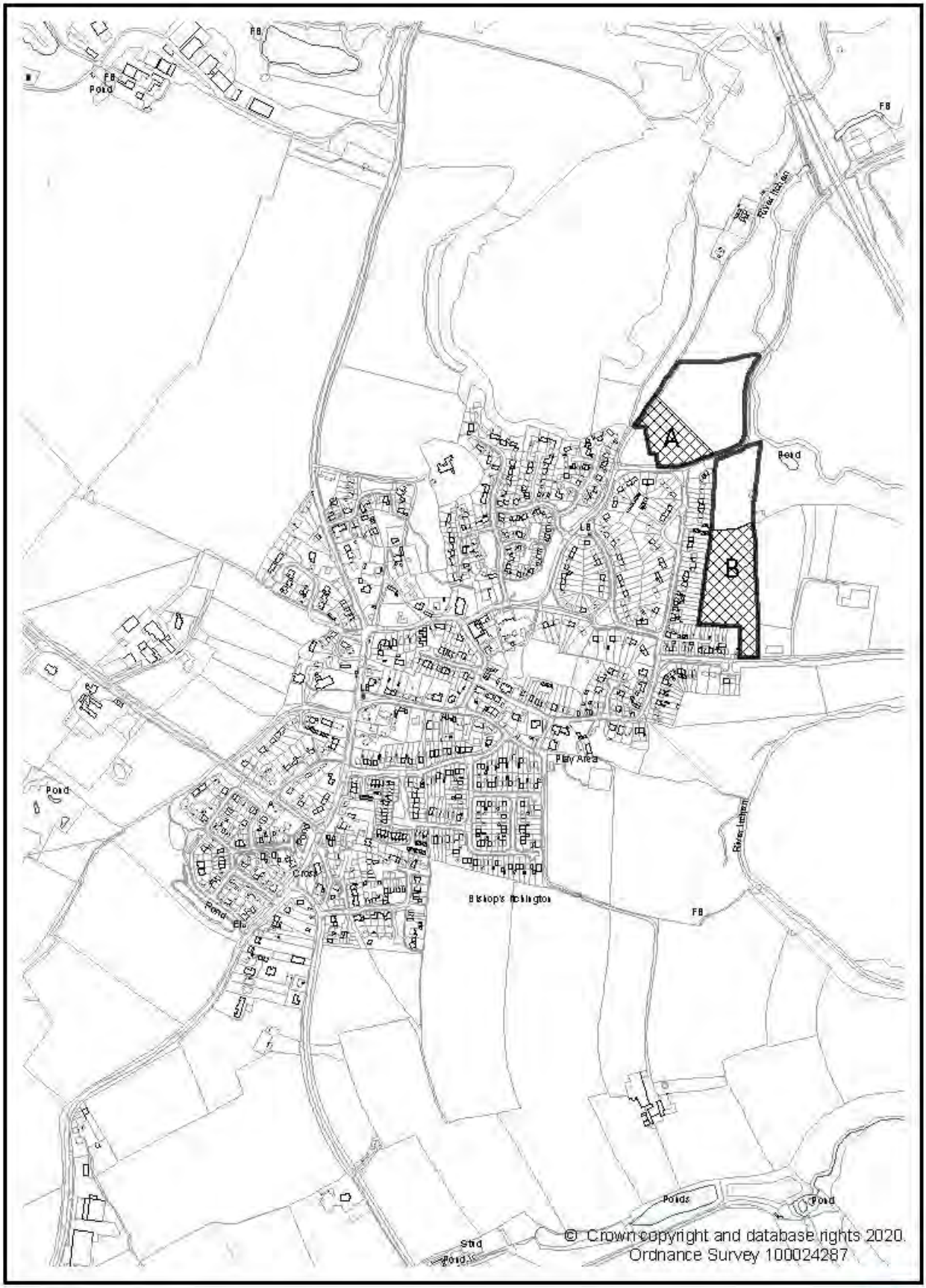
The cross hatching on certain sites represents the specific part of the site that is appropriate for development due to environmental or other constraints on the remainder. For those with no hatching, the whole area is suitable for development subject to the provision of site-specific features such as landscaping and open space.

Site Proformas for the reserve sites can be found at Annex 2. These identify the specific provisions and requirements for each site should they come forward for development.

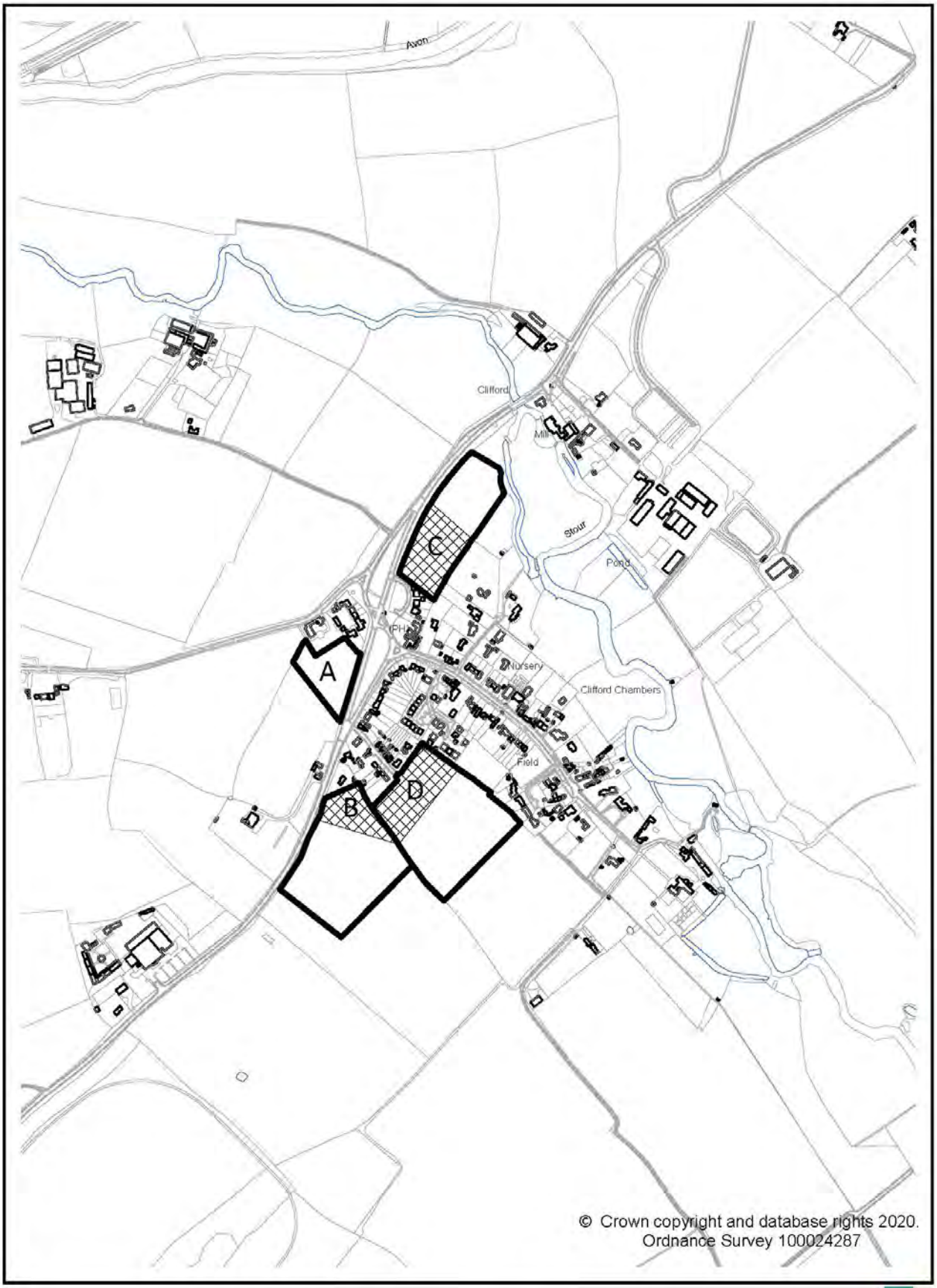


Reserve Housing Sites - Alcester

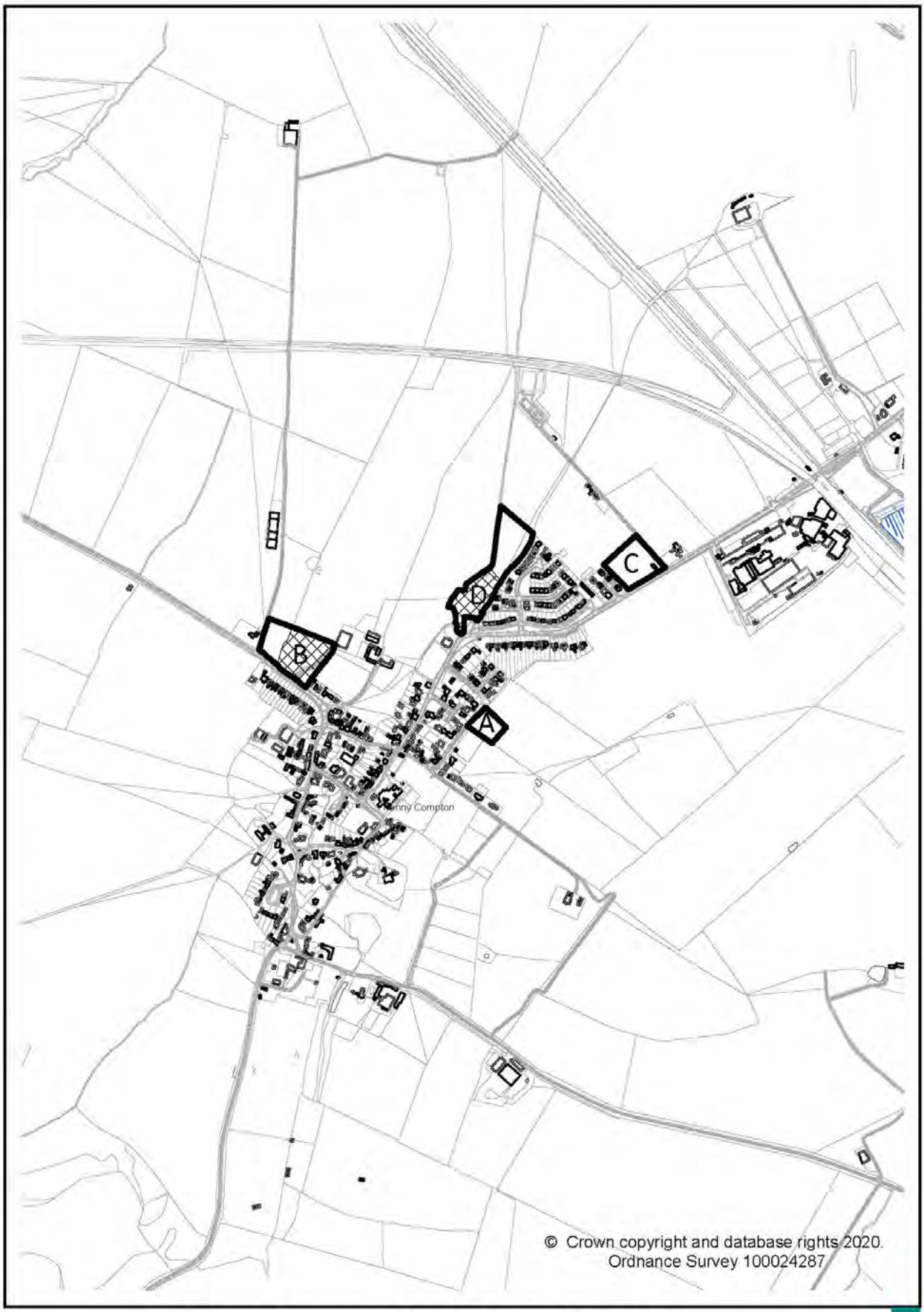
Reserve Housing Sites - Bidford-on-Avon



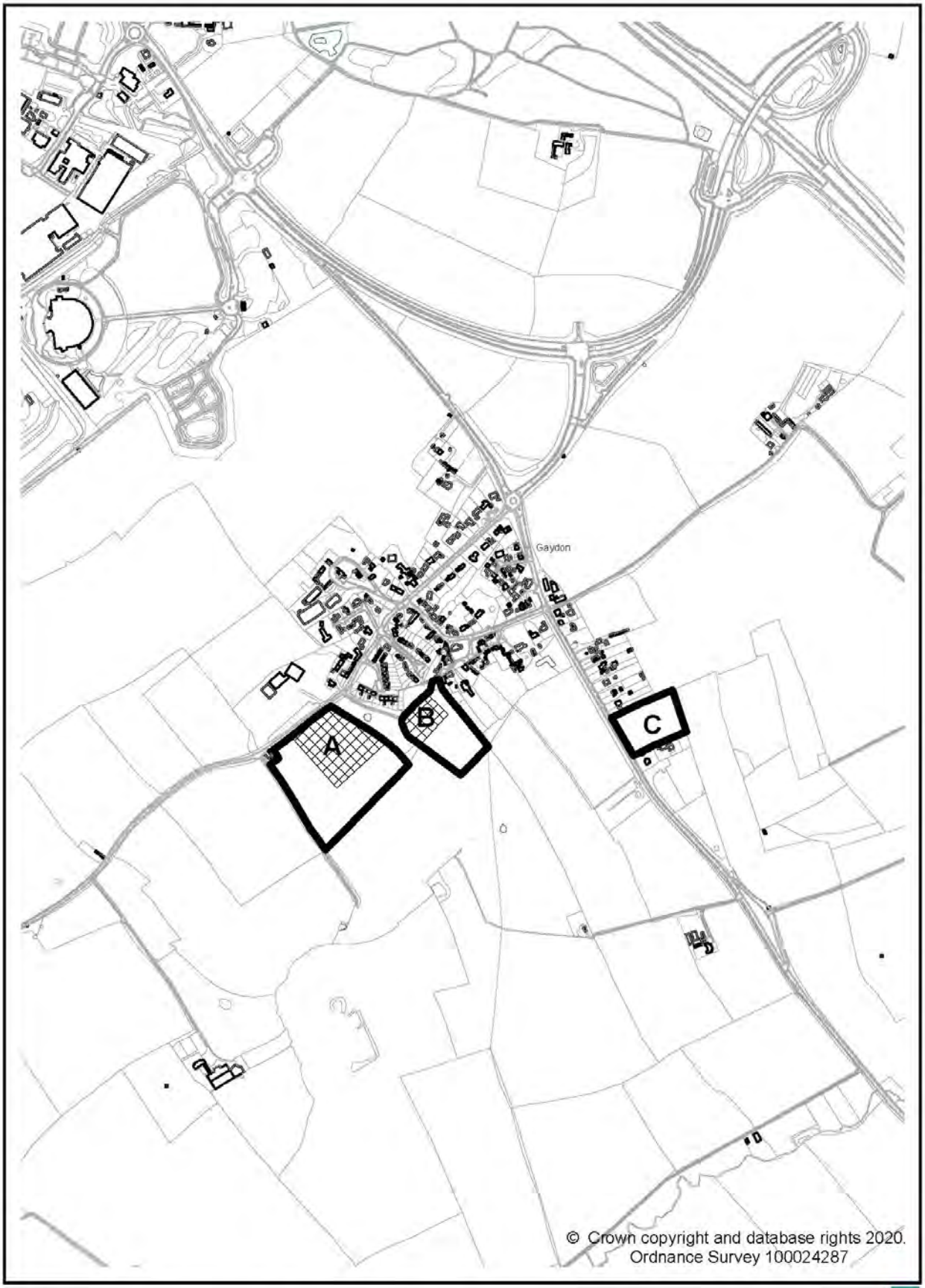
Reserve Housing Sites - Bishops Itchington



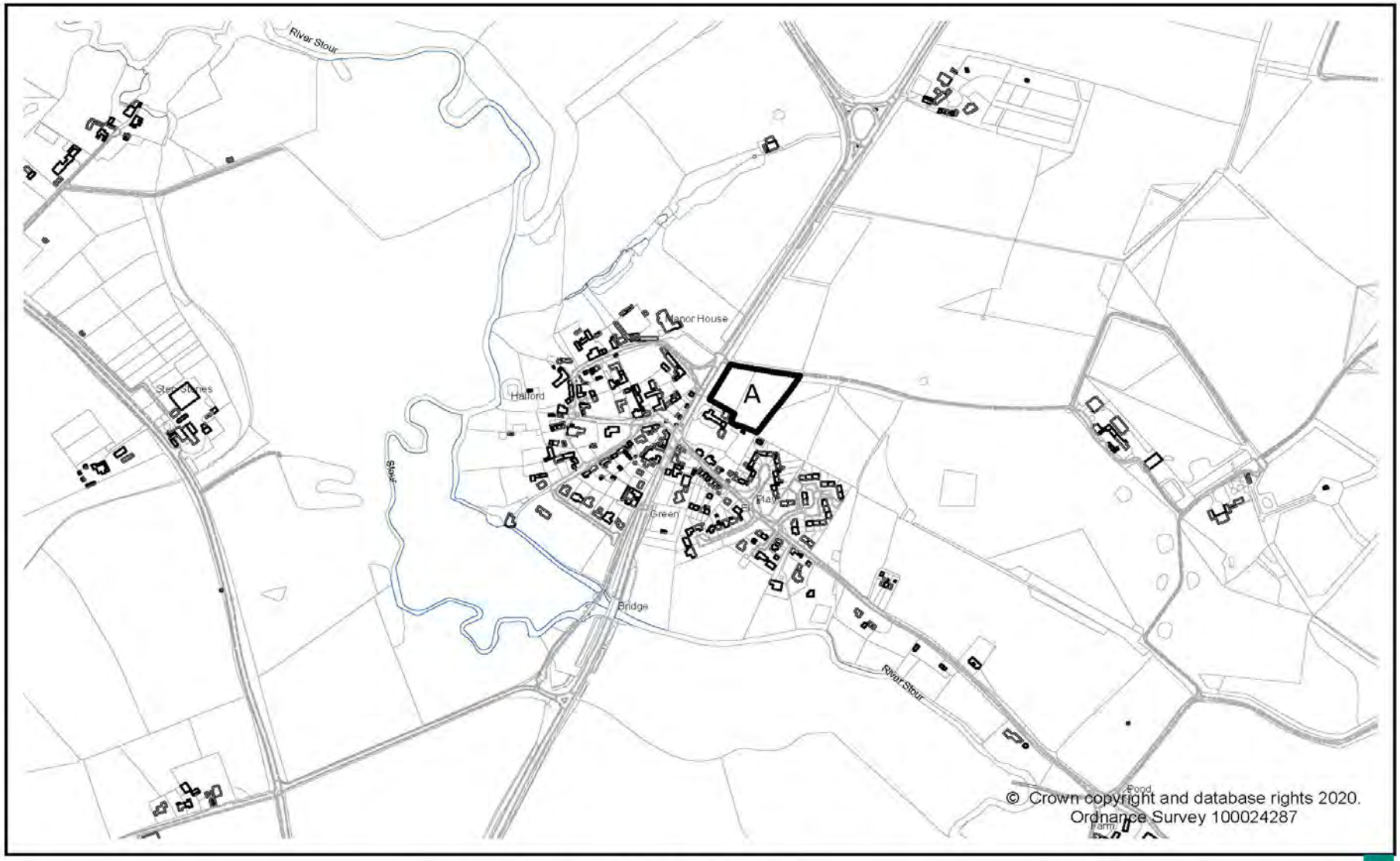
Reserve Housing Sites – Clifford Chambers



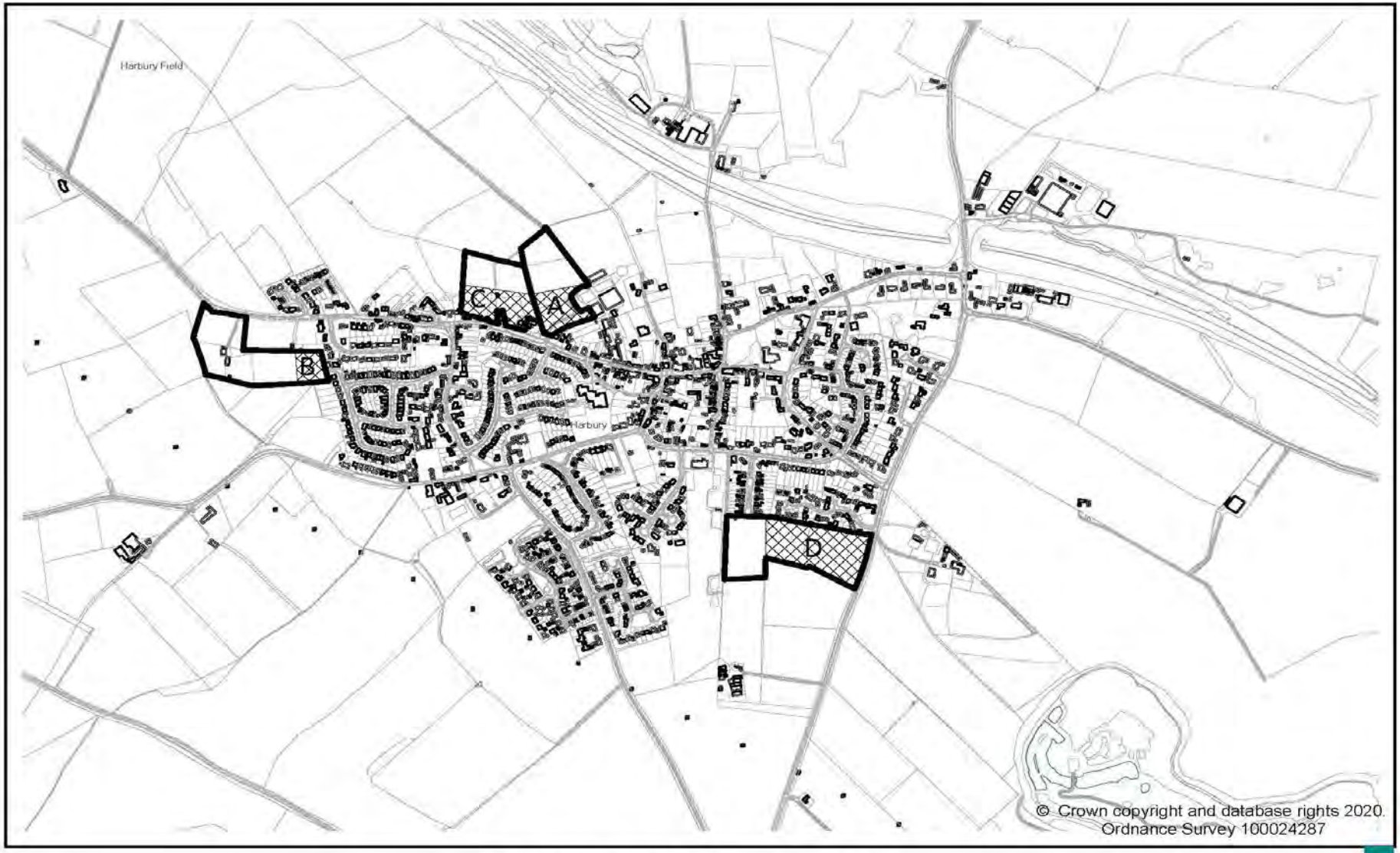
Reserve Housing Sites - Fenny Compton



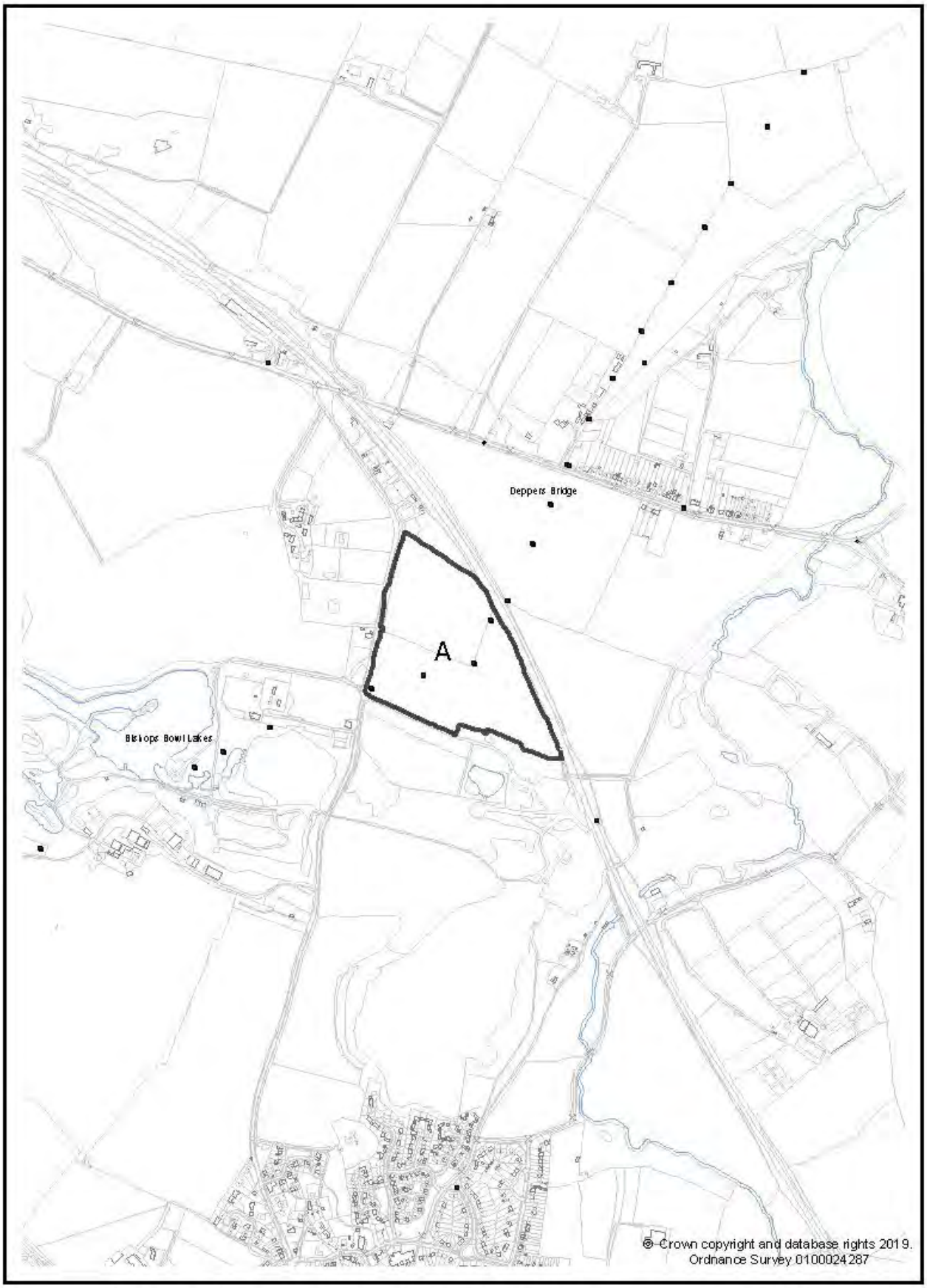
Reserve Housing Sites - Gaydon



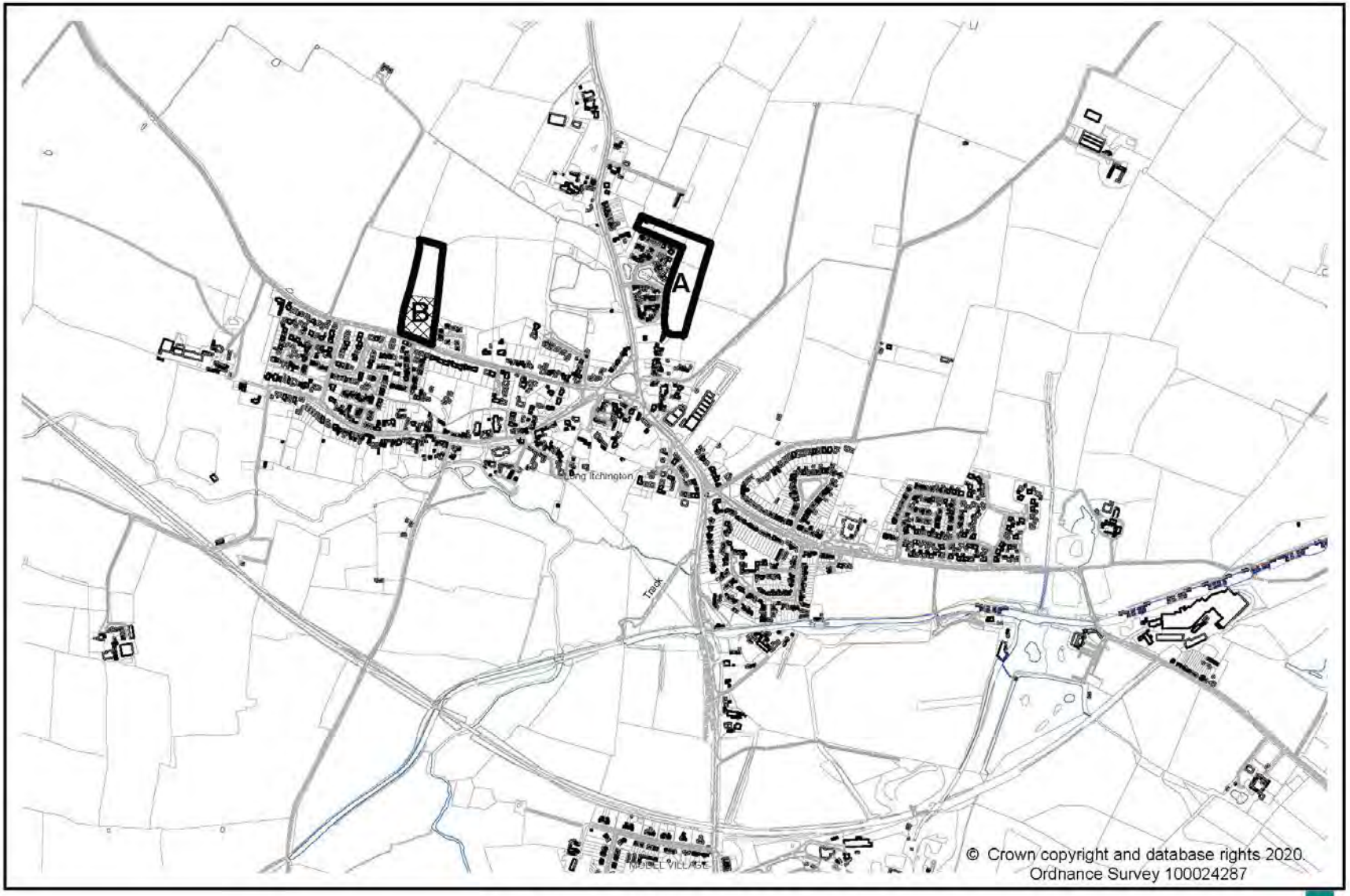
Reserve Housing Sites - Halford



Reserve Housing Sites - Harbury

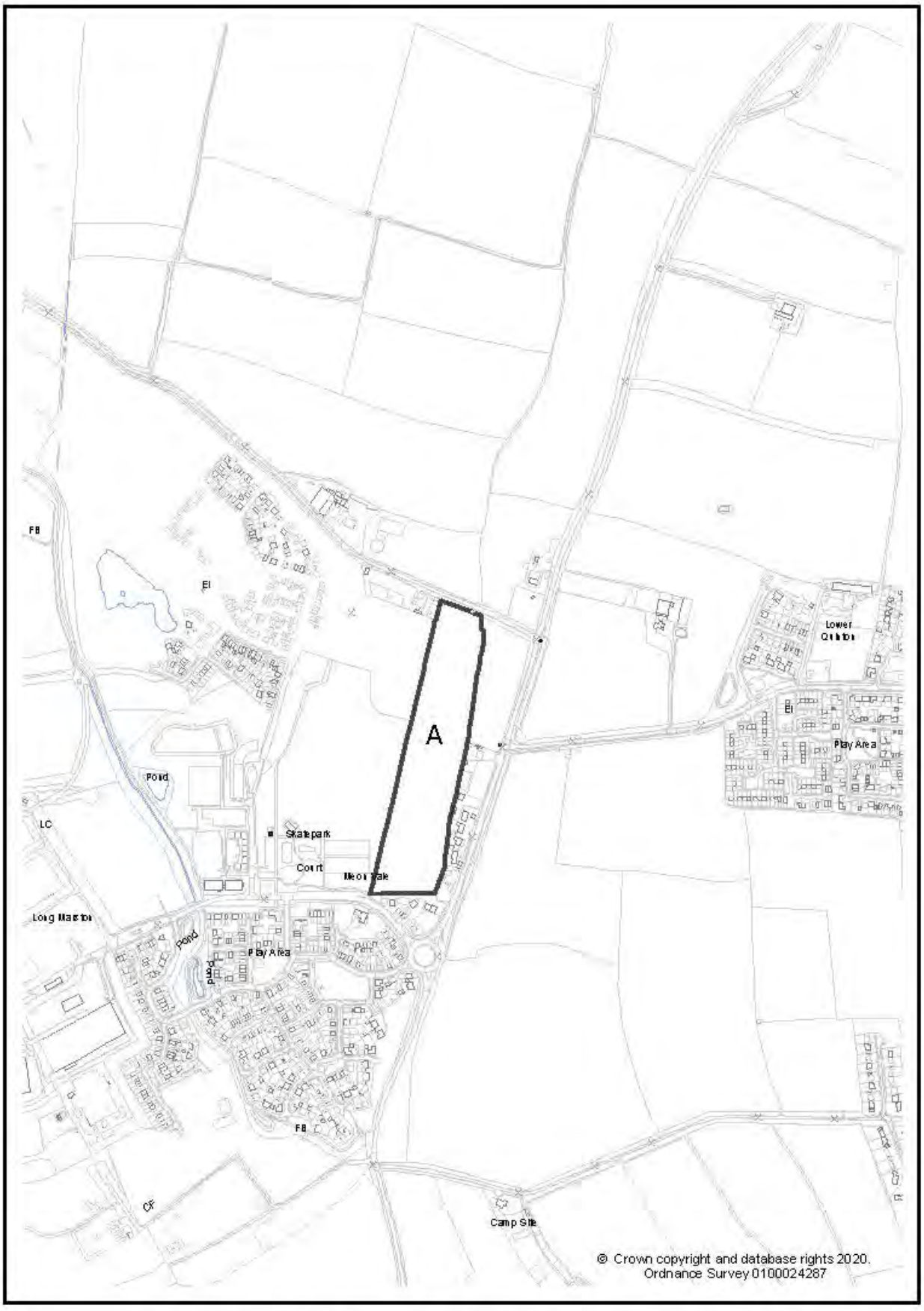


Reserve Housing Sites - North of Former Harbury Cement Works

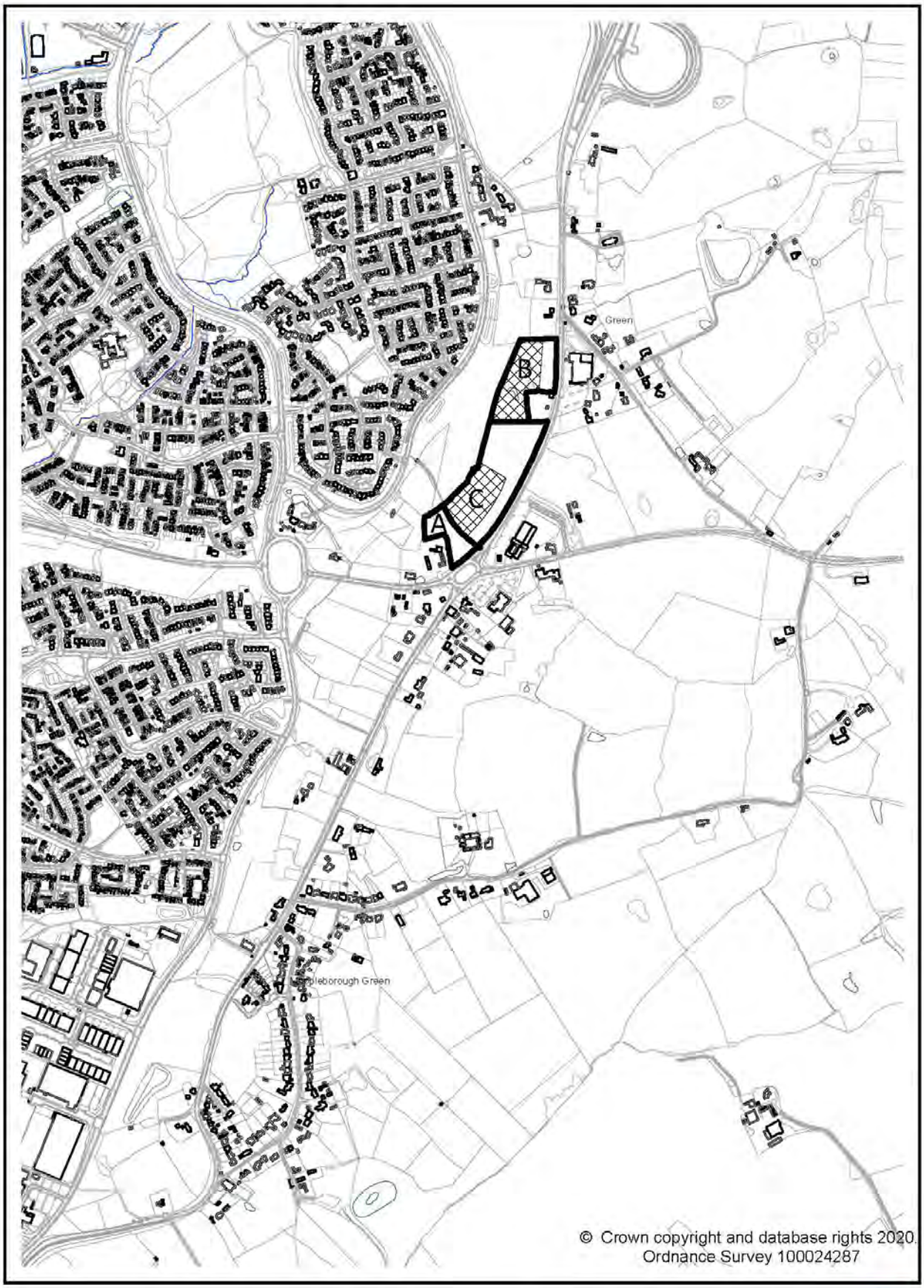


Reserve Housing Sites - Long Itchington

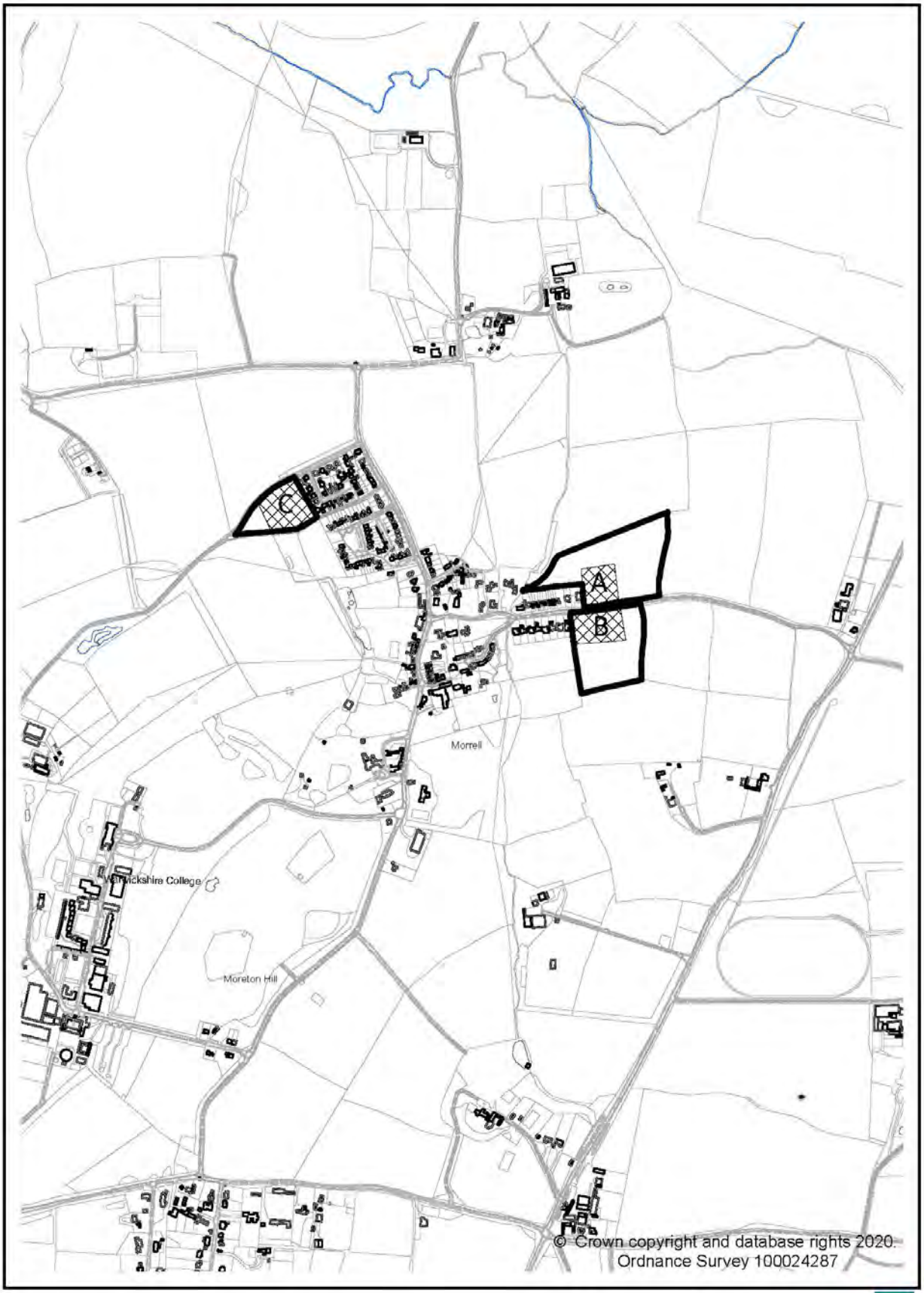
Reserve Housing Sites - Long Marston



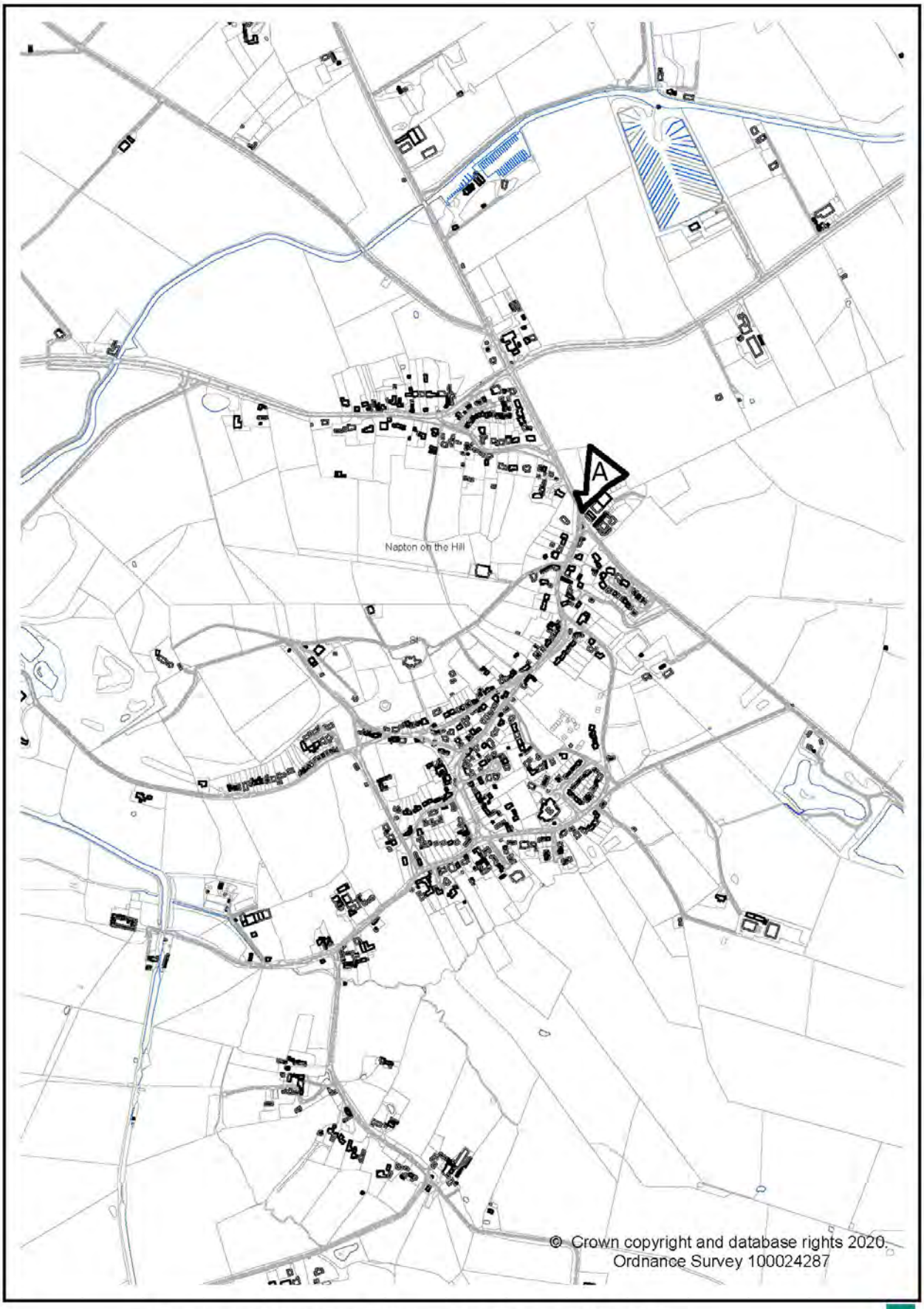
Reserve Housing Sites - Adjacent former Long Marston Depot



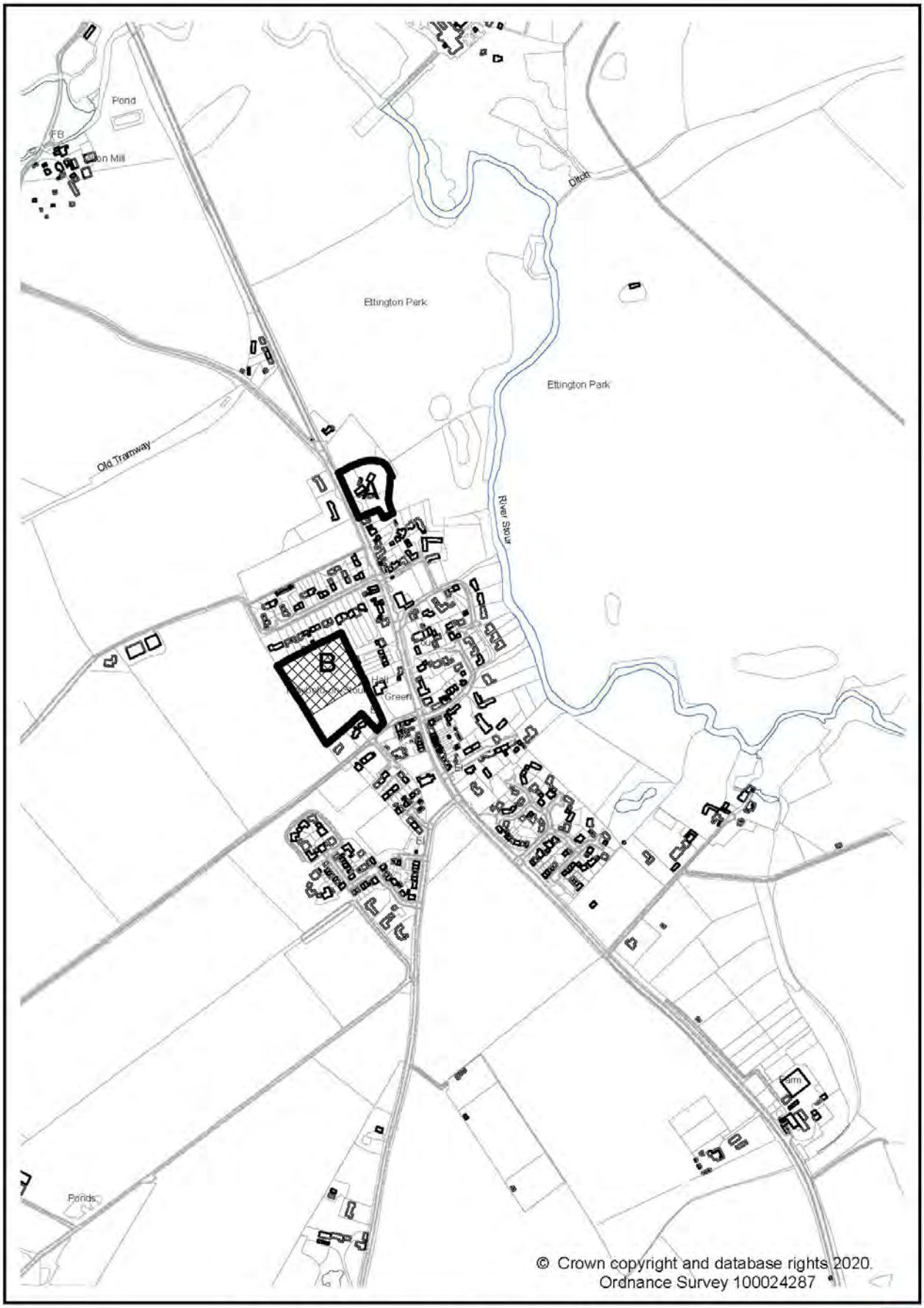
Reserve Housing Sites - Mappleborough Green



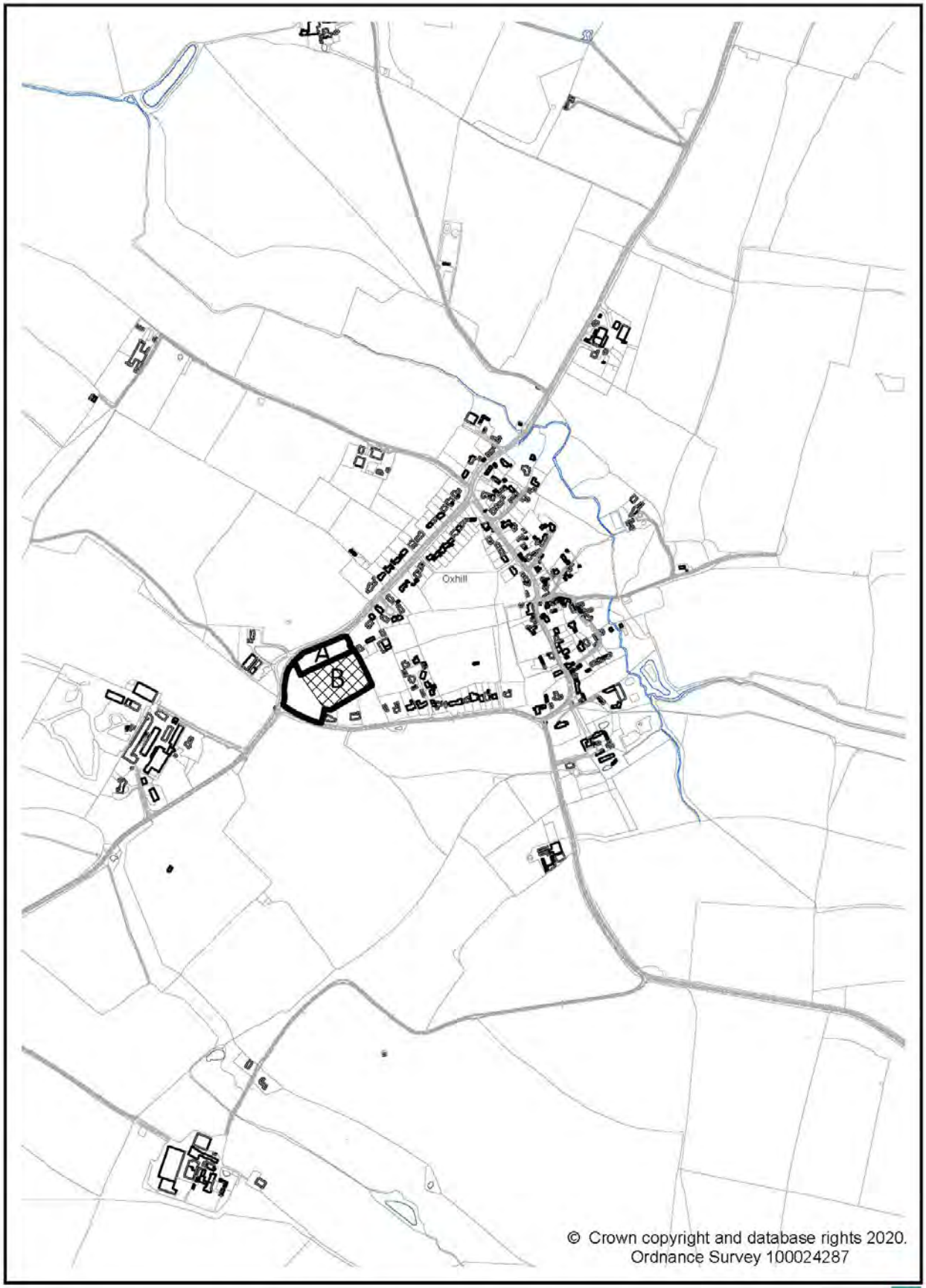
Reserve Housing Sites - Moreton Morrell



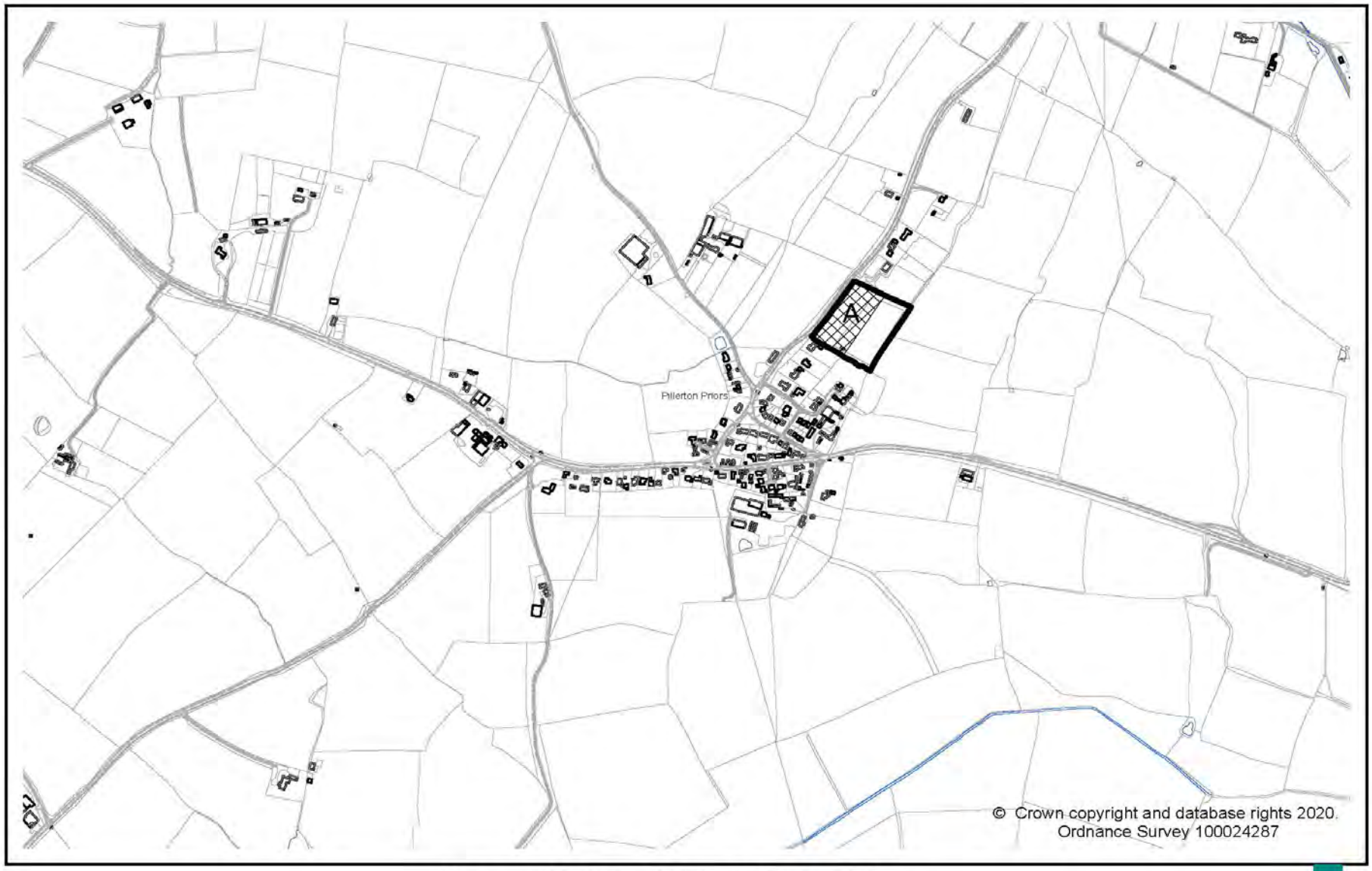
Reserve Housing Sites - Napton-on-the-Hill



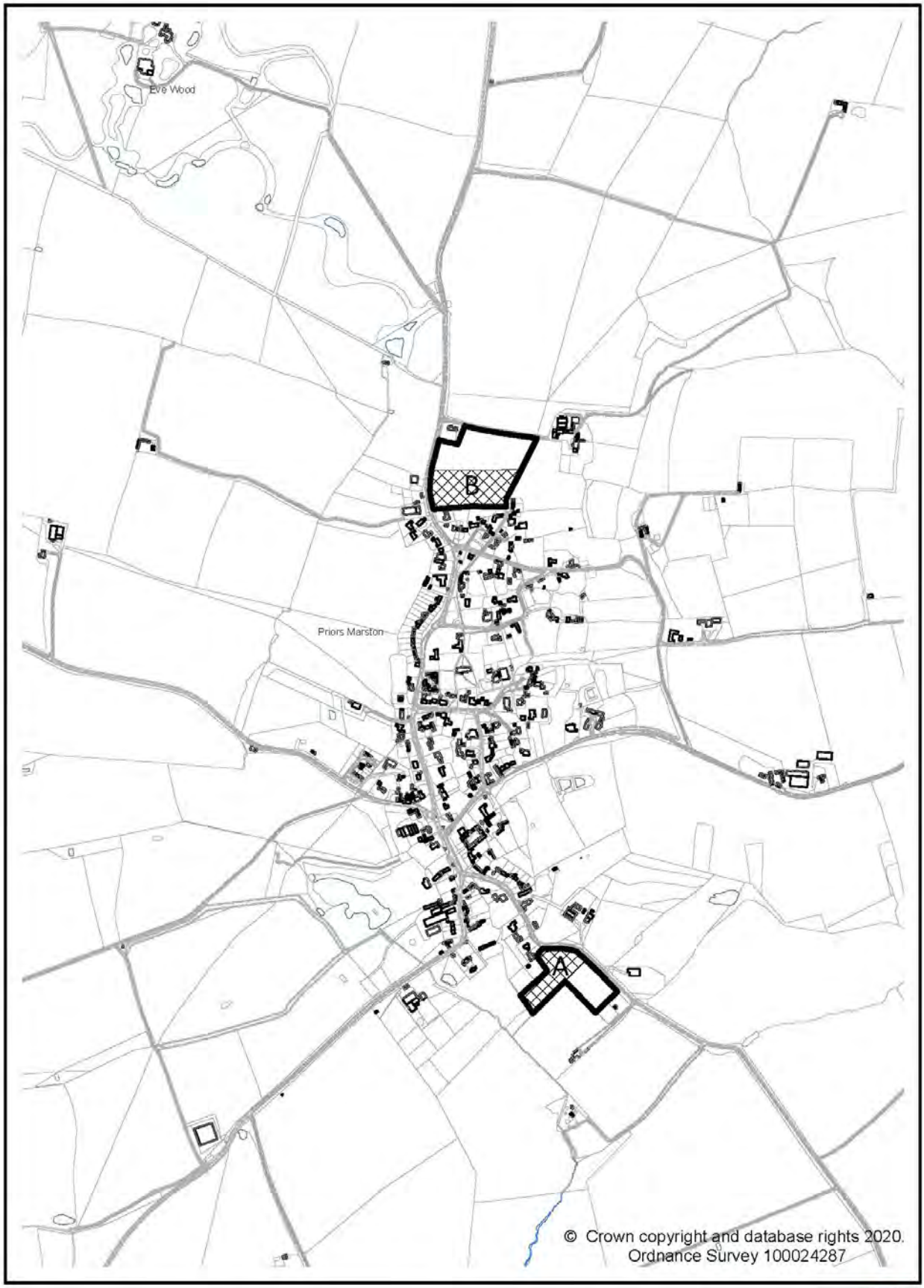
Reserve Housing Sites - Newbold-on-Stour



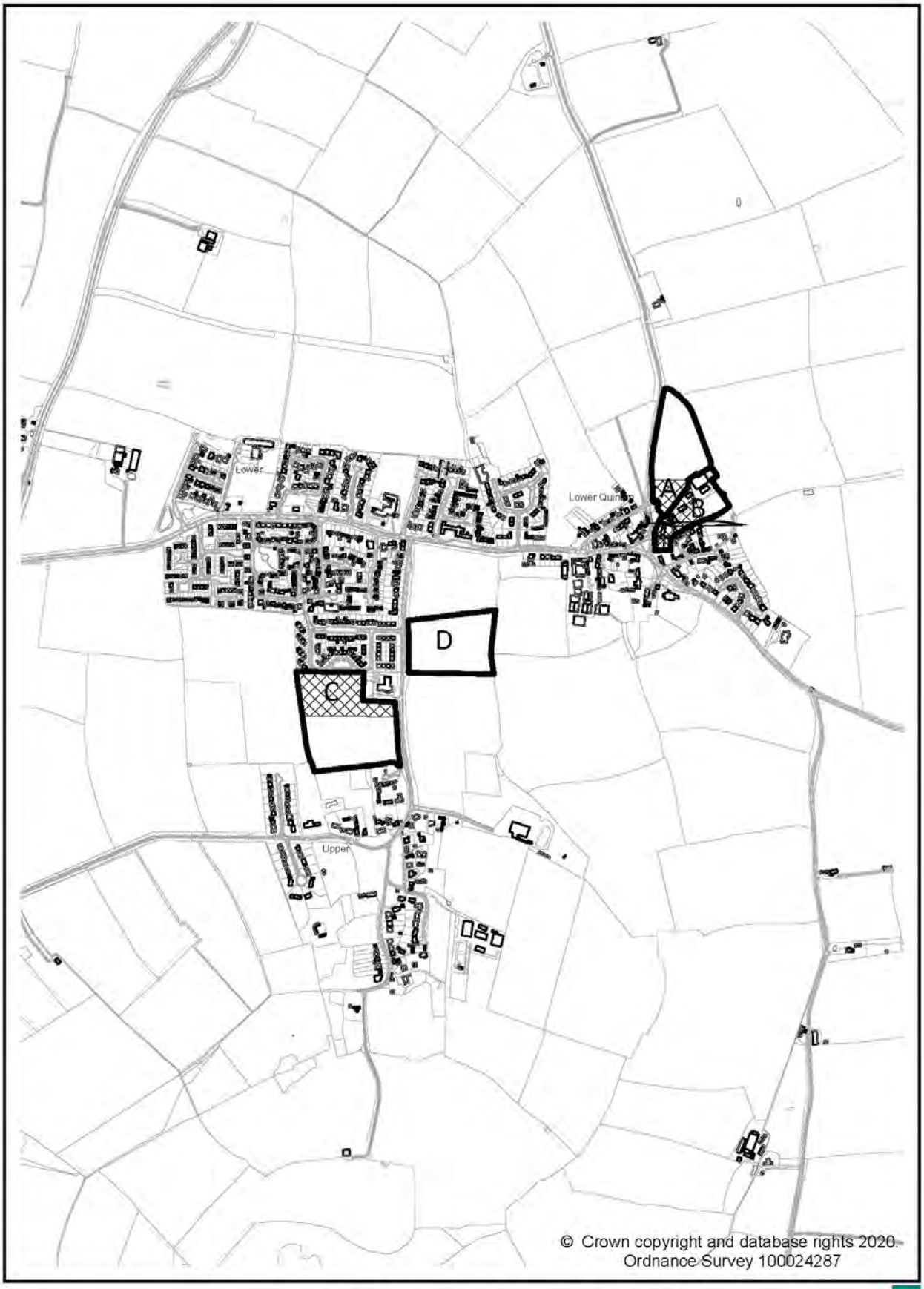
Reserve Housing Sites - Oxhill



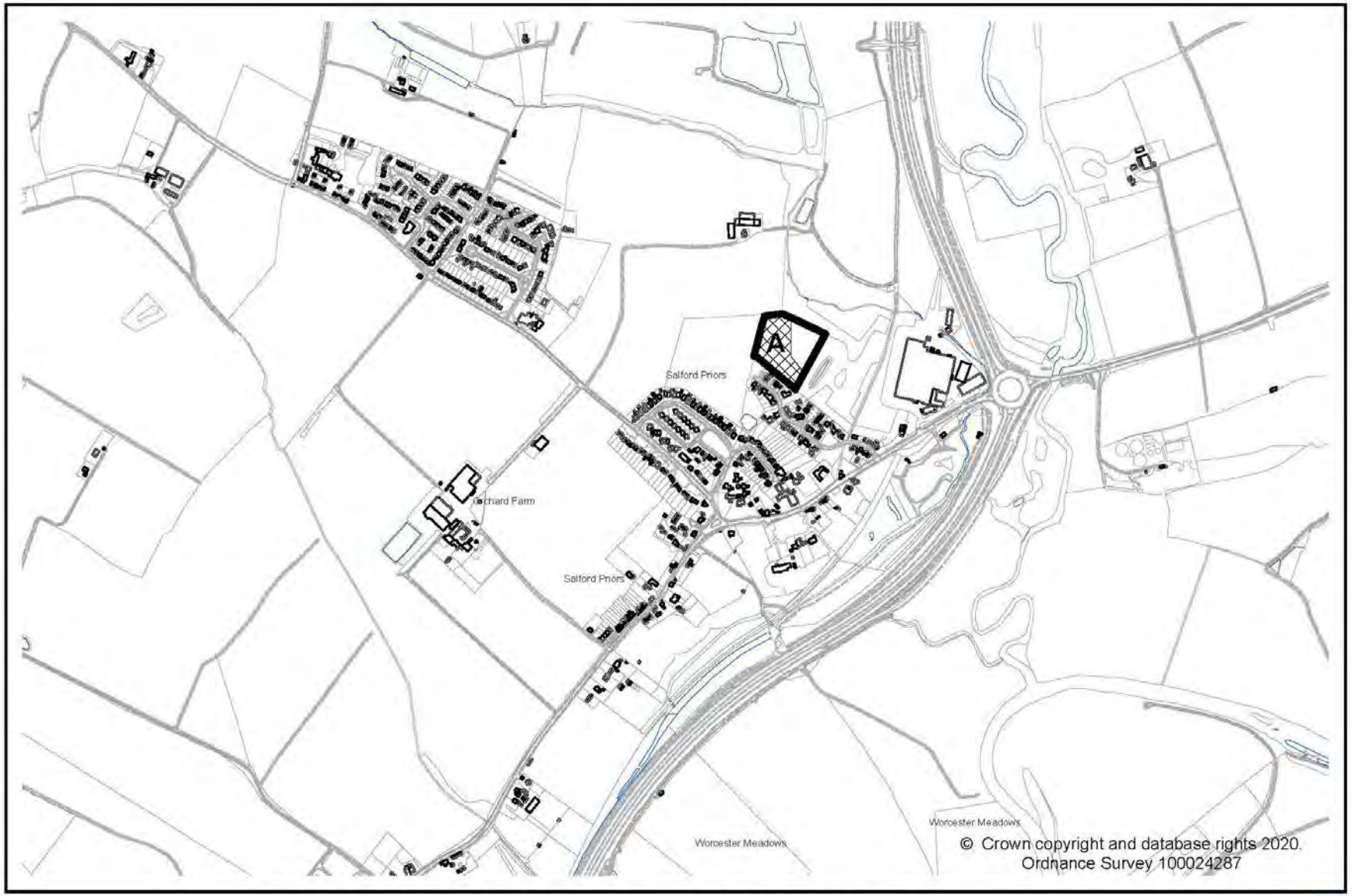
Reserve Housing Sites - Pillerton Priors



Reserve Housing Sites - Priors Marston

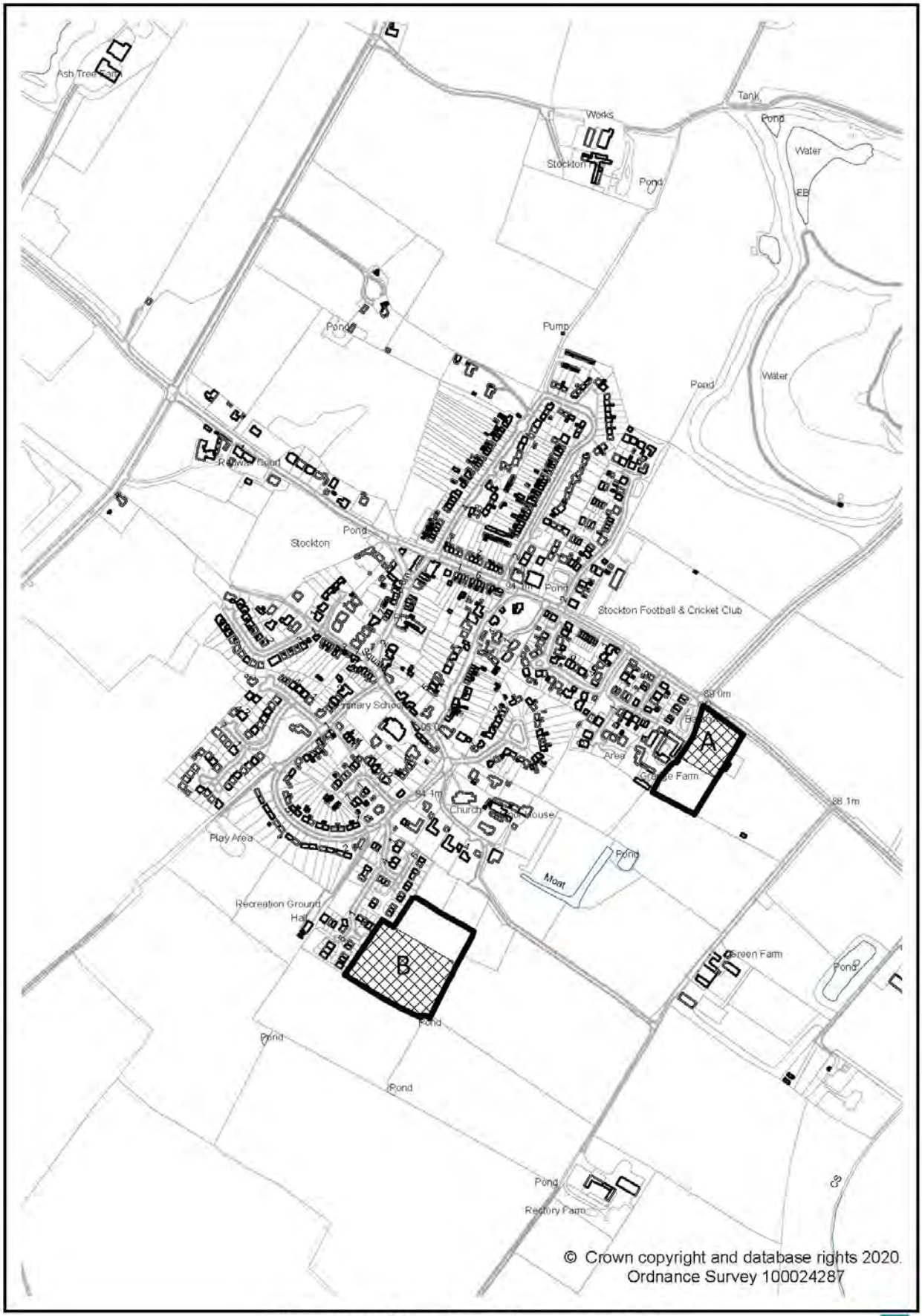


Reserve Housing Sites - Quinton

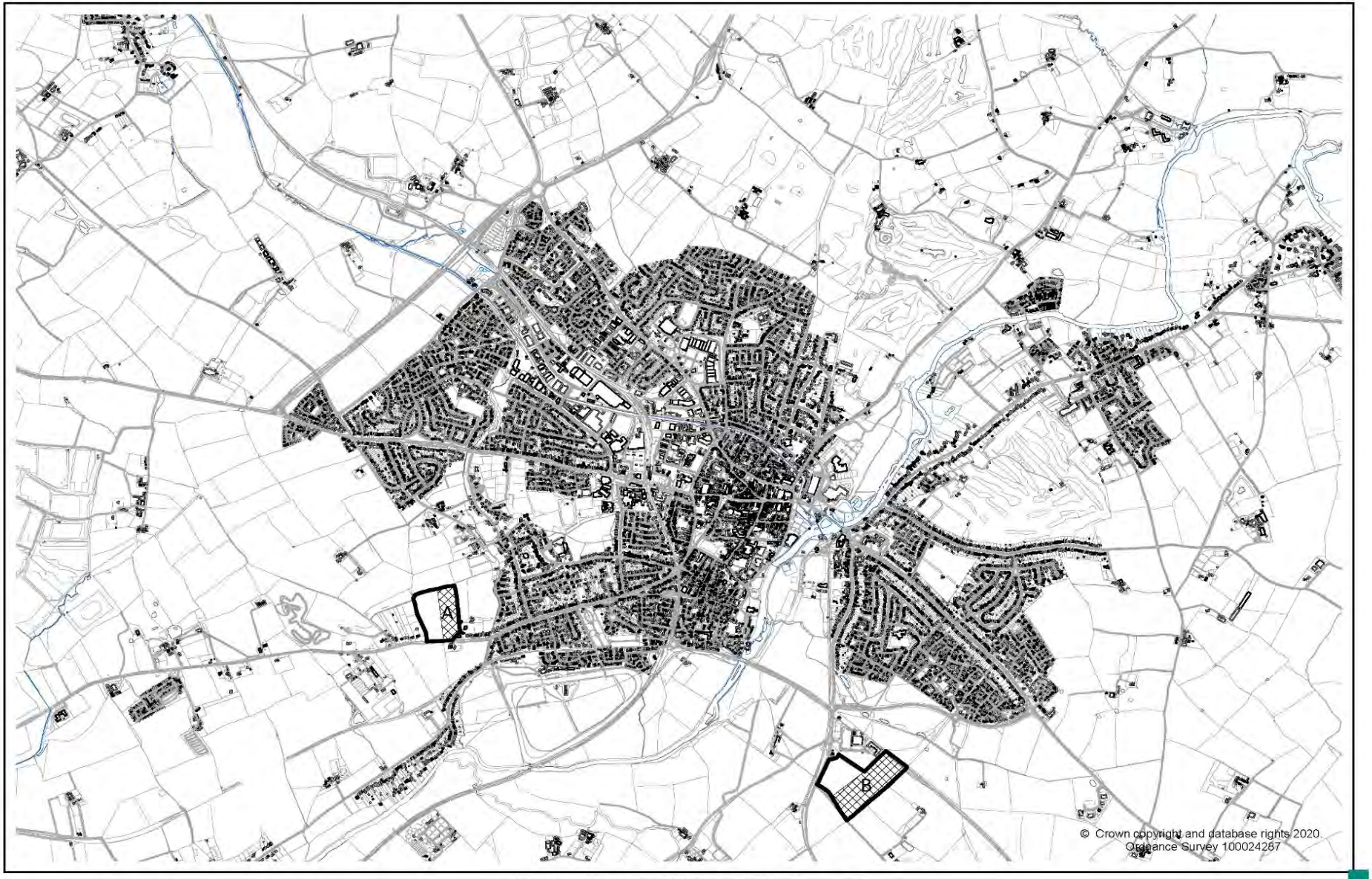


Reserve Housing Sites - Salford Priors

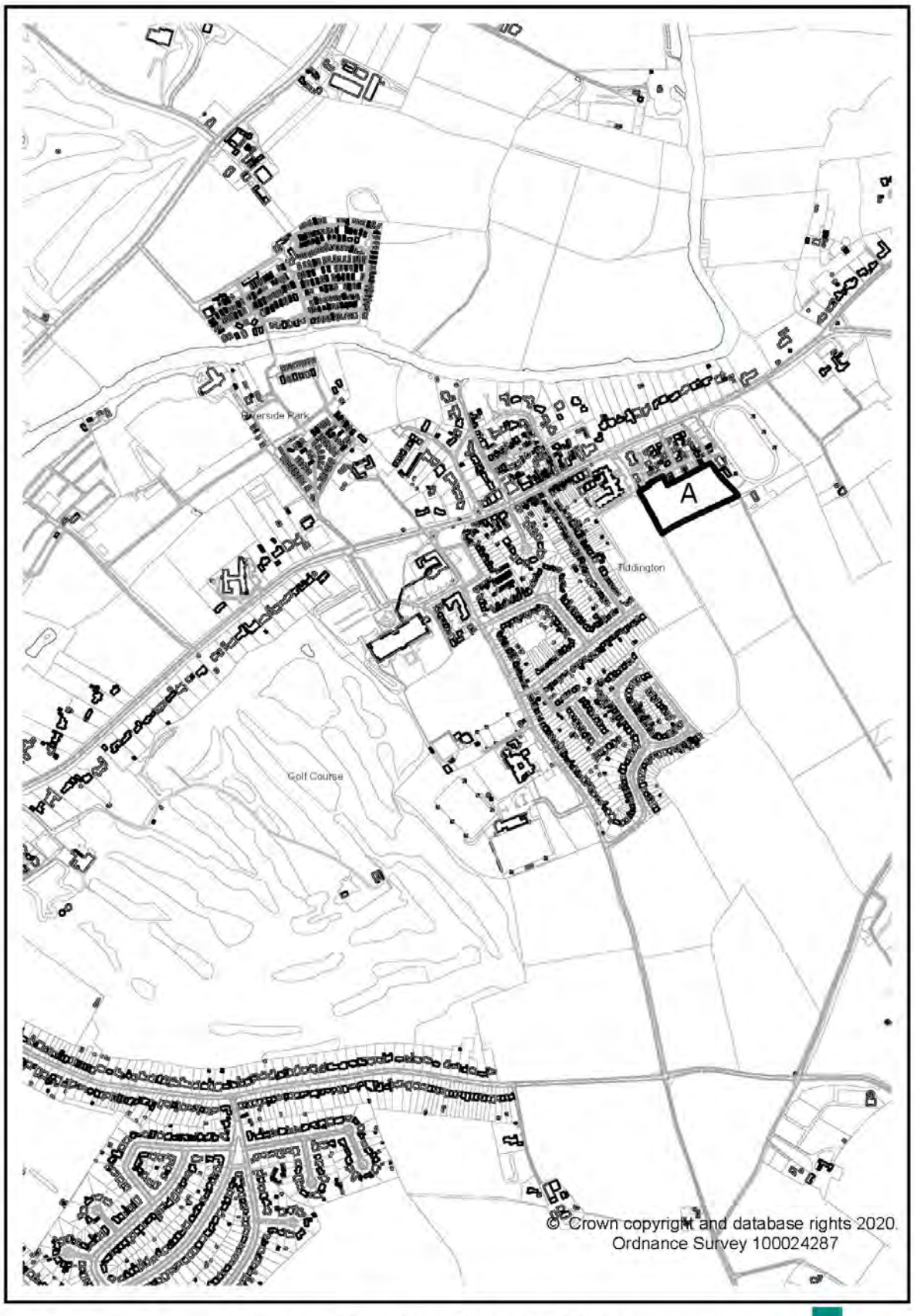
Reserve Housing Sites - Southam



Reserve Housing Sites - Stockton

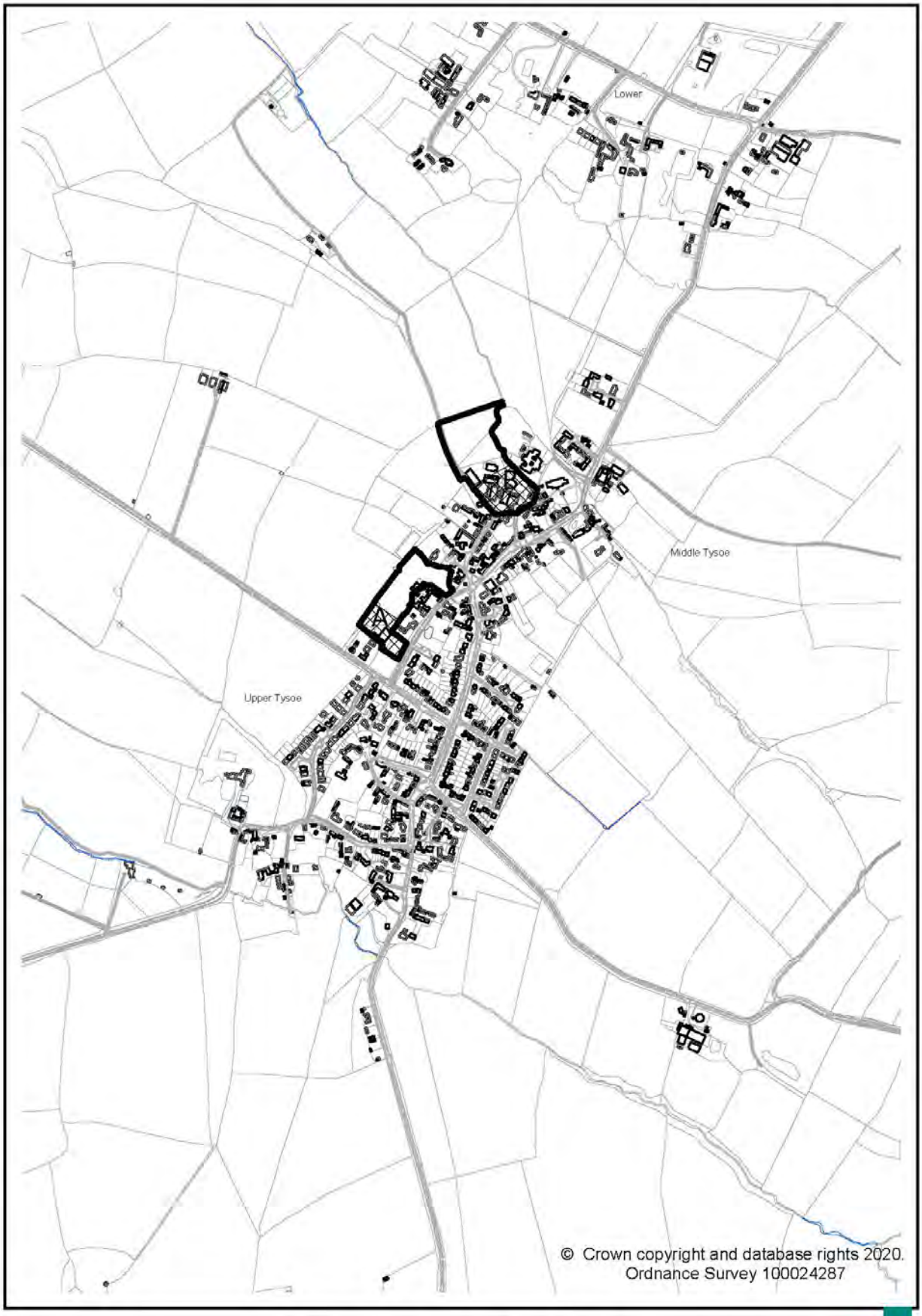


Reserve Housing Sites - Stratford-upon-Avon

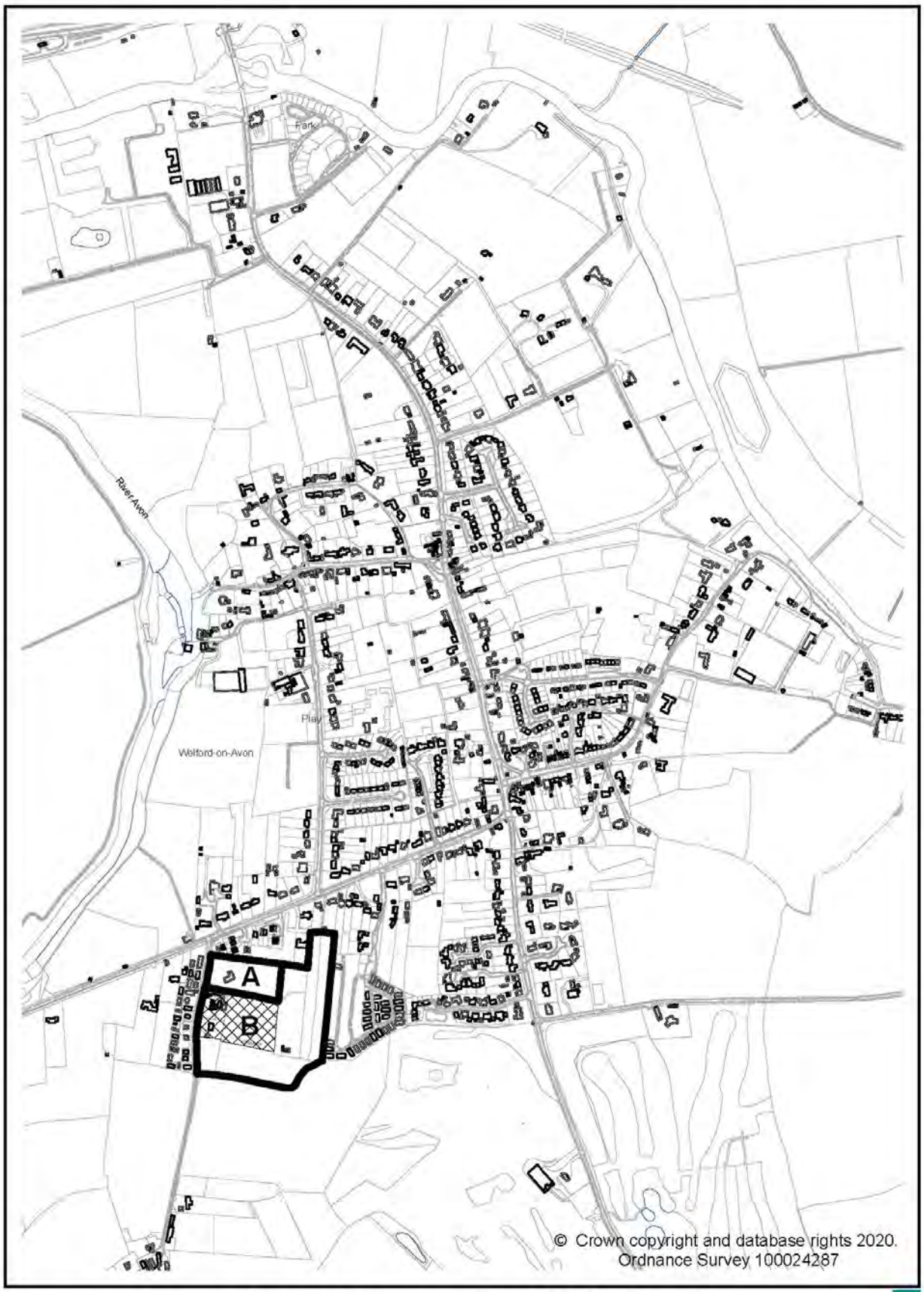


Reserve Housing Sites - Tiddington

Reserve Housing Sites - Tredington

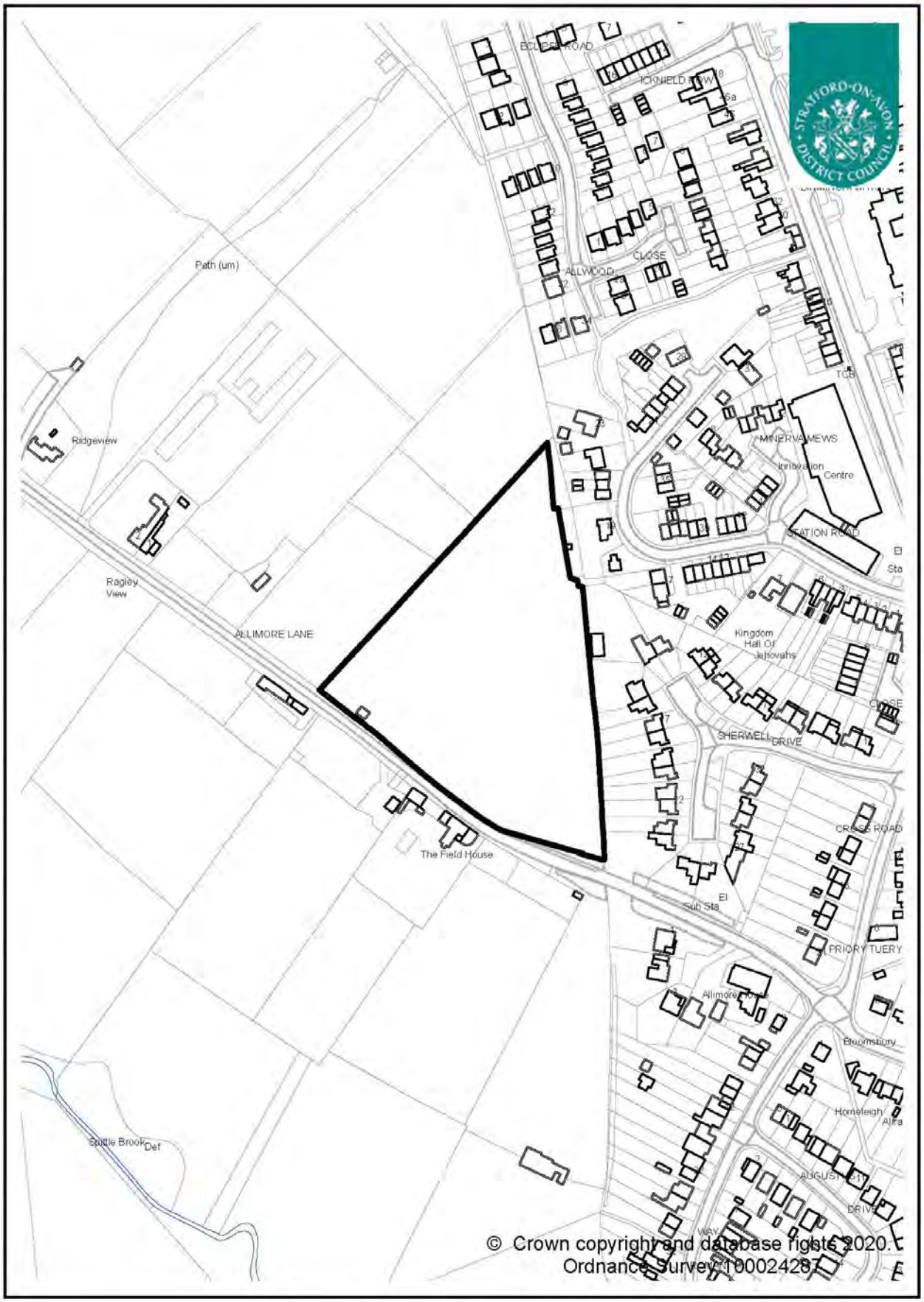


Reserve Housing Sites -Tysoe

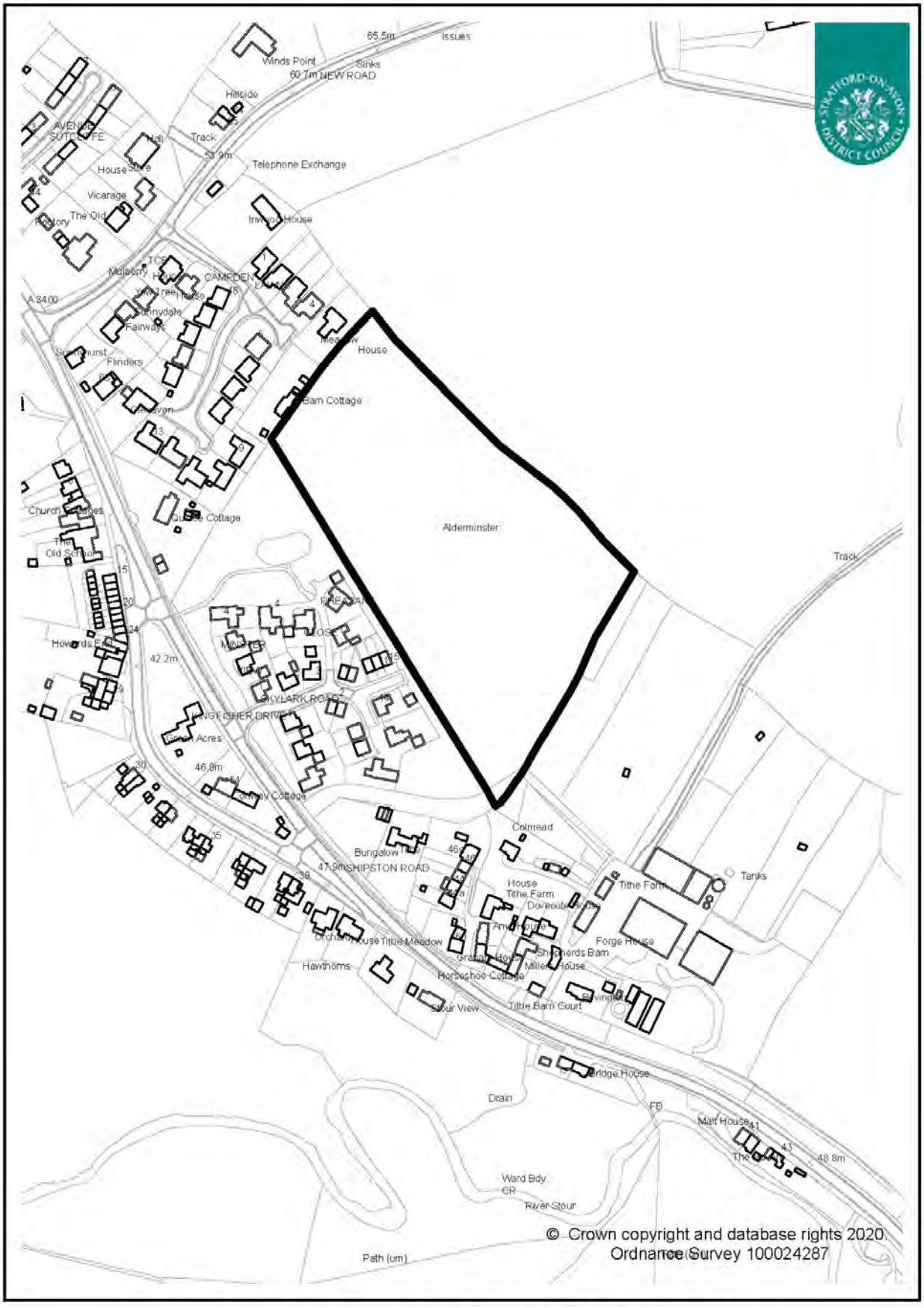


Reserve Housing Sites - Welford-on-Avon

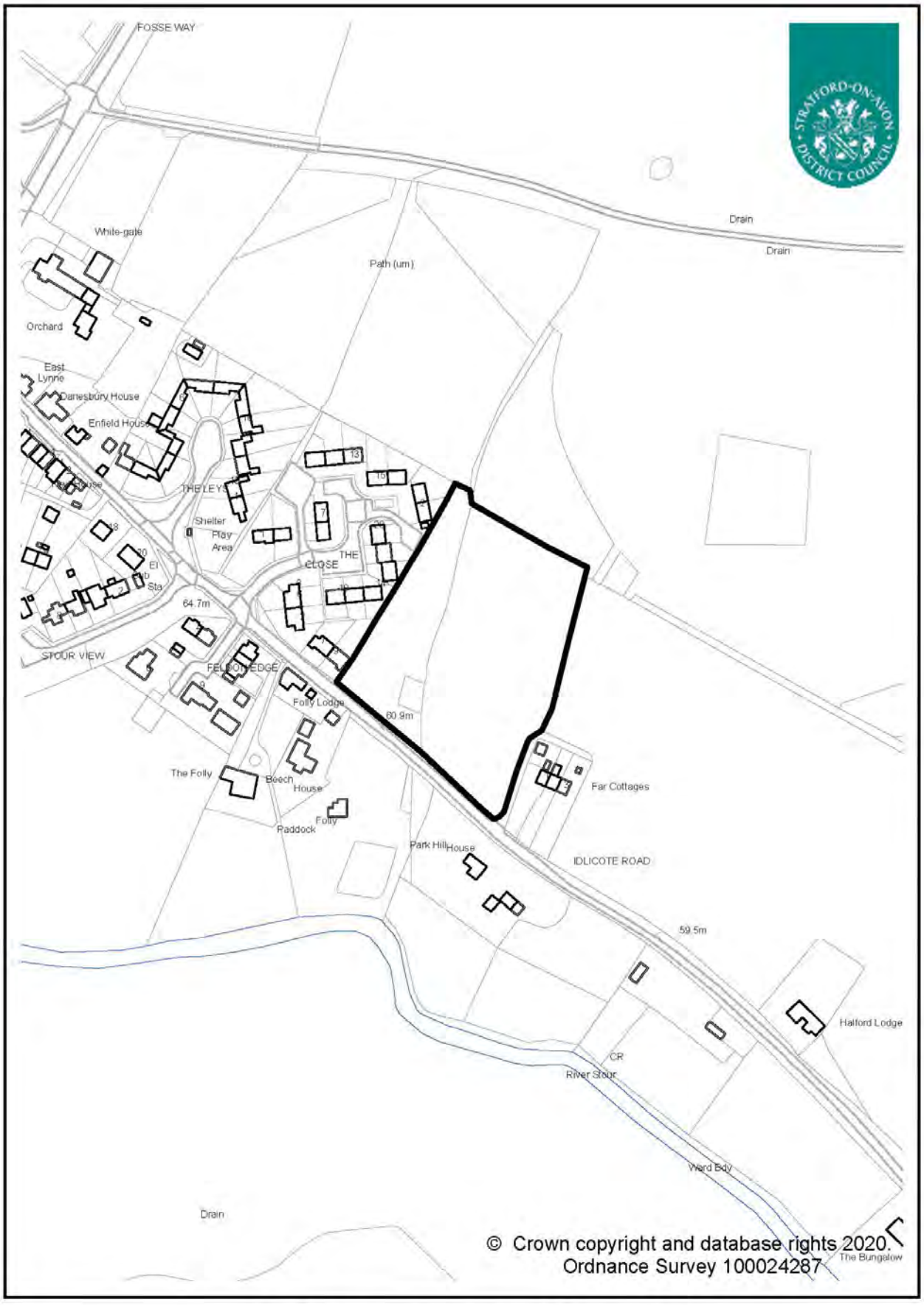
Part B: Self-build & Custom Housebuilding Sites



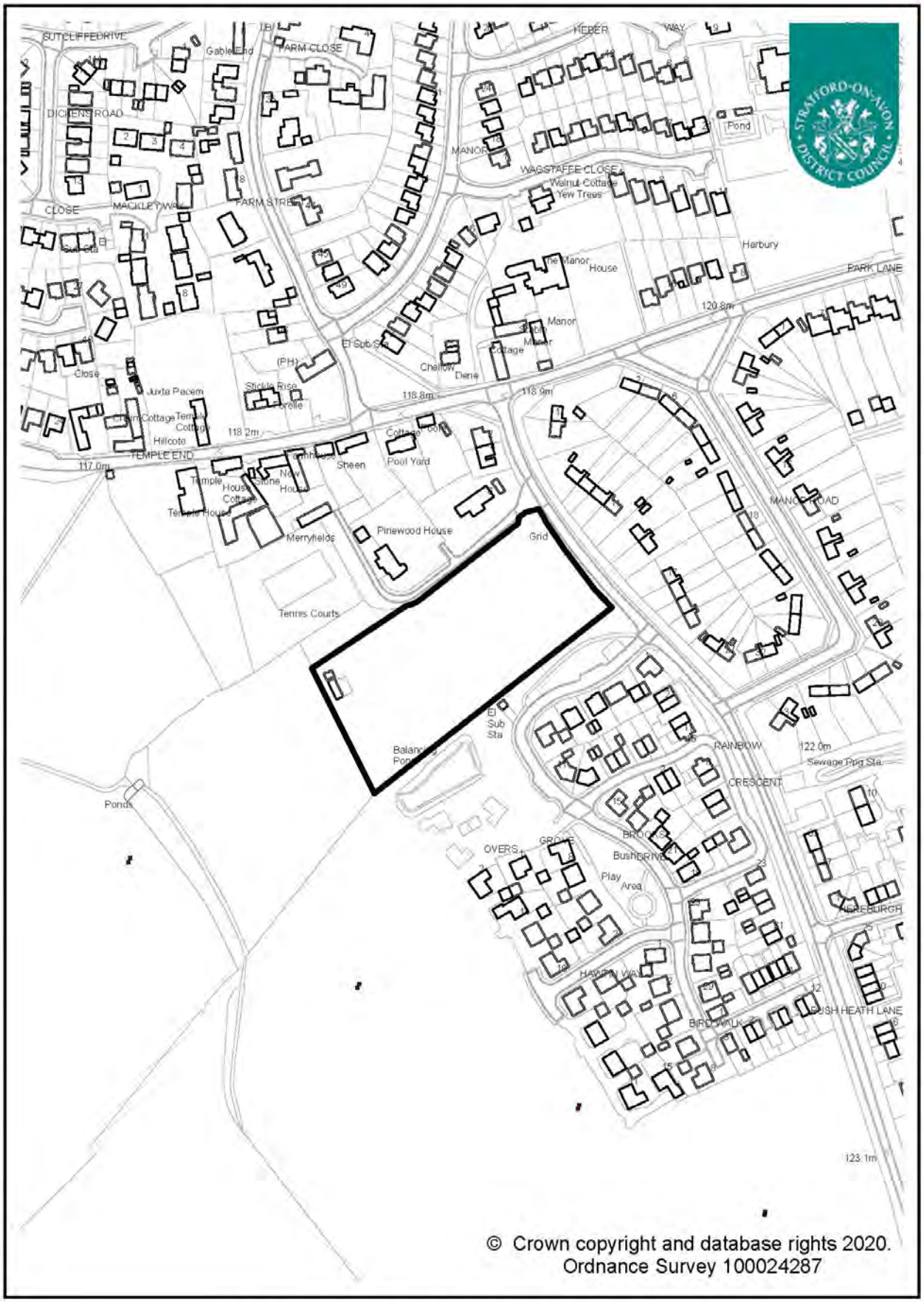
SCB.1: North of Allimore Lane, Alcester



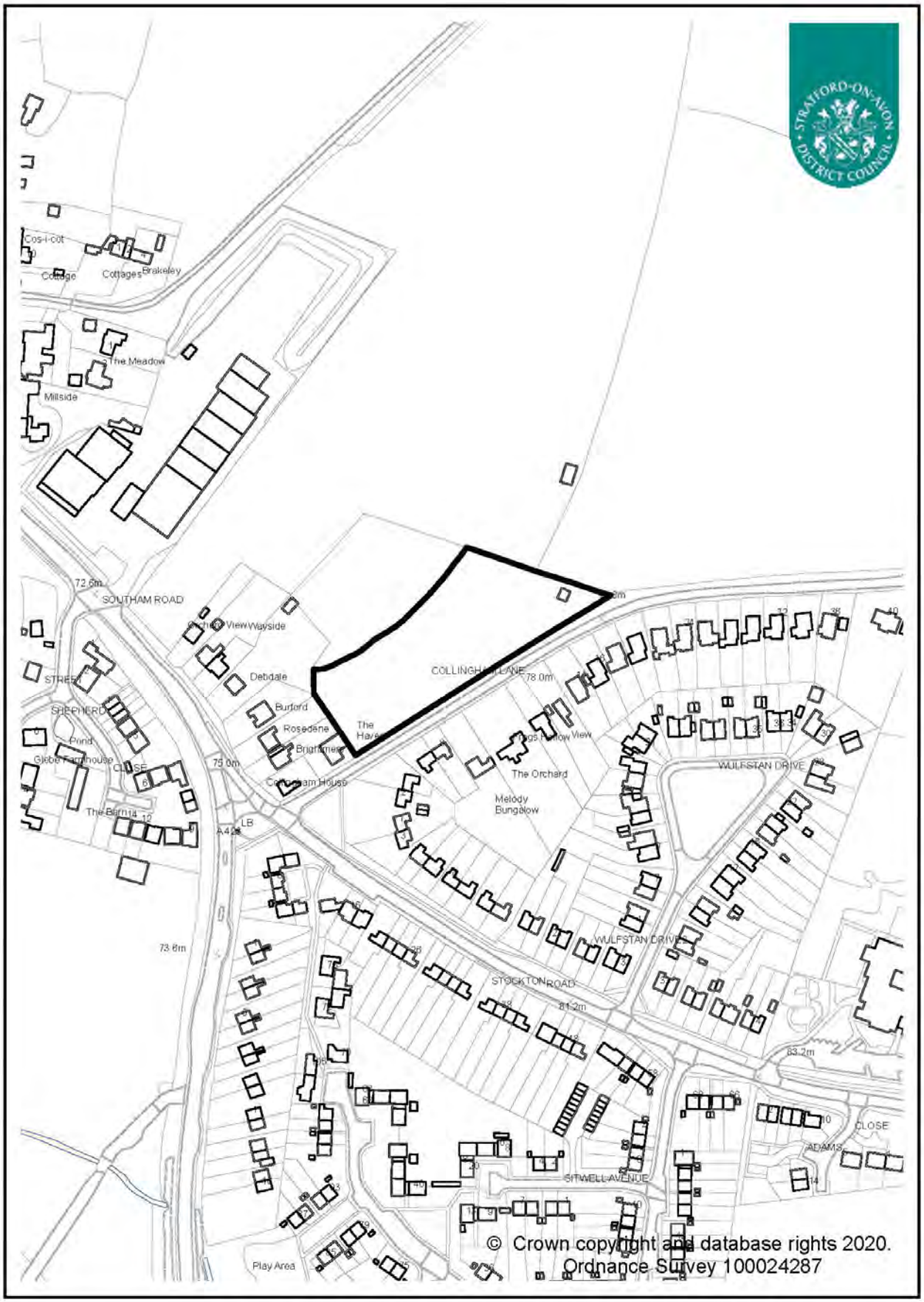
SCB.2: East of Shipston Road, Alderminster



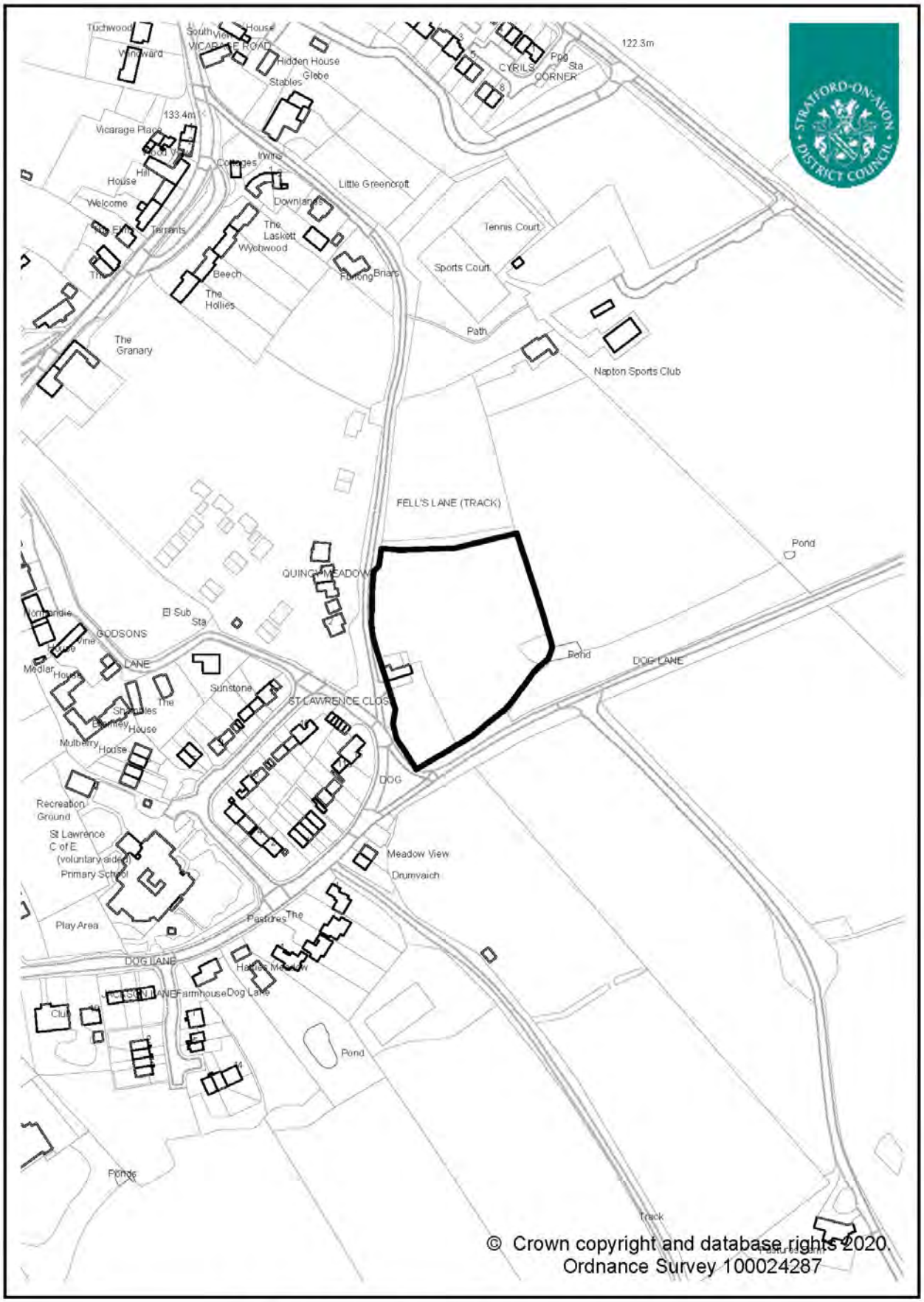
SCB.3: North of Idlicote Road, Halford



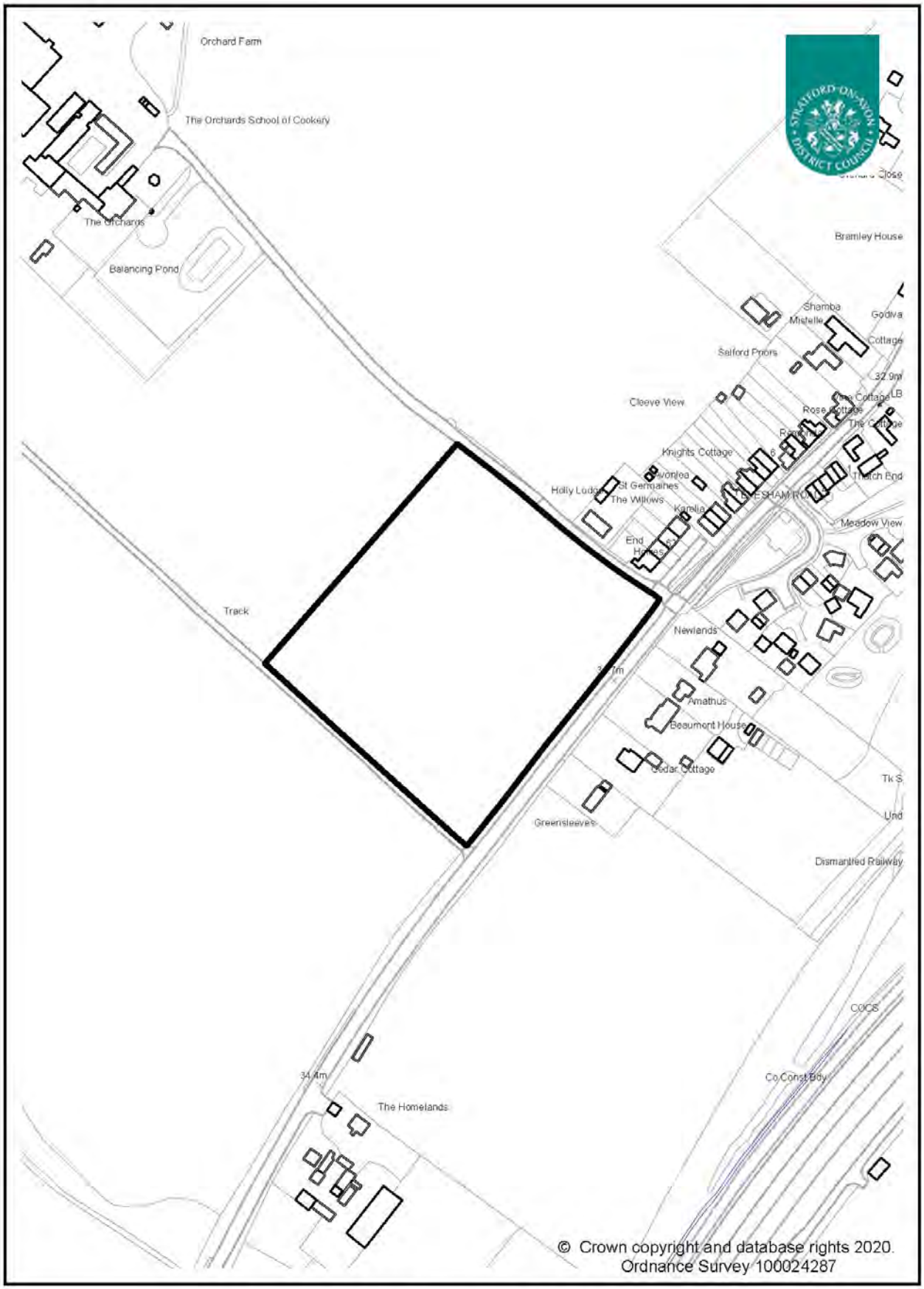
SCB.4: West of Bush Heath Lane Harbury



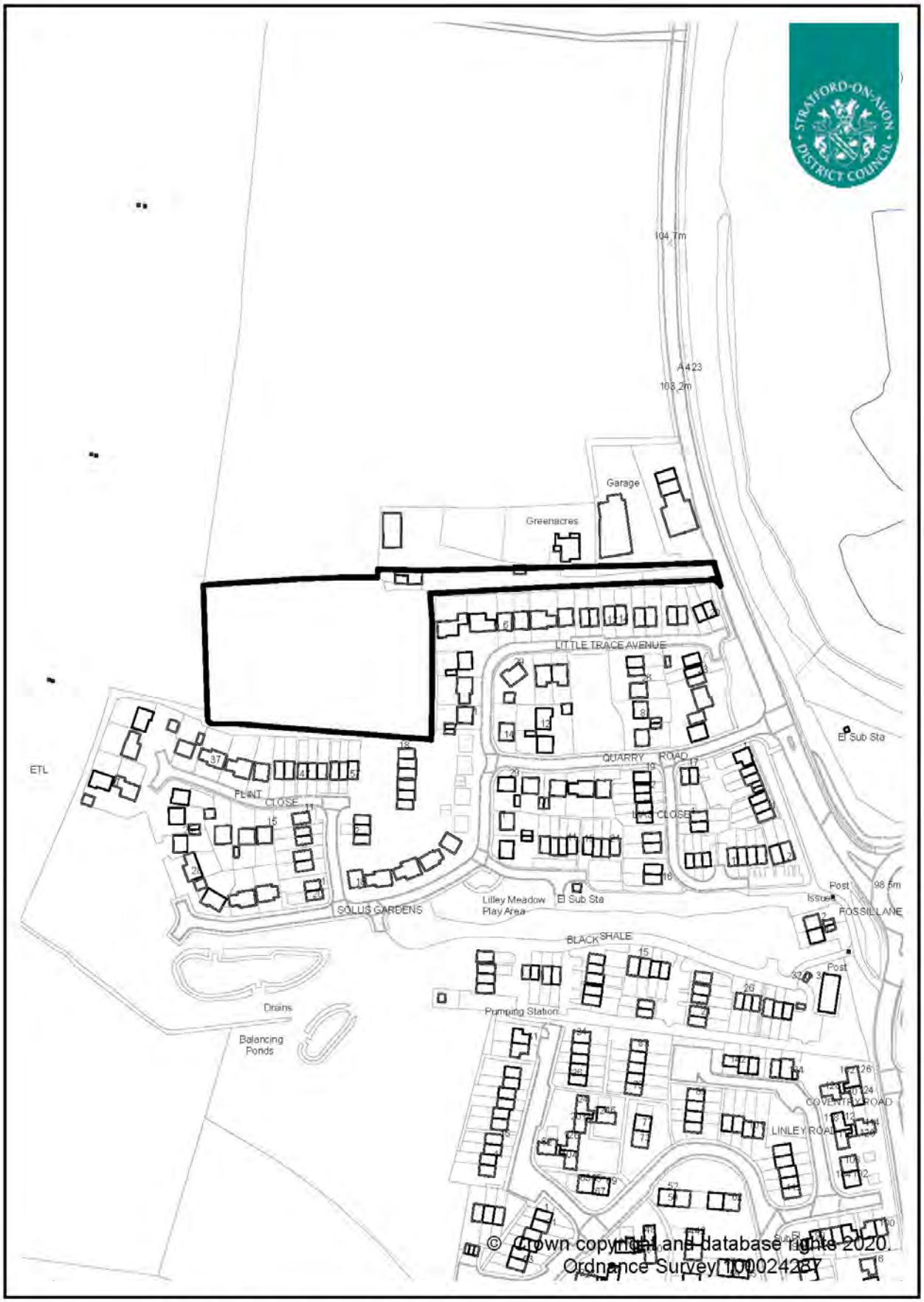
SCB.5: North of Collingham Lane, Long Itchington



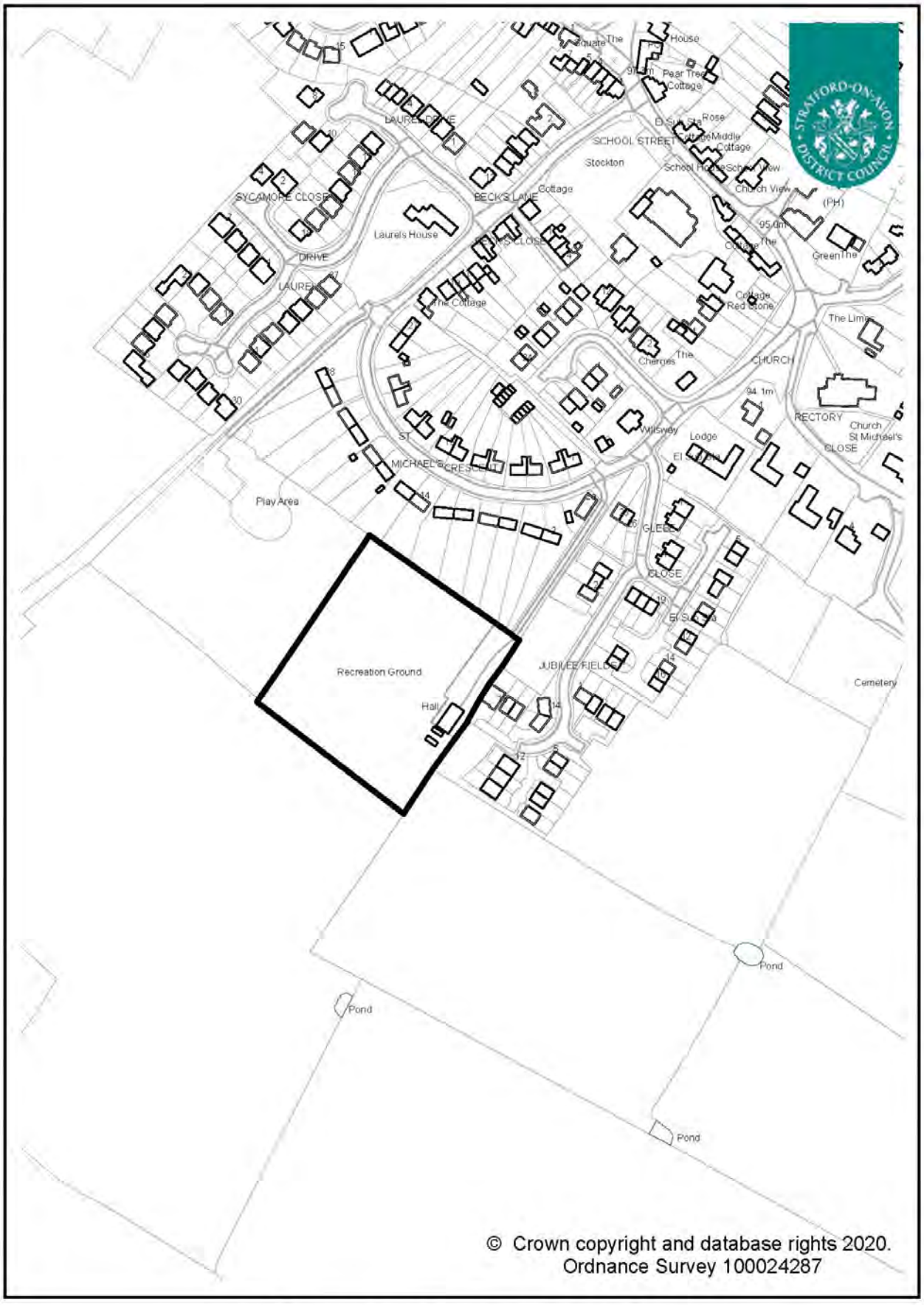
SCB.6: North Dog Lane, Napton-on-the-Hill



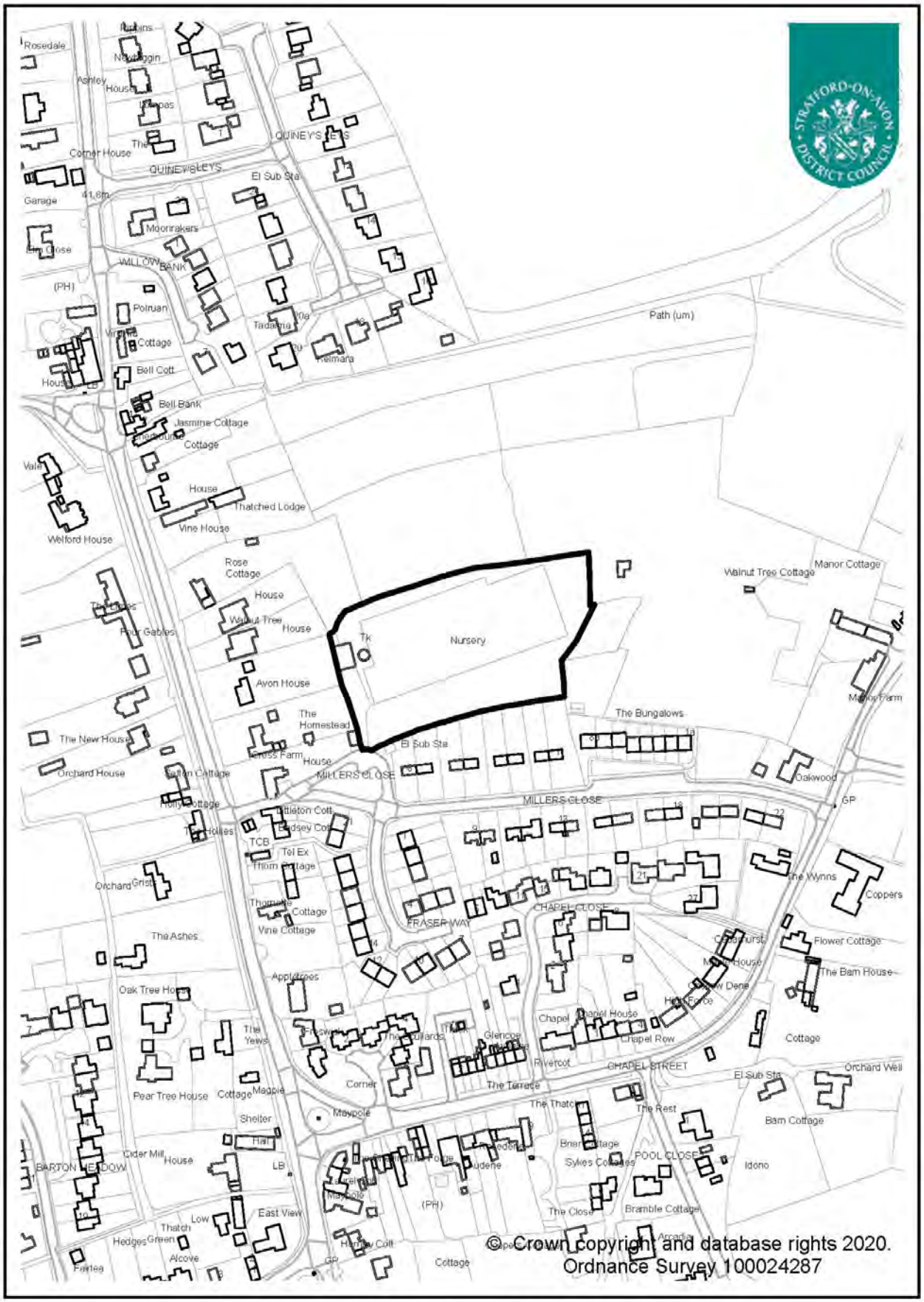
SCB.7: West of Evesham Road, Salford Priors



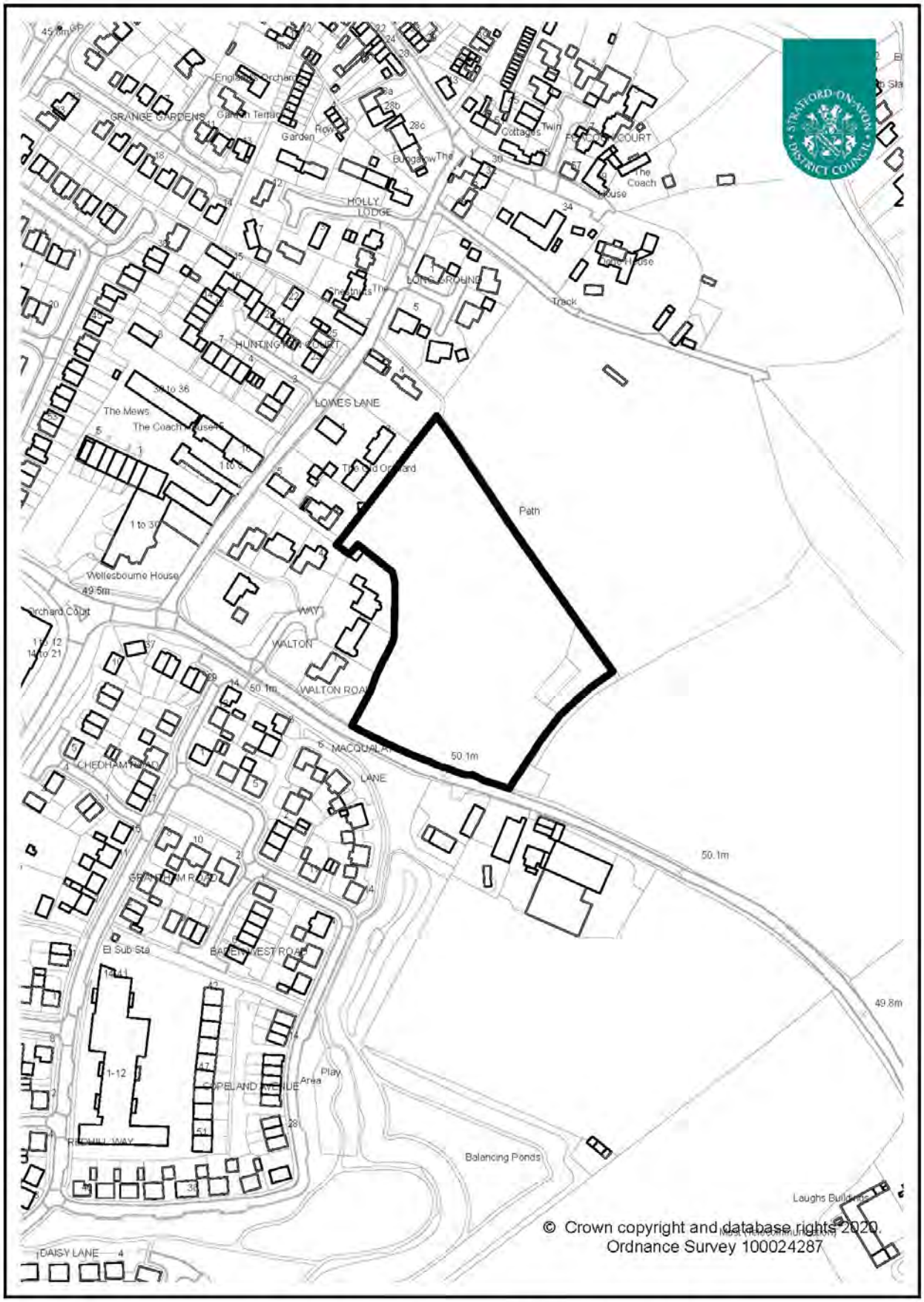
SCB.8: Greenacres, West of Coventry Road, Southam



SCB.9: West of Jubilee Fields, Stockton

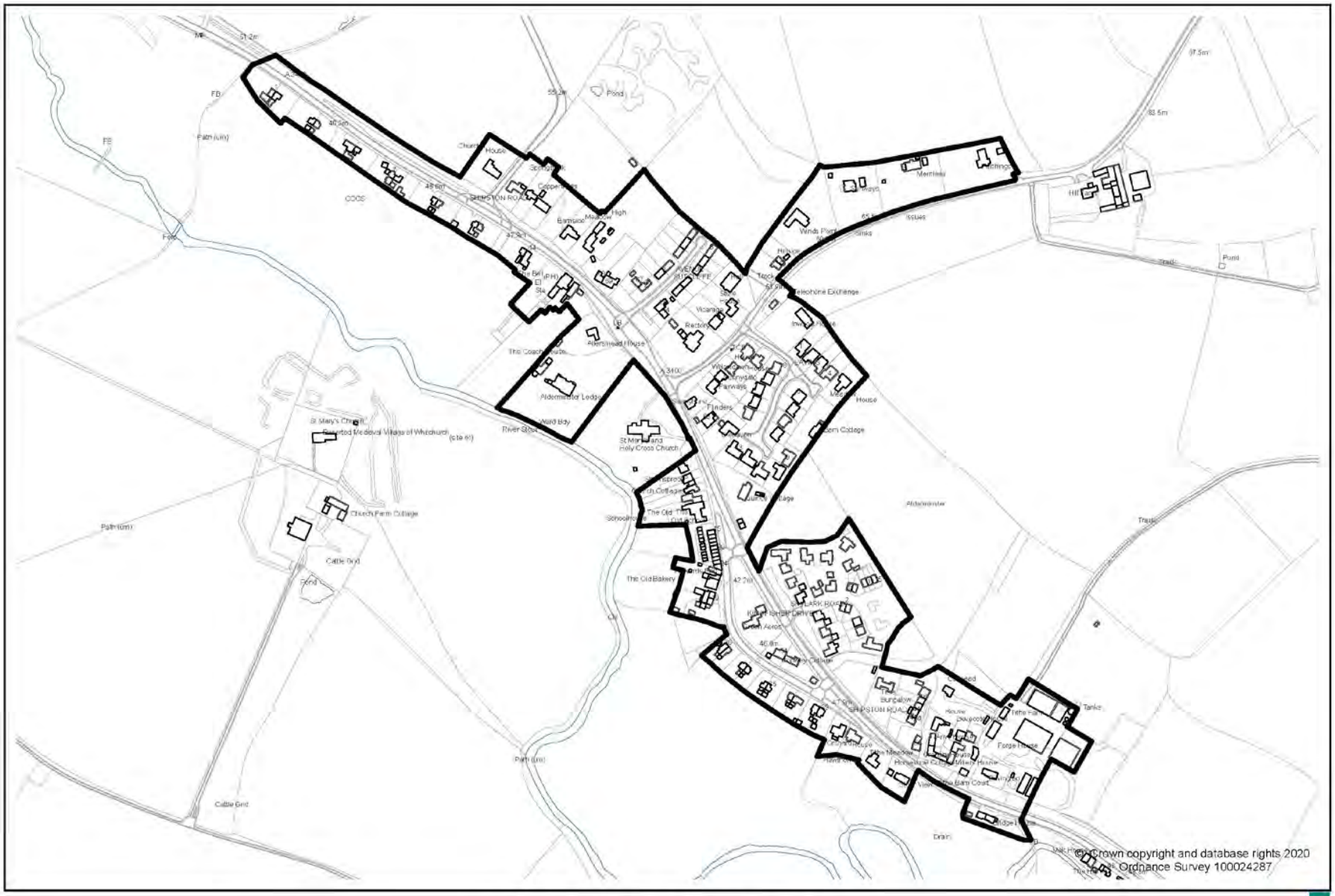


SCB.10: North of Millers Close, Welford-on-Avon

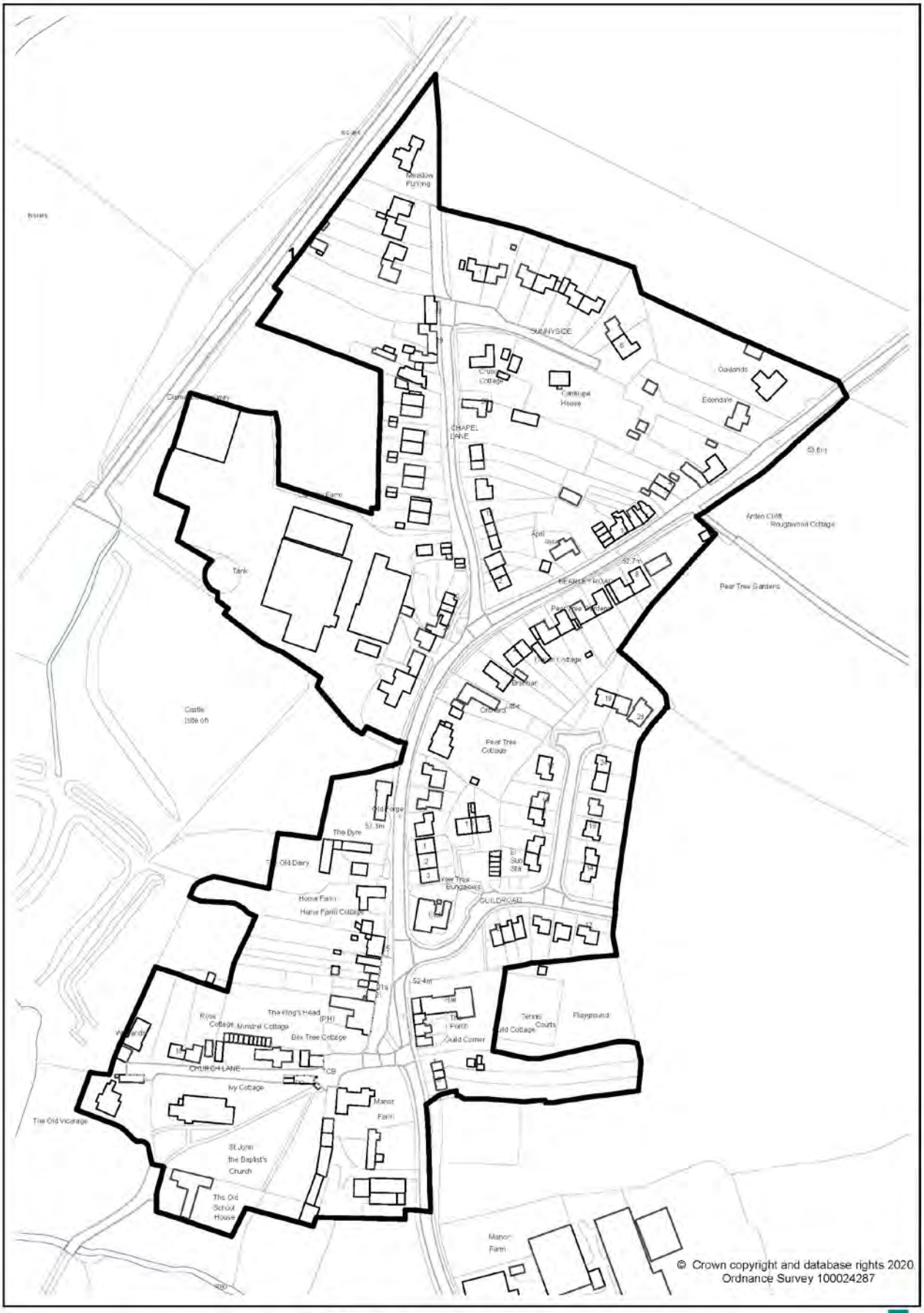


SCB.11: North of Walton Road, Wellesbourne

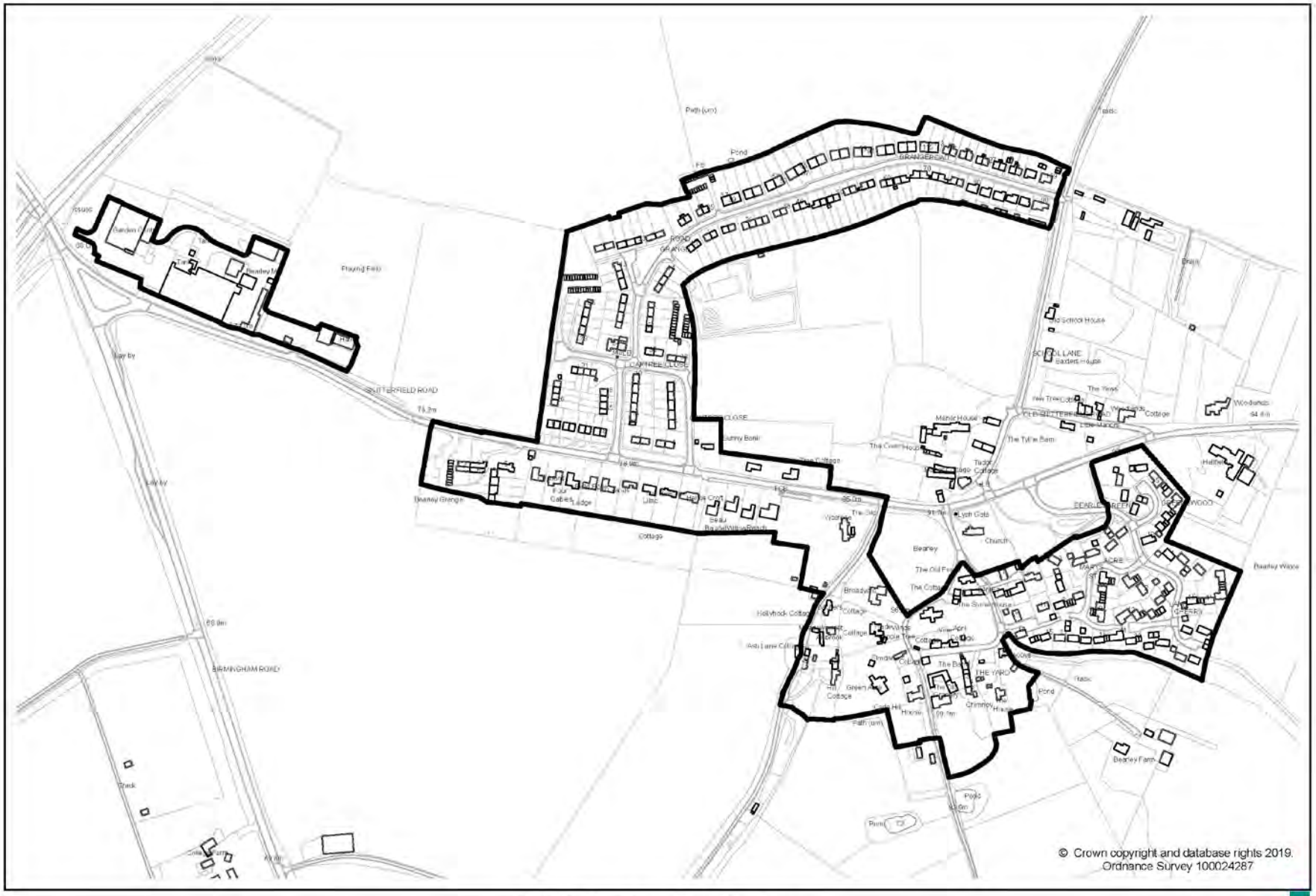
Part C: Built-up Area Boundaries



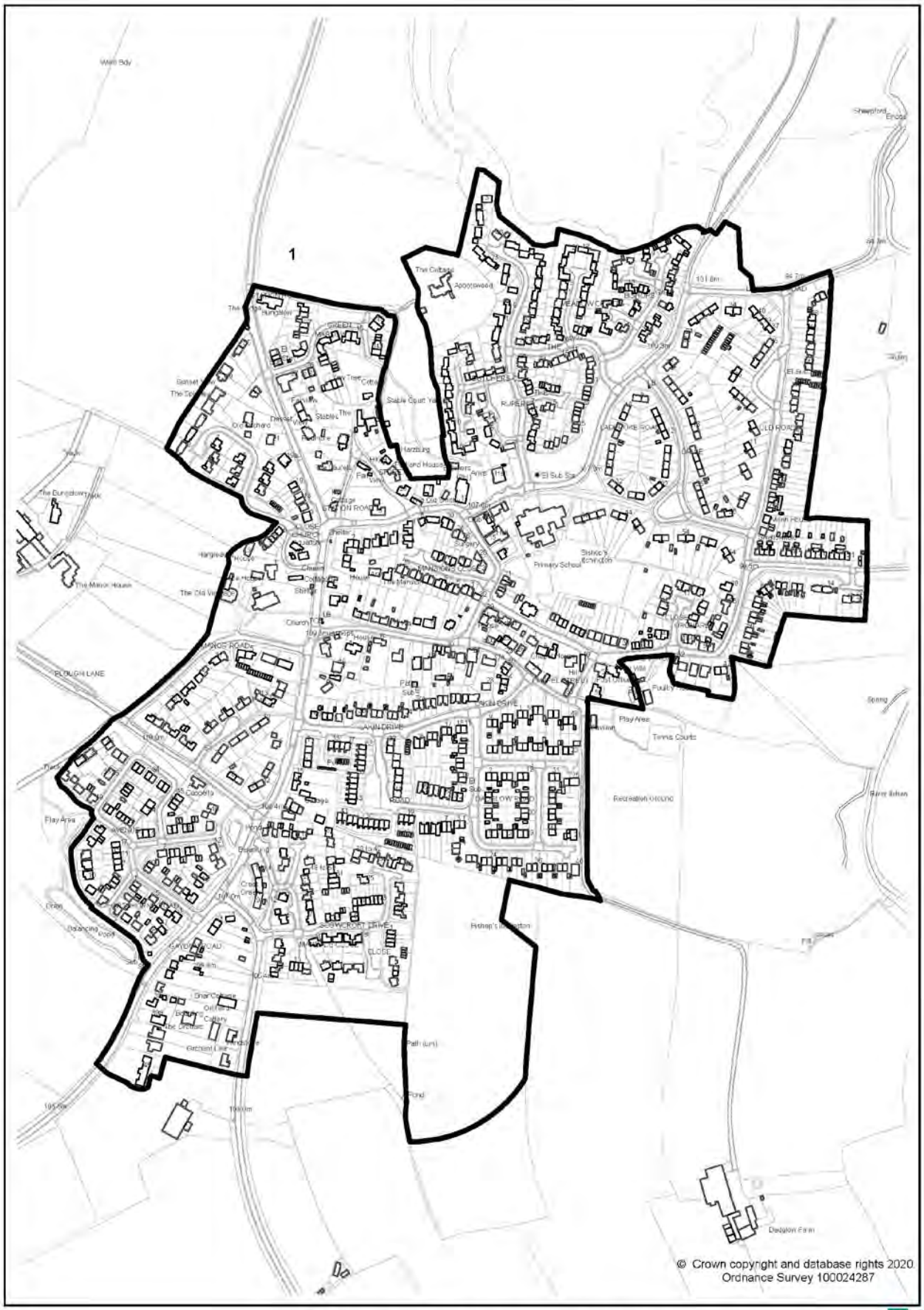
Built-Up Area Boundary - Alderminster



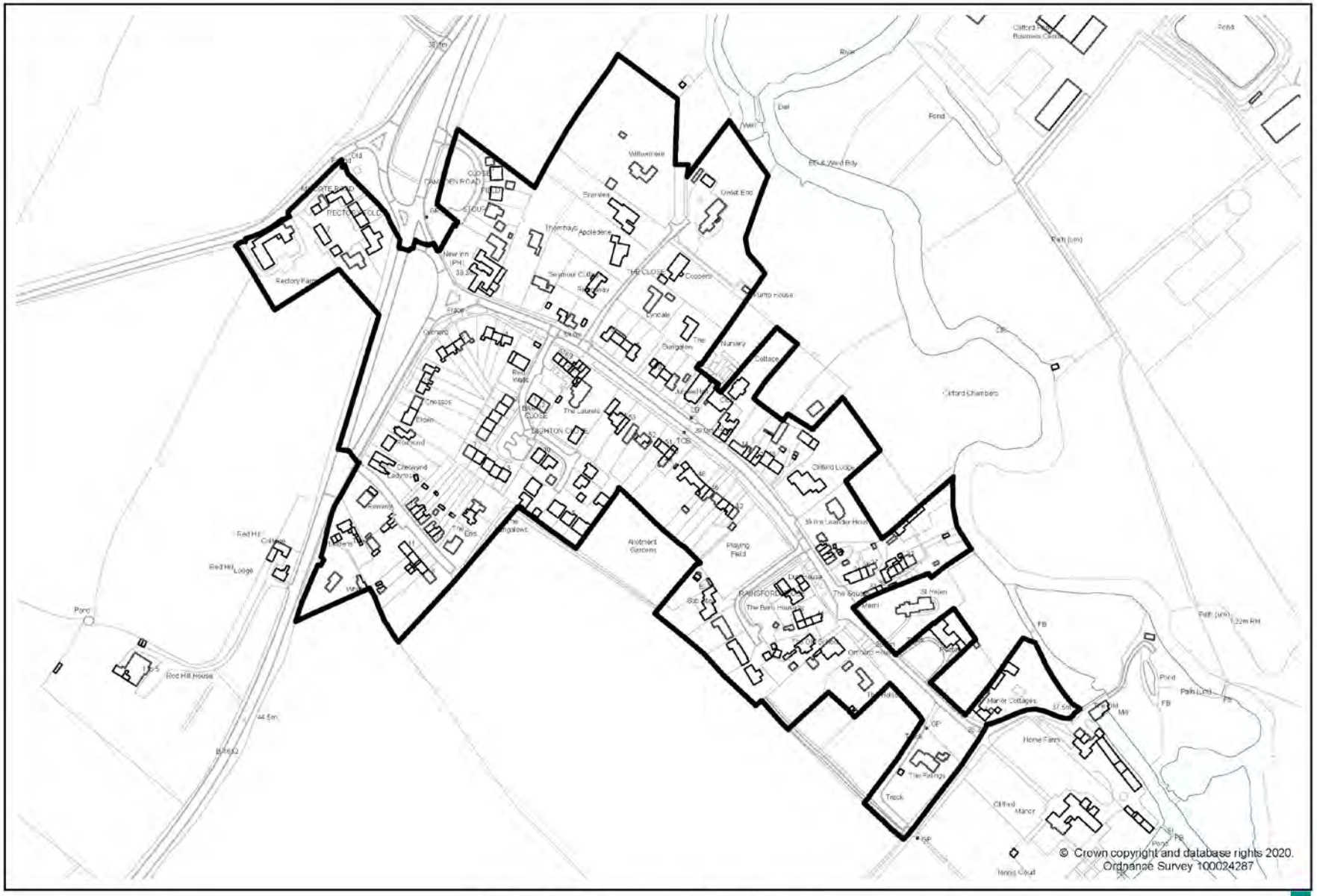
Built-Up Area Boundary - Aston Cantlow



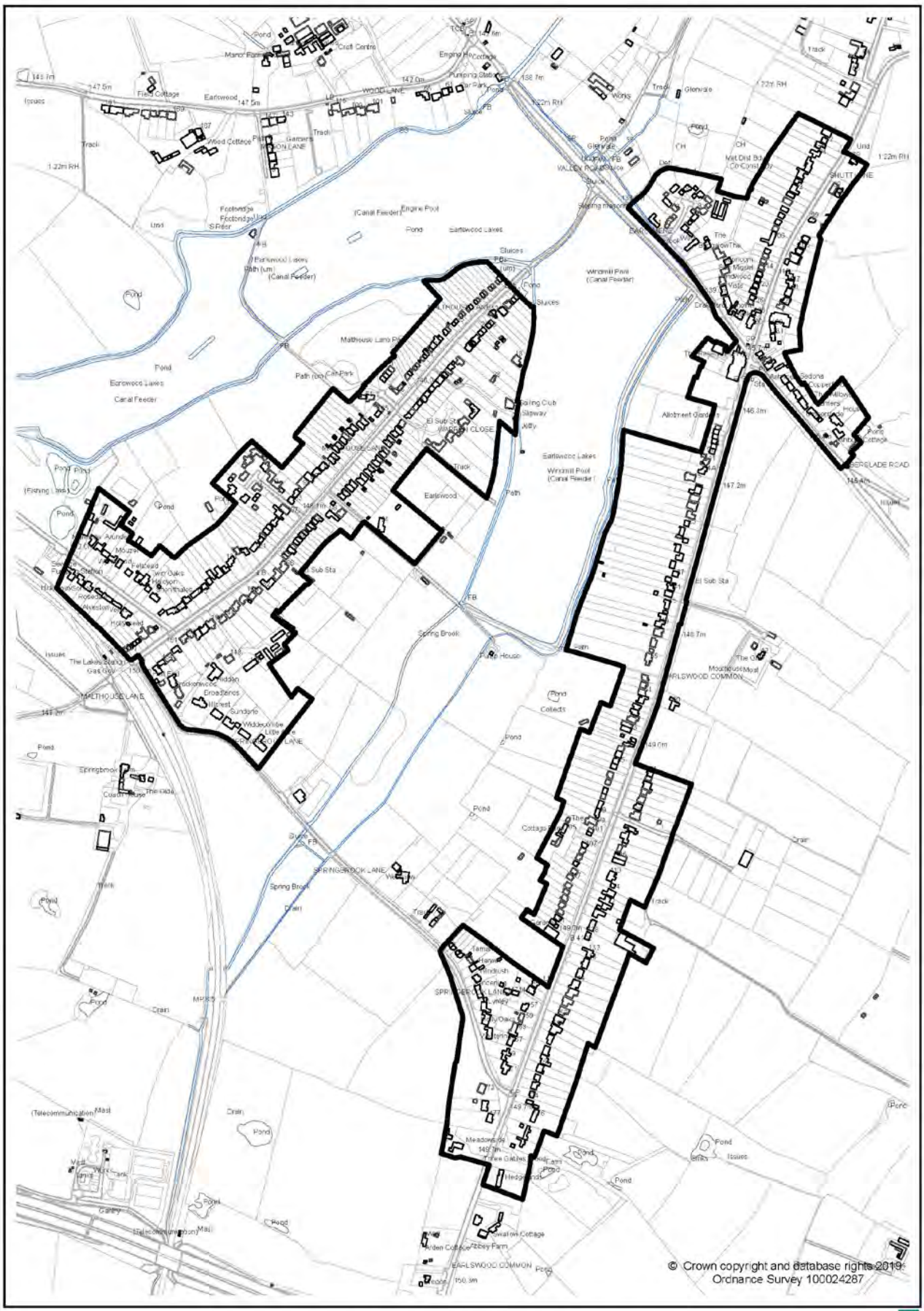
Built-Up Area Boundary - Bearley



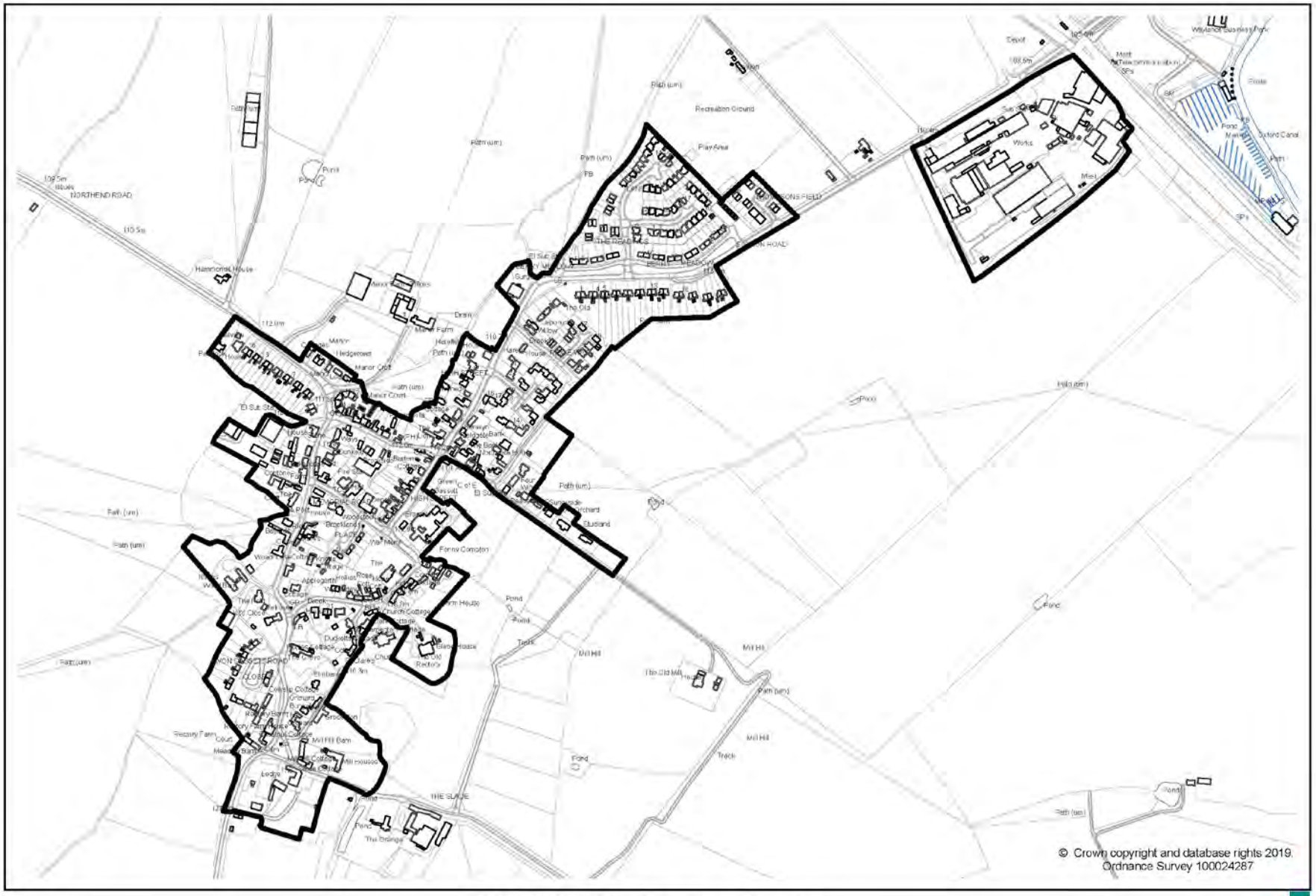
Built-Up Area Boundary - Bishops Itchington



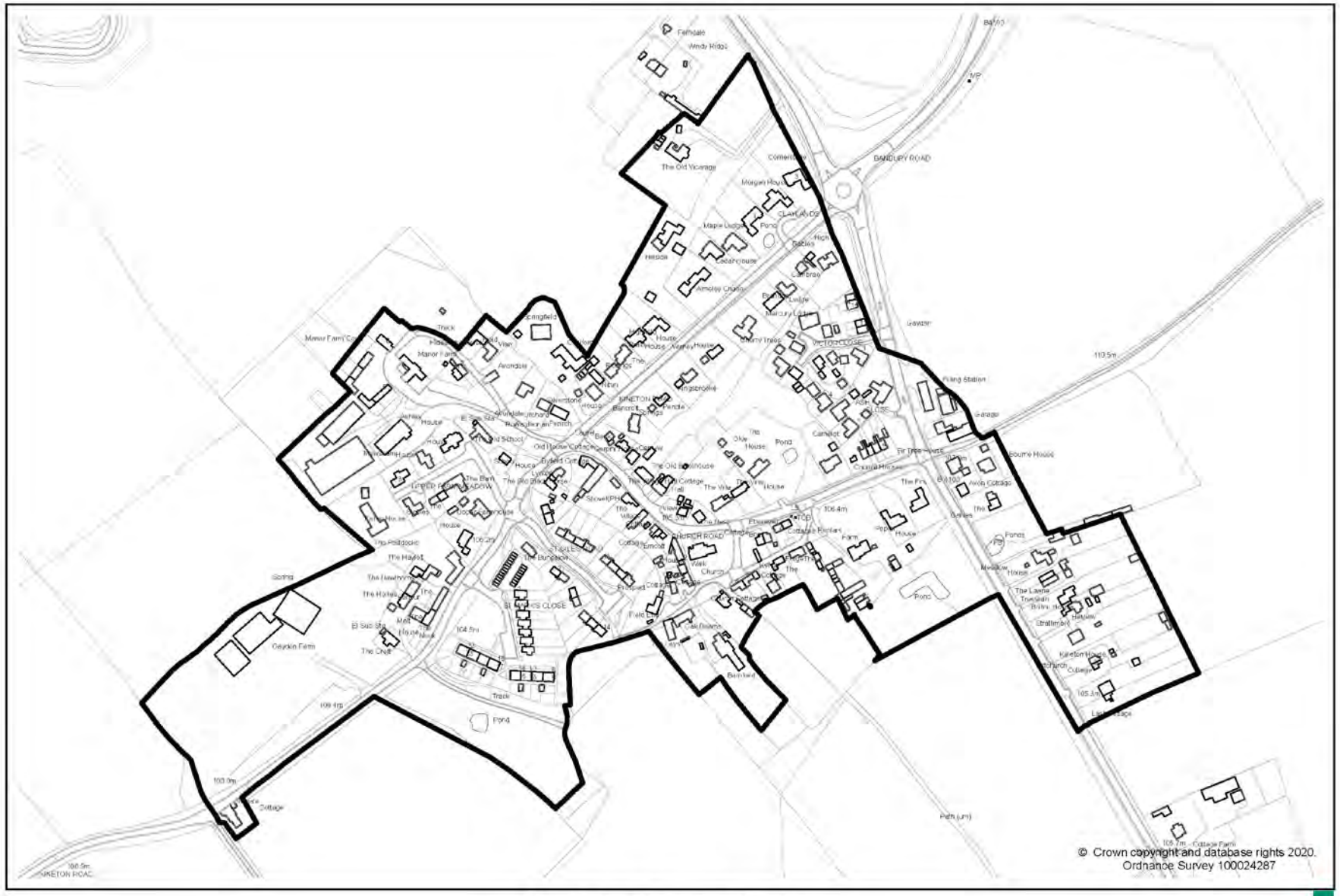
Built-Up Area Boundary - Clifford Chambers



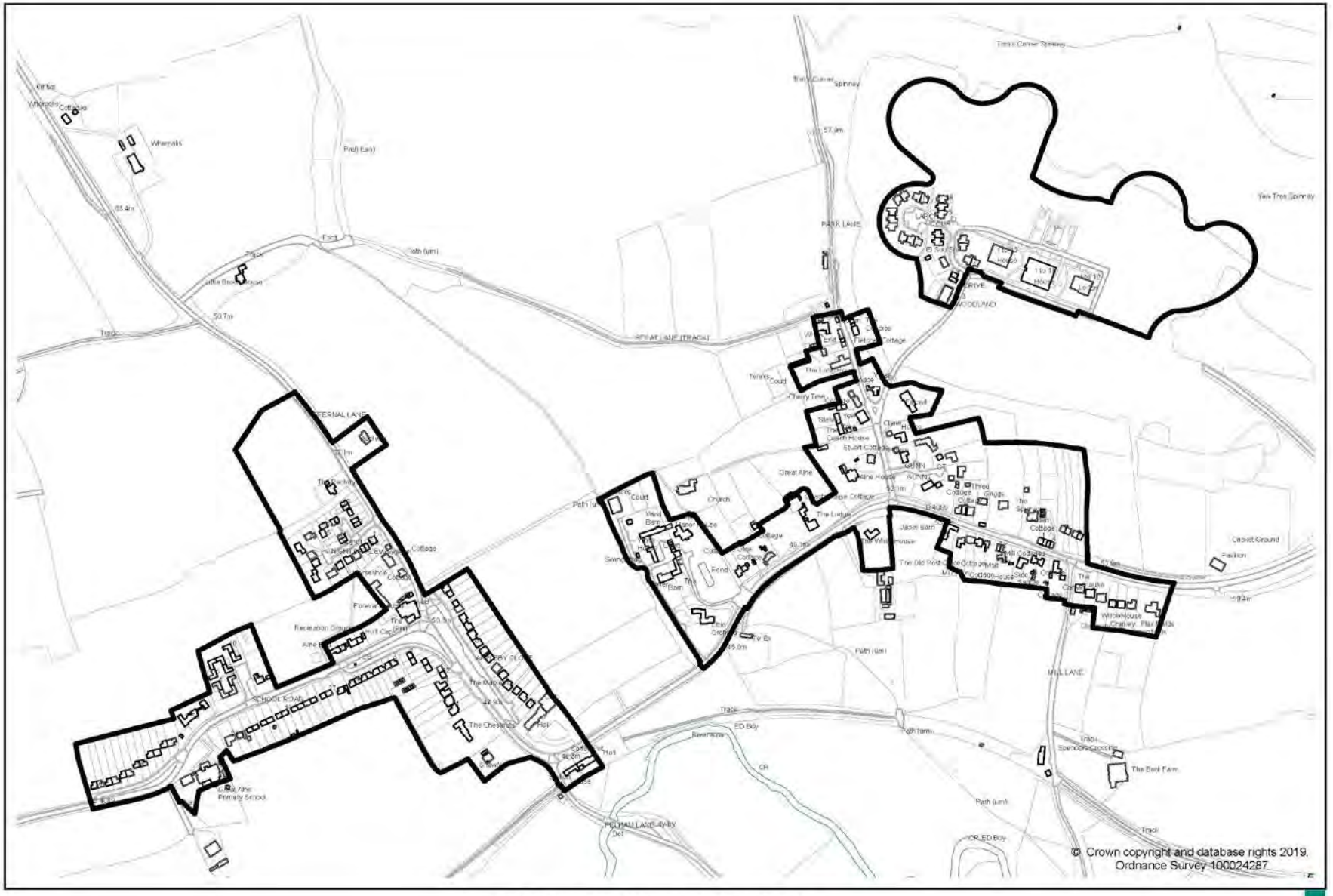
Built-Up Area Boundary - Earlswood



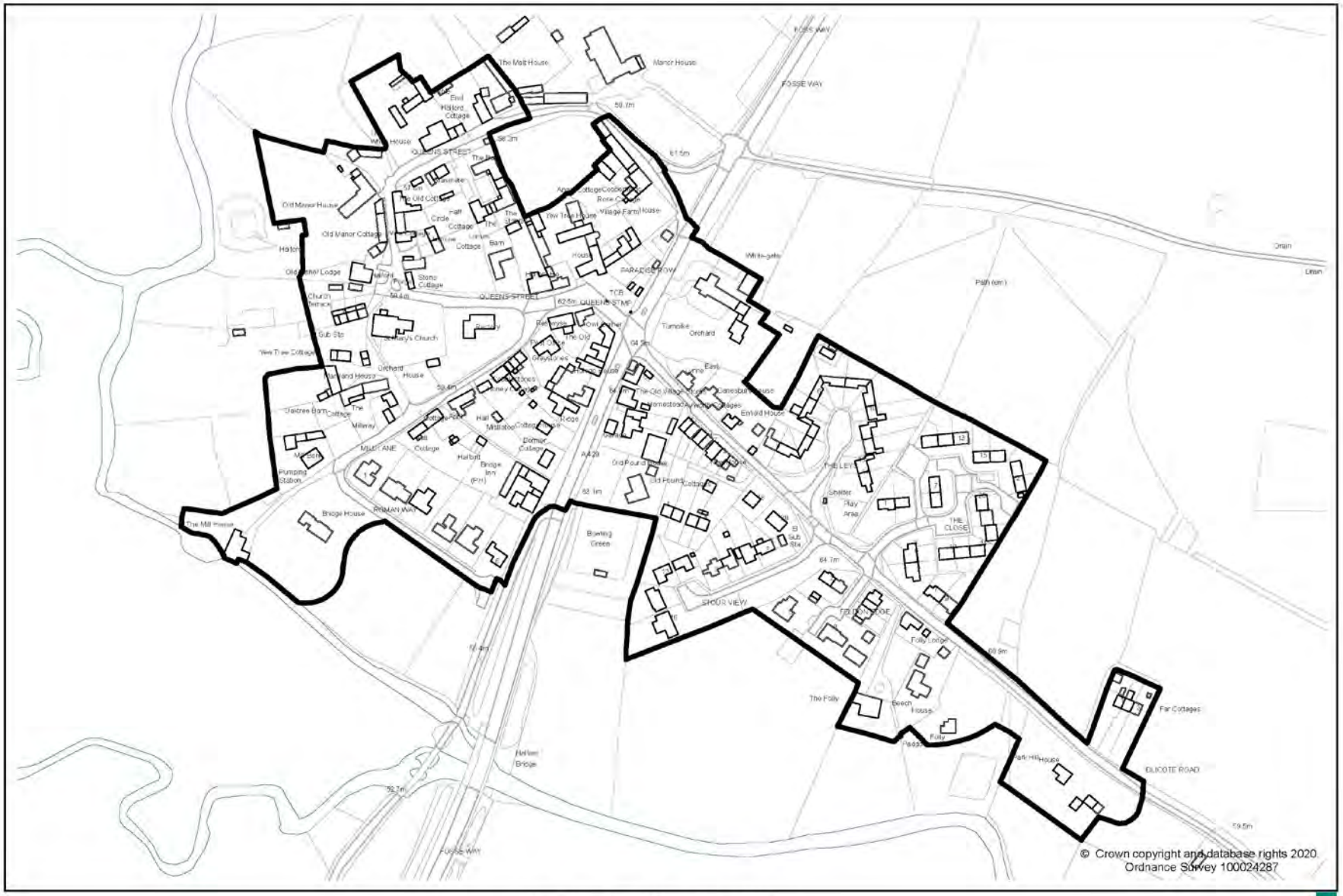
Built-Up Area Boundary - Fenny Compton



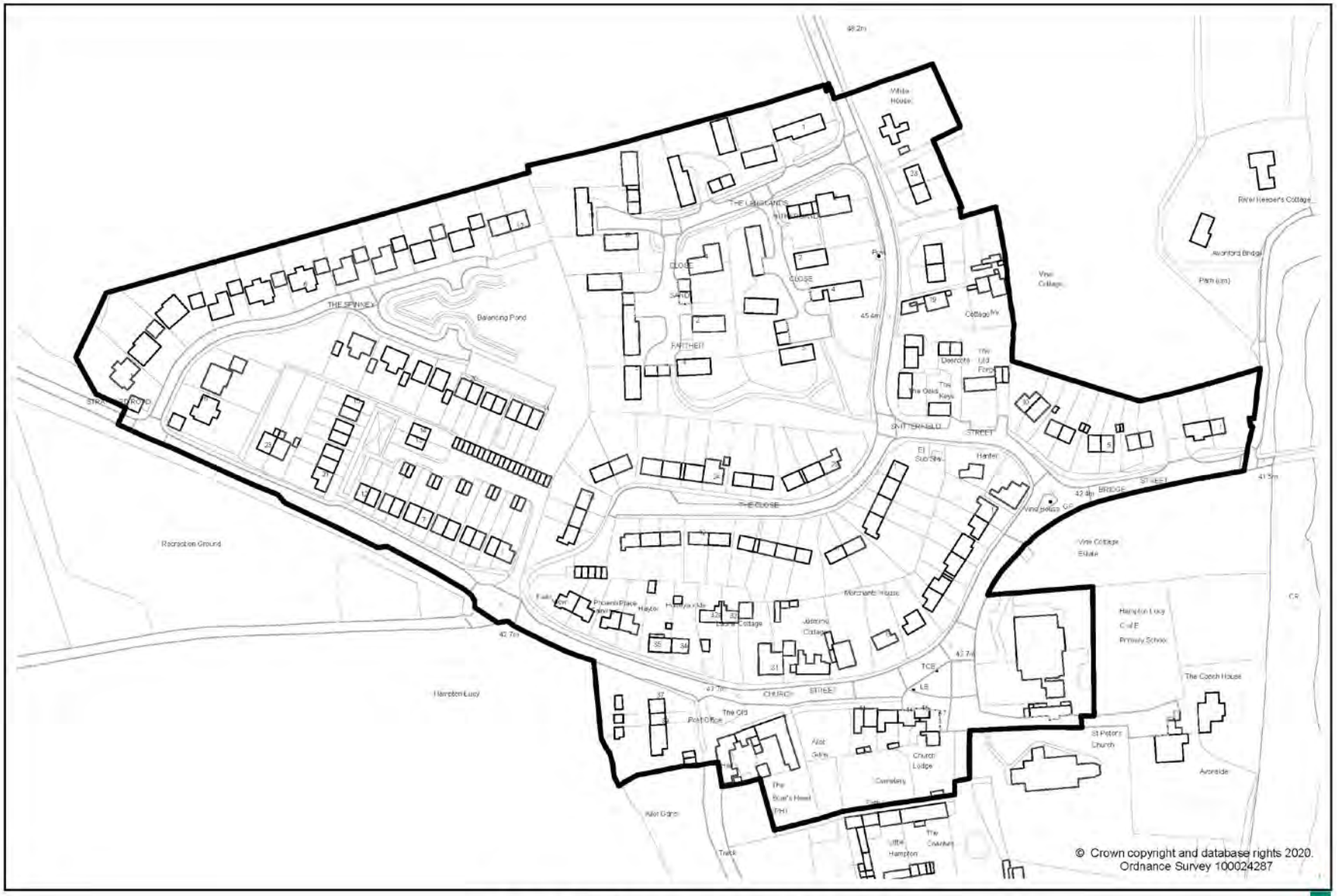
Built-Up Area Boundary - Gaydon



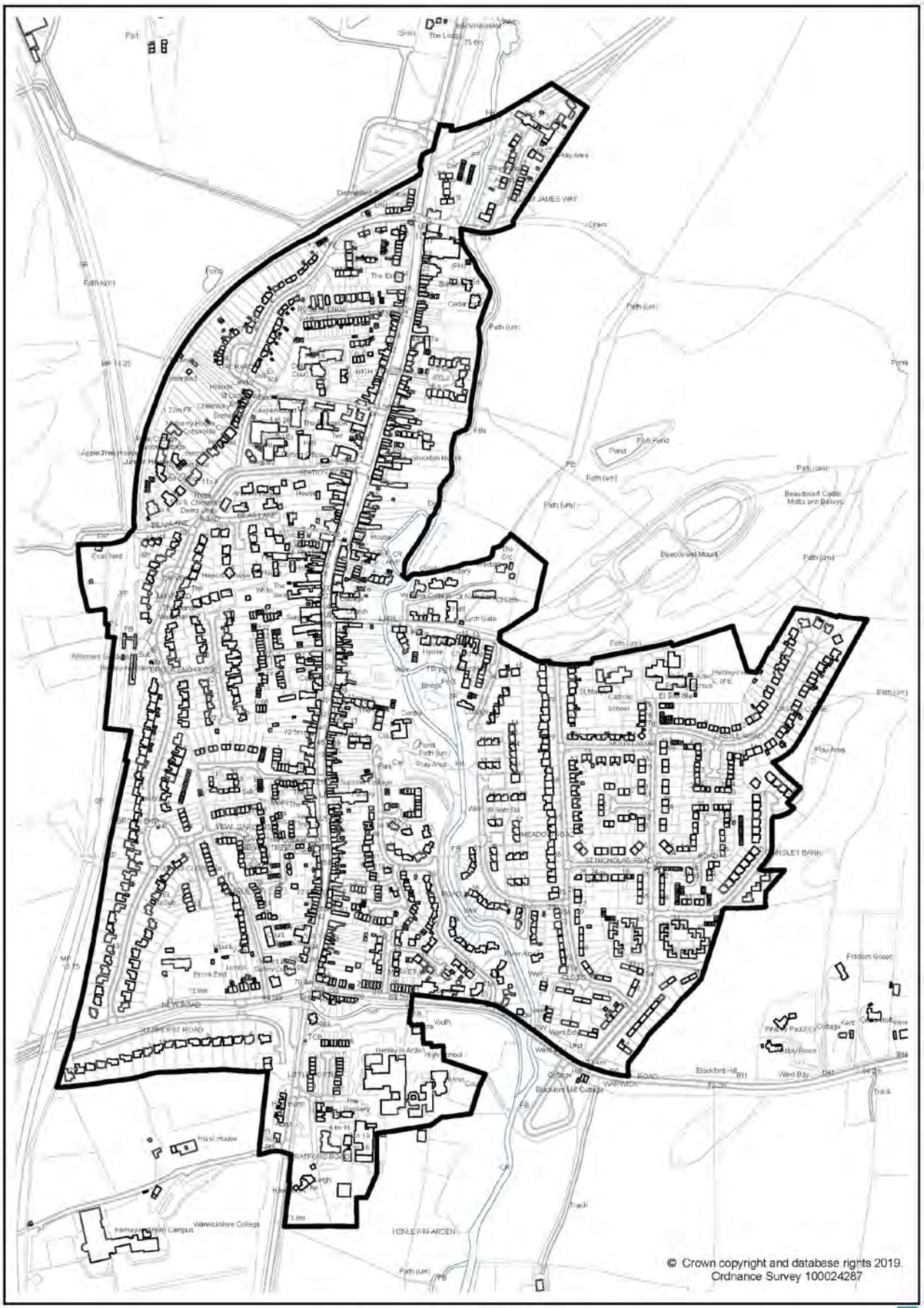
Built-Up Area Boundary - Great Alne



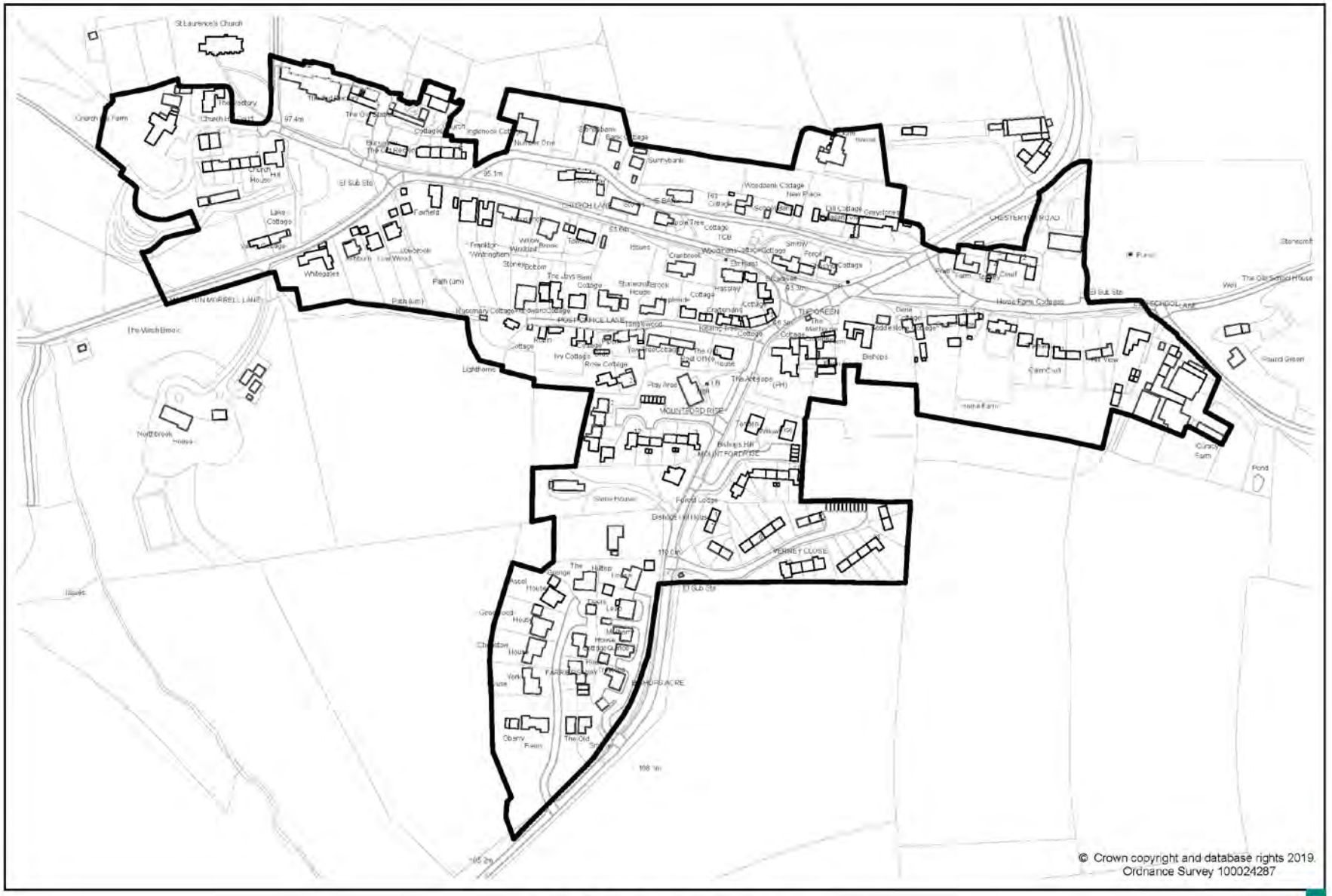
Built-Up Area Boundary - Halford



Built-Up Area Boundary - Hampton Lucy

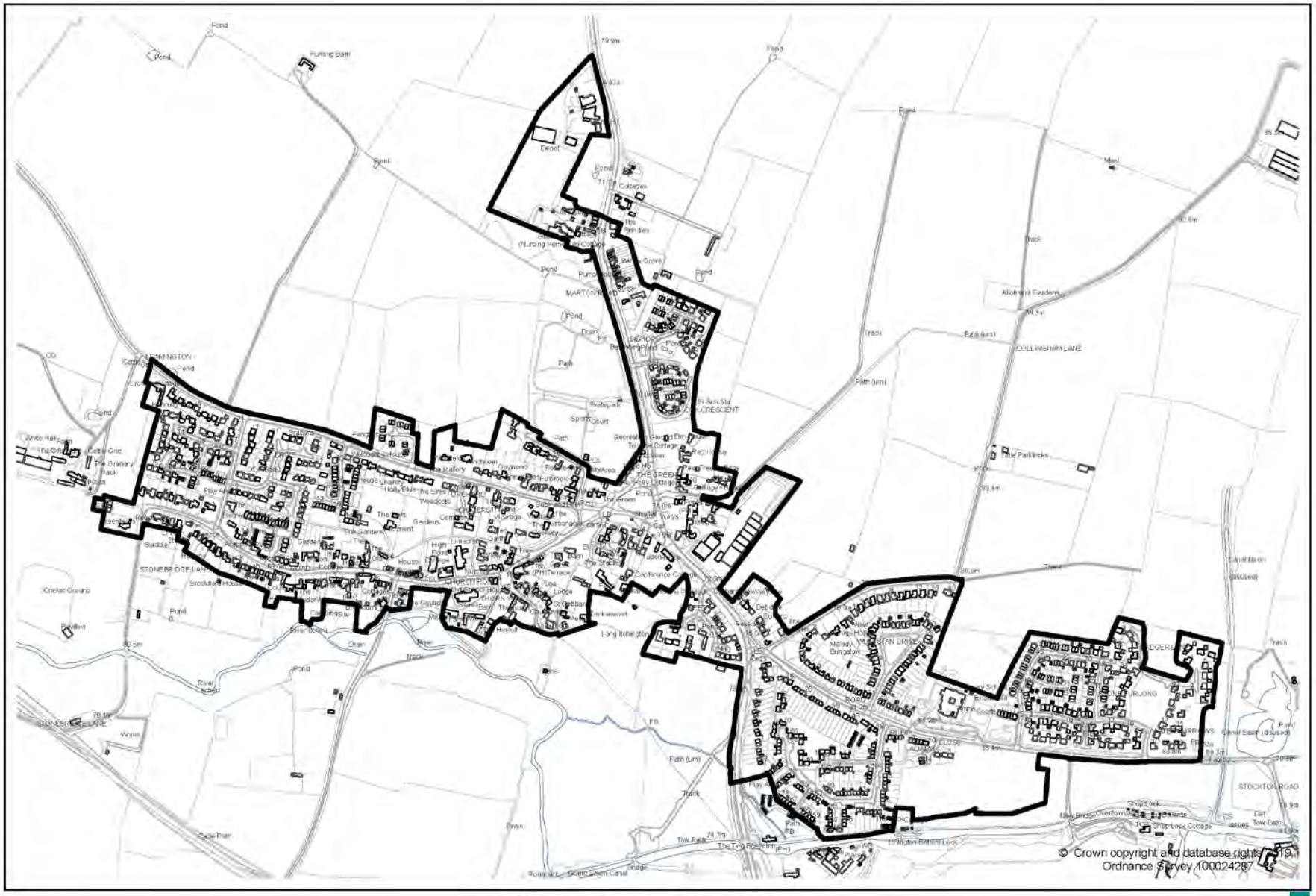


Built-Up Area Boundary - Henley-in-Arden

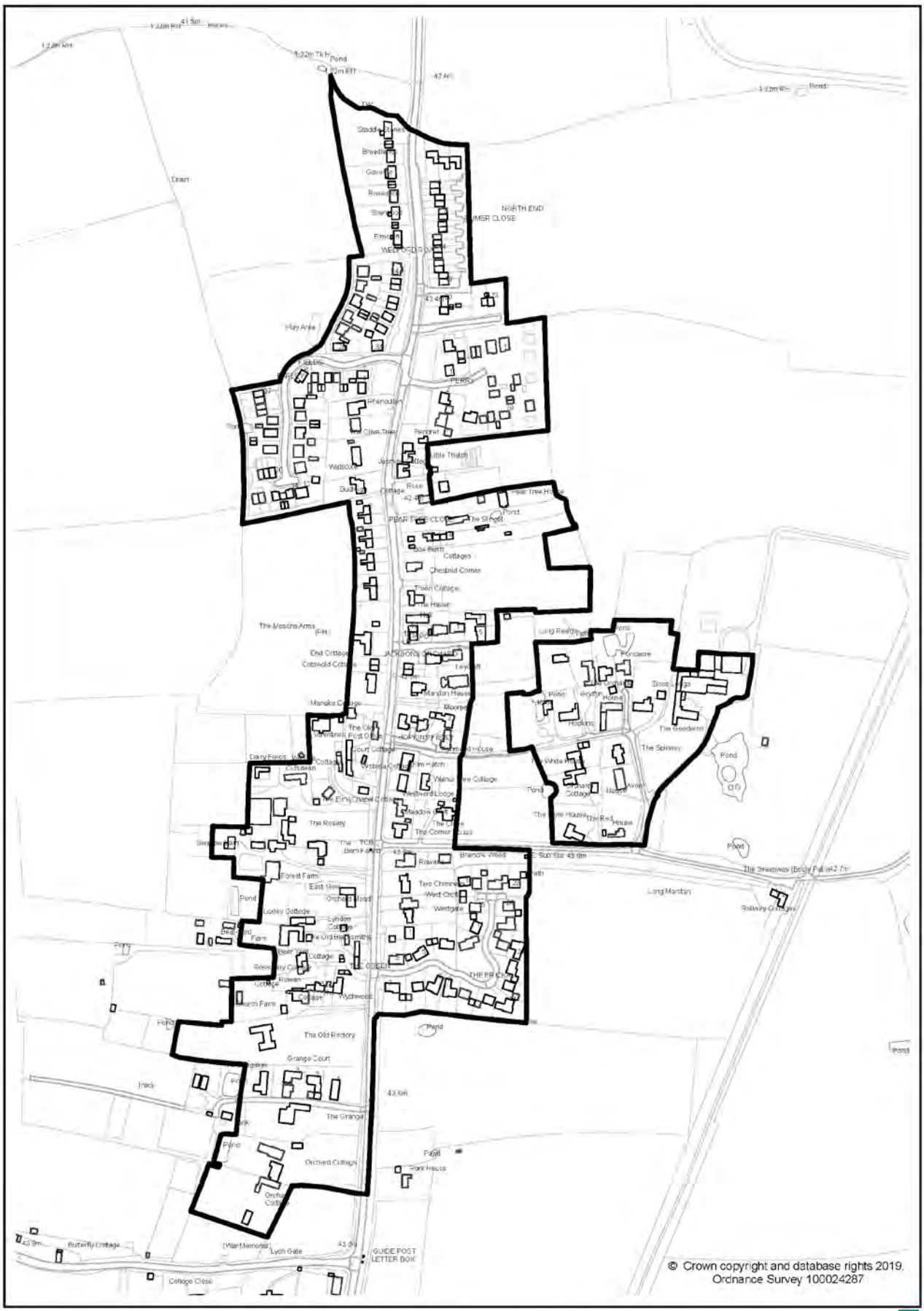


Built-Up Area Boundary - Lighthorne

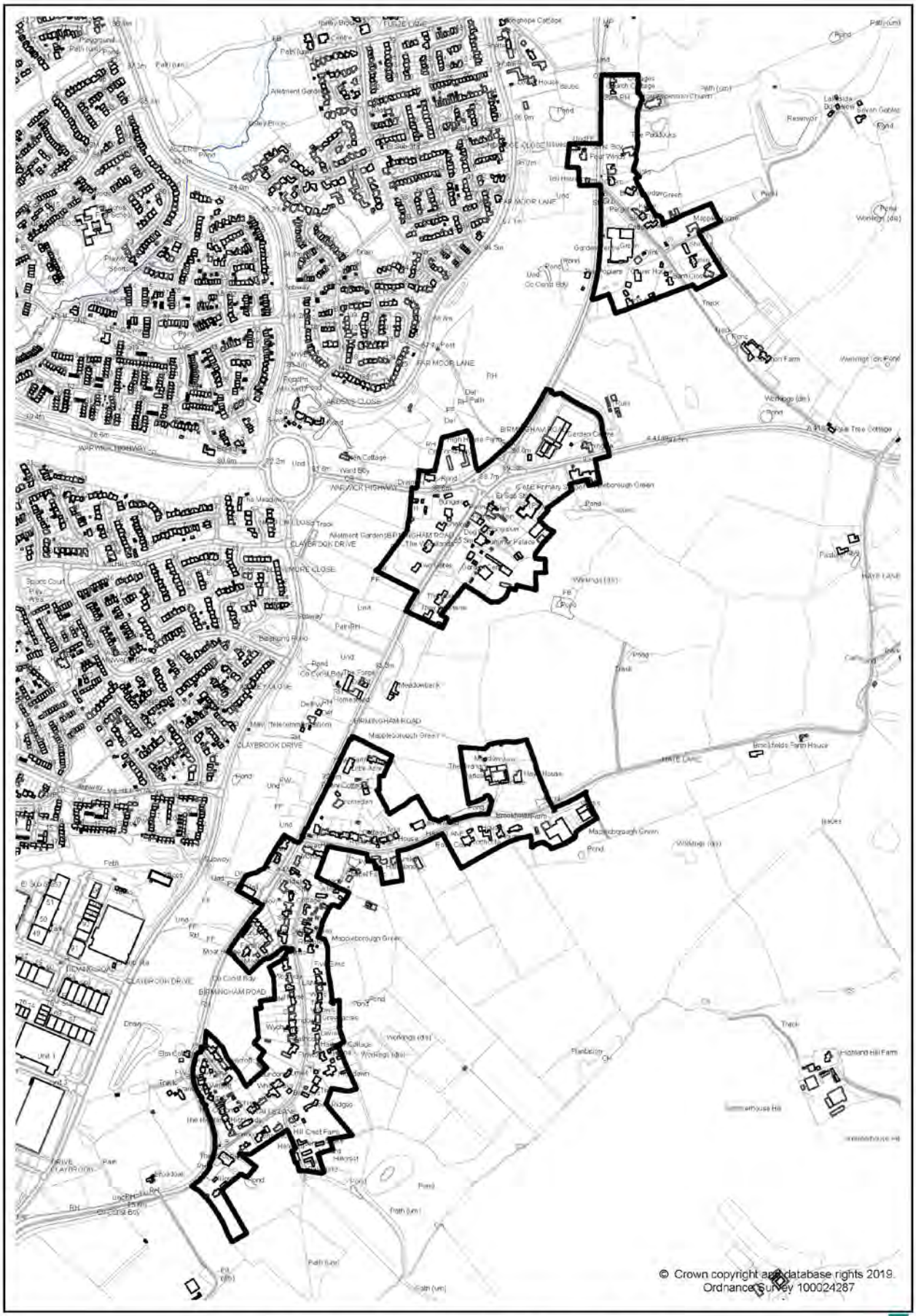
Built-Up Area Boundary - Lighthorne Heath



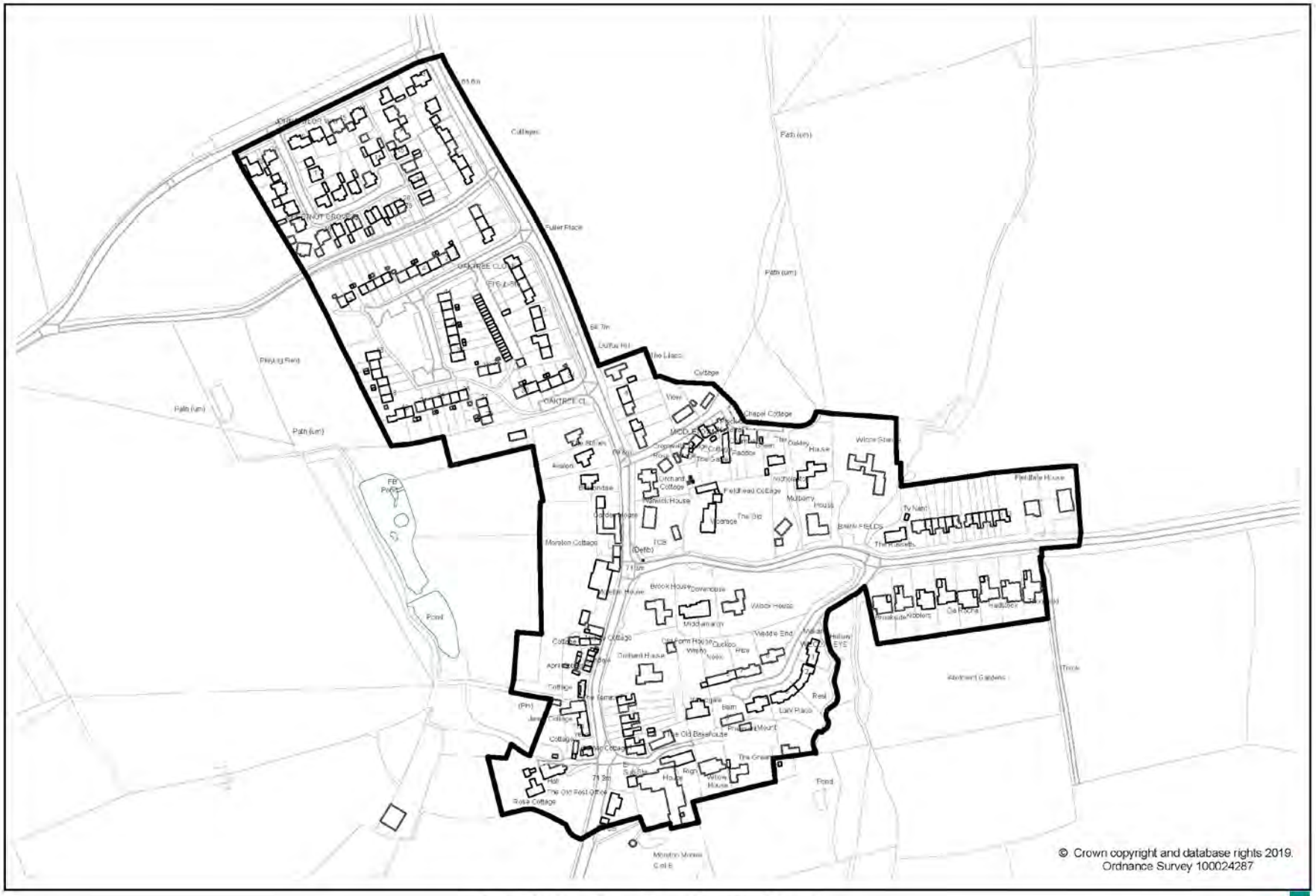
Built-Up Area Boundary - Long Itchington



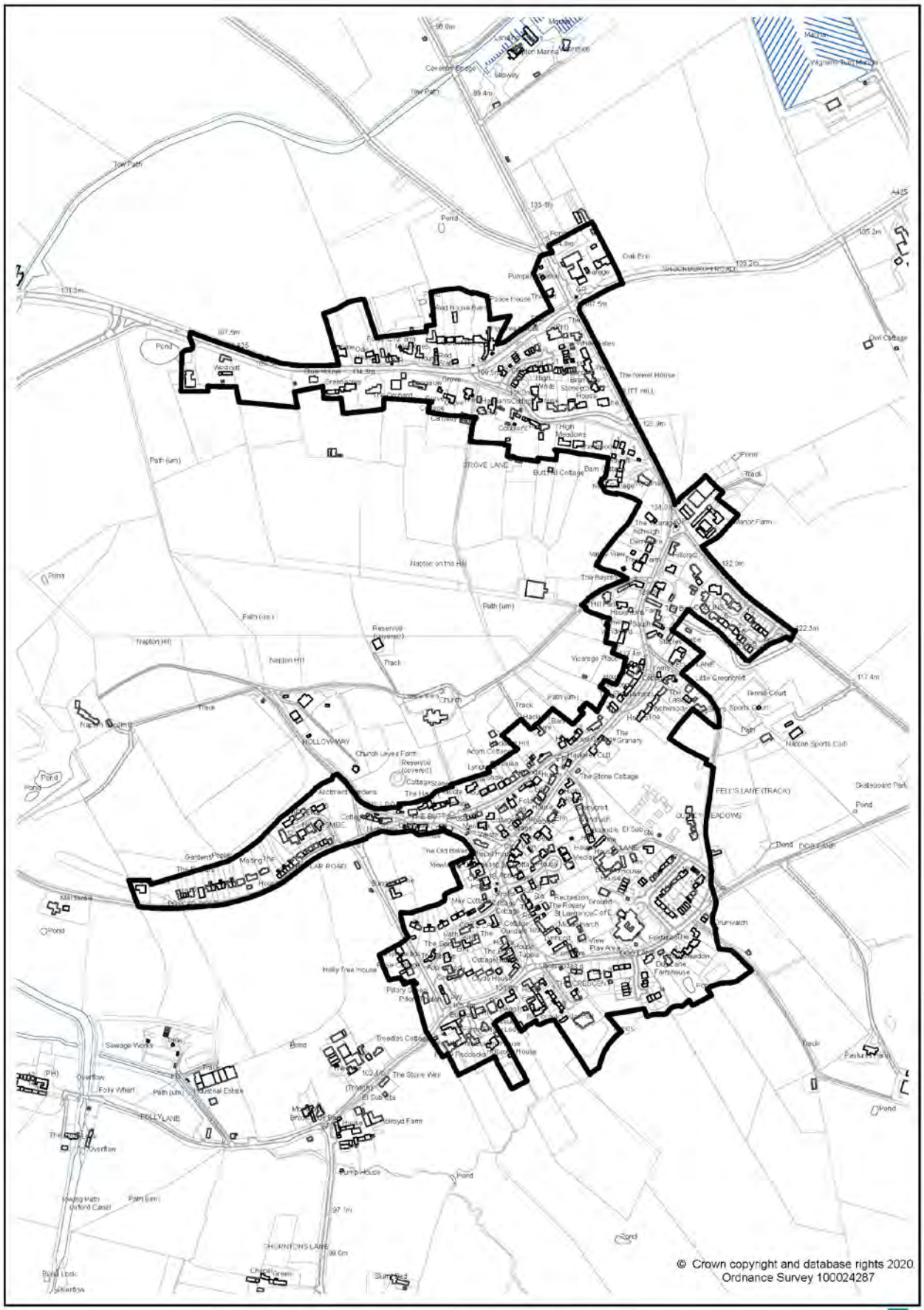
Built-Up Area Boundary - Long Marston



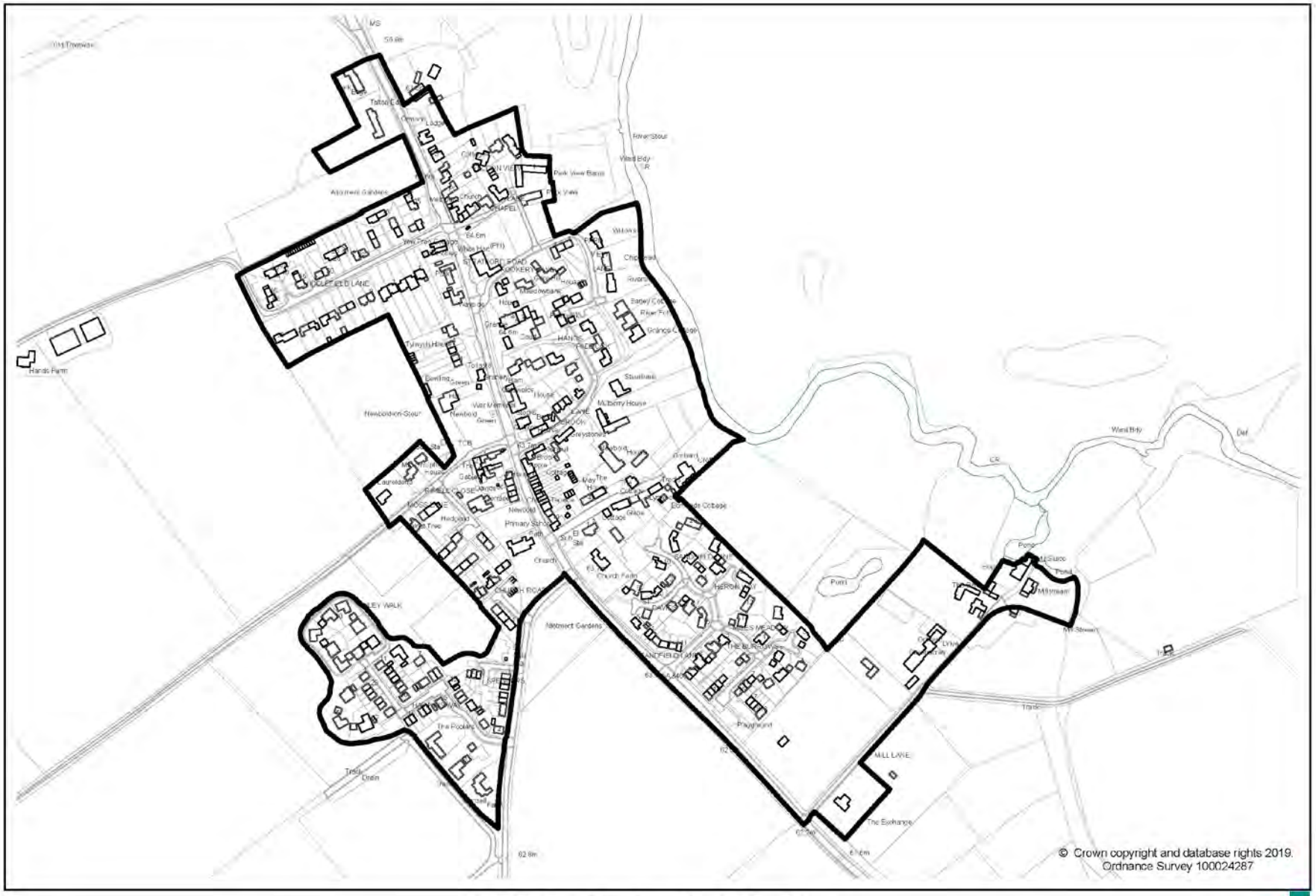
Built-Up Area Boundary - Mappleborough Green



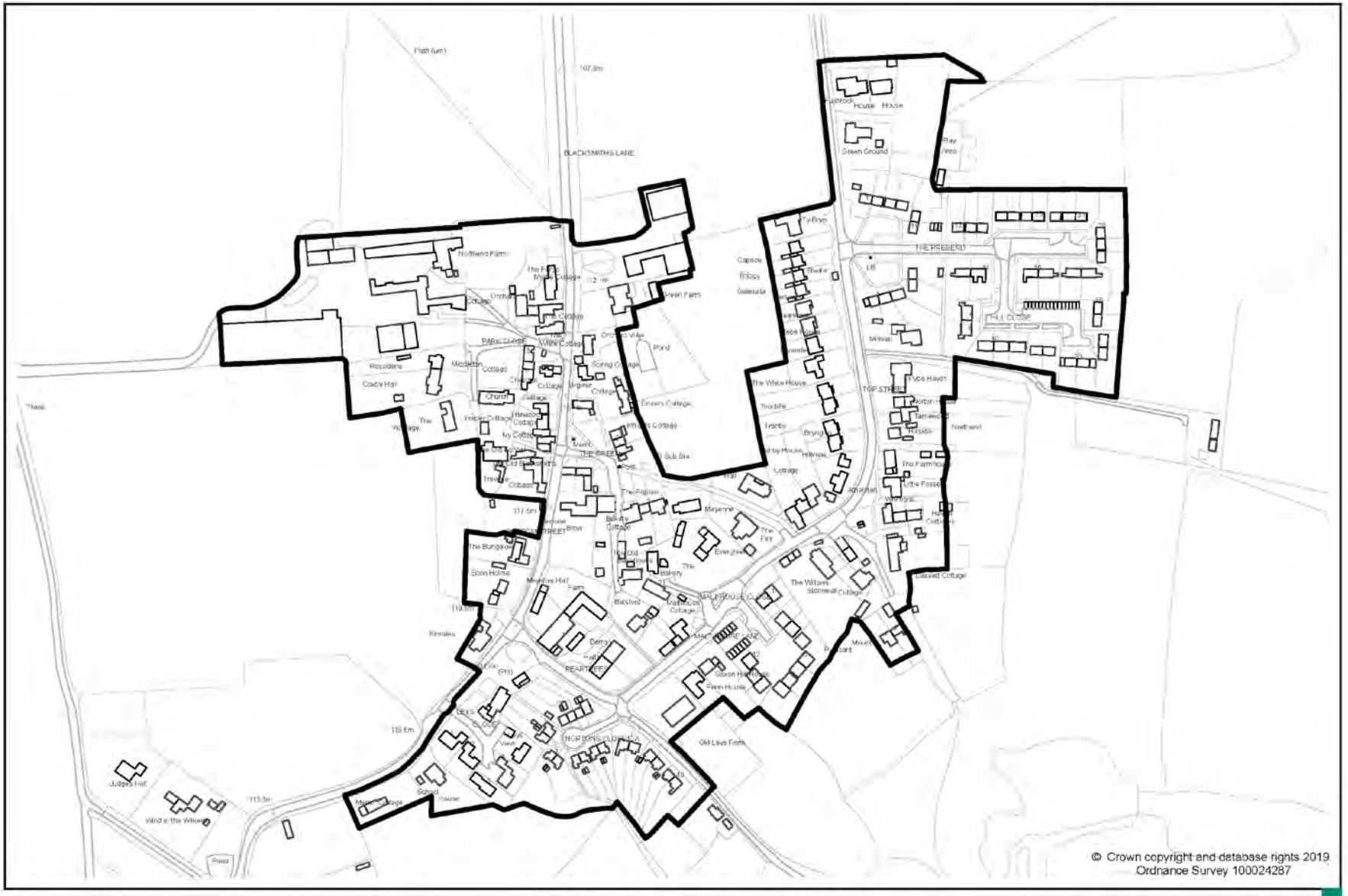
Built-Up Area Boundary - Moreton Morrell



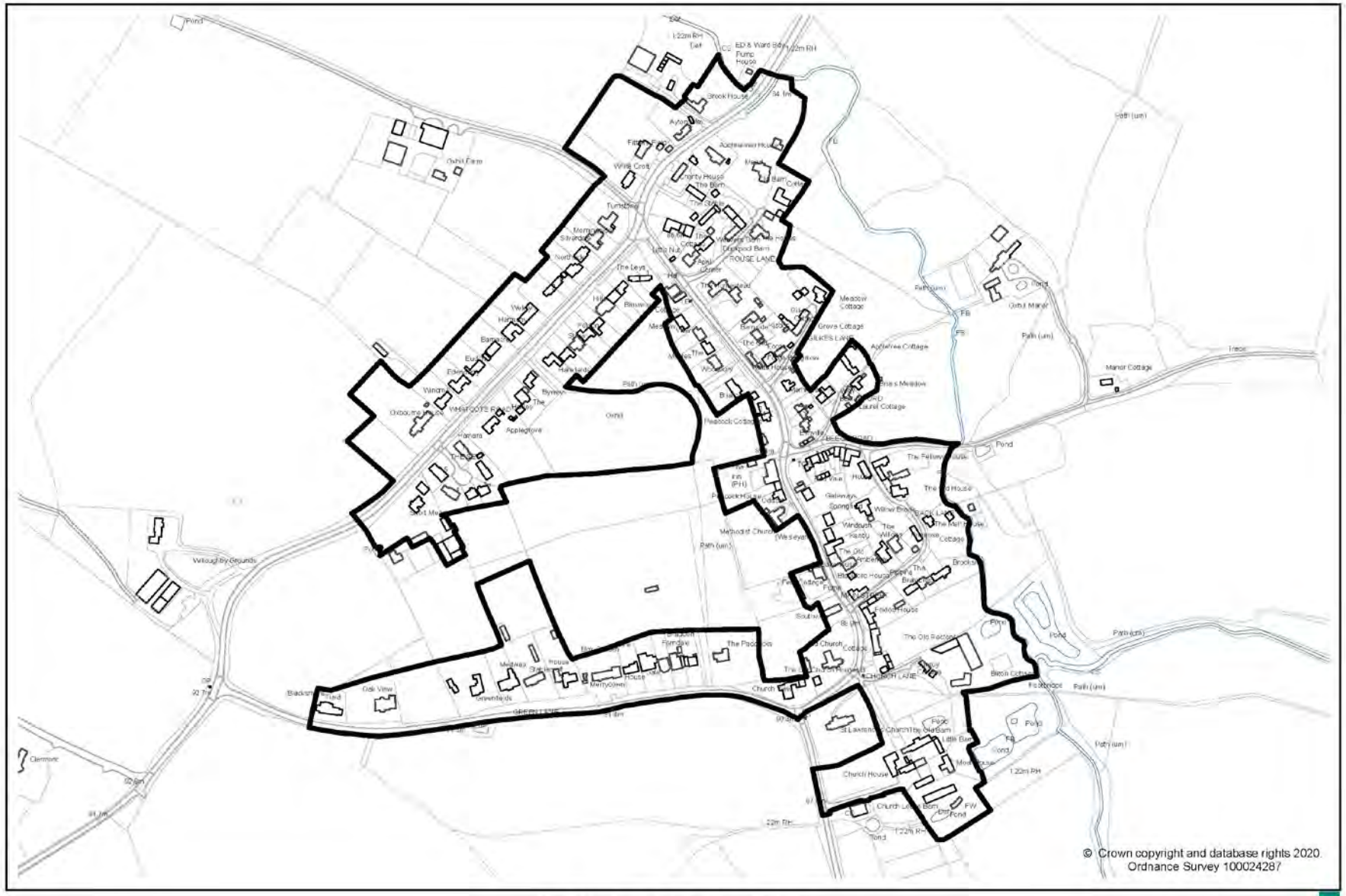
Built-Up Area Boundary -Napton-on-the-Hill



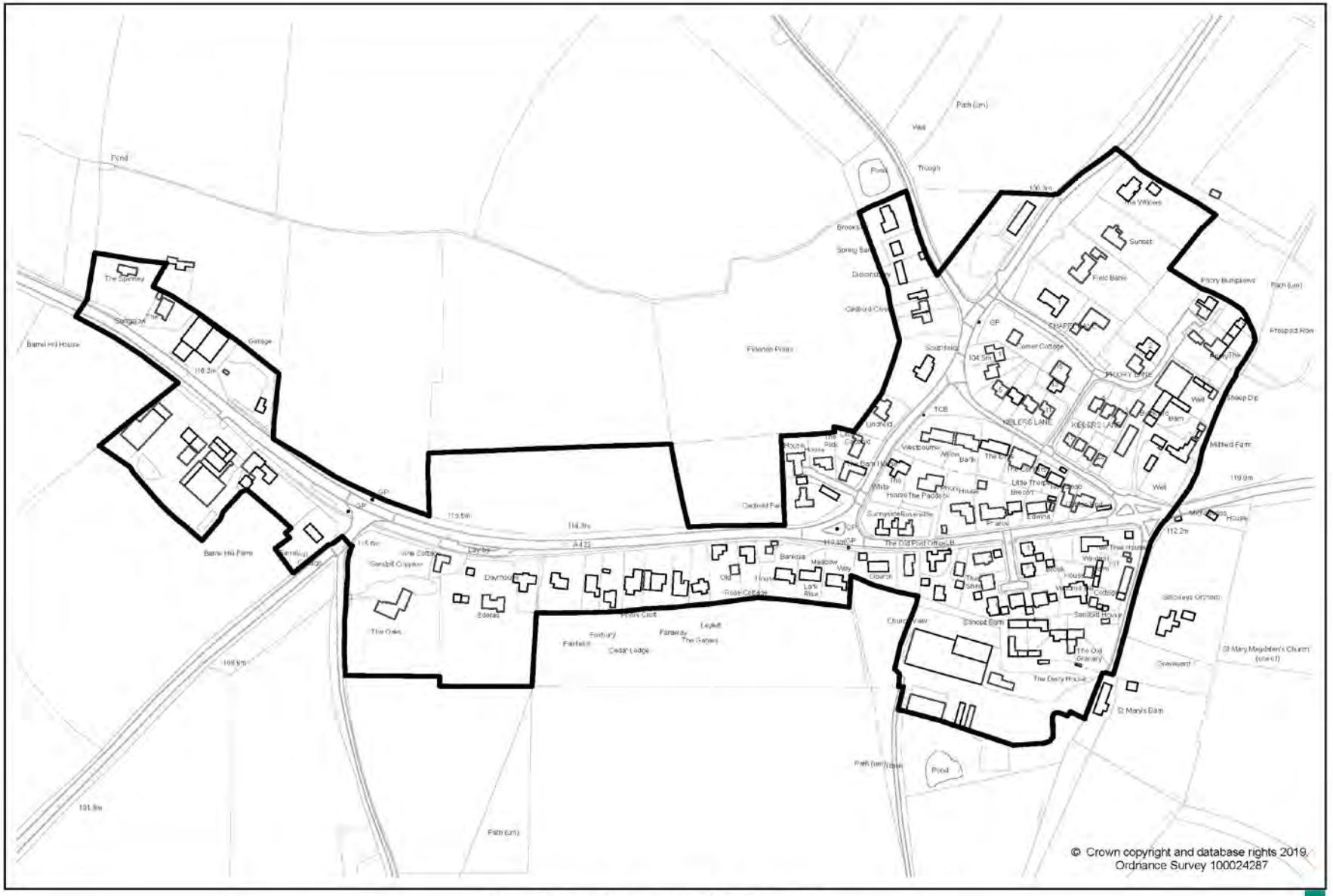
Built-Up Area Boundary - Newbold-on-Stour



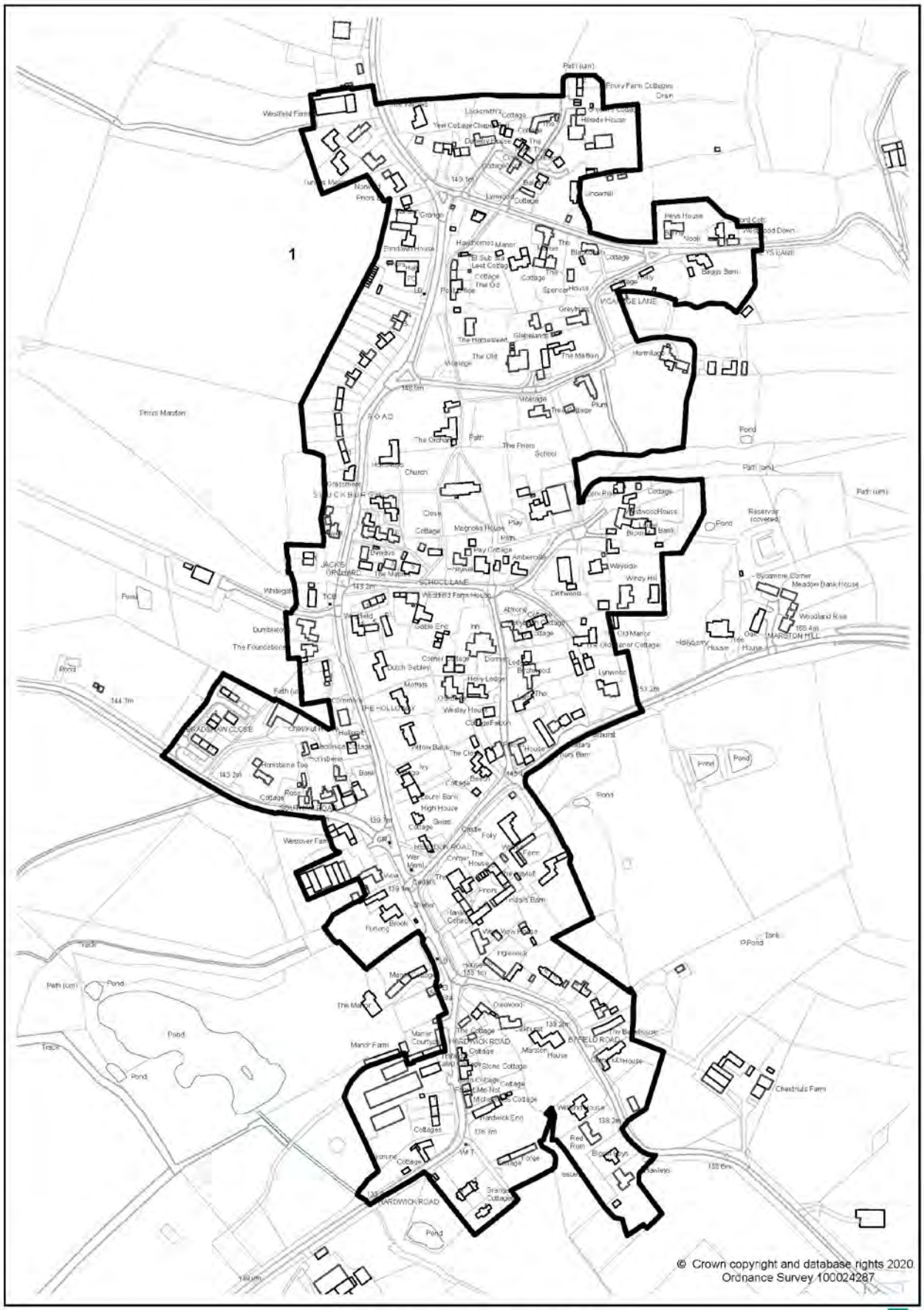
Built-Up Area Boundary - Northend



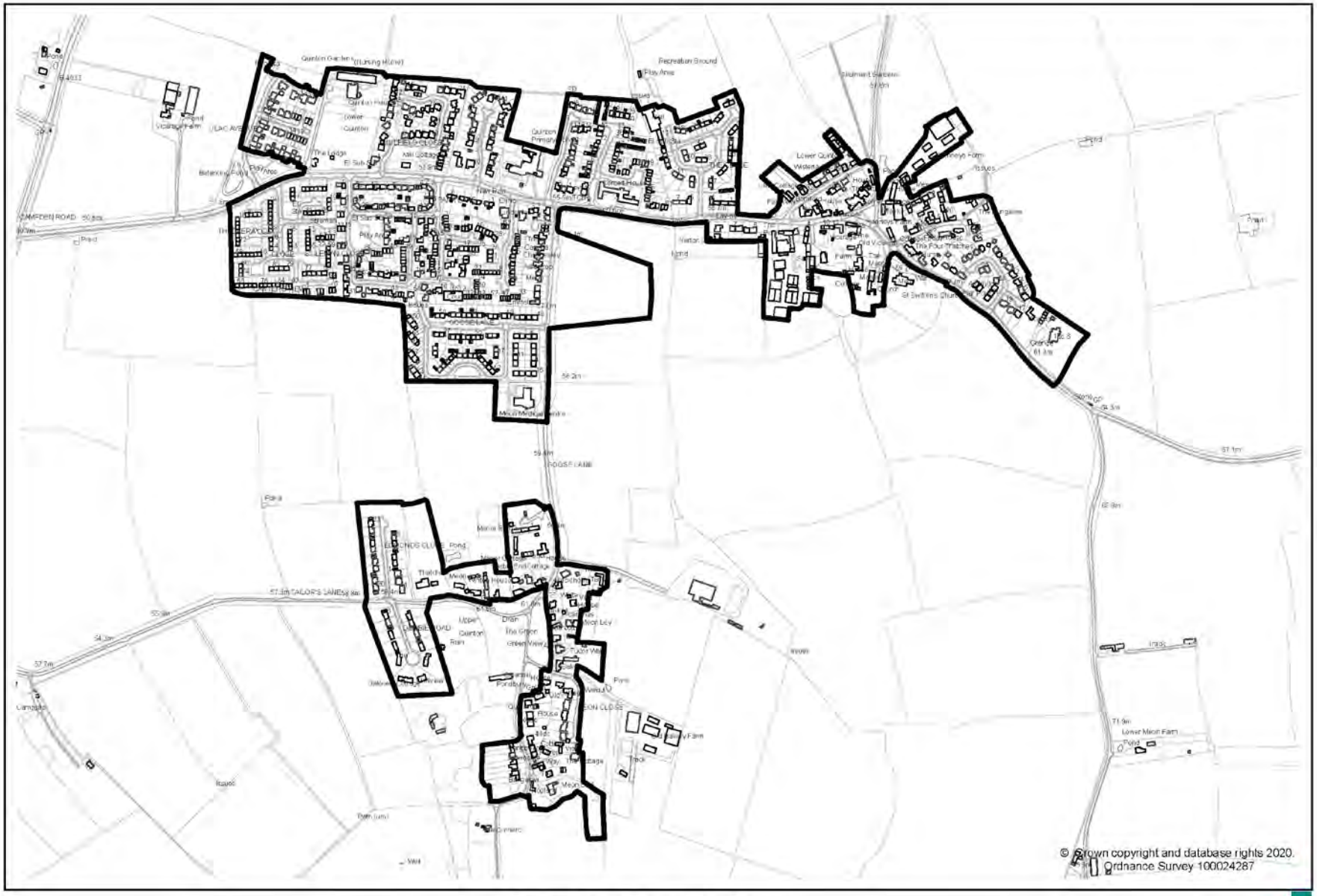
Built-Up Area Boundary - Oxhill



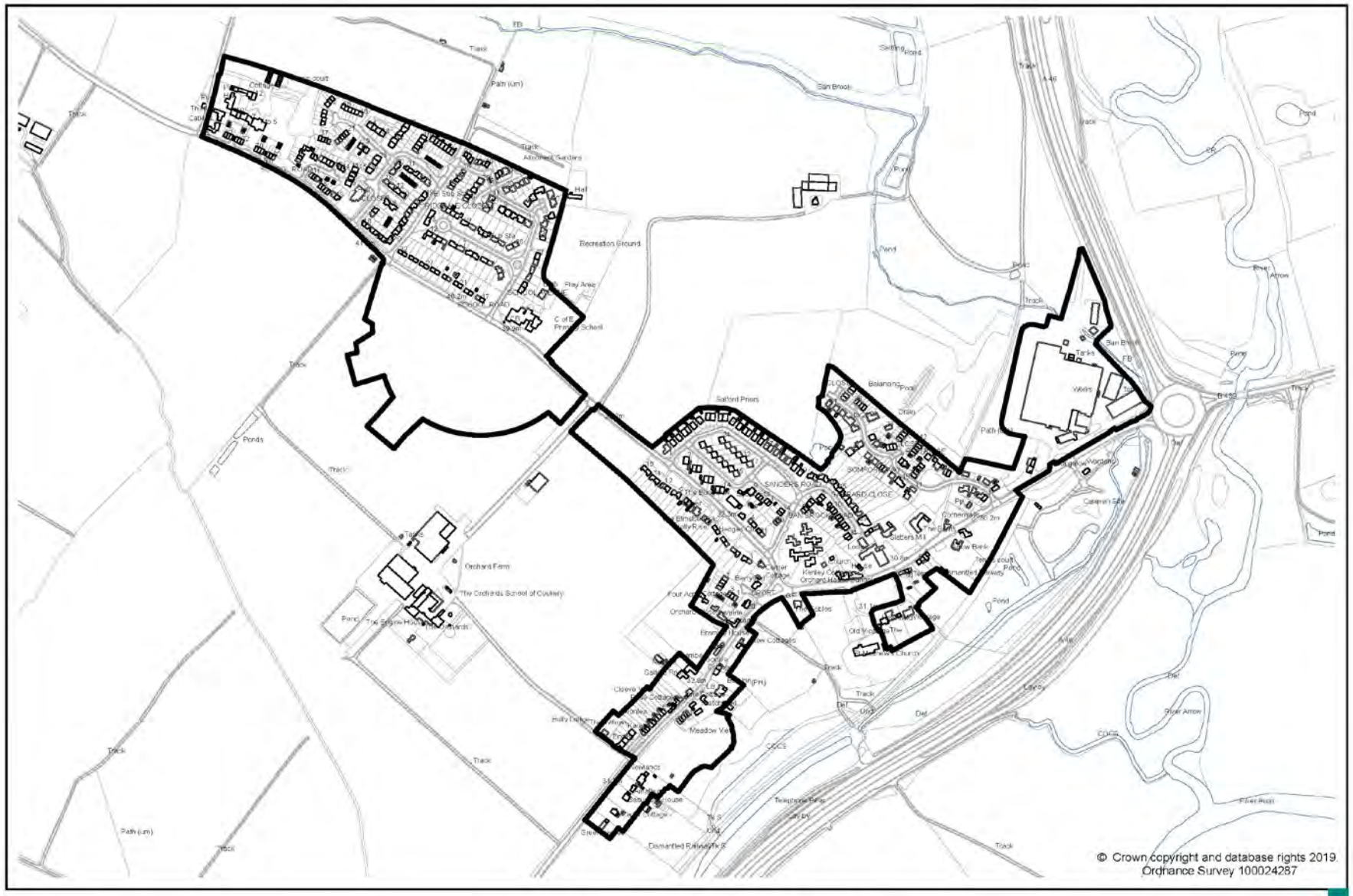
Built-Up Area Boundary - Pillerton Priors



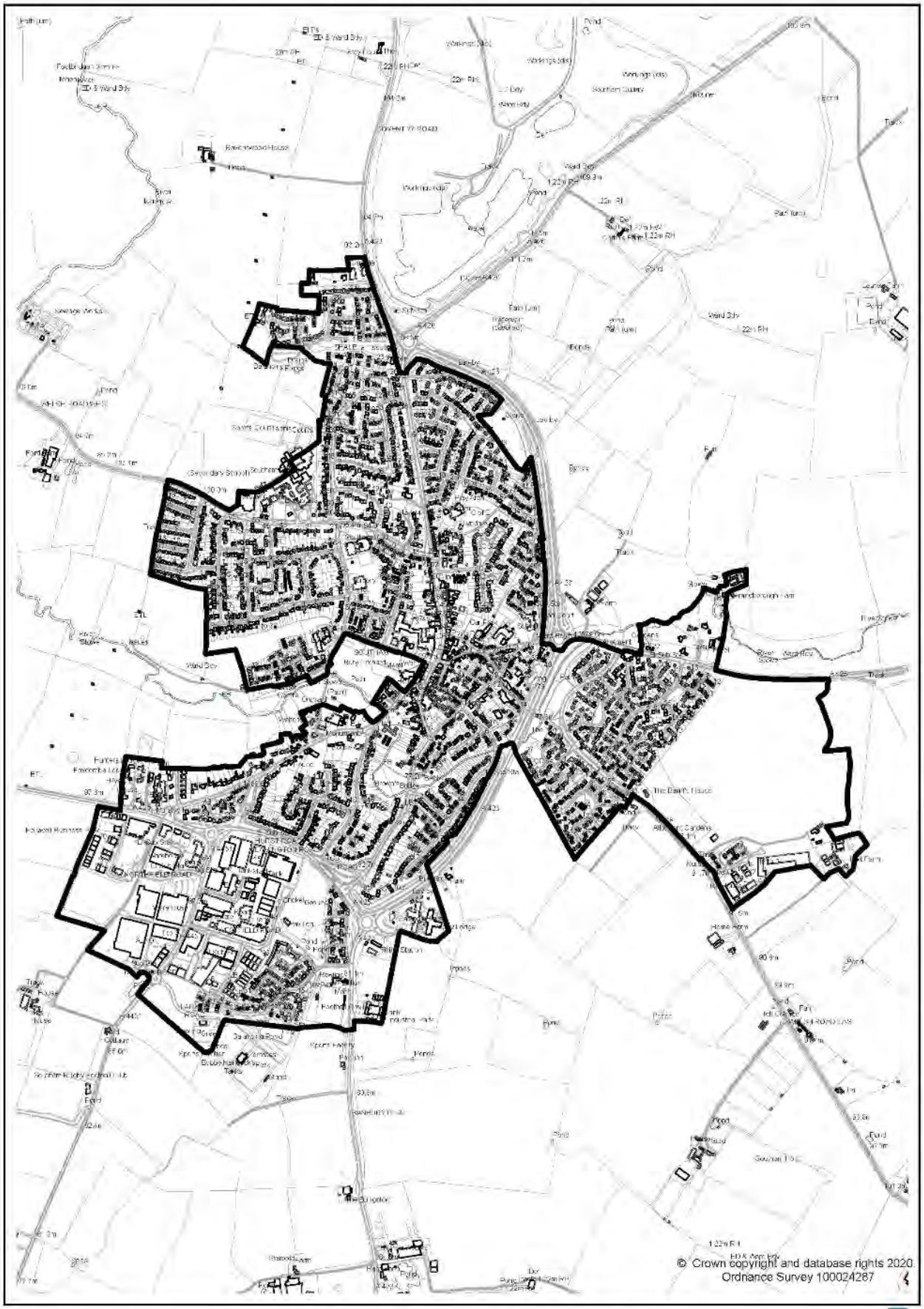
Built-Up Area Boundary - Priors Marston



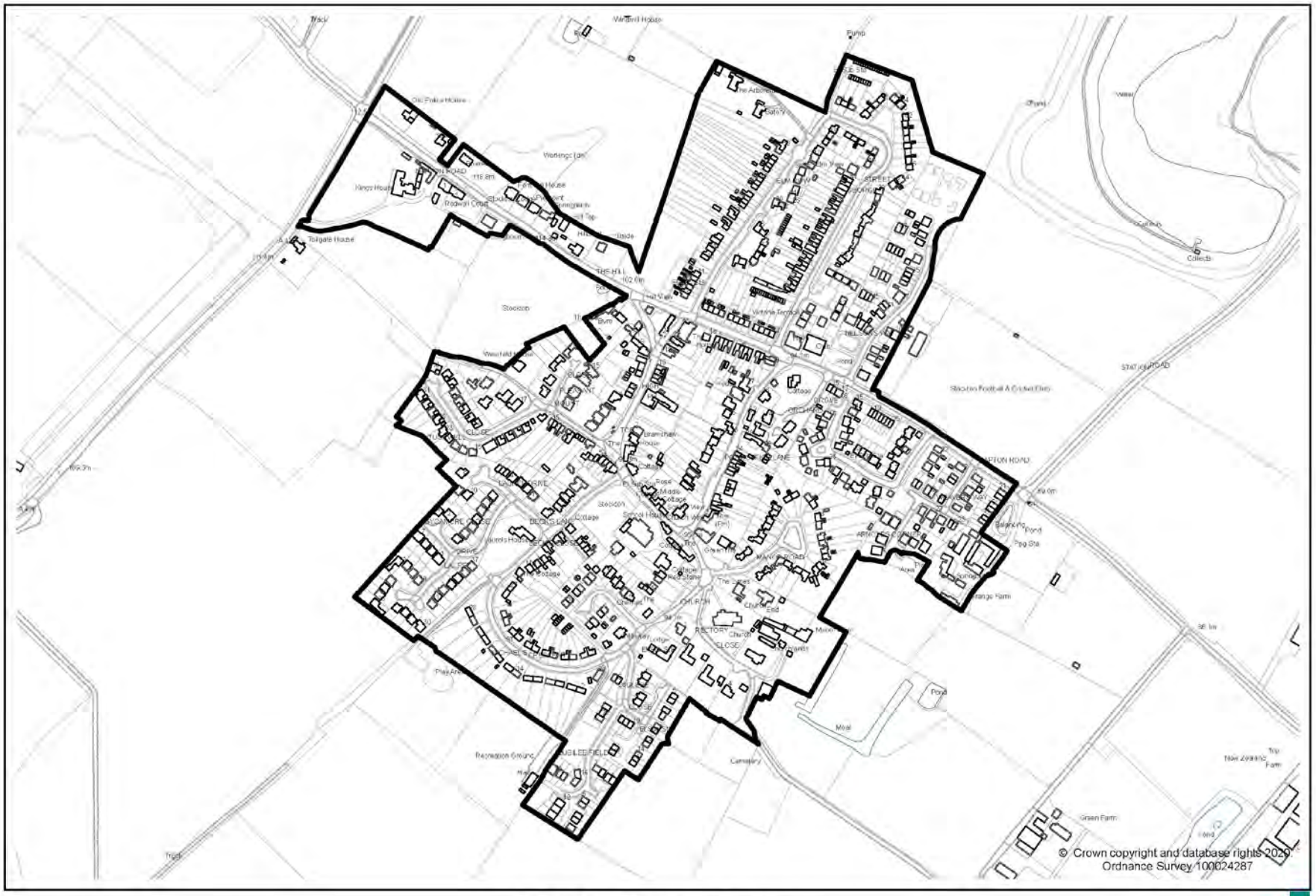
Built-Up Area Boundary - Quinton



Built-Up Area Boundary - Salford Priors

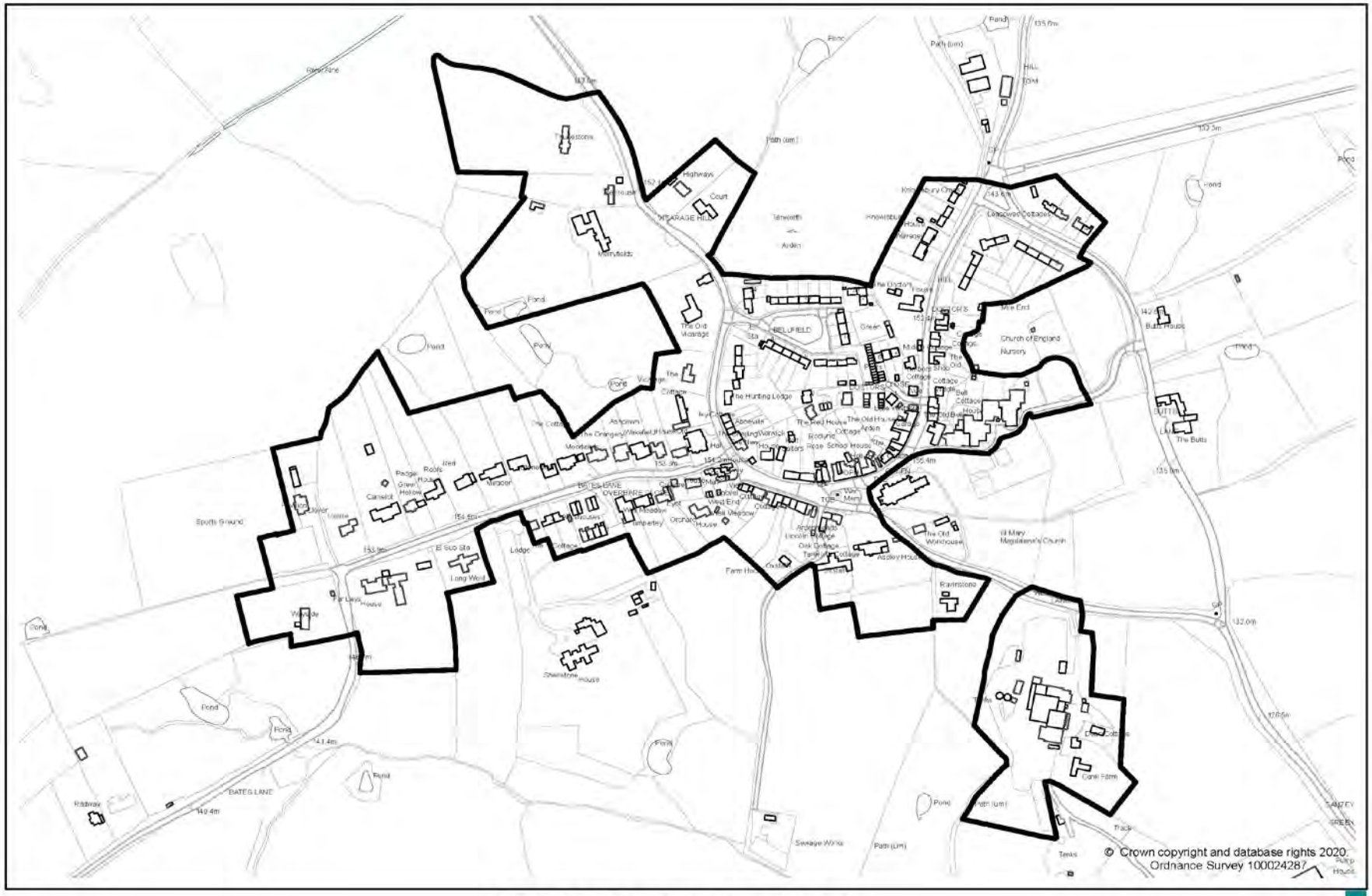


Built-Up Area Boundary - Southam



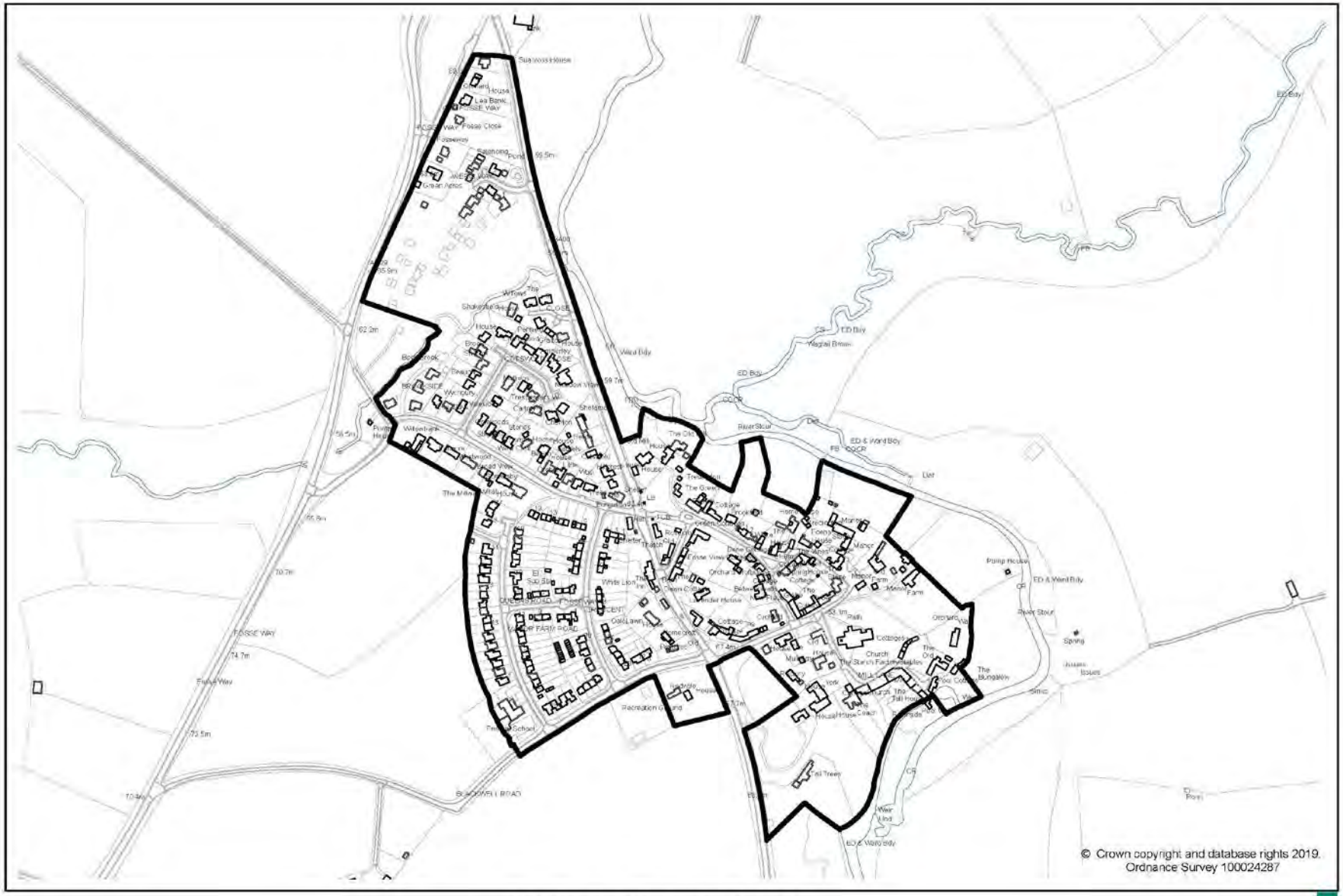
Built-Up Area Boundary - Stockton

Built-Up Area Boundary - Studley

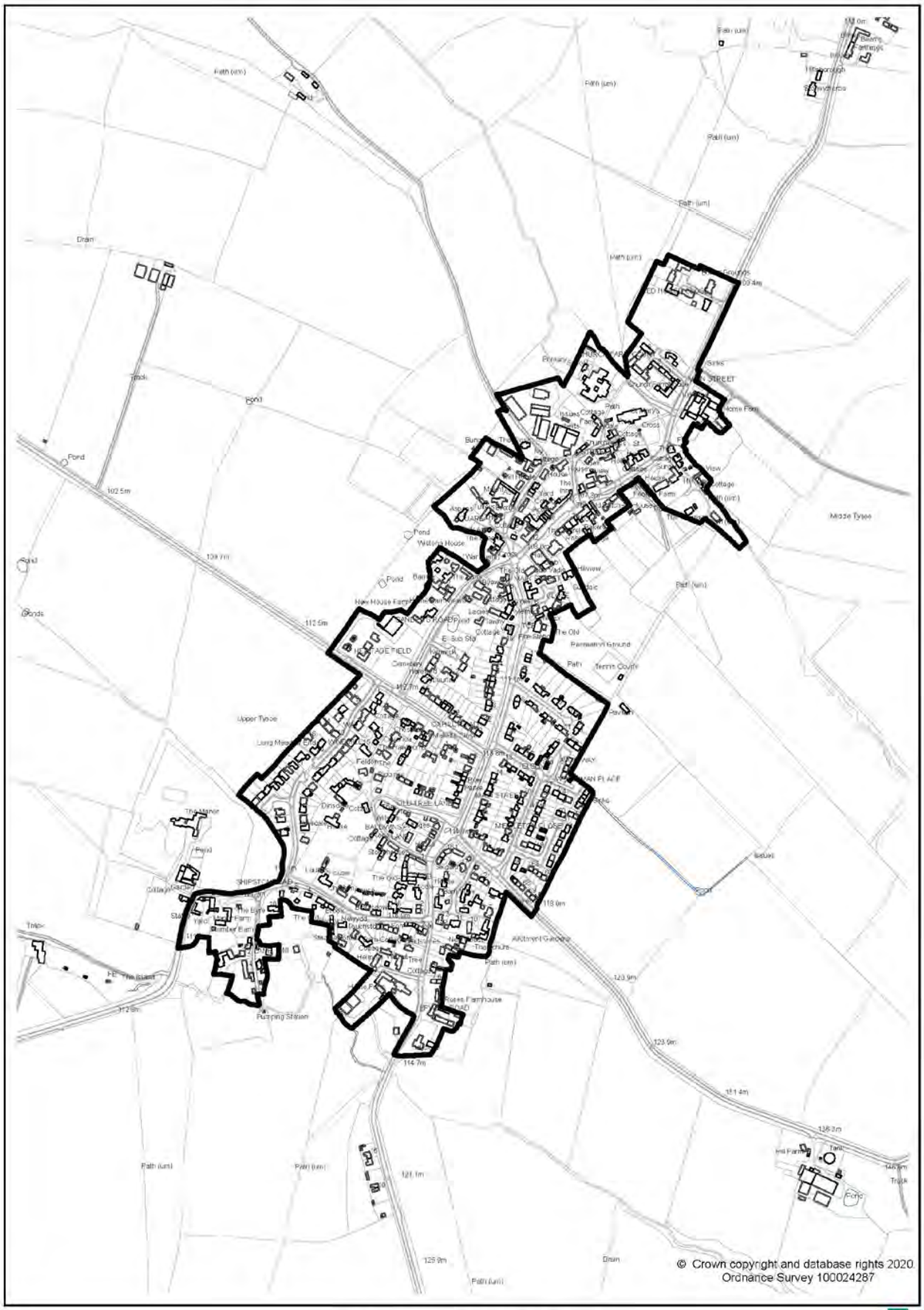


Built-Up Area Boundary - Tanworth-in-Arden

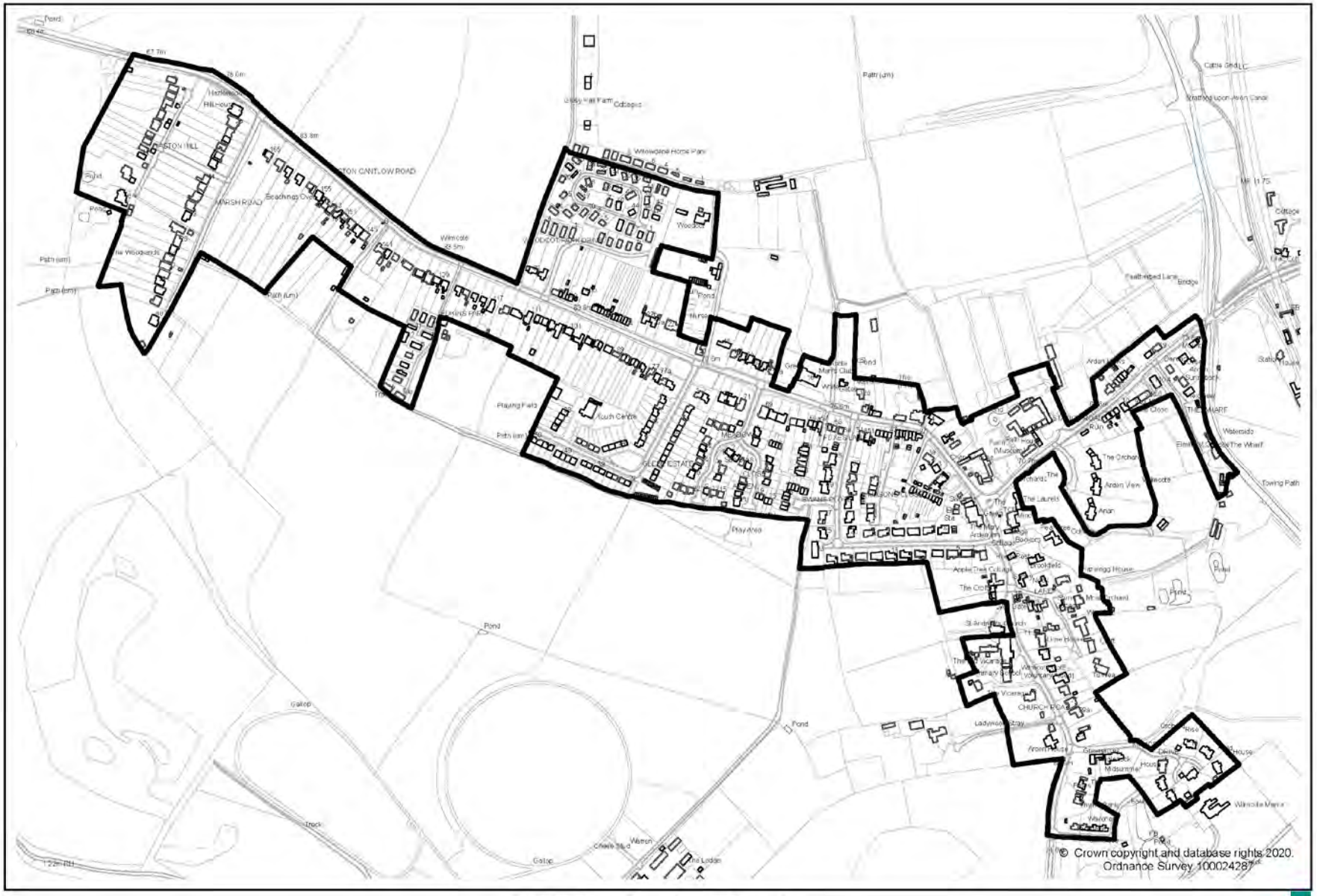
Built-Up Area Boundary - Temple Herdewyke



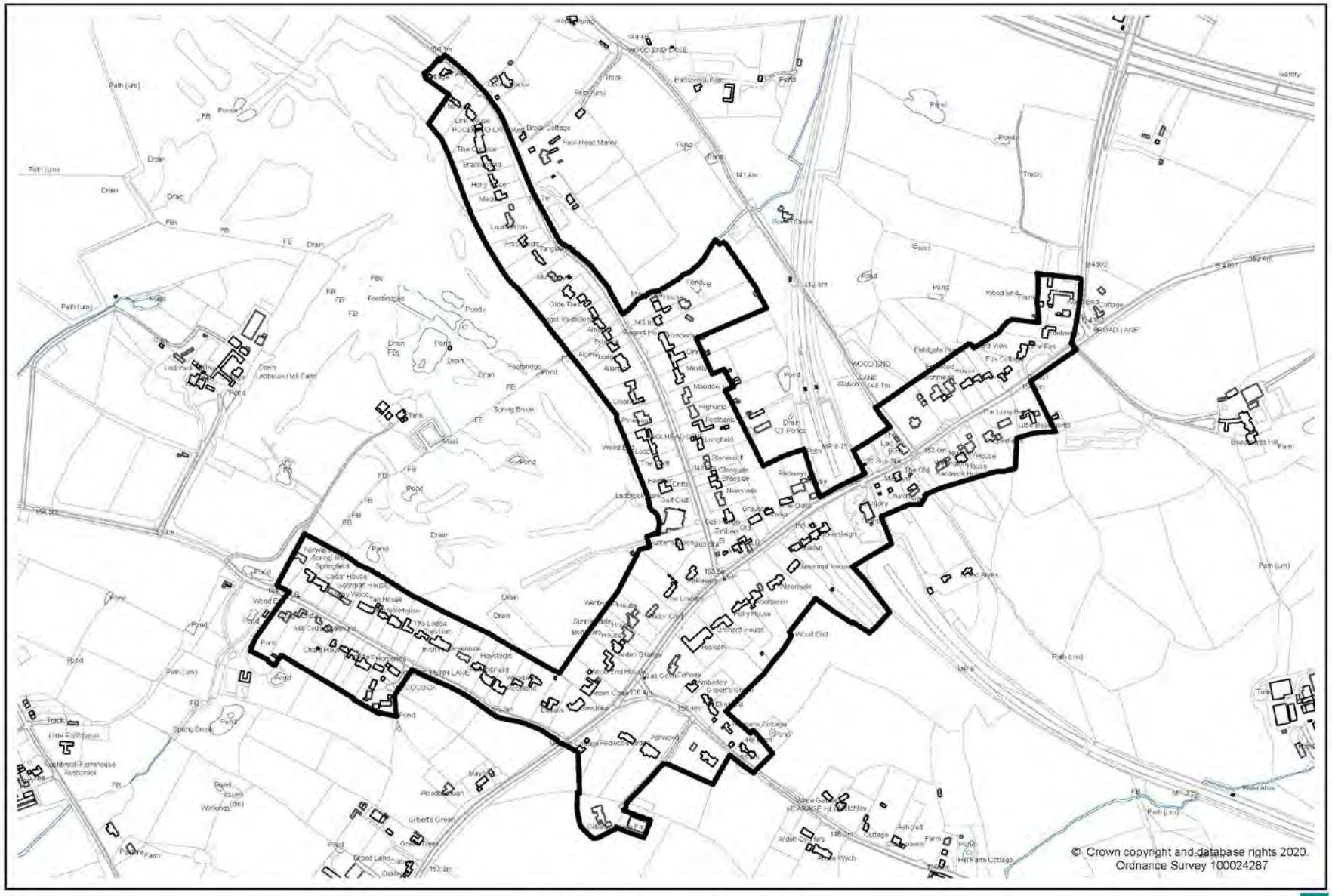
Built-Up Area Boundary - Tredington



Built-Up Area Boundary - Tysoe

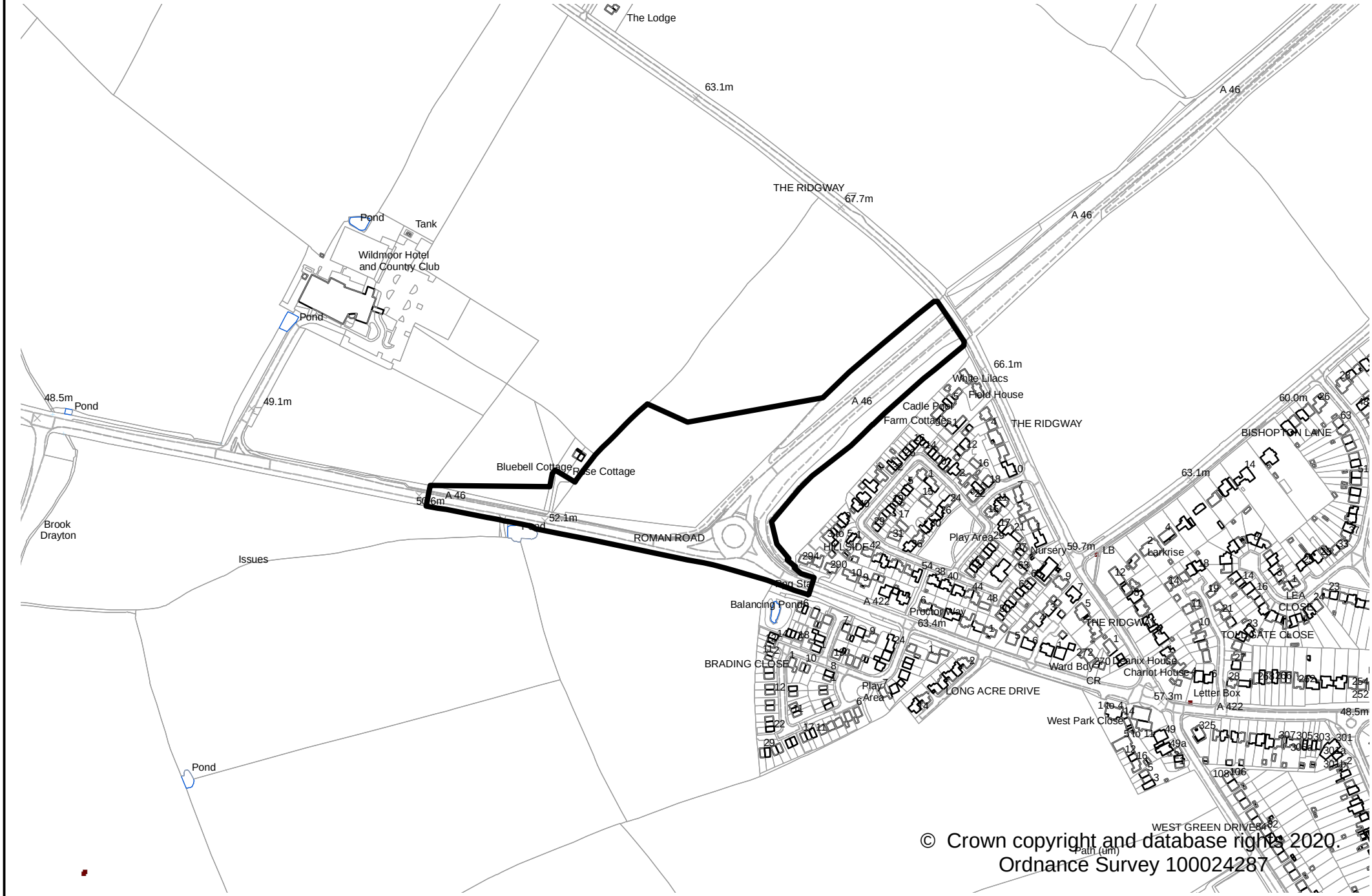


Built-Up Area Boundary - Wilmcote



Built-Up Area Boundary - Wood End

Part D: A46 Safeguarding



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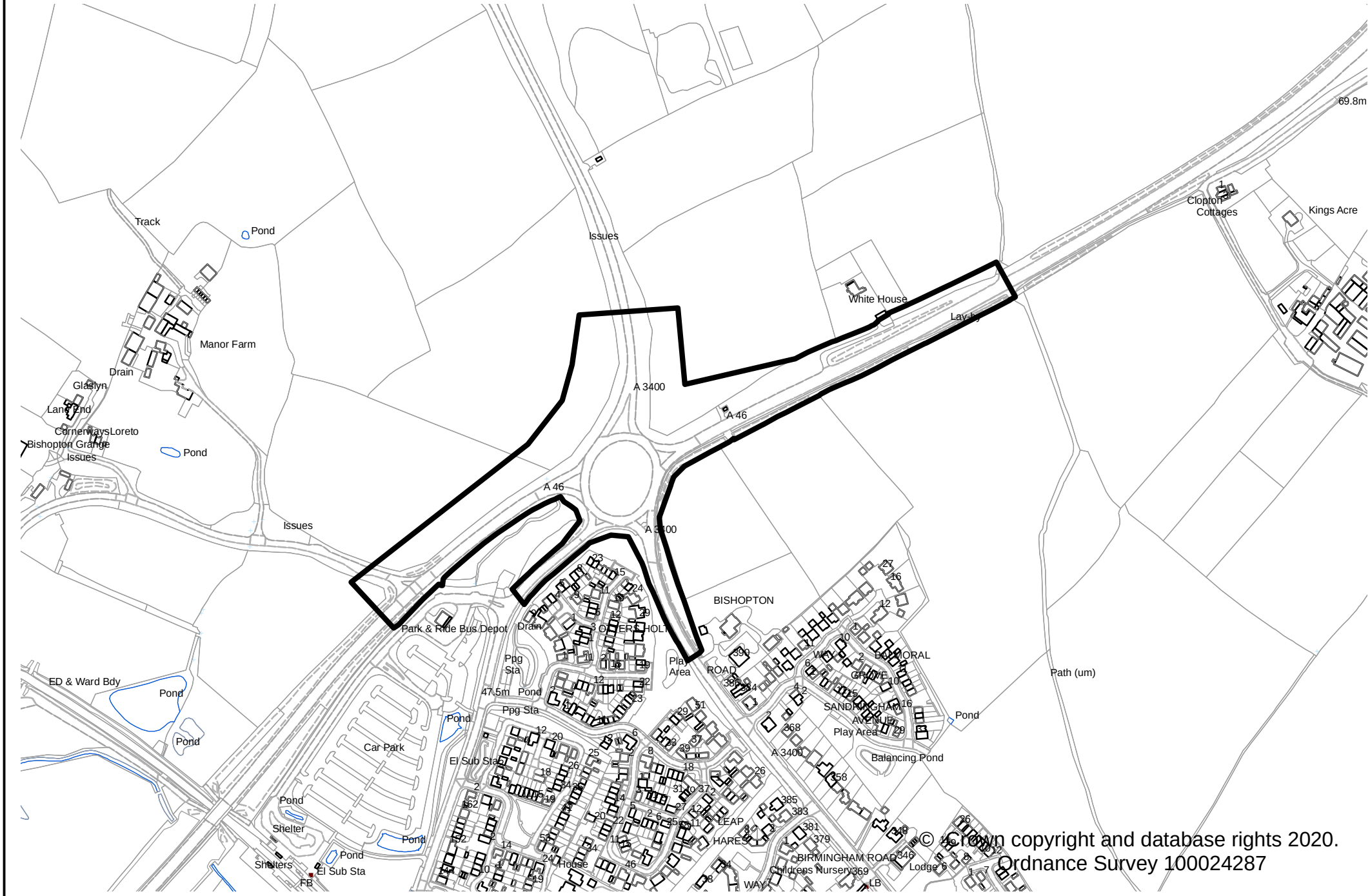
1. A46 Safeguarding - Wildmoor

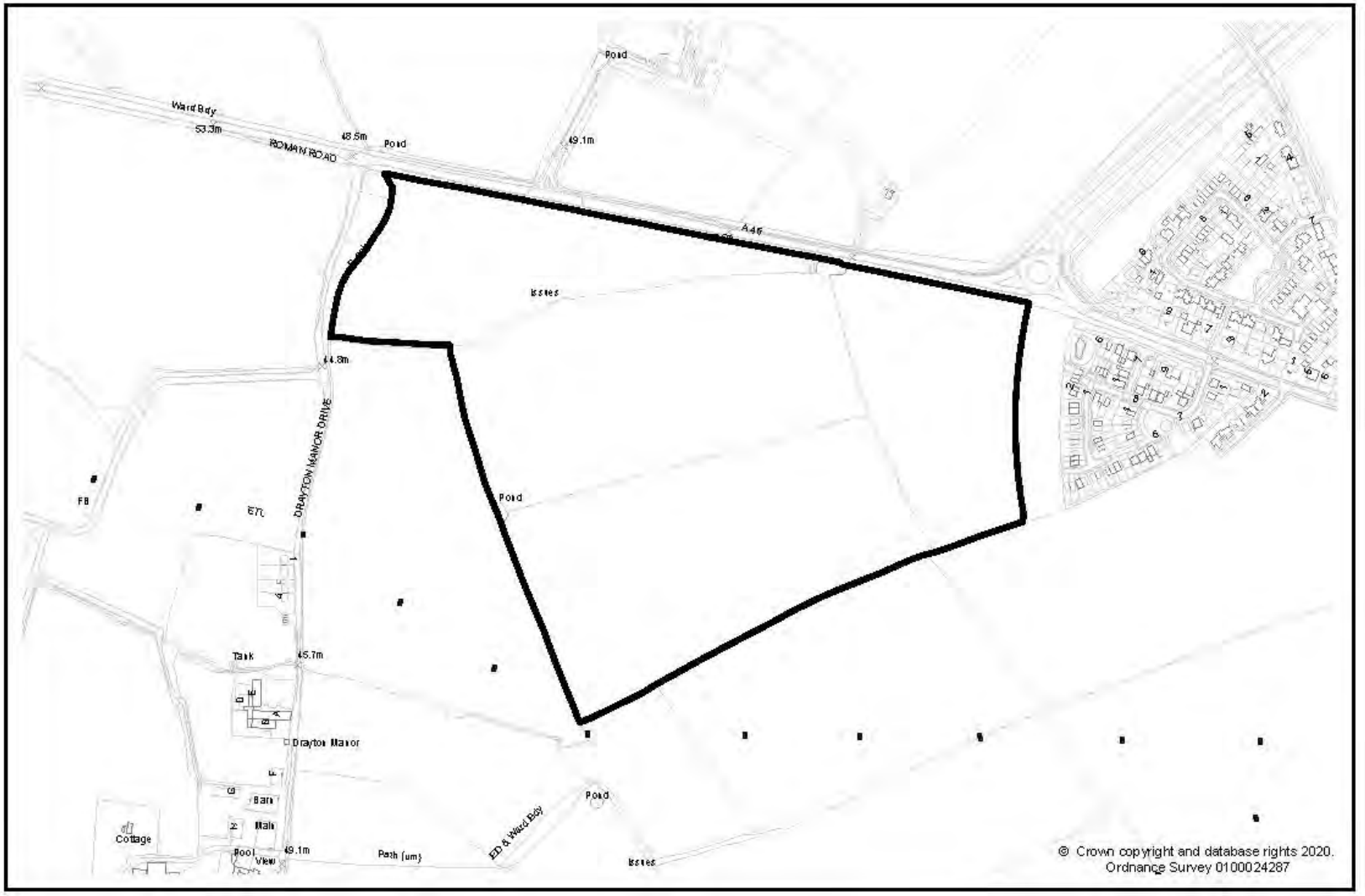


2. A46 Safeguarding - Bishopton

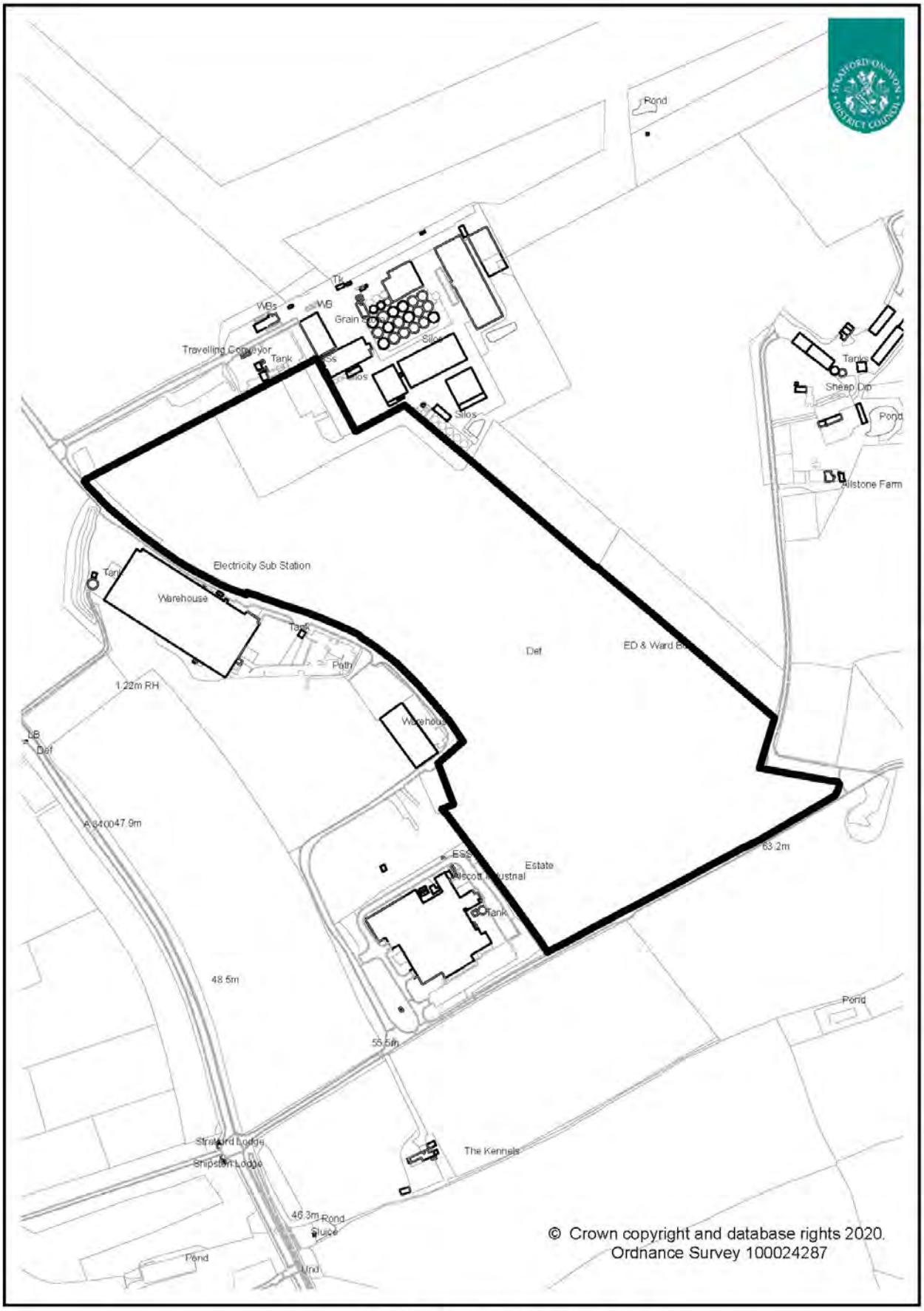
Part E: Specific Site Proposals

Explanatory Note:

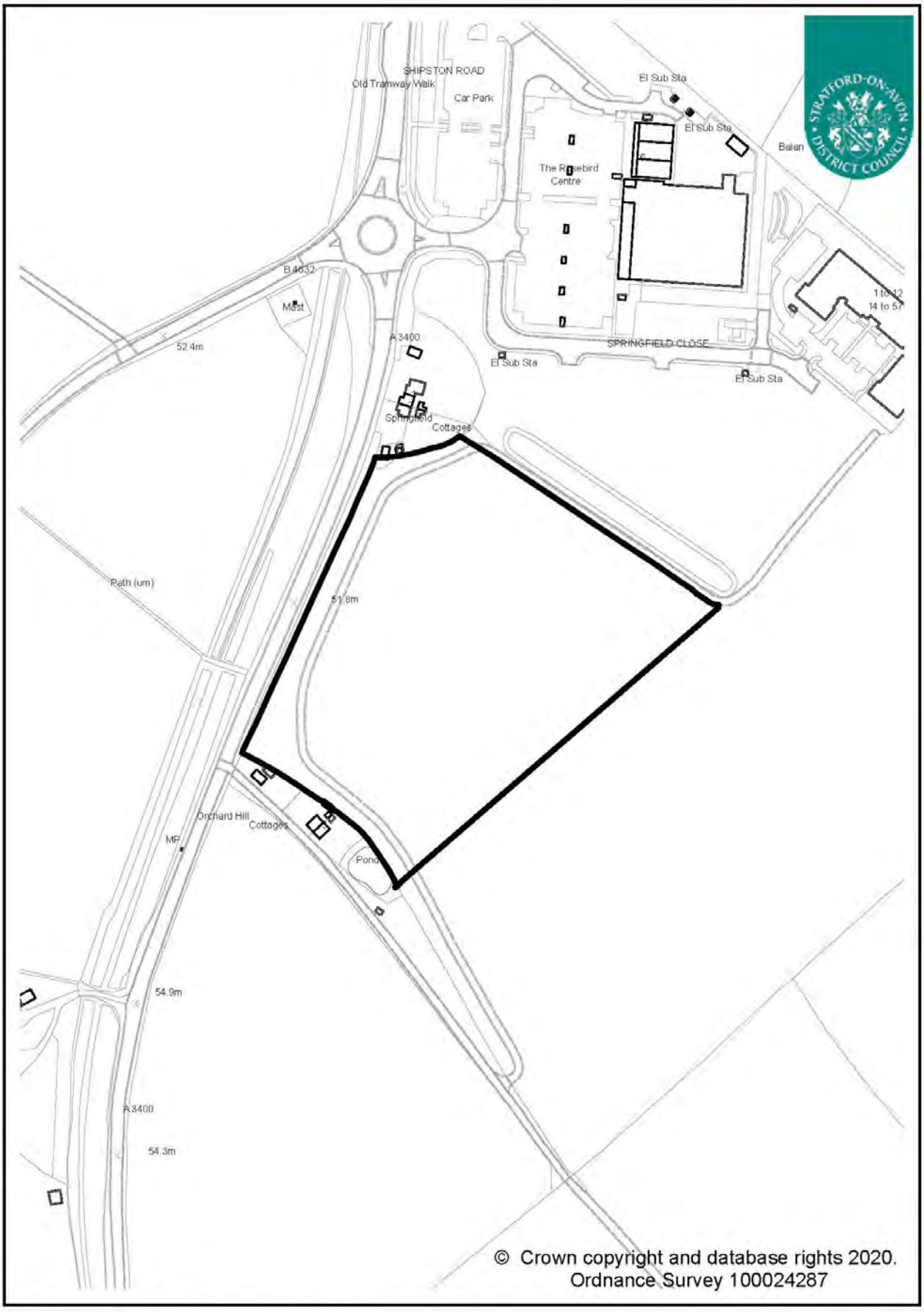
The cross hatching on the maps for Proposals RURAL.2 and RURAL.5 represents the specific part of the site that is appropriate for development due to environmental or other constraints on the remainder. For those with no hatching, the whole area is suitable for development subject to the specific requirements identified in their respective Proposals in Section 7 of the Plan.



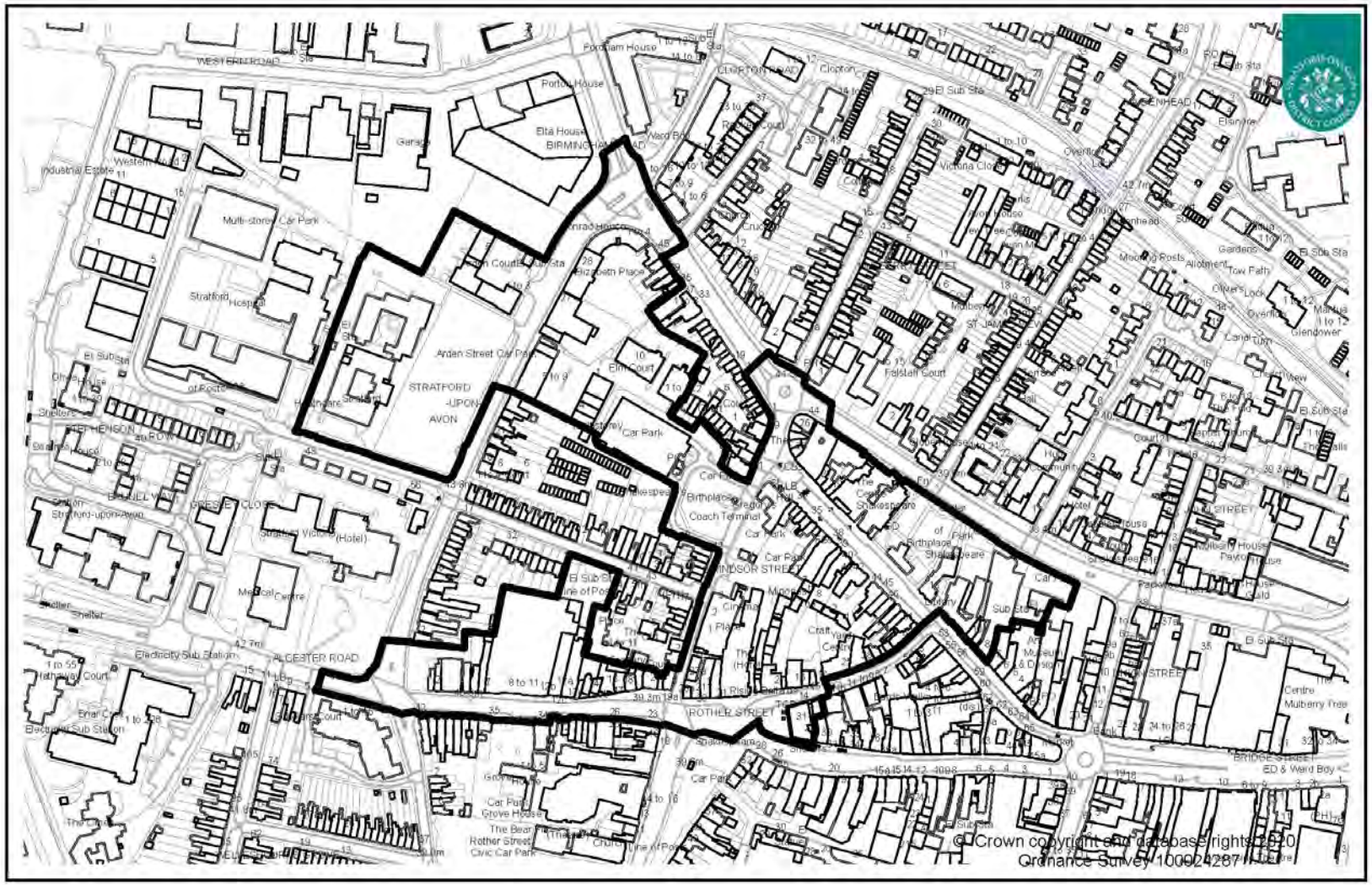
SUA.2: Land South of Alcester Road, Stratford-upon-Avon



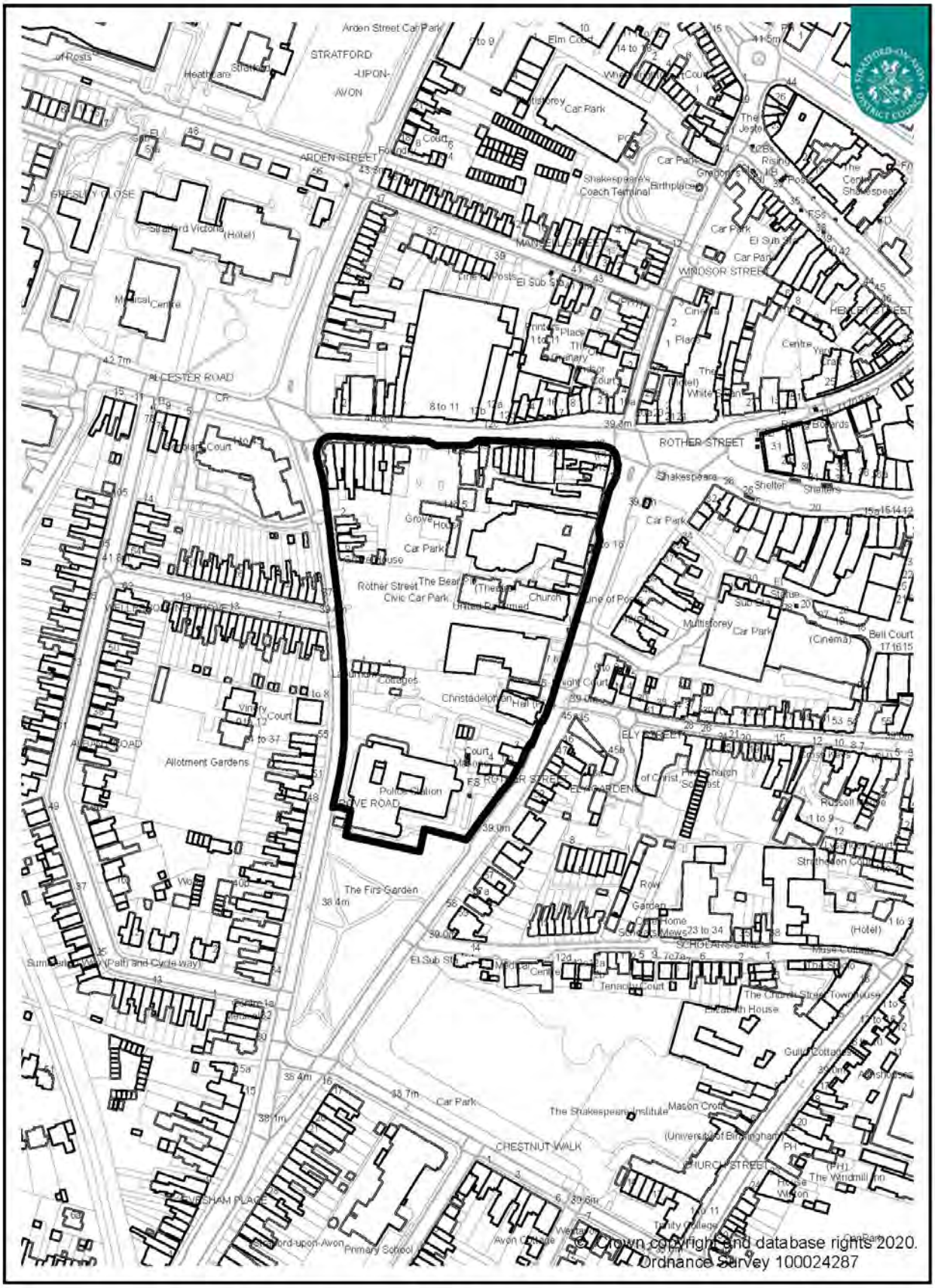
SUA.4: Atherstone Airfield



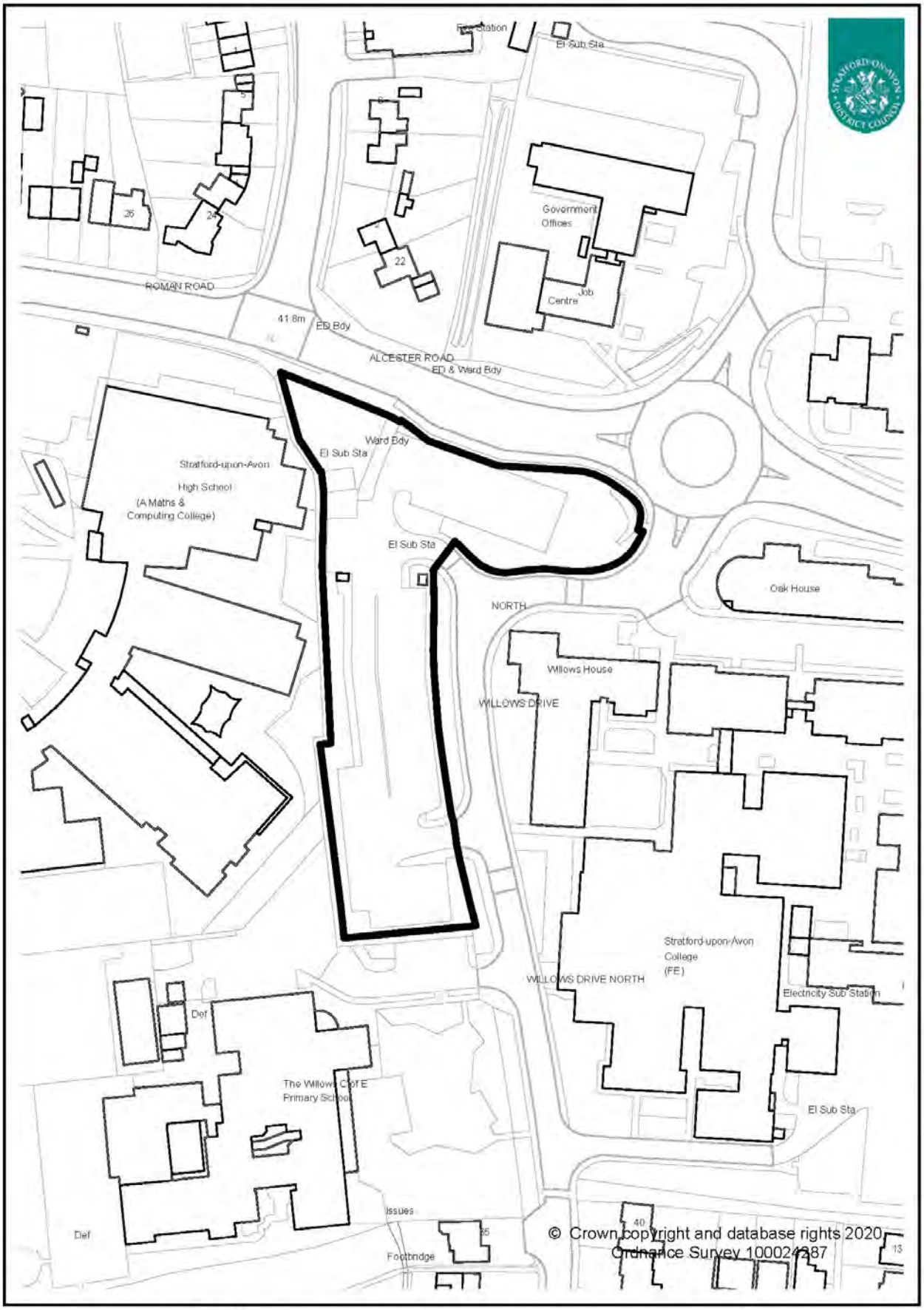
SUA.5: Land East of Shipston Road, Stratford-upon-Avon



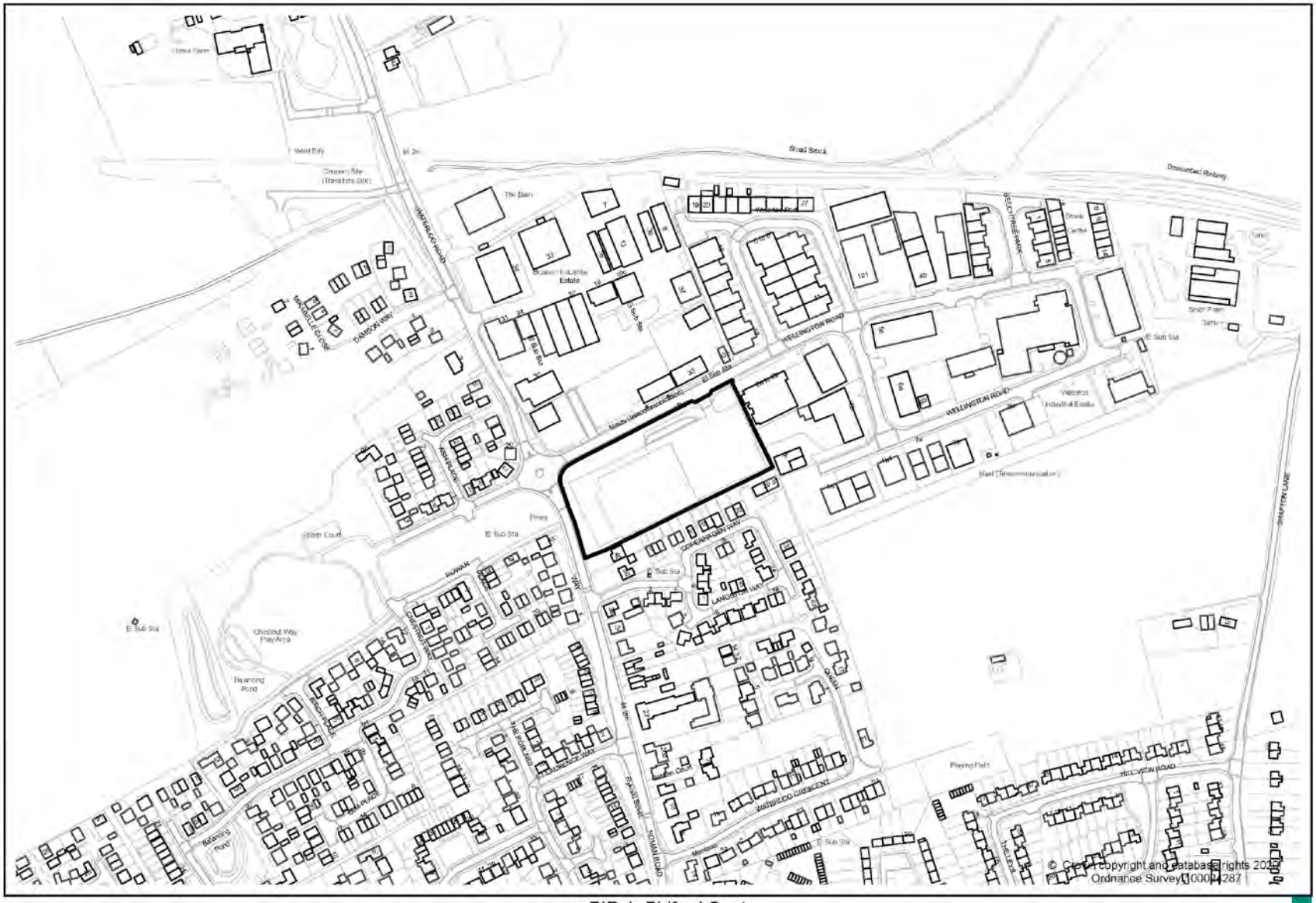
SUA.6: Stratford-upon-Avon Gateway



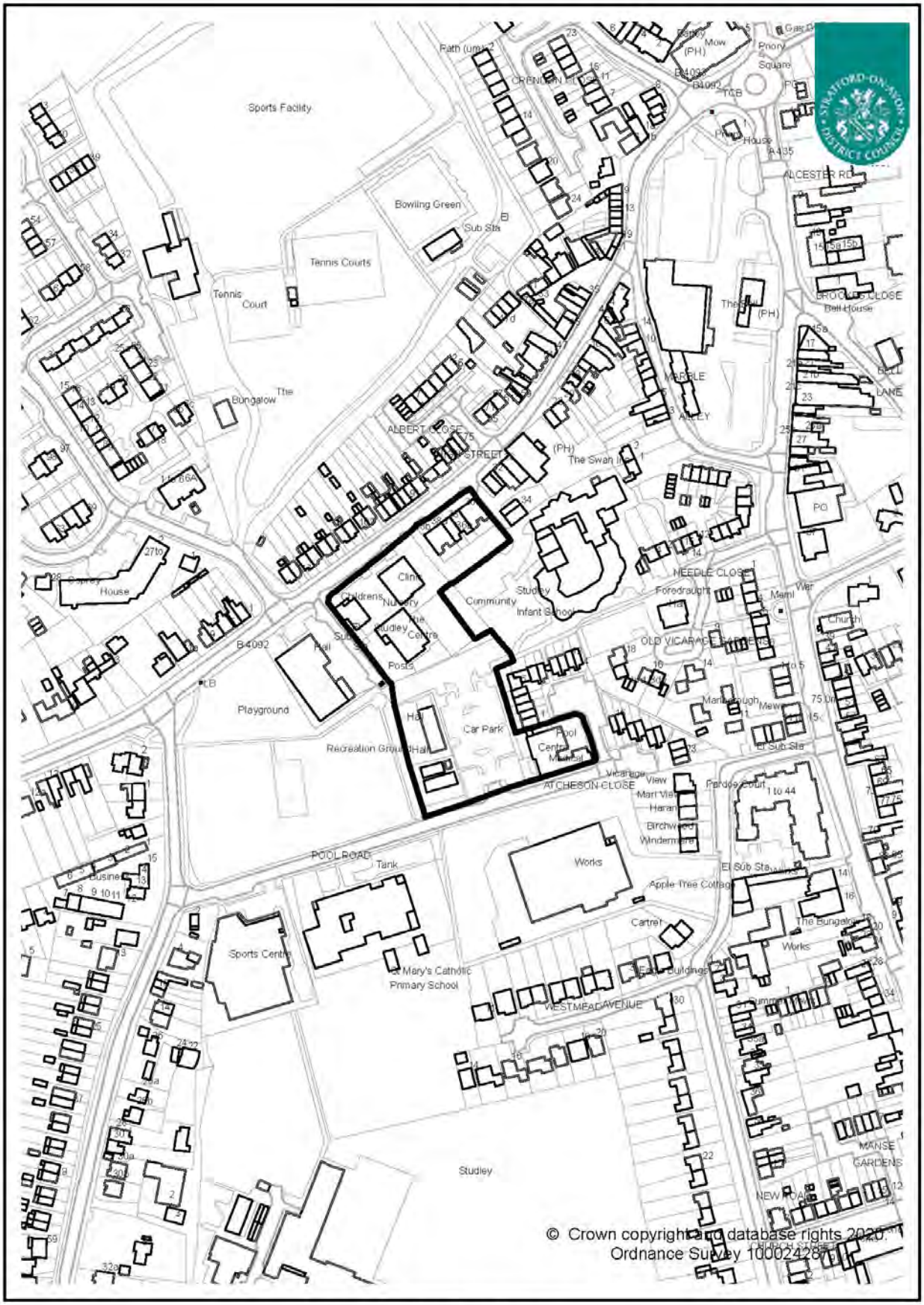
SUA.7: Rother Street/Grove Road, Stratford-upon-Avon



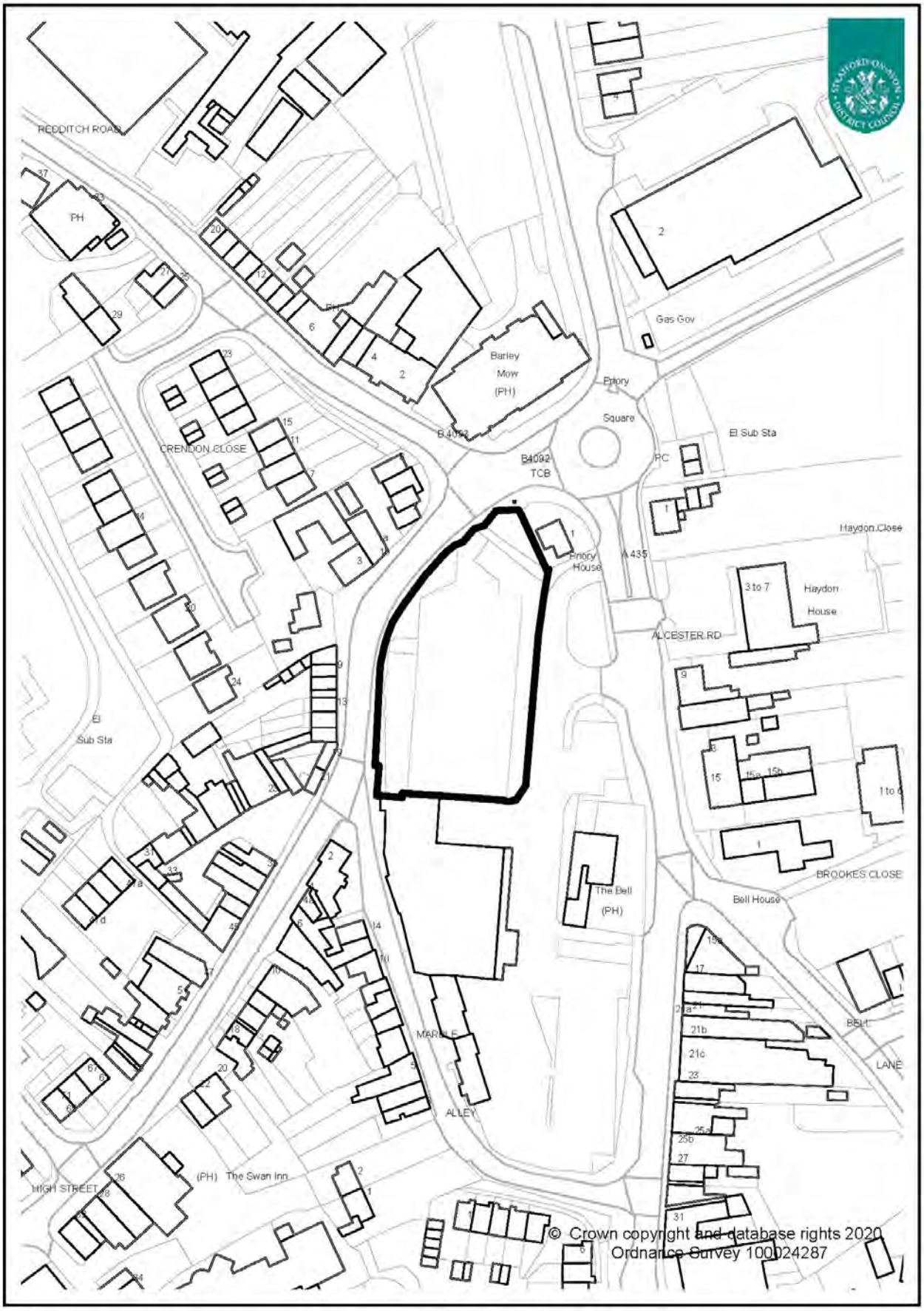
SUA.8: Land at Stratford-upon-Avon College, Alcester Road, Stratford-upon-Avon



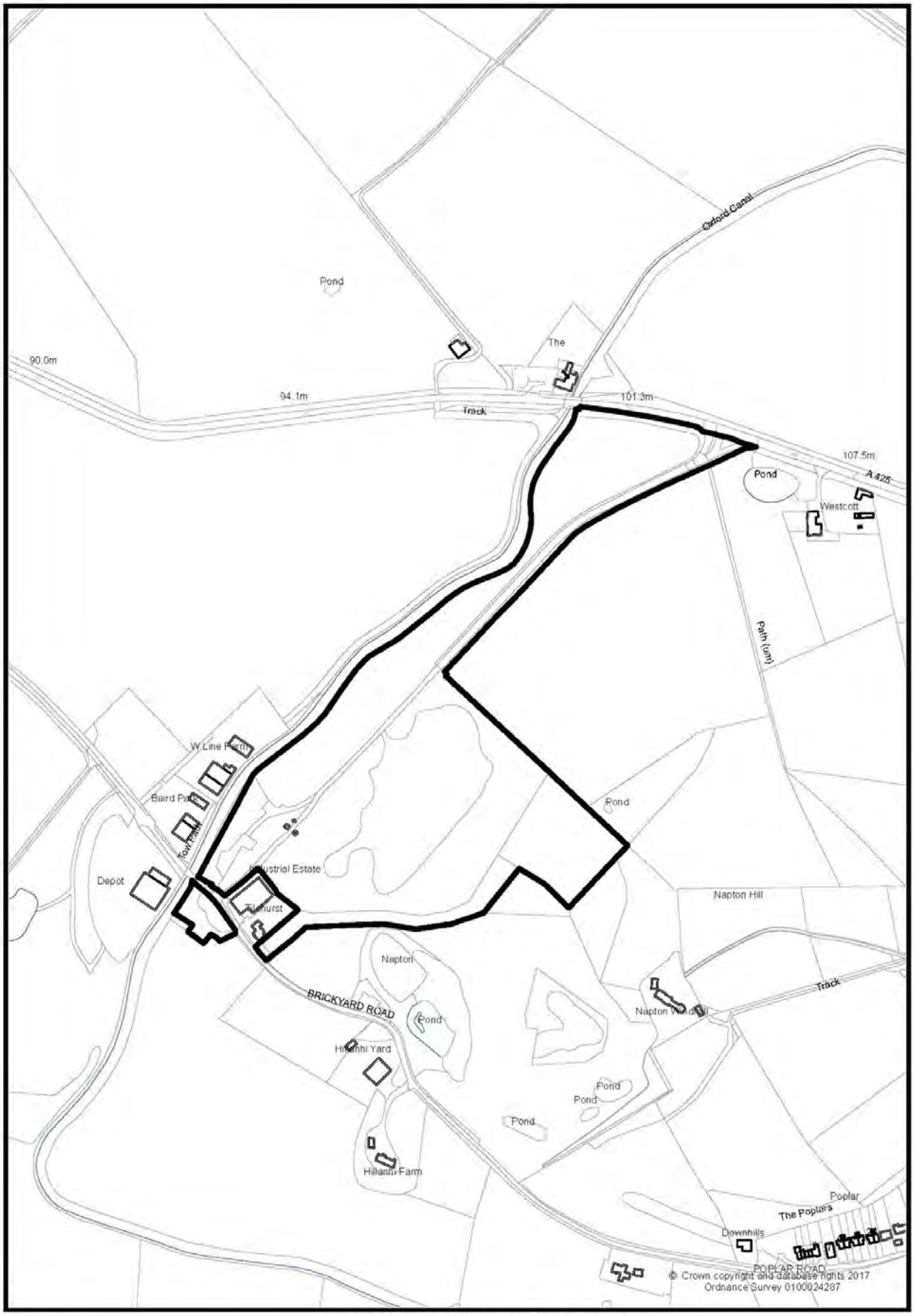
BID.1: Bidford Centre



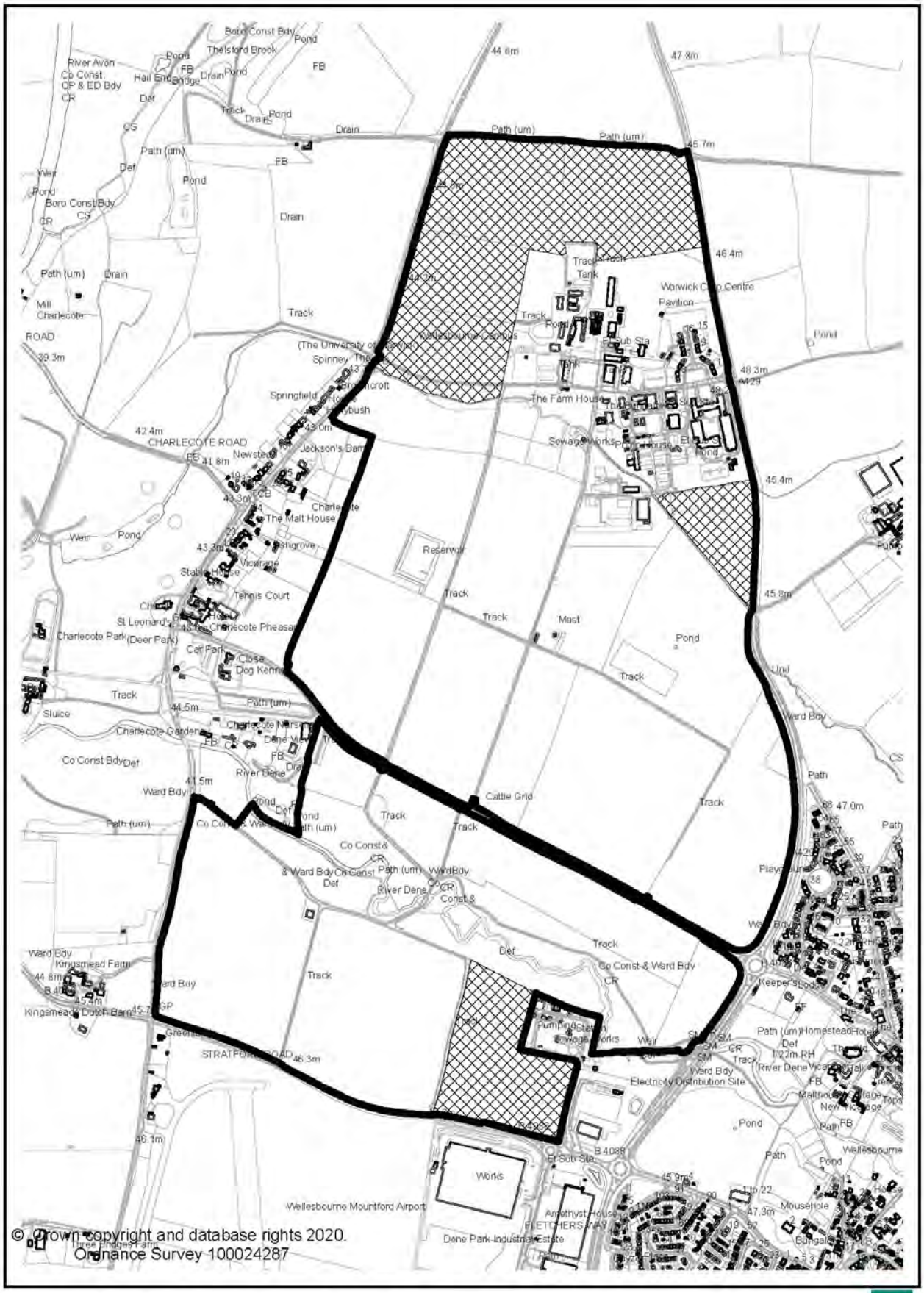
STUD.1: Studley Centre



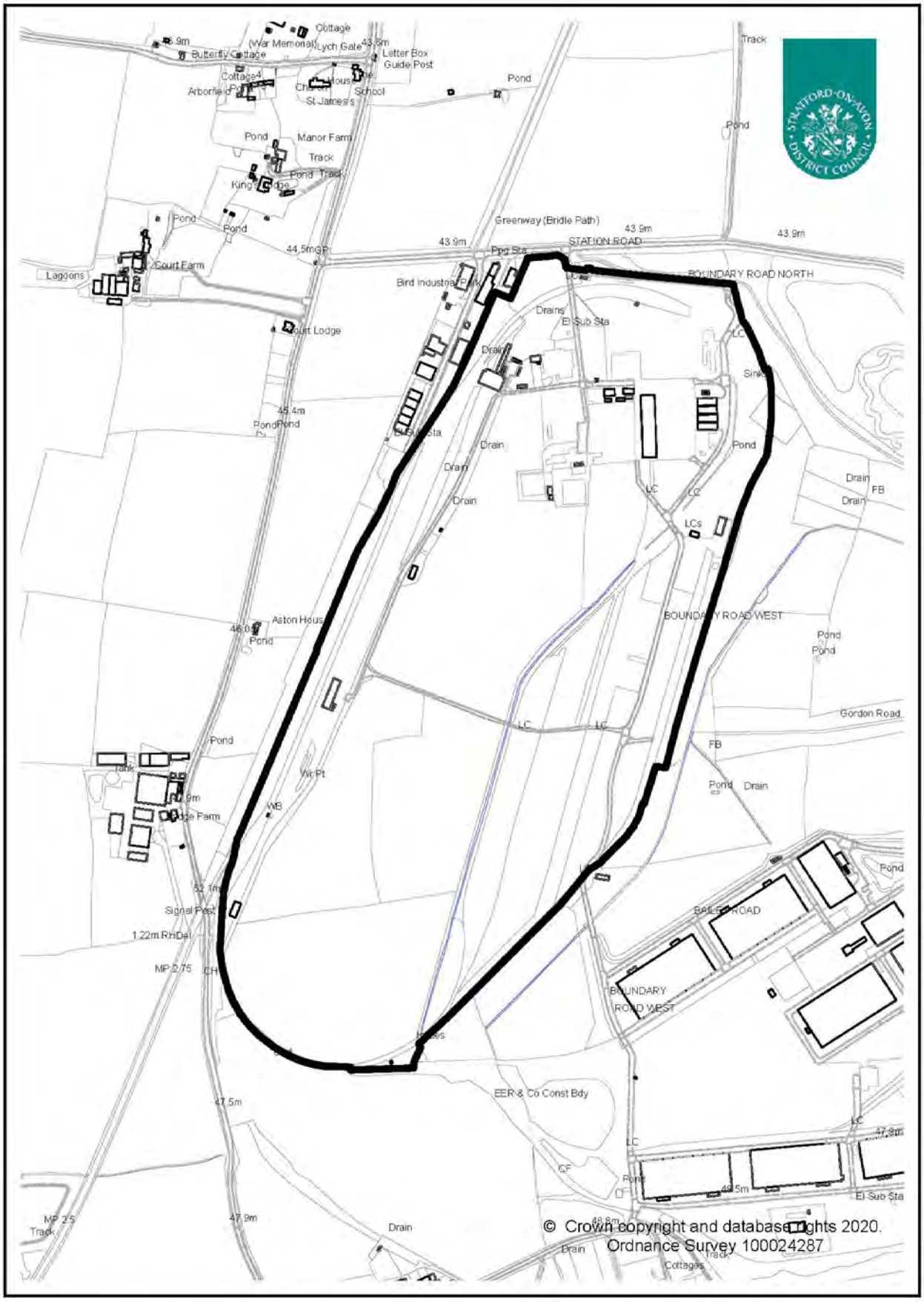
STUD.2: High Street, Studley



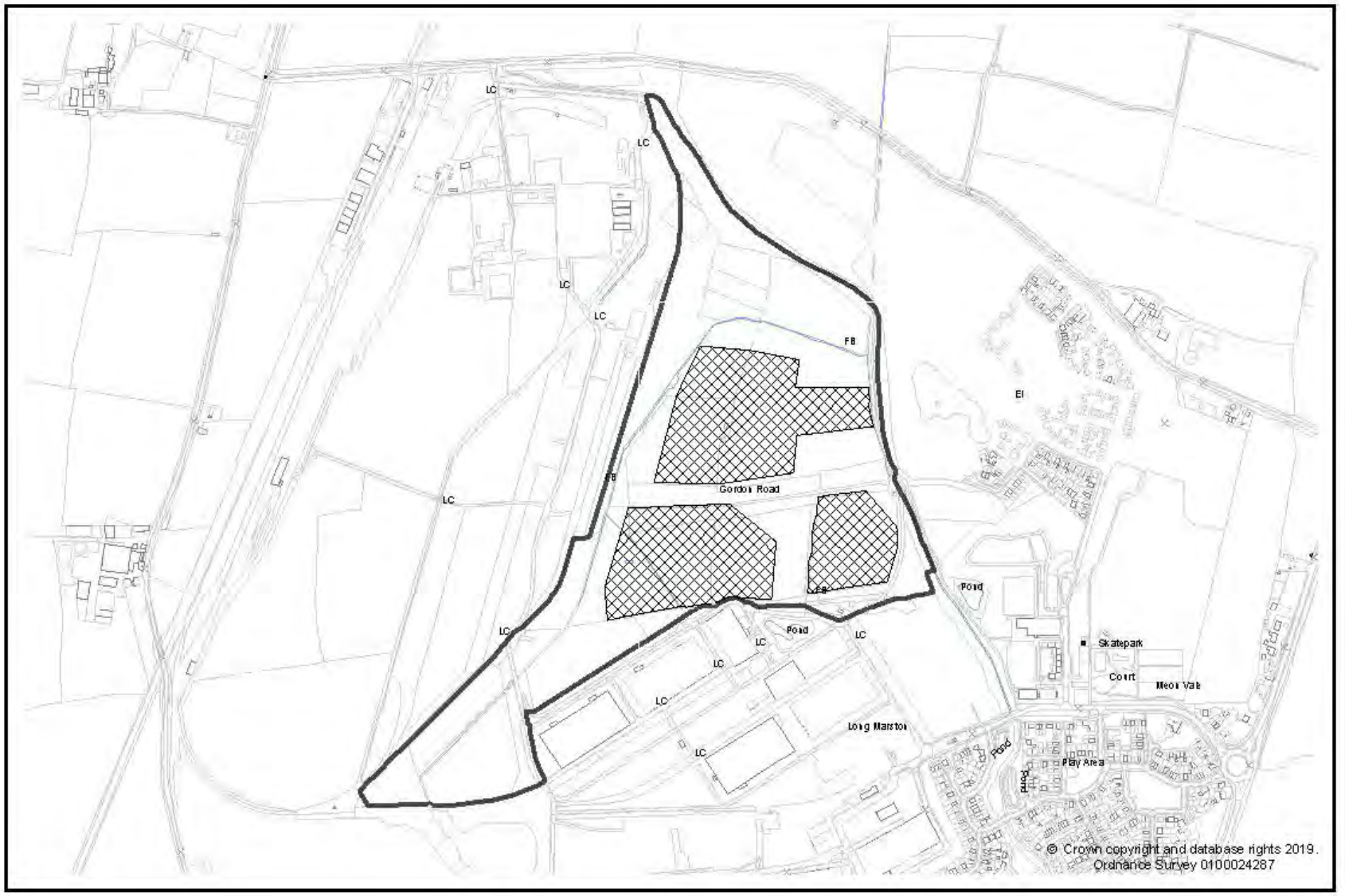
RURAL.1: Napton Brickworks



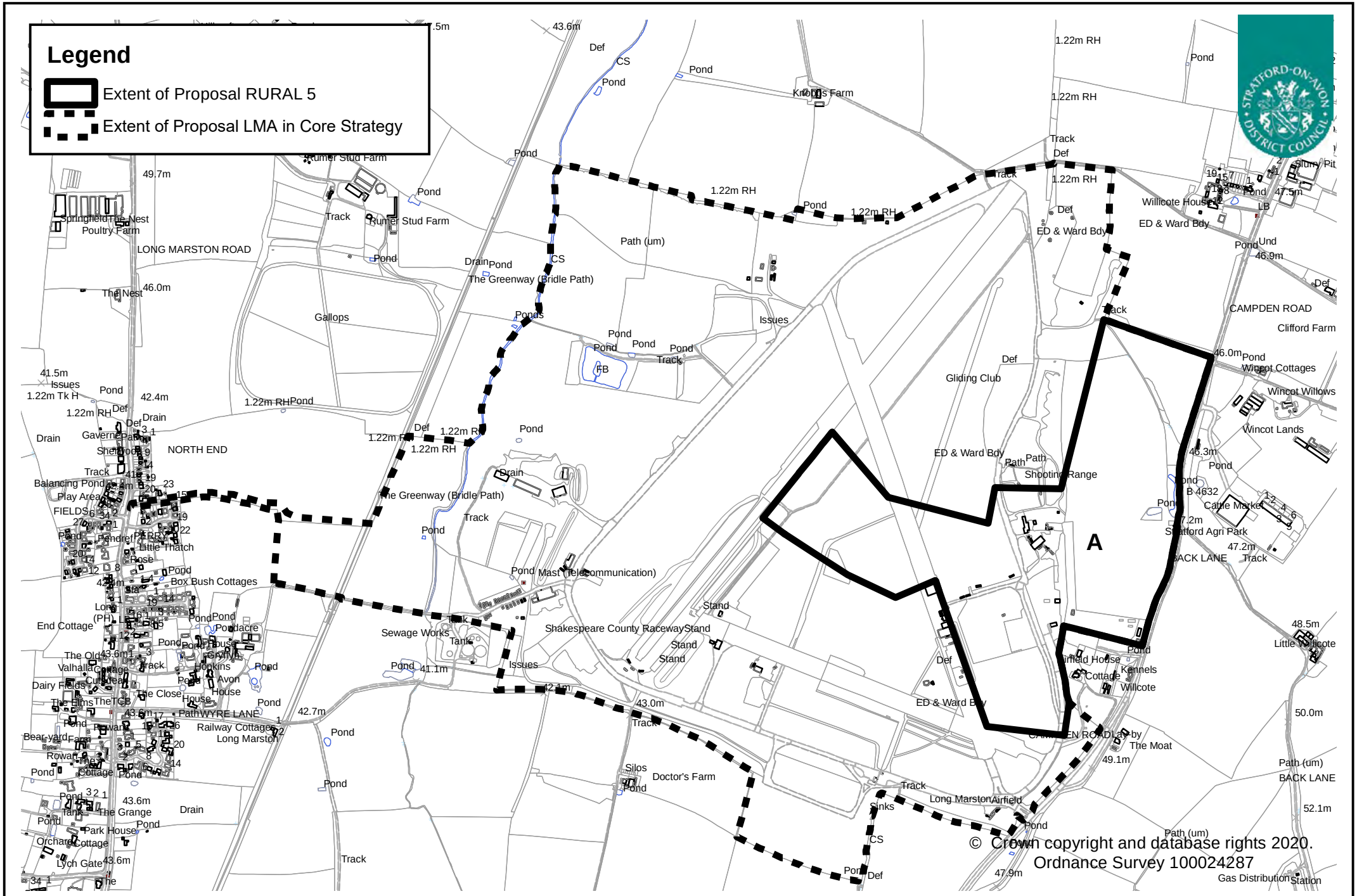
RURAL.2: University of Warwick Wellesbourne Campus



RURAL3: Quinton Rail Technology Centre, Long Marston



RURAL.4: Former Long Marston Depot



RURAL.5: Long Marston Airfield

Annex 1: Schedule of Proposed Reserve Housing Sites

This schedule accompanies Policy SAP.1. New sites that were not included within the 2019 Proposed Submission version Sites are also marked with an asterisk (*). NDP Reserve sites are not shown but are listed in Policy SAP.2.

2020 SHLAA Ref	2020 SAP Site Ref	Settlement	Site Location	Indicative Site Capacity
ALC.12	ALC.A	Alcester	South of Allimore Lane (west)	60
ALC.13	ALC.B	Alcester	South of Allimore Lane (east)	120
BID.08A	BID.A	Bidford-on-Avon	South of Salford Road (middle)	24
BID.13	BID.B	Bidford-on-Avon	South of Salford Road (west)	60
BID.09	BID.C*	Bidford-on-Avon	North of Salford Road	120
BID.11	BID.D	Bidford-on-Avon	East of Victoria Road	120
BID.02	BID.E	Bidford-on-Avon	West of Grafton Lane	150
BISH.01	BISH.A*	Bishops Itchington	North of Ladbroke Road	21
BISH.02	BISH.B*	Bishops Itchington	North of Hambridge Road	24
CLIF.05A	CLIF.A	Clifford Chambers	West of Campden Road (north)	5
CLIF.04	CLIF.B	Clifford Chambers	East of Campden Road (south)	10
CLIF.01	CLIF.C*	Clifford Chambers	East of Campden Road (north)	13
CLIF.02	CLIF.D	Clifford Chambers	East of The Nashes	25
FEN.12	FEN.A	Fenny Compton	East of Ridgeway	6
FEN.01	FEN.B	Fenny Compton	North of Northend Road (west)	15
FEN.07	FEN.C	Fenny Compton	North of Station Road (west)	15
FEN.06	FEN.D	Fenny Compton	North of High Street	21
GAY.06	GAY.A	Gaydon	South of Church Lane (west)	15
GAY.03	GAY.B	Gaydon	East of Banbury Road (south)	24
GAY.07	GAY.C	Gaydon	South of Kineton Road	30
HALF.01	HALF.A*	Halford	East of Fosse Way (north)	13
HAR.05	HAR.A*	Harbury	North of Mill Street (west)	12
HAR.20	HAR.B*	Harbury	South of Middle Road	15
HAR.04	HAR.C*	Harbury	North of Binswood End (east)	24
HAR.13	HAR.D*	Harbury	West of Butt Lane	30
LSL.04B	HCW.A*	Large-Scale Locations	North of former Harbury Cement Works	210
LMAR.09	LMAR.A	Long Marston	East of Long Marston Road (middle)	8
LMAR.17	LMAR.B	Long Marston	North of Barley Fields	15
LMAR.02	LMAR.C	Long Marston	East of Rumer Close	18
LSL.06B	LMD.A	Large-Scale Locations	Adjacent former Long Marston Depot	90
LONG.01	LONG.A*	Long Itchington	East of Marton Road (North)	18
LONG.14B	LONG.B*	Long Itchington	North of Leamington Road (middle)	18
MAPP.01C	MAPP.A	Mappleborough Green	West of Birmingham Road (south)	5
MAPP.01A	MAPP.B	Mappleborough Green	West of Birmingham Road (north)	25
MAPP.01B	MAPP.C	Mappleborough Green	West of Birmingham Road (middle)	25
MM.03	MM.A	Moreton Morrell	North of Brook Lane	10
MM.04	MM.B	Moreton Morrell	South of Brook Lane (east)	13
MM.10	MM.C	Moreton Morrell	South of John Davis Drive	20

NAP.03	NAP.A*	Napton-on-the-Hill	East of Butt Hill (south)	6
NEWB.01	NEWB.A*	Newbold-on-Stour	East of Stratford Road	8
NEWB.06	NEWB.B	Newbold-on-Stour	North of Moss Lane (east)	24
OXH.07	OXH.A	Oxhill	South of Whatcote Road	5
OXH.06	OXH.B	Oxhill	North of Green Lane (west)	13
PILL.13	PILL.A*	Pillerton Priors	East of Kineton Road	13
PM.07	PM.A*	Priors Marston	South of Byfield Road	10
PM.01	PM.B*	Priors Marston	East of Shuckburgh Road	20
QUIN.04	QUIN.A	Quinton	East of Back Lane (north)	12
QUIN.22	QUIN.B	Quinton	East of Back Lane (south)	15
QUIN.18	QUIN.C*	Quinton	West of Goose Lane	24
QUIN.08	QUIN.D	Quinton	East of Goose Lane (north)	30
SALF.17	SALF.A	Salford Priors	North of Bomford Way	24
SOU.3	SOU.A*	Southam	East of Galanos House	21
SOU.15	SOU.B*	Southam	West of Banbury Road	75
SOU.14	SOU.C*	Southam	North of Daventry Road	210
SOU.2	SOU.D*	Southam	East of Bypass	240
SOU.4	SOU.E*	Southam	East of Banbury Road	240
STOC.16	STOC.A*	Stockton	South of Napton Road (east)	18
STOC.08	STOC.B*	Stockton	East of Jubilee Fields	24
STR.16	STR.A	Stratford-upon-Avon	North of Evesham Road	88
STR.14	STR.B	Stratford-upon-Avon	East of Shipston Road	210
TIDD.11	TIDD.A*	Tiddington	South of Sid Courtney Road	24
TRED.04	TRED.A	Tredington	South of Blackwell Road	13
TYS.14	TYS.A	Tysoe	West of Sandpits Lane	12
TYS.16	TYS.B	Tysoe	North of Saddledon Street	12
WELF.17	WELF.A	Welford-on-Avon	East of Hunt Hall Lane (north)	15
WELF.10	WELF.B	Welford-on-Avon	East of Hunt Hall Lane (south)	30

Annex 2: Reserve Housing Sites Proformas

SITE REF: ALC.12	SITE NAME: South of Allimore Lane (West), Alcester	SITE AREA (GROSS): 3 hectares

SITE CHARACTERISTICS		
Greenfield/Brownfield: Greenfield	**Land Use:** Agriculture	**Location Type:** Edge of settlement
SITE CONSTRAINTS		
Green Belt: Outside	**Cotswolds AONB:** Outside	**Designated Heritage Asset:** Outside
Non-Designated Heritage Asset: Adjacent	**Special Landscape Area:** Outside	**Area of Restraint:** Outside
National Wildlife Site: Outside	**Local Wildlife Site:** Outside	**Flood Zone:** Partly Inside
Minerals Safeguarding: Inside	**Tree Preservation Order:** None	**Public Right of Way:** None
Major Infrastructure: Not Affected	**Agricultural Land Quality:** Low	**Contamination:** None known

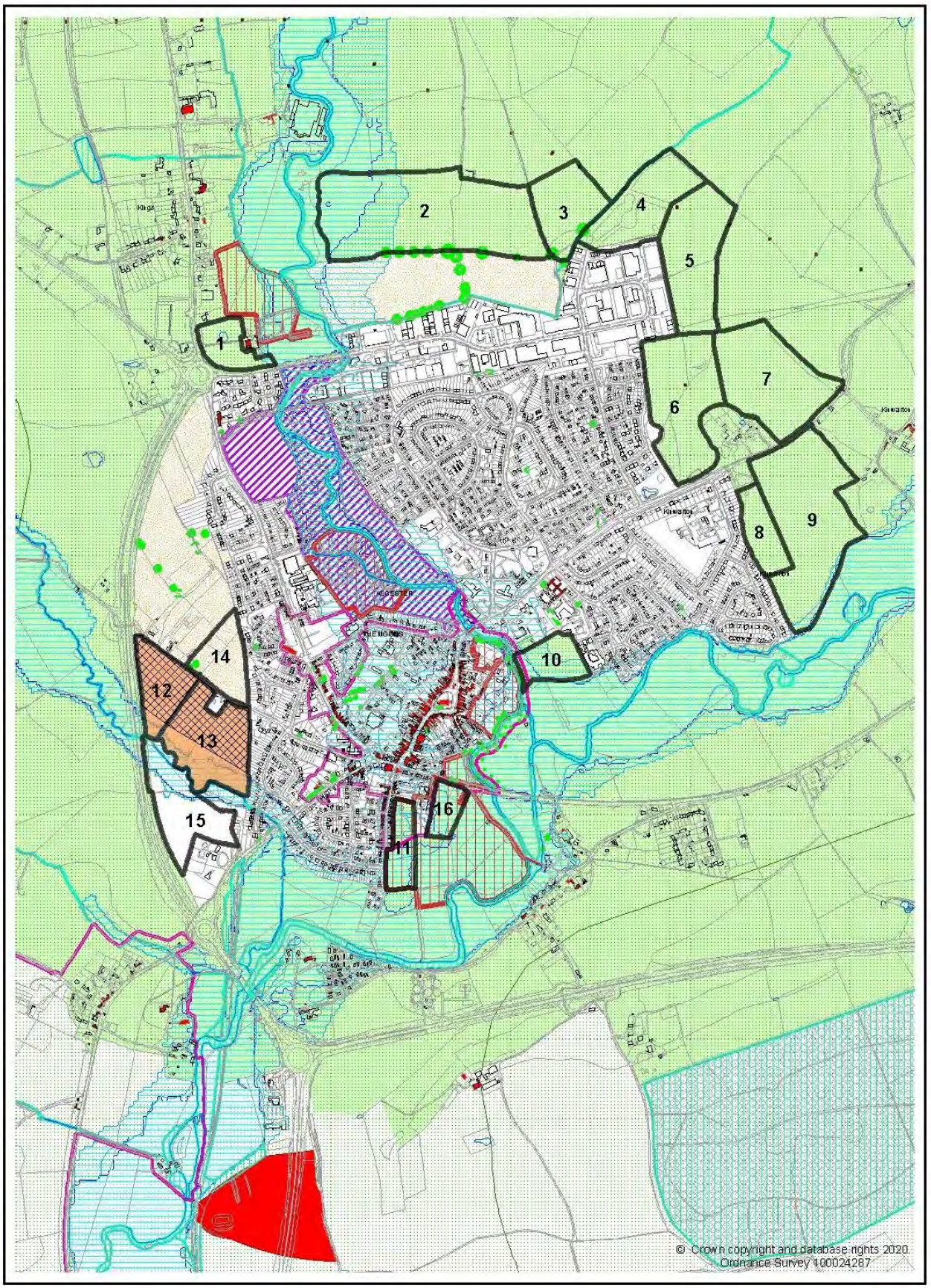
SITE DEVELOPMENT CONSIDERATIONS

The provisions of all relevant policies in the Core Strategy, Site Allocations Plan and associated planning guidance will need to be satisfied. The following specific matters should be incorporated into any development scheme for the site:

- Restrict housing to northern part of the site as shown by cross-hatched area on the accompanying map
- Provide a vehicular access through committed housing development to north of Allimore Lane and preclude access along Allimore Lane
- Provide access for walking and cycling along Allimore Lane
- Produce a Transport Assessment to consider impact on local and strategic road network
- Ensure development avoids flood risk area on southern part of the site*
- Undertake an archaeological investigation of the site
- Convey and manage an area of public open space on southern part of the site
- Incorporate public footpath which crosses the site
- Provide appropriate noise mitigation from Bypass along western boundary of the site
- Retain existing trees and hedgerows on the site as far as possible

* a Level 2 Strategic Flood Risk Assessment will be required

NET SITE AREA (HA)	**2.0**
DWELLING CAPACITY @ 30 DPH	**60**
TIMESCALE	**1-5 Years = 30** **6-10 Years = 30**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Alcester

SITE REF: ALC.13	SITE NAME: South of Allimore Lane (East), Alcester	SITE AREA (GROSS): 5.0 hectares

SITE CHARACTERISTICS		
Greenfield/Brownfield: Greenfield	**Land Use:** Agriculture	**Location Type:** Edge of settlement
SITE CONSTRAINTS		
Green Belt: Outside	**Cotswolds AONB:** Outside	**Designated Heritage Asset:** Outside
Non-Designated Heritage Asset: Adjacent	**Special Landscape Area:** Outside	**Area of Restraint:** Outside
National Wildlife Site: Outside	**Local Wildlife Site:** Outside	**Flood Zone:** Partly Inside
Minerals Safeguarding: Inside	**Tree Preservation Order:** None	**Public Right of Way:** Crosses site
Major Infrastructure: Not affected	**Agricultural Land Quality:** Medium	**Contamination:** None known

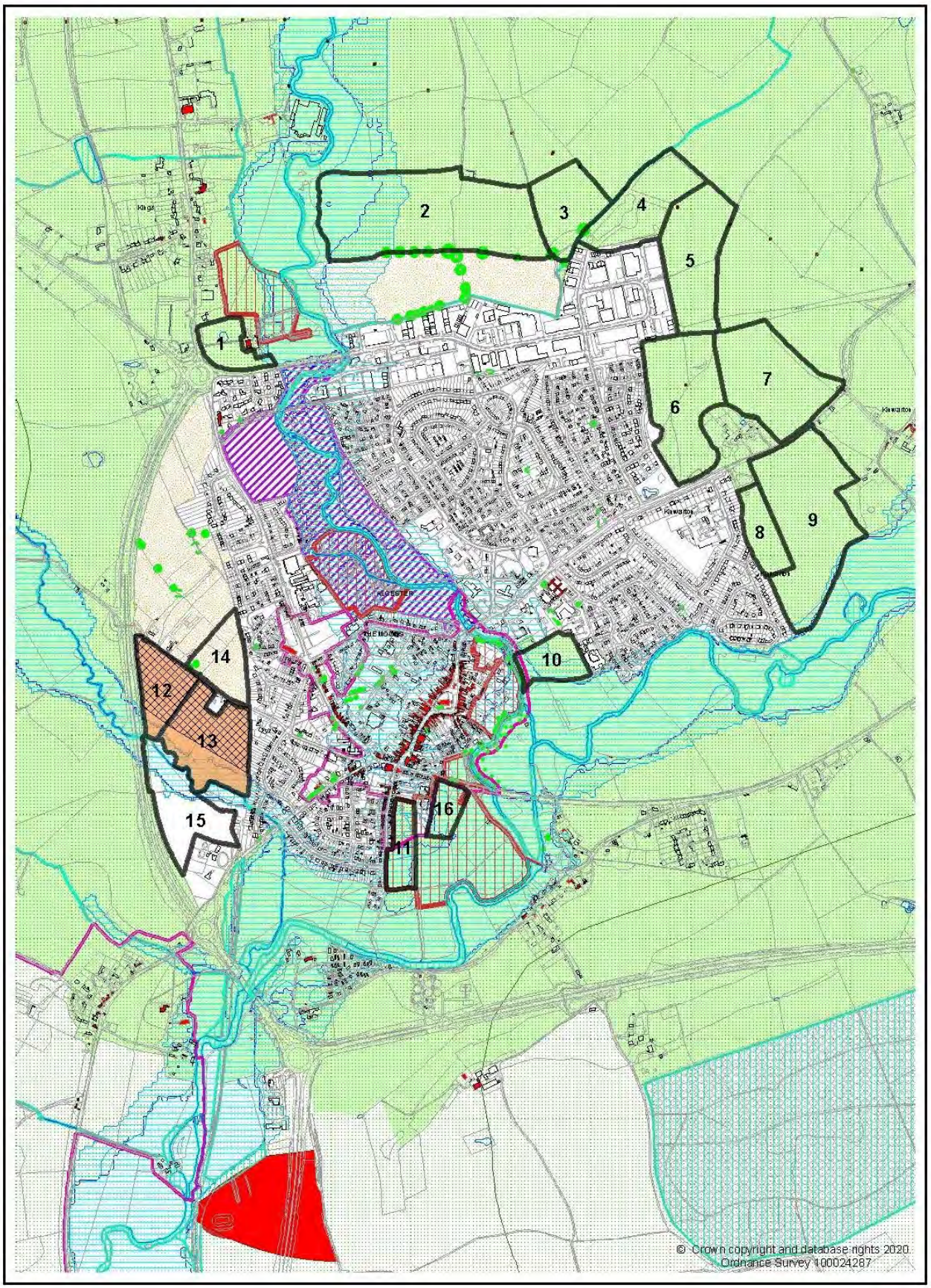
SITE DEVELOPMENT CONSIDERATIONS

The provisions of all relevant policies in the Core Strategy, Site Allocations Plan and associated planning guidance will need to be satisfied. The following specific matters should be incorporated into any development scheme for the site:

- Restrict housing to northern part of the site as shown by cross-hatched area on the accompanying map
- Provide a vehicular access through committed housing development to north of Allimore Lane and preclude access along Allimore Lane
- Provide access for walking and cycling along Allimore Lane
- Produce a Transport Assessment to consider impact on local and strategic road network
- Ensure development avoids flood risk area on southern part of the site*
- Undertake an archaeological investigation of the site
- Convey and manage an area of public open space on southern part of the site
- Incorporate public footpath which crosses the site
- Retain existing trees and hedgerows on the site as far as possible

* a Level 2 Strategic Flood Risk Assessment will be required

NET SITE AREA (HA)	**4.0**
DWELLING CAPACITY @ 30 DPH	**120**
TIMESCALE	**1-5 Years = 30** **6-10 Years = 90**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Alcester

SITE REF: BID.02	SITE NAME: West of Grafton Lane, Bidford-on-Avon	SITE AREA (GROSS): 7.5 hectares

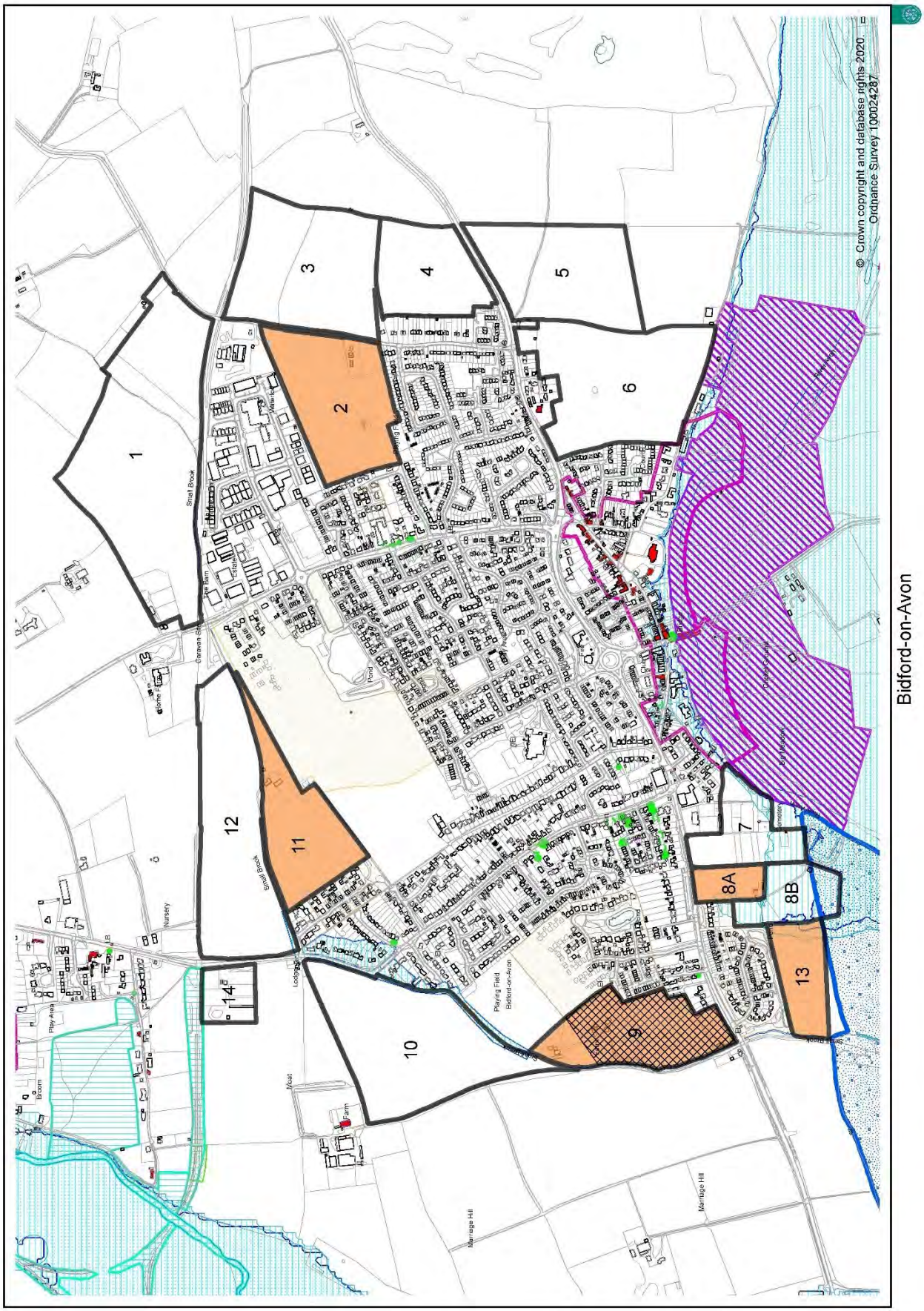
SITE CHARACTERISTICS		
Greenfield/Brownfield: Greenfield	**Land Use:** Agriculture	**Location Type:** Edge of settlement
SITE CONSTRAINTS		
Green Belt: Outside	**Cotswolds AONB:** Outside	**Designated Heritage Asset:** Outside
Non-Designated Heritage Asset: Outside	**Special Landscape Area:** Outside	**Area of Restraint:** Outside
National Wildlife Site: Outside	**Local Wildlife Site:** Outside	**Flood Zone:** Outside
Minerals Safeguarding: Inside	**Tree Preservation Order:** None	**Public Right of Way:** None
Major Infrastructure: Not affected	**Agricultural Land Quality:** Medium	**Contamination:** None known

SITE DEVELOPMENT CONSIDERATIONS

The provisions of all relevant policies in the Core Strategy, Site Allocations Plan and associated planning guidance will need to be satisfied. The following specific matters should be incorporated into any development scheme for the site:

- Incorporate appropriate landscape planting buffer to adjacent industrial estate
- Provide appropriate noise mitigation measures relating to neighbouring industrial activities
- Produce a Transport Assessment to consider impact on local and strategic road network
- Upgrade Grafton Lane and review existing speed limit within vicinity of the site
- Extend footway along Grafton Lane towards Tower Hill
- Provide a pedestrian/cycle link to Waterloo Crescent
- Undertake hydraulic modelling to assess impact on sewerage network

NET SITE AREA (HA)	**5.0**
DWELLING CAPACITY @ 30 DPH	**150**
TIMESCALE	**1-5 Years = 100** **6-10 Years = 50**


Bidford-on-Avon
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Small Brook
Nursery
Playing Field
Bidford-on-Avon
Marriage Hill
Moat
Farm
Play Area
Broom

SITE REF: BID.08A	SITE NAME: South of Salford Road (middle), Bidford-on-Avon	SITE AREA (GROSS): 1.0

SITE CHARACTERISTICS		
Greenfield/Brownfield: Greenfield	**Land Use:** Agricultural	**Location Type:** Edge of settlement
SITE CONSTRAINTS		
Green Belt: Outside	**Cotswolds AONB:** Outside	**Designated Heritage Asset:** Outside
Non-Designated Heritage Asset: Outside	**Special Landscape Area:** Outside	**Area of Restraint:** Outside
National Wildlife Site: Outside	**Local Wildlife Site:** No	**Flood Zone:** Partly inside
Minerals Safeguarding: Inside	**Tree Preservation Order:** None	**Public Right of Way:** None
Major Infrastructure: Not affected	**Agricultural Land Quality:** High	**Contamination:** None known

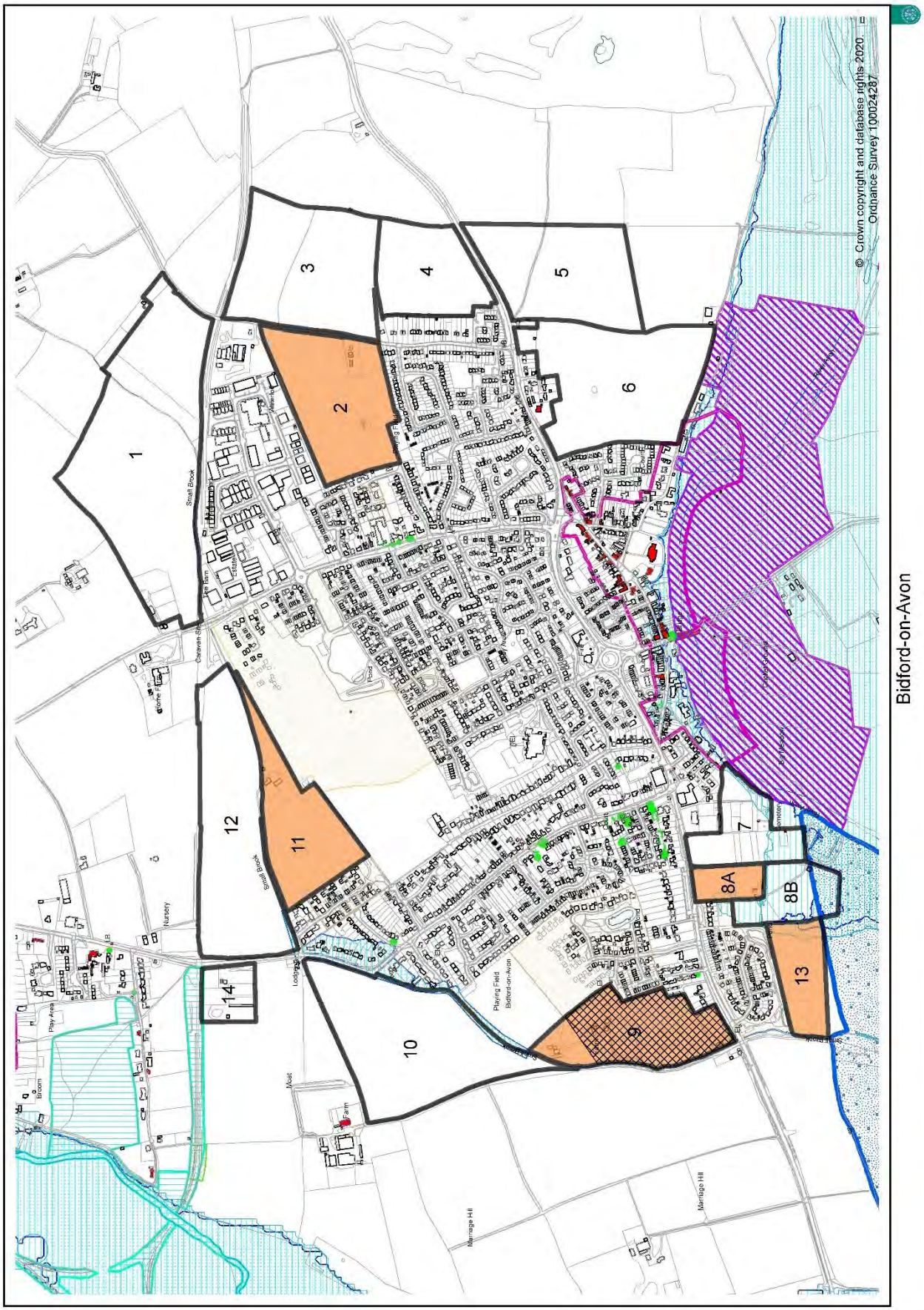
SITE DEVELOPMENT CONSIDERATIONS

The provisions of all relevant policies in the Core Strategy, Site Allocations Plan and associated planning guidance will need to be satisfied. The following specific matters should be incorporated into any development scheme for the site:

- Ensure development avoids flood risk area on western part of the site*
- Undertake hydraulic modelling to assess impact on sewerage network
- Produce a Transport Assessment to consider impact on local and strategic road network
- Undertake a Stage 1 Road Safety Audit
- Reinforce hedgerow along southern boundary of the site and incorporate intermittent trees

* a Level 2 Strategic Flood Risk Assessment will be required

NET SITE AREA (HA)	**0.8**
DWELLING CAPACITY @ 30 DPH	**24**
TIMESCALE	**1-5 Years = 24**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Small Brook
Nursery
Play Area
Broom
Moat
Farm
Playing Field
Bidford-on-Avon
Marriage Hill
Bidford-on-Avon
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SITE REF: BID.09	SITE NAME: North of Salford Road, Bidford-on-Avon	SITE AREA (GROSS): 5.5 hectares

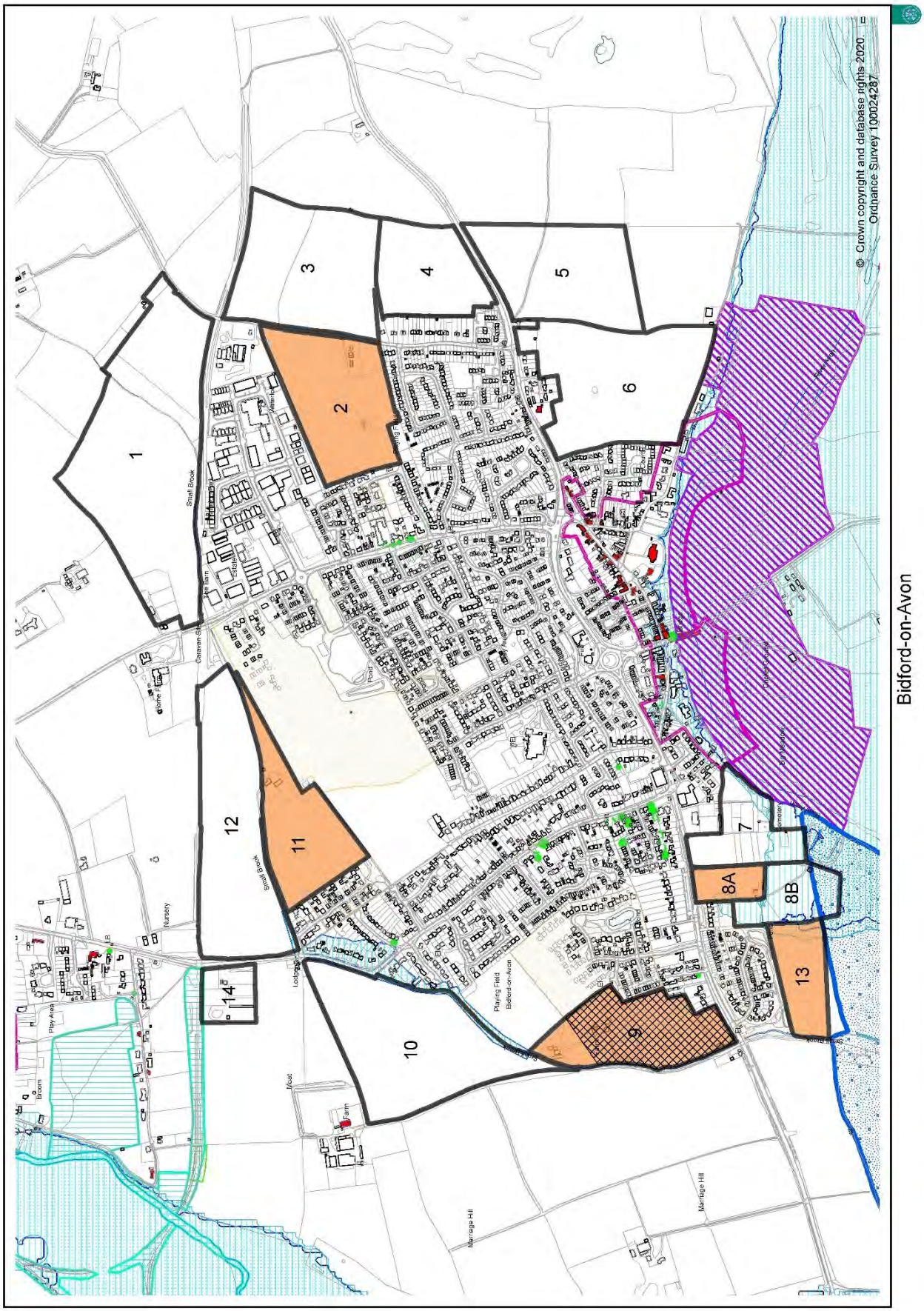
SITE CHARACTERISTICS		
Greenfield/Brownfield: Greenfield/Brownfield	**Land Use:** Agriculture/Dwelling	**Location Type:** Edge of settlement
SITE CONSTRAINTS		
Green Belt: Outside	**Cotswolds AONB:** Outside	**Designated Heritage Asset:** Outside
Non-Designated Heritage Asset: Adjacent	**Special Landscape Area:** Outside	**Area of Restraint:** Outside
National Wildlife Site: Outside	**Local Wildlife Site:** Outside	**Flood Zone:** Outside
Minerals Safeguarding: Inside	**Tree Preservation Order:** None	**Public Right of Way:** None
Major Infrastructure: Not affected	**Agricultural Land Quality:** Medium	**Contamination:** None known

SITE DEVELOPMENT CONSIDERATIONS

The provisions of all relevant policies in the Core Strategy, Site Allocations Plan and associated planning guidance will need to be satisfied. The following specific matters should be incorporated into any development scheme for the site:

- Restrict housing to southern part of the site as shown by cross-hatched area on the accompanying map
- Undertake hydraulic modelling to assess impact on sewerage network
- Provide an access onto Salford Road at a location and to standards that are acceptable to the County Highway Authority
- Produce a Transport Assessment to consider impact on local and strategic road network
- Convey and manage an area of public open space on northern part of the site
- Reinforce hedgerow along western boundary of the site and incorporate intermittent trees

NET SITE AREA (HA)	**4.0**
DWELLING CAPACITY @ 30 DPH	**120**
TIMESCALE	**1-5 Years = 50** **6-10 Years = 70**


Bidford-on-Avon
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Small Brook
Nursery
Playing Field
Bidford-on-Avon
Marriage Hill
Moat
Farm
Play Area
Broom

SITE REF: BID.11	SITE NAME: East of Victoria Road, Bidford-on-Avon	SITE AREA (GROSS): 5.5 hectares

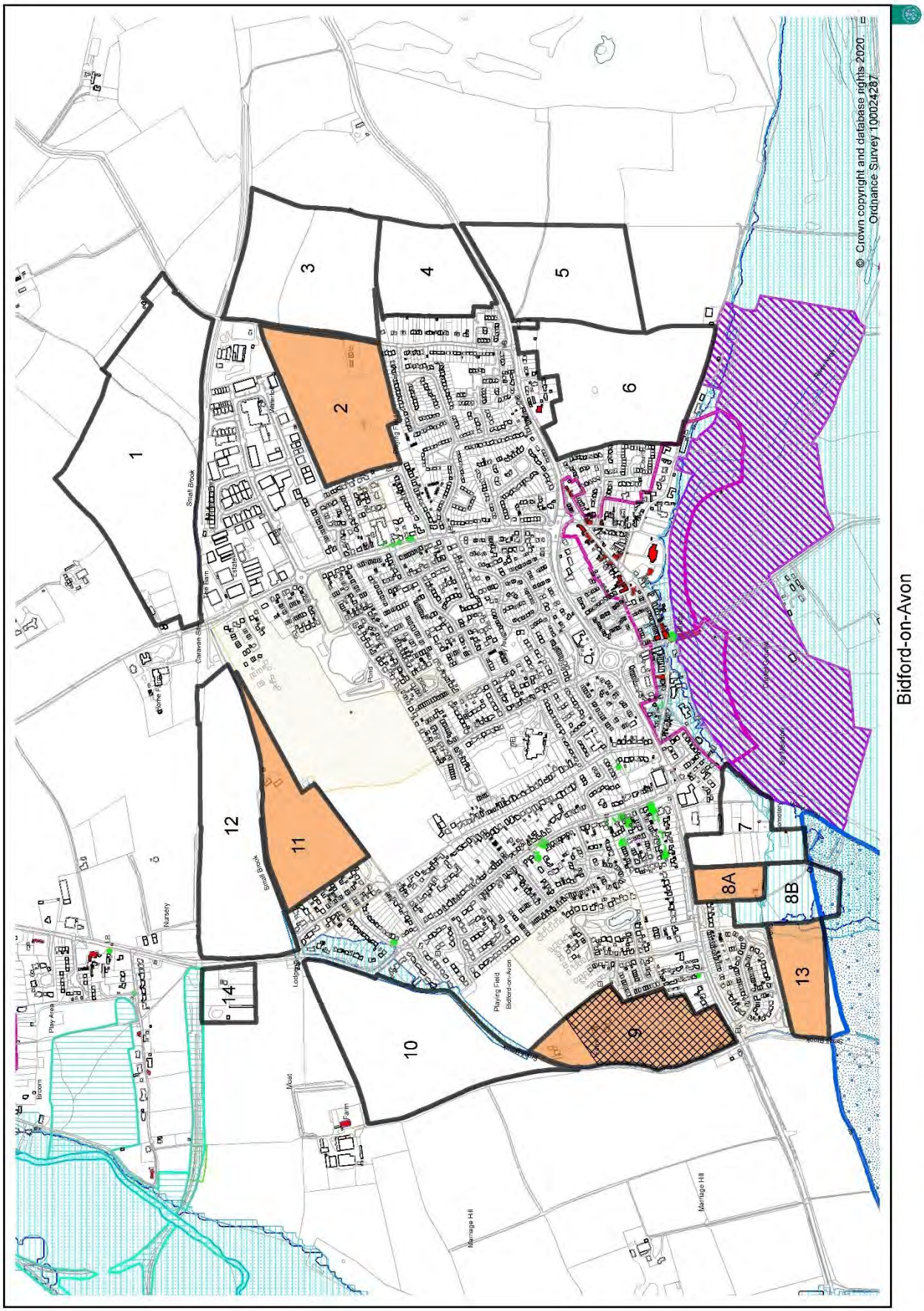
SITE CHARACTERISTICS		
Greenfield/Brownfield: Greenfield/Brownfield	**Land Use:** Agriculture/Dwelling	**Location Type:** Edge of settlement
SITE CONSTRAINTS		
Green Belt: Outside	**Cotswolds AONB:** Outside	**Designated Heritage Asset:** Outside
Non-Designated Heritage Asset: Outside	**Special Landscape Area:** Outside	**Area of Restraint:** Outside
National Wildlife Site: Outside	**Local Wildlife Site:** Outside	**Flood Zone:** Outside
Minerals Safeguarding: Inside	**Tree Preservation Order:** None	**Public Right of Way:** None
Major Infrastructure: Not affected	**Agricultural Land Quality:** High	**Contamination:** None known

SITE DEVELOPMENT CONSIDERATIONS

The provisions of all relevant policies in the Core Strategy, Site Allocations Plan and associated planning guidance will need to be satisfied. The following specific matters should be incorporated into any development scheme for the site:

- Undertake hydraulic modelling to assess impact on sewerage network
- Provide a vehicular access through housing development to south of the site only
- Produce a Transport Assessment to consider impact on local and strategic road network
- Reinforce landscape planting on northern boundary of the site alongside Small Brook
- Ensure development of eastern part of the site is unfettered by ownership issues
- Incorporate a network of public open spaces and green infrastructure in the development

NET SITE AREA (HA)	4.0
DWELLING CAPACITY @ 30 DPH	120
TIMESCALE	1-5 Years = 60 6-10 Years = 60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Small Brook
Nursery
Playing Field
Bidford-on-Avon
Marriage Hill
Moat
Farm
Play Area
Broom

SITE REF: BID.13	SITE NAME: South of Salford Road (west), Bidford-on-Avon	SITE AREA (GROSS): 2.5 hectares

SITE CHARACTERISTICS		
Greenfield/Brownfield: Greenfield	**Land Use:** Agriculture	**Location Type:** Edge of settlement
SITE CONSTRAINTS		
Green Belt: Outside	**Cotswolds AONB:** Outside	**Designated Heritage Asset:** Outside
Non-Designated Heritage Asset: Inside	**Special Landscape Area:** Outside	**Area of Restraint:** Outside
National Wildlife Site: Outside	**Local Wildlife Site:** Outside	**Flood Zone:** Partly inside
Minerals Safeguarding: Inside	**Tree Preservation Order:** None	**Public Right of Way:** None
Major Infrastructure: Not affected	**Agricultural Land Quality:** Medium	**Contamination:** None known

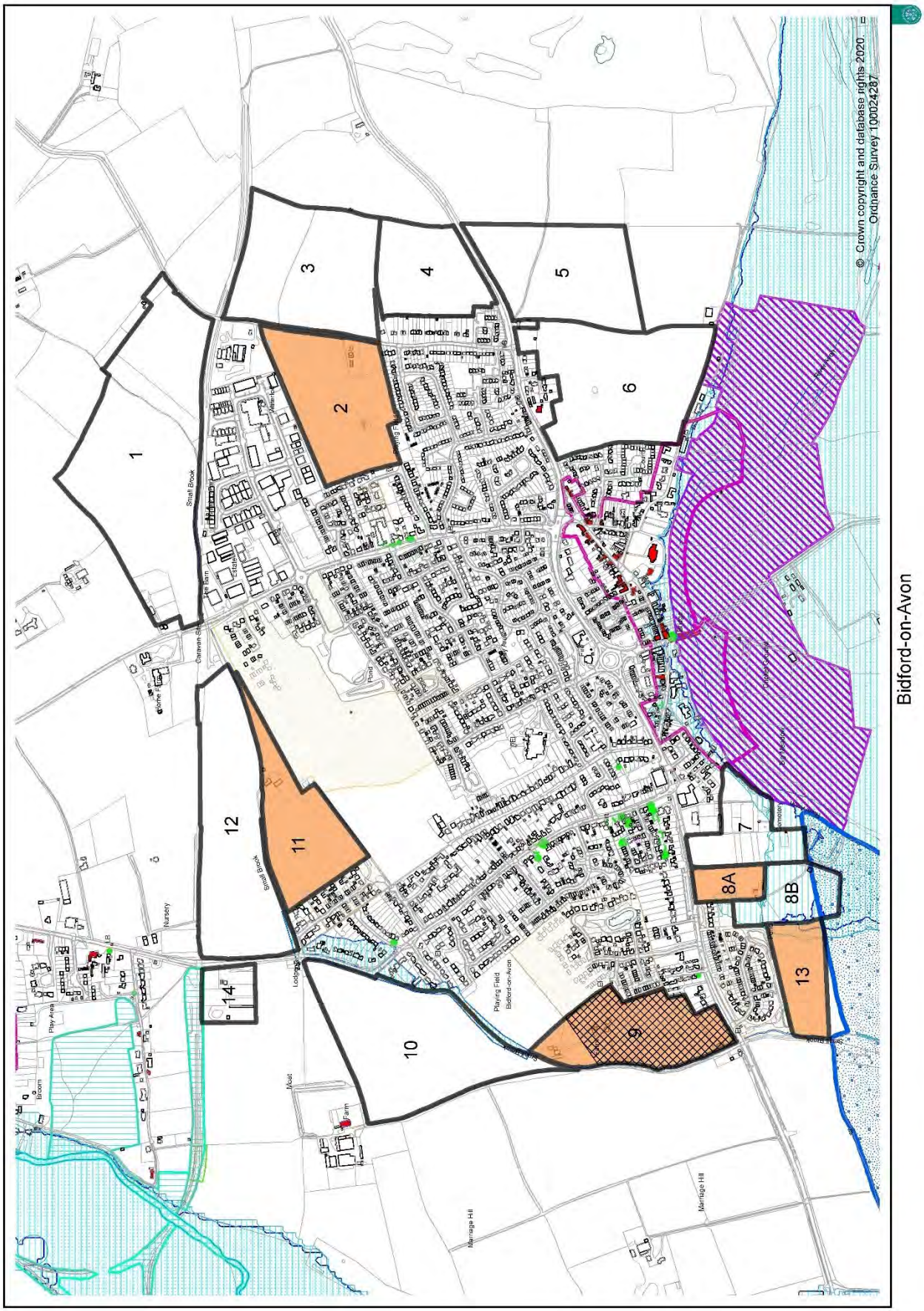
SITE DEVELOPMENT CONSIDERATIONS

The provisions of all relevant policies in the Core Strategy, Site Allocations Plan and associated planning guidance will need to be satisfied. The following specific matters should be incorporated into any development scheme for the site:

- Undertake hydraulic modelling to assess impact on sewerage network
- Ensure development avoids flood risk area on eastern part of the site*
- Produce a Transport Assessment to consider impact on local and strategic road network
- Provide an all-purpose access to Salford Road through housing development to the north to the satisfaction of the County Highway Authority
- Undertake an archaeological investigation of the site
- Create landscape planting belt along southern and eastern boundaries of the site

* a Level 2 Strategic Flood Risk Assessment will be required

NET SITE AREA (HA)	**2.0**
DWELLING CAPACITY @ 30 DPH	**60**
TIMESCALE	**1-5 Years = 60**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Small Brook
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Playing Field
Bidford-on-Avon
Marriage Hill
Moat
Farm
Play Area
Broom

SITE REF: BISH.01	SITE NAME: North of Ladbroke Road, Bishop's Itchington	SITE AREA (GROSS): 2.0 hectares

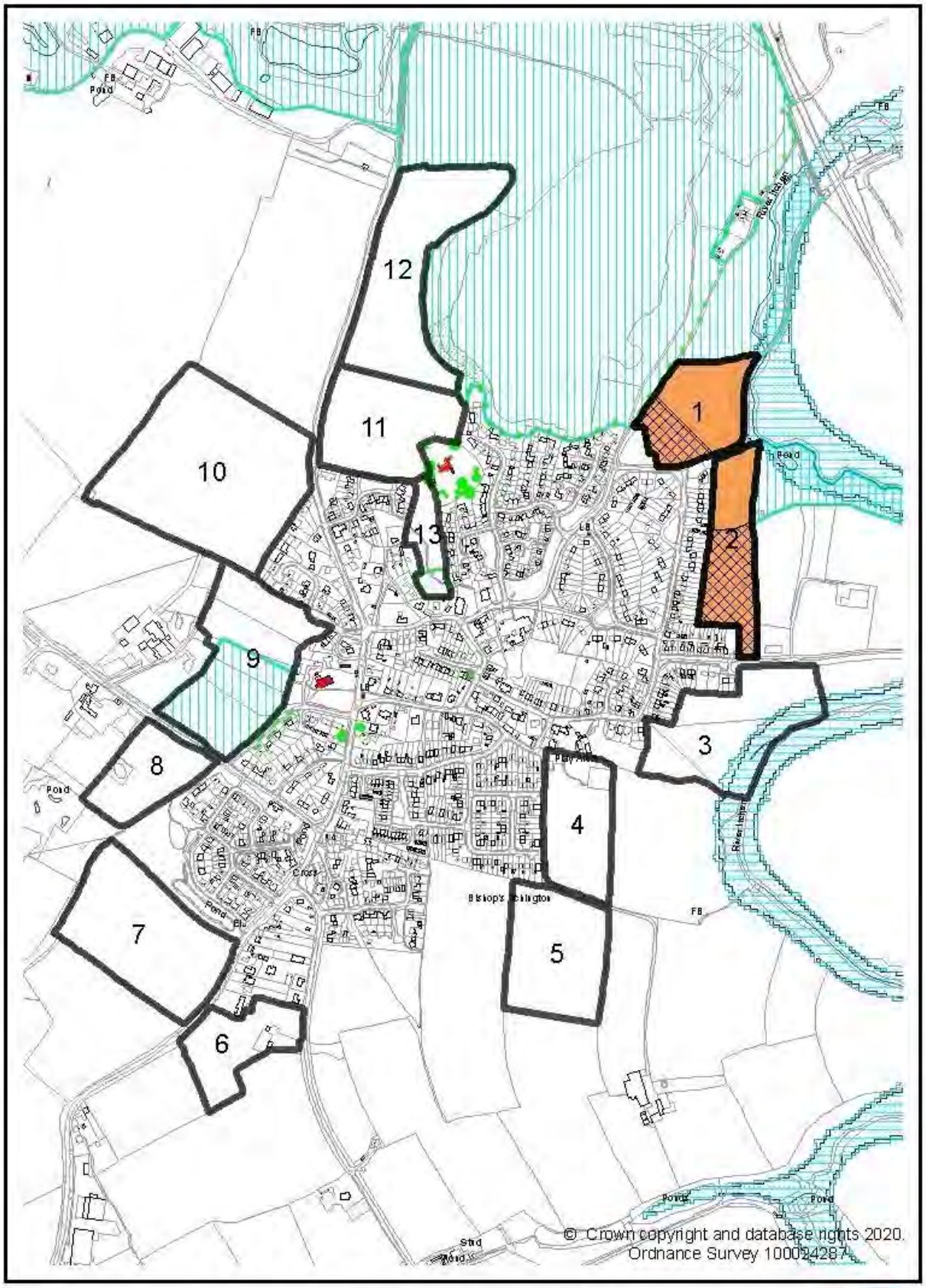
SITE CHARACTERISTICS		
Greenfield/Brownfield: Greenfield	**Land Use:** Agriculture	**Location Type:** Edge of settlement
SITE CONSTRAINTS		
Green Belt: Outside	**Cotswolds AONB:** Outside	**Designated Heritage Asset:** Outside
Non-Designated Heritage Asset: Inside	**Special Landscape Area:** Outside	**Area of Restraint:** Outside
National Wildlife Site: Outside	**Local Wildlife Site:** Adjacent	**Flood Zone:** Partly inside
Minerals Safeguarding: Outside	**Tree Preservation Order:** None	**Public Right of Way:** None
Major Infrastructure: Not affected	**Agricultural Land Quality:** Low	**Contamination:** None known

SITE DEVELOPMENT CONSIDERATIONS

The provisions of all relevant policies in the Core Strategy, Site Allocations Plan and associated planning guidance will need to be satisfied. The following specific matters should be incorporated into any development scheme for the site:

- Restrict housing to south-western part of the site as shown by cross-hatched area on the accompanying map
- Create a woodland copse on north-eastern part of the site
- Protect the Local Wildlife Site adjacent to the site

NET SITE AREA (HA)	**0.7**
DWELLING CAPACITY @ 30 DPH	**21**
TIMESCALE	**1-5 Years = 21**



Bishops Itchington

SITE REF: BISH.02	SITE NAME: North of Hambridge Road, Bishop's Itchington	SITE AREA (GROSS): 2.0 hectares

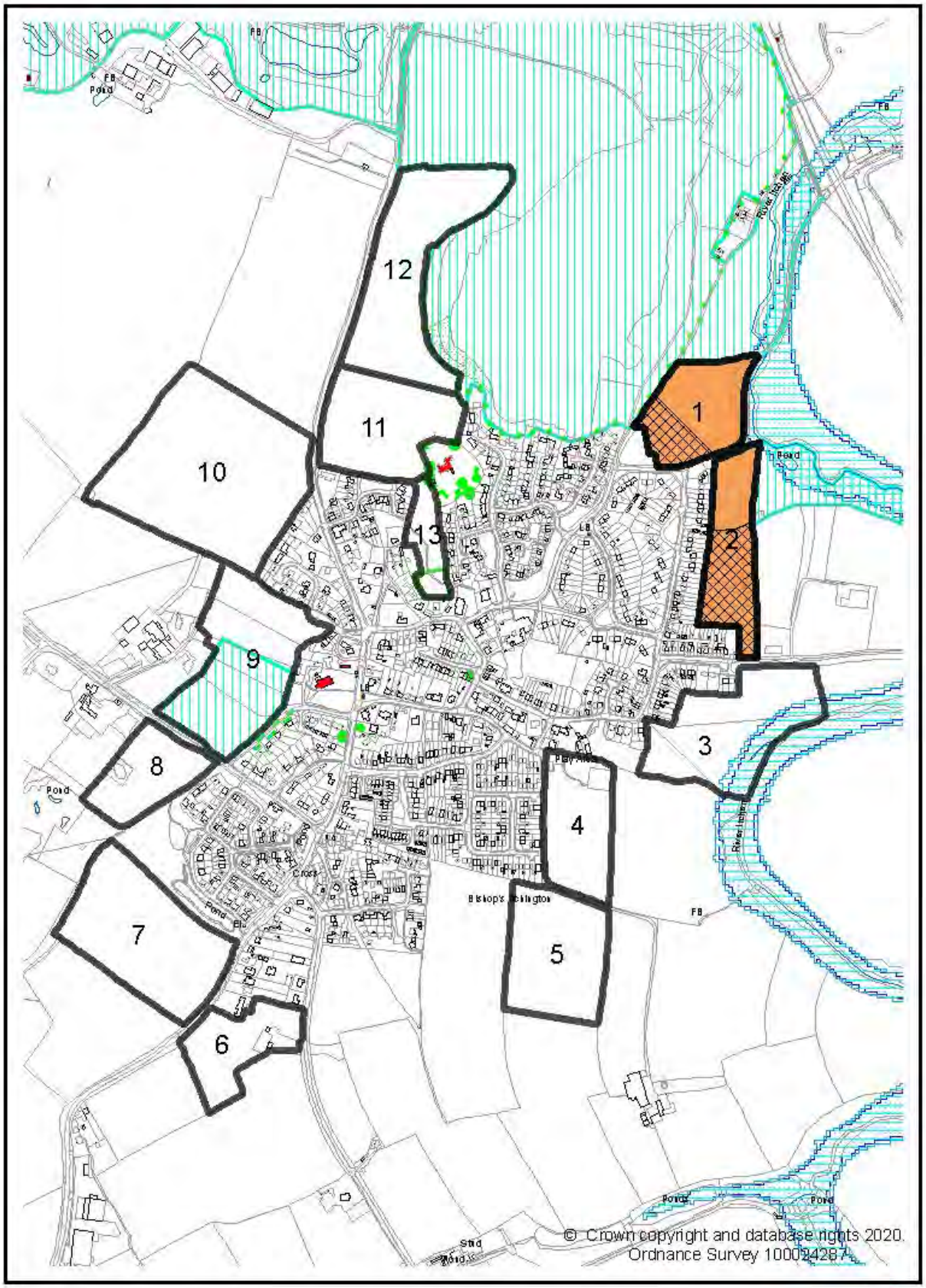
SITE CHARACTERISTICS		
Greenfield/Brownfield: Greenfield	**Land Use:** Agriculture/Unused	**Location Type:** Edge of settlement
SITE CONSTRAINTS		
Green Belt: Outside	**Cotswolds AONB:** Outside	**Designated Heritage Asset:** Outside
Non-Designated Heritage Asset: Outside	**Special Landscape Area:** Outside	**Area of Restraint:** Outside
National Wildlife Site: Outside	**Local Wildlife Site:** Inside	**Flood Zone:** Outside
Minerals Safeguarding: Outside	**Tree Preservation Order:** None	**Public Right of Way:** None
Major Infrastructure: Not affected	**Agricultural Land Quality:** Low	**Contamination:** None known

SITE DEVELOPMENT CONSIDERATIONS

The provisions of all relevant policies in the Core Strategy, Site Allocations Plan and associated planning guidance will need to be satisfied. The following specific matters should be incorporated into any development scheme for the site:

- Restrict housing to southern part of the site as shown by cross-hatched area on the accompanying map
- Widen carriageway to at least five metres up to the access into the site
- Extend footway along northern side of Hambridge Road up to the access to the site
- Contribute towards management of the Local Wildlife Site on northern part of the site
- Create a hedgerow with intermittent trees along eastern boundary of the development area

NET SITE AREA (HA)	**0.8**
DWELLING CAPACITY @ 30 DPH	**24**
TIMESCALE	**1-5 Years = 24**



SAP - Bishops Itchington

SITE REF: CLIF.01	SITE NAME: East of Campden Road (north), Clifford Chambers	SITE AREA (GROSS): 1.6 hectares

SITE CHARACTERISTICS		
Greenfield/Brownfield: Greenfield	**Land Use:** Agriculture	**Location Type:** Edge of settlement
SITE CONSTRAINTS		
Green Belt: Outside	**Cotswolds AONB:** Outside	**Designated Heritage Asset:** Adjacent
Non-Designated Heritage Asset: Outside	**Special Landscape Area:** Outside	**Area of Restraint:** Outside
National Wildlife Site: Outside	**Local Wildlife Site:** Outside	**Flood Zone:** Partly inside
Minerals Safeguarding: Inside	**Tree Preservation Order:** None	**Public Right of Way:** None
Major Infrastructure: Not affected	**Agricultural Land Quality:** Medium	**Contamination:** None known

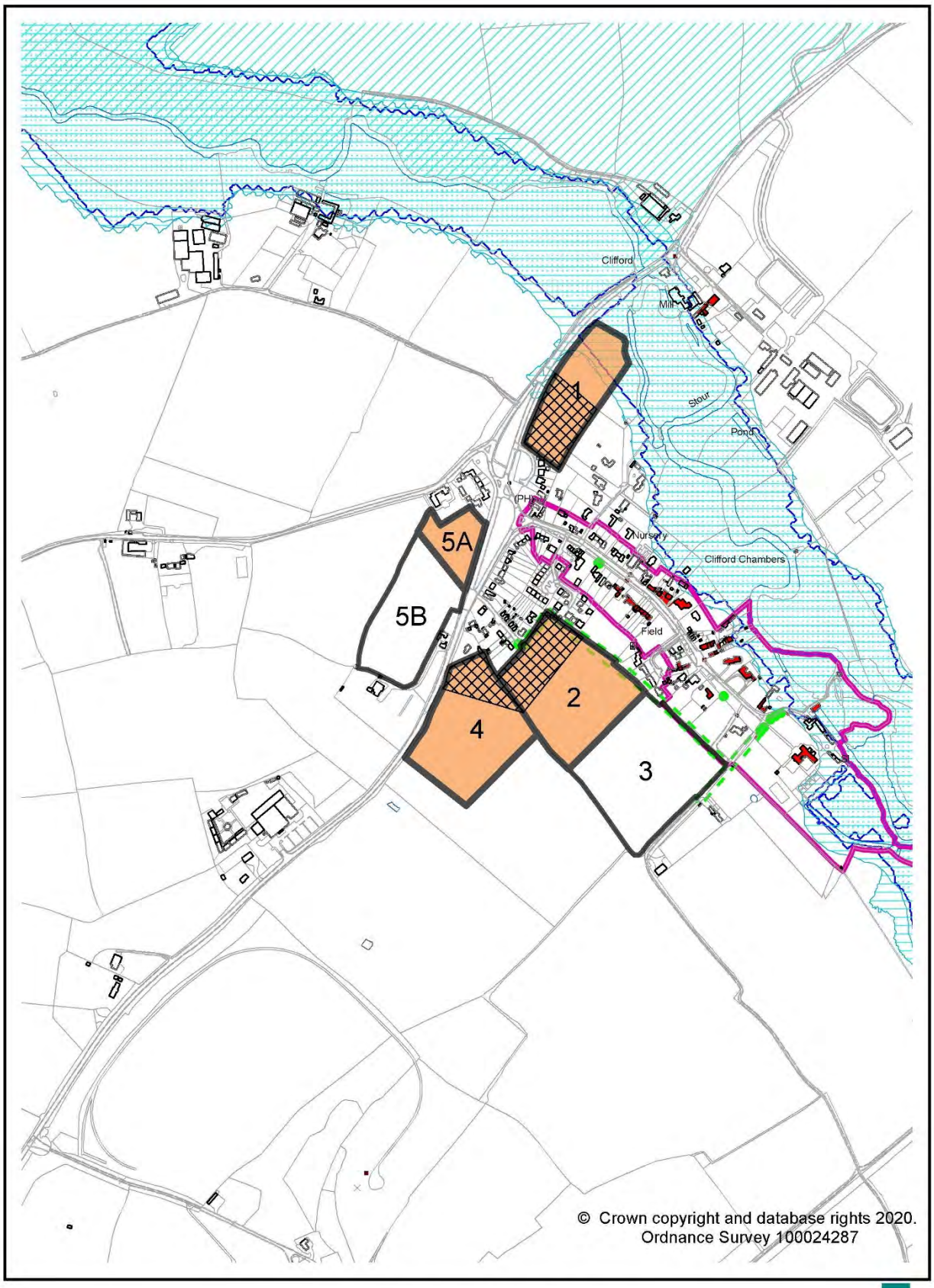
SITE DEVELOPMENT CONSIDERATIONS

The provisions of all relevant policies in the Core Strategy, Site Allocations Plan and associated planning guidance will need to be satisfied. The following specific matters should be incorporated into any development scheme for the site:

- Restrict housing to southern part of the site as shown by cross-hatched area on the accompanying map
- Ensure development avoids flood risk area on southern part of the site*
- Assess impact of development on heritage assets adjacent to the site
- Provide an access either off Campden Road subject to satisfactory visibility splays being provided or through Stourfield Close subject to a Stage 1 Road Safety Audit
- Create a hedgerow with intermittent trees along northern boundary of the development area

* a Level 2 Strategic Flood Risk Assessment will be required

NET SITE AREA (HA)	**0.5**
DWELLING CAPACITY @ 25 DPH	**13**
TIMESCALE	**1-5 Years = 13**



Clifford Chambers

SITE REF: CLIF.02	SITE NAME: East of The Nashes, Clifford Chambers	SITE AREA (GROSS): 2.5 hectares

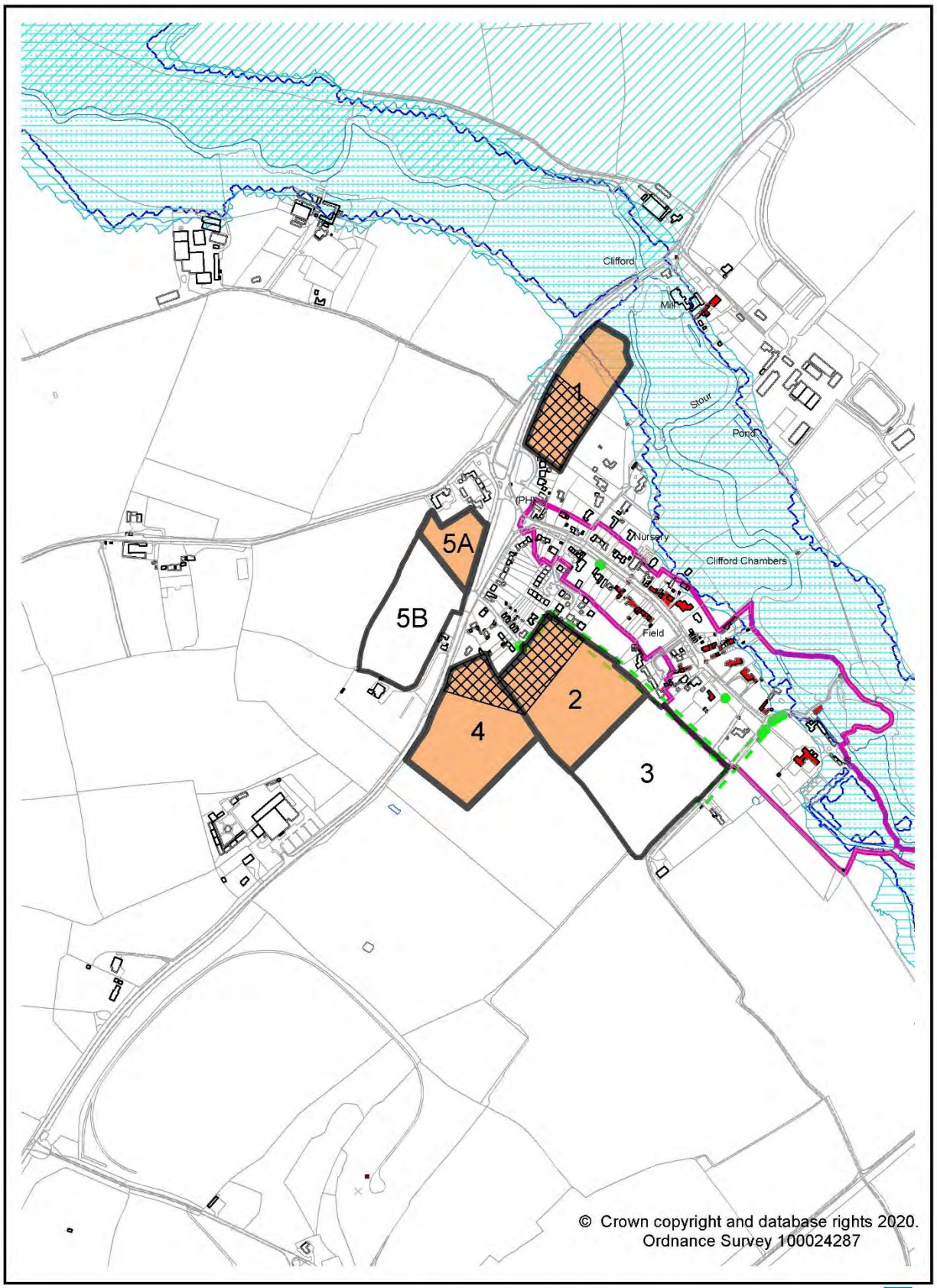
SITE CHARACTERISTICS		
Greenfield/Brownfield: Greenfield	**Land Use:** Agricultural	**Location Type:** Edge of settlement
SITE CONSTRAINTS		
Green Belt: Outside	**Cotswolds AONB:** Outside	**Designated Heritage Asset:** Adjacent
Non-Designated Heritage Asset: Outside	**Special Landscape Area:** Outside	**Area of Restraint:** Outside
National Wildlife Site: Outside	**Local Wildlife Site:** Outside	**Flood Zone:** Outside
Minerals Safeguarding: Inside	**Tree Preservation Order:** Adjacent	**Public Right of Way:** None
Major Infrastructure: Not affected	**Agricultural Land Quality:** Medium	**Contamination:** None known

SITE DEVELOPMENT CONSIDERATIONS

The provisions of all relevant policies in the Core Strategy, Site Allocations Plan and associated planning guidance will need to be satisfied. The following specific matters should be incorporated into any development scheme for the site:

- Restrict housing to western part of the site as shown by cross-hatched area on the accompanying map
- Provide a vehicular access only off Campden Road through land to west (CLIF.04)
- Submit a Stage 1 Road Safety Audit of access arrangements and provision for pedestrians and cyclists
- Assess and manage impact of surface water run-off on the site
- Convey and manage an area of public open space on south-eastern part of the site
- Assess and mitigate impact of development on heritage assets adjacent to the site
- Protect trees covered by Tree Preservation Order along northern boundary of the site
- Create hedgerow with intermittent trees along eastern boundary of the development area

NET SITE AREA (HA)	**1.0**
DWELLING CAPACITY @ 25 DPH	**25**
TIMESCALE	**1-5 Years = 25**



Clifford Chambers

SITE REF: CLIF.04	SITE NAME: East of Campden Road (south), Clifford Chambers	SITE AREA (GROSS): 2.3 hectares

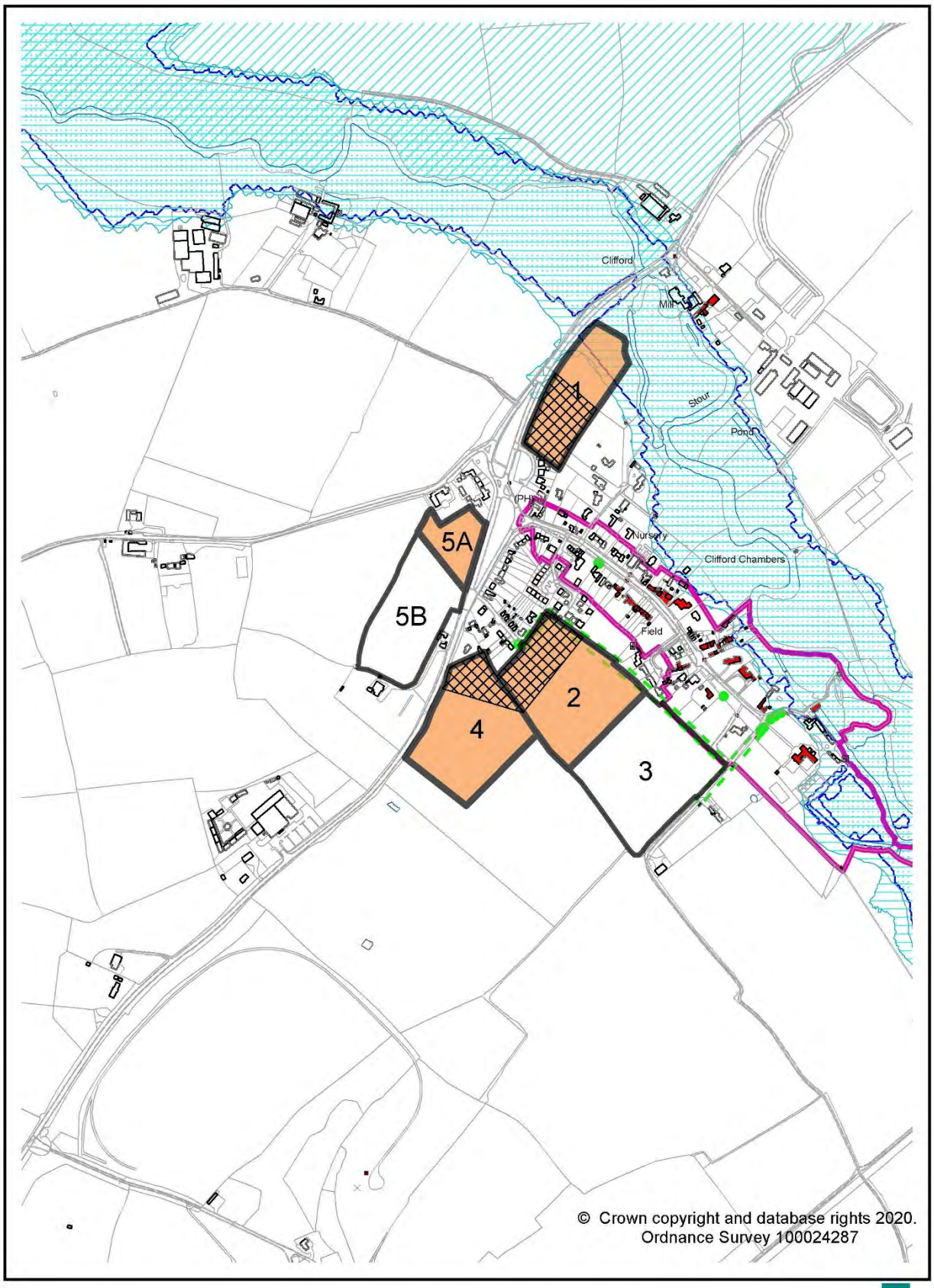
SITE CHARACTERISTICS		
Greenfield/Brownfield: Greenfield	**Land Use:** Agriculture	**Location Type:** Edge of settlement
SITE CONSTRAINTS		
Green Belt: Outside	**Cotswolds AONB:** Outside	**Designated Heritage Asset:** Outside
Non-Designated Heritage Asset: Outside	**Special Landscape Area:** Inside	**Area of Restraint:** Outside
National Wildlife Site: Outside	**Local Wildlife Site:** Outside	**Flood Zone:** Outside
Minerals Safeguarding: Inside	**Tree Preservation Order:** None	**Public Right of Way:** None
Major Infrastructure: Not affected	**Agricultural Land Quality:** Medium	**Contamination:** None known

SITE DEVELOPMENT CONSIDERATIONS

The provisions of all relevant policies in the Core Strategy, Site Allocations Plan and associated planning guidance will need to be satisfied. The following specific matters should be incorporated into any development scheme for the site:

- Restrict housing to northern part of the site as shown by cross-hatched area on the accompanying map
- Provide visibility splays in the region of 120m in each direction at the access subject to the results of a speed survey
- Extend footway along eastern side of Campden Road up to access into the site
- Assess and manage impact of surface water run-off on the site
- Create hedgerow with intermittent trees along southern boundary of the development area

NET SITE AREA (HA)	**0.4**
DWELLING CAPACITY @ 25 DPH	**10**
TIMESCALE	**1-5 Years = 10**



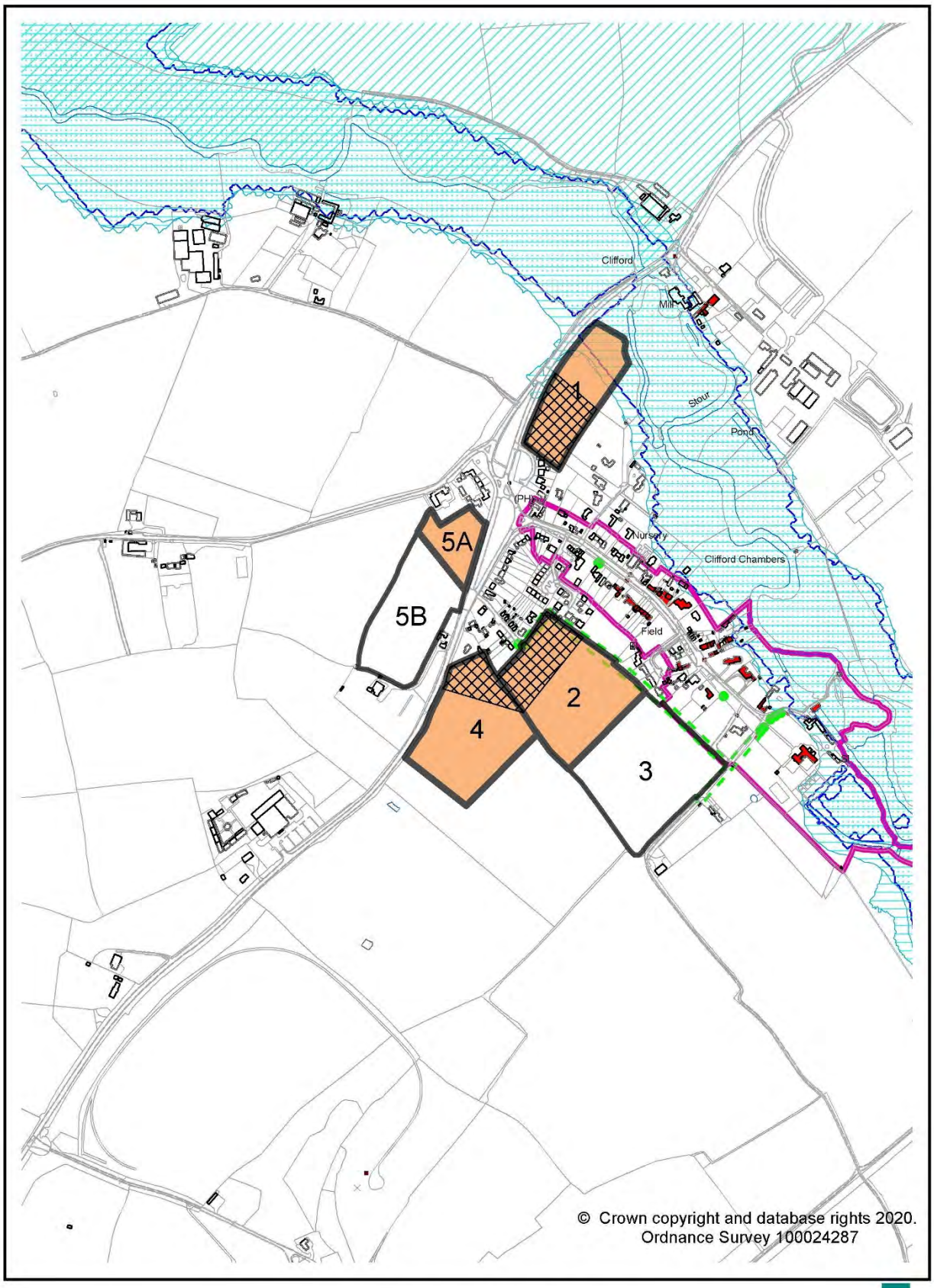
Clifford Chambers

SITE REF: CLIF.05A	SITE NAME: West of Campden Road (north), Clifford Chambers	SITE AREA (GROSS): 0.6 hectares

SITE CHARACTERISTICS		
Greenfield/Brownfield: Greenfield	**Land Use:** Agriculture	**Location Type:** Edge of settlement
SITE CONSTRAINTS		
Green Belt: Outside	**Cotswolds AONB:** Outside	**Designated Heritage Asset:** Outside
Non-Designated Heritage Asset: Outside	**Special Landscape Area:** Outside	**Area of Restraint:** Outside
National Wildlife Site: Outside	**Local Wildlife Site:** Outside	**Flood Zone:** Outside
Minerals Safeguarding: Inside	**Tree Preservation Order:** None	**Public Right of Way:** None
Major Infrastructure: Not affected	**Agricultural Land Quality:** Medium	**Contamination:** None known

SITE DEVELOPMENT CONSIDERATIONS
The provisions of all relevant policies in the Core Strategy, Site Allocations Plan and associated planning guidance will need to be satisfied. The following specific matters should be incorporated into any development scheme for the site: • Provide a vehicular access off Milcote Road only, possibly through Rectory Farm • Create a hedgerow with intermittent trees along southern boundary of the site

NET SITE AREA (HA)	0.2
DWELLING CAPACITY @ 25 DPH	5
TIMESCALE	1-5 Years = 5



Clifford Chambers

SITE REF: FEN.01	SITE NAME: North of Northend Road (West), Fenny Compton	SITE AREA (GROSS): 1.0 hectares

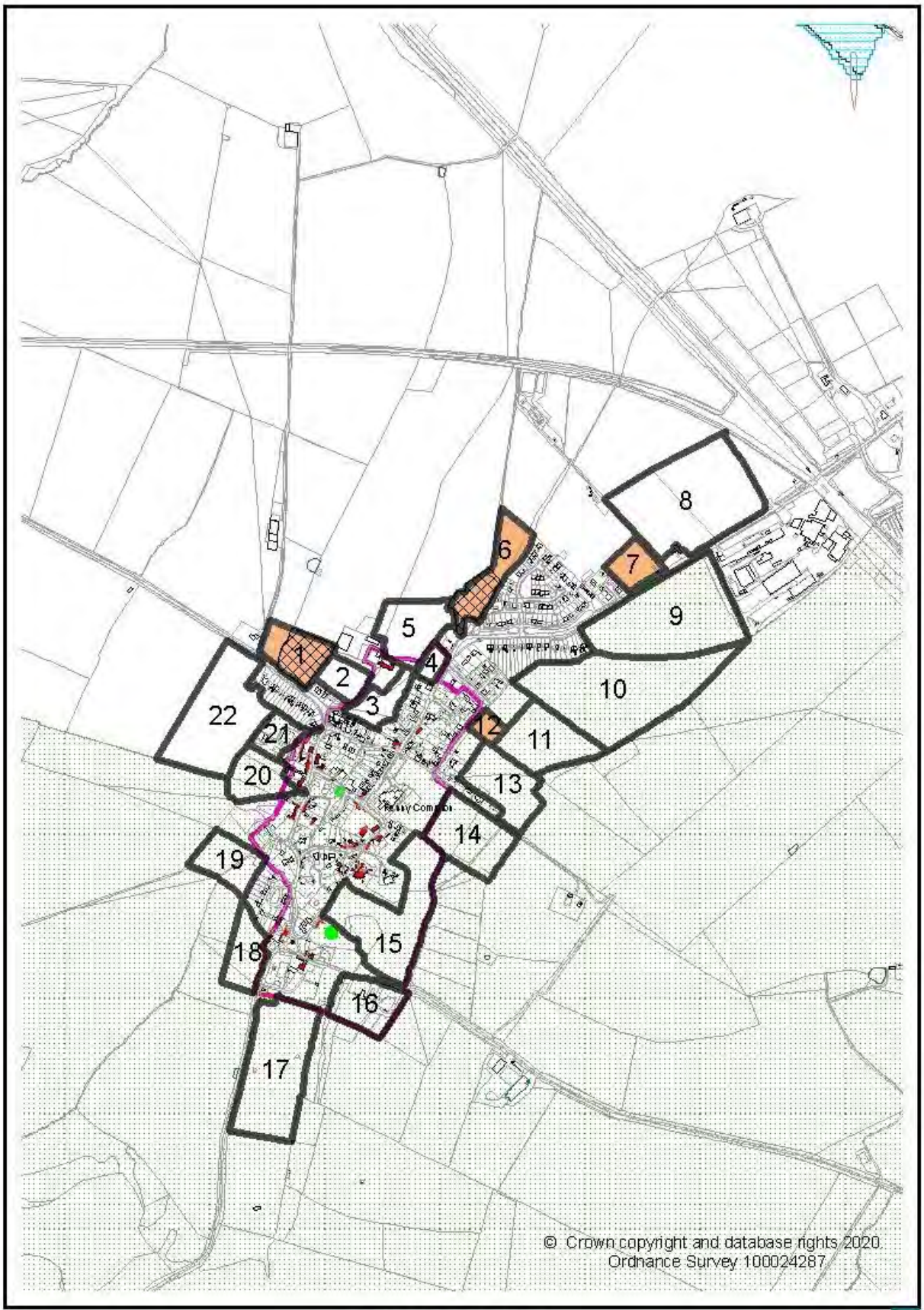
SITE CHARACTERISTICS		
Greenfield/Brownfield: Greenfield	**Land Use:** Agriculture	**Location Type:** Edge of settlement
SITE CONSTRAINTS		
Green Belt: Outside	**Cotswolds AONB:** Outside	**Designated Heritage Asset:** Adjacent
Non-Designated Heritage Asset: Inside	**Special Landscape Area:** Outside	**Area of Restraint:** Outside
National Wildlife Site: Outside	**Local Wildlife Site:** Outside	**Flood Zone:** Outside
Minerals Safeguarding: Outside	**Tree Preservation Order:** None	**Public Right of Way:** None
Major Infrastructure: Not affected	**Agricultural Land Quality:** Low	**Contamination:** None known

SITE DEVELOPMENT CONSIDERATIONS

The provisions of all relevant policies in the Core Strategy, Site Allocations Plan and associated planning guidance will need to be satisfied. The following specific matters should be incorporated into any development scheme for the site:

- Restrict housing to eastern part of the site as shown by cross-hatched area on the accompanying map
- Assess and mitigate impact of development on heritage assets adjacent to the site
- Undertake an archaeological investigation of the site
- Provide sufficient visibility splays at access off Northend Road
- Extend footway along northern side of Northend Road up to access into the site

NET SITE AREA (HA)	**0.5**
DWELLING CAPACITY @ 30 DPH	**15**
TIMESCALE	**1-5 Years = 15**



Fenny Compton

SITE REF: FEN.06	SITE NAME: North of High Street, Fenny Compton	SITE AREA (GROSS): 1.3 hectares

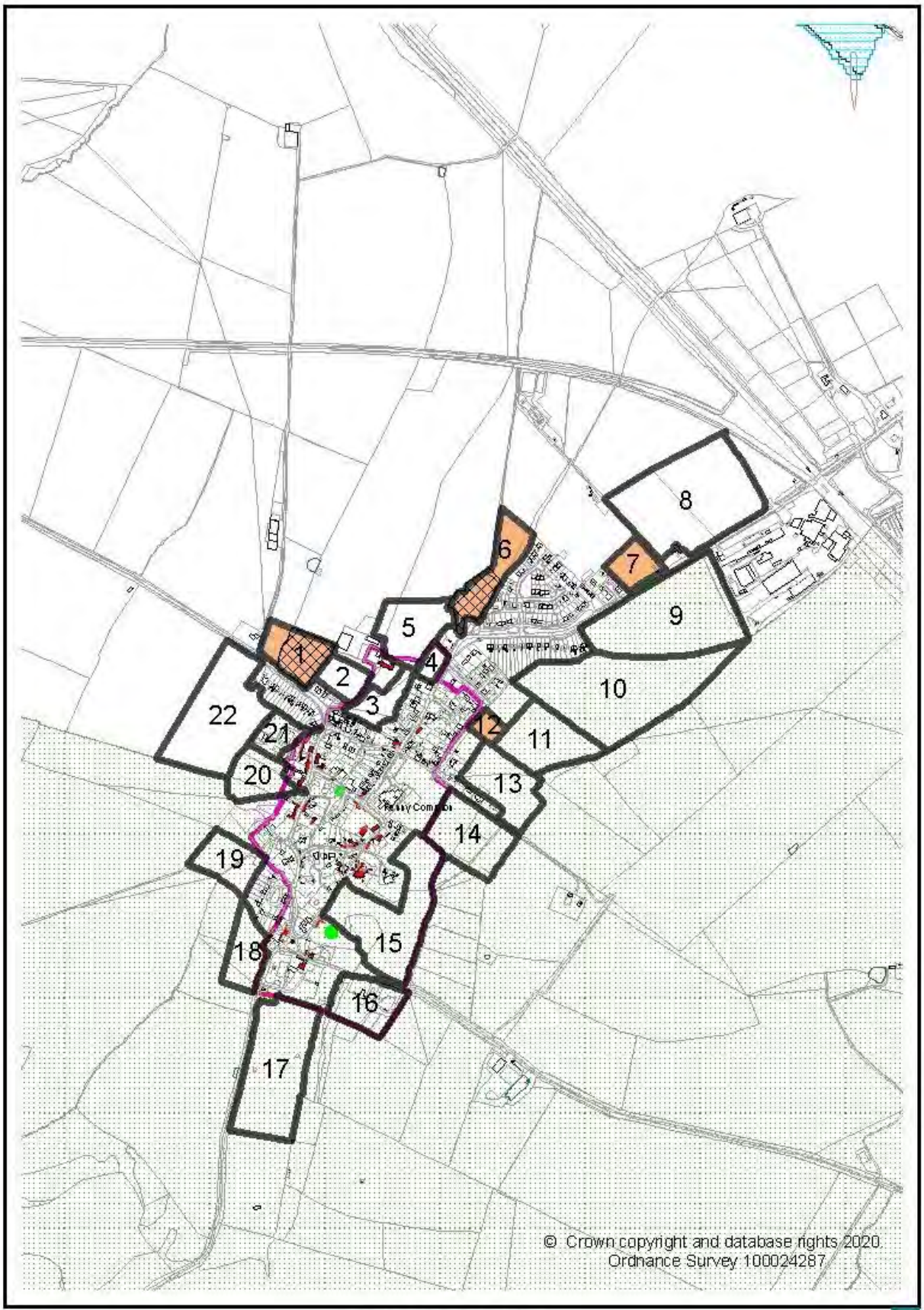
SITE CHARACTERISTICS		
Greenfield/Brownfield: Greenfield	**Land Use:** Agriculture	**Location Type:** Edge of settlement
SITE CONSTRAINTS		
Green Belt: Outside	**Cotswolds AONB:** Outside	**Designated Heritage Asset:** Outside
Non-Designated Heritage Asset: Adjacent	**Special Landscape Area:** Outside	**Area of Restraint:** Outside
National Wildlife Site: Outside	**Local Wildlife Site:** Outside	**Flood Zone:** Outside
Minerals Safeguarding: Outside	**Tree Preservation Order:** None	**Public Right of Way:** Crosses site
Major Infrastructure: Not affected	**Agricultural Land Quality:** Low	**Contamination:** None known

SITE DEVELOPMENT CONSIDERATIONS

The provisions of all relevant policies in the Core Strategy, Site Allocations Plan and associated planning guidance will need to be satisfied. The following specific matters should be incorporated into any development scheme for the site:

- Restrict housing to northern part of the site as shown by cross-hatched area on the accompanying map
- Contribute towards management of ecological area on northern part of the site
- Undertake an archaeological investigation of the site
- Provide a bellmouth access with a gradient no steeper than 1 in 50
- Incorporate public footpath which crosses the site
- Assess and manage impact of flooding from watercourse along western boundary of the site

NET SITE AREA (HA)	**0.7**
DWELLING CAPACITY (HA)	**21**
TIMESCALE	**1-5 Years = 21**



Fenny Compton

SITE REF: FEN.07	SITE NAME: North of Station Road (west), Fenny Compton	SITE AREA (GROSS): 0.7 hectares

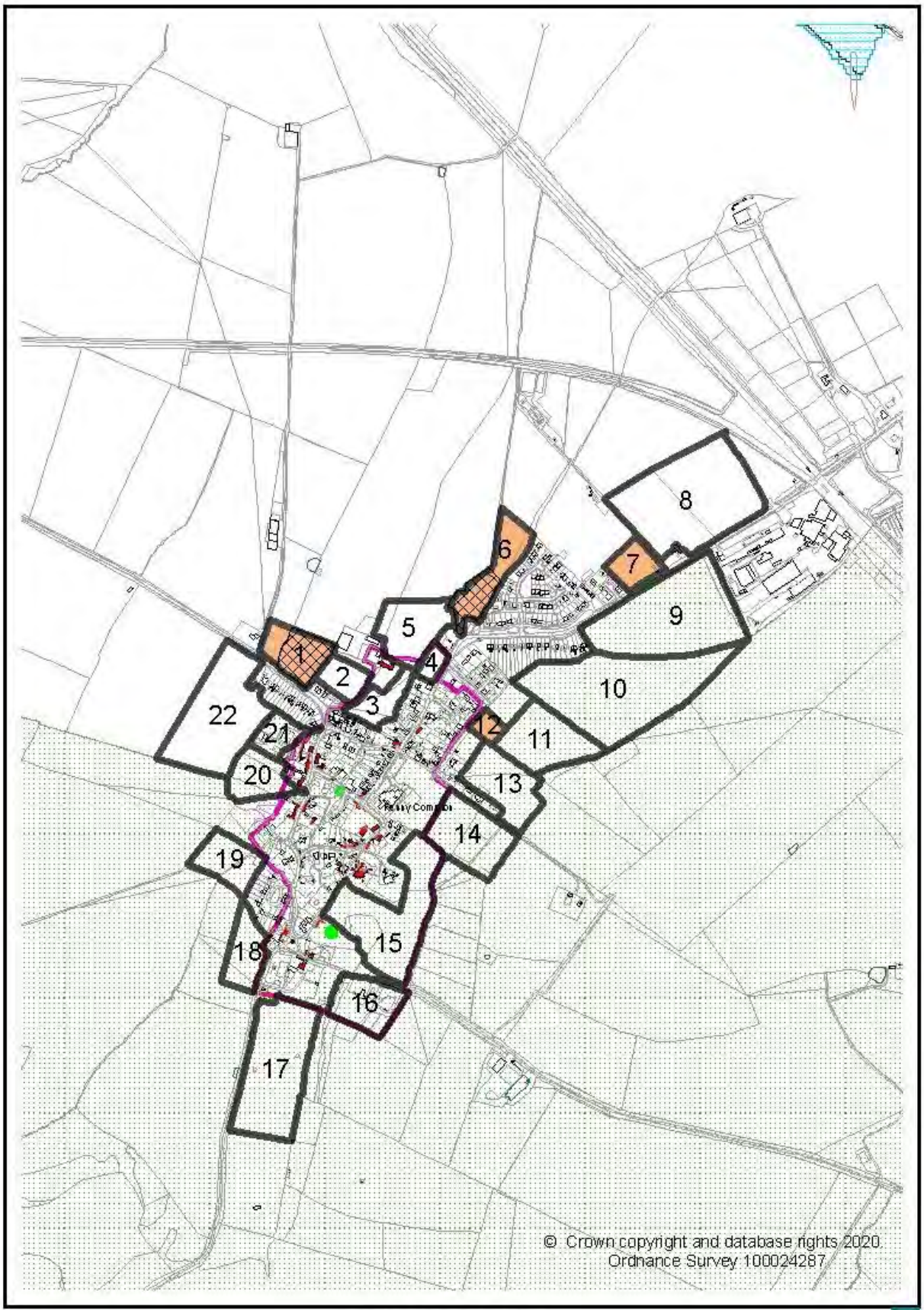
SITE CHARACTERISTICS		
Greenfield/Brownfield: Greenfield	**Land Use:** Paddock	**Location Type:** Edge of settlement
SITE CONSTRAINTS		
Green Belt: Outside	**Cotswolds AONB:** Outside	**Designated Heritage Asset:** Outside
Non-Designated Heritage Asset: Inside	**Special Landscape Area:** Outside	**Area of Restraint:** Outside
National Wildlife Site: Outside	**Local Wildlife Site:** Outside	**Flood Zone:** Outside
Minerals Safeguarding: Outside	**Tree Preservation Order:** None	**Public Right of Way:** None
Major Infrastructure: Not affected	**Agricultural Land Quality:** Low	**Contamination:** None known

SITE DEVELOPMENT CONSIDERATIONS

The provisions of all relevant policies in the Core Strategy, Site Allocations Plan and associated planning guidance will need to be satisfied. The following specific matters should be incorporated into any development scheme for the site:

- Extend footway along northern side of Station Road up to access into the site
- Provide an uncontrolled pedestrian crossing from the vehicular access to the footway on the opposite side of Station Road
- Undertake an archaeological investigation of the site

NET SITE AREA (HA)	**0.5**
DWELLING CAPACITY @ 30 DPH	**15**
TIMESCALE	**1-5 Years = 15**



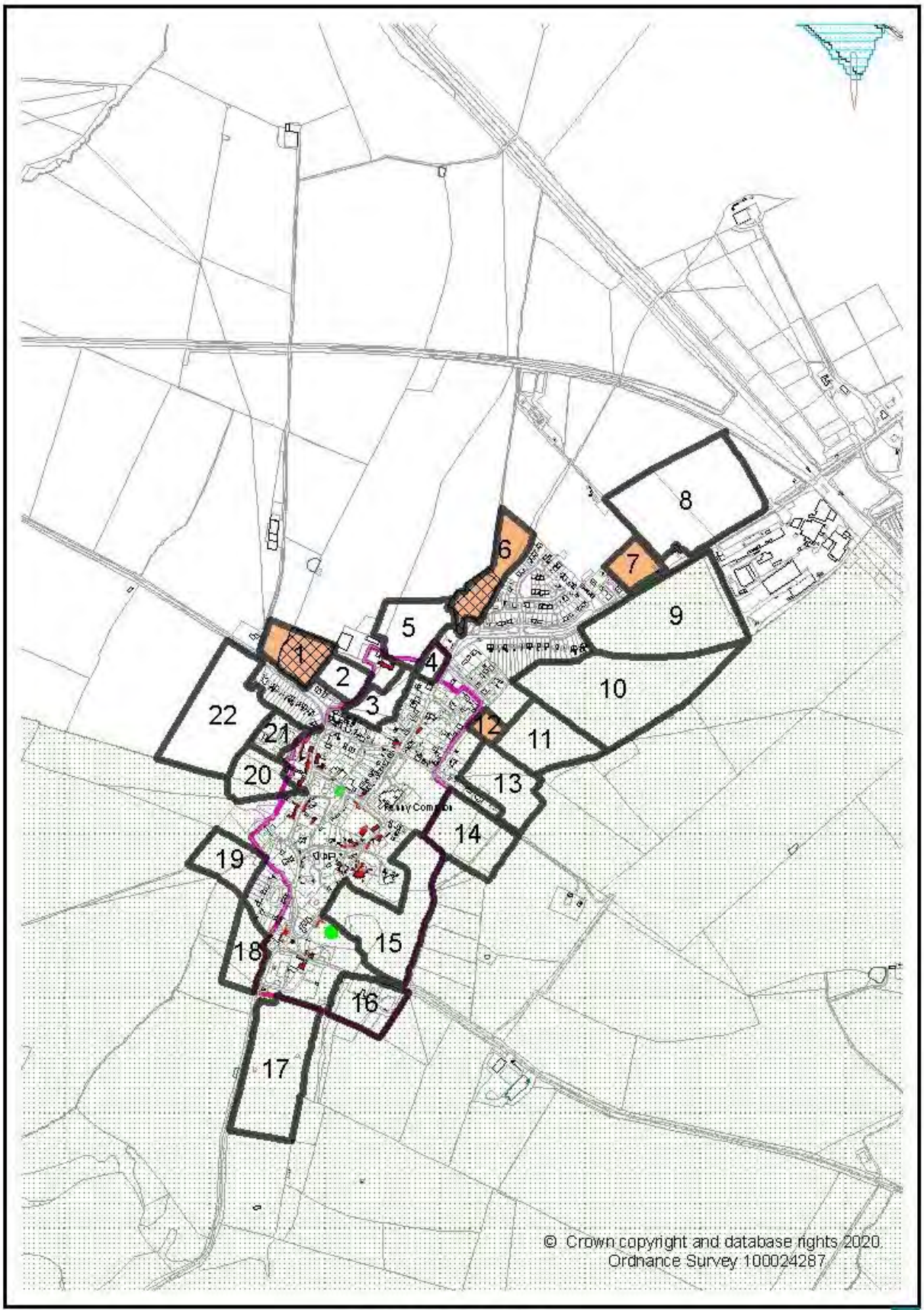
Fenny Compton

SITE REF: FEN.12	SITE NAME: East of Ridge Way, Fenny Compton	SITE AREA (GROSS): 0.3 hectares

SITE CHARACTERISTICS		
Greenfield/Brownfield: Greenfield	**Land Use:** Agriculture	**Location Type:** Edge of settlement
SITE CONSTRAINTS		
Green Belt: Outside	**Cotswolds AONB:** Outside	**Designated Heritage Asset:** Adjacent
Non-Designated Heritage Asset: Outside	**Special Landscape Area:** Inside	**Area of Restraint:** Outside
National Wildlife Site: Outside	**Local Wildlife Site:** Outside	**Flood Zone:** Outside
Minerals Safeguarding: Outside	**Tree Preservation Order:** None	**Public Right of Way:** None
Major Infrastructure: Not affected	**Agricultural Land Quality:** Low	**Contamination:** None known

SITE DEVELOPMENT CONSIDERATIONS
The provisions of all relevant policies in the Core Strategy, Site Allocations Plan and associated planning guidance will need to be satisfied. The following specific matters should be incorporated into any development scheme for the site: • Provide a vehicular access through Ridge Way only • Assess and mitigate impact of development on heritage assets adjacent to the site

NET SITE AREA (HA)	0.2
DWELLING CAPACITY @ 30 DPH	6
TIMESCALE	1-5 Years = 6



Fenny Compton

SITE REF: GAY.03	SITE NAME: East of Banbury Road (south), Gaydon	SITE AREA (GROSS): 1.2 hectares

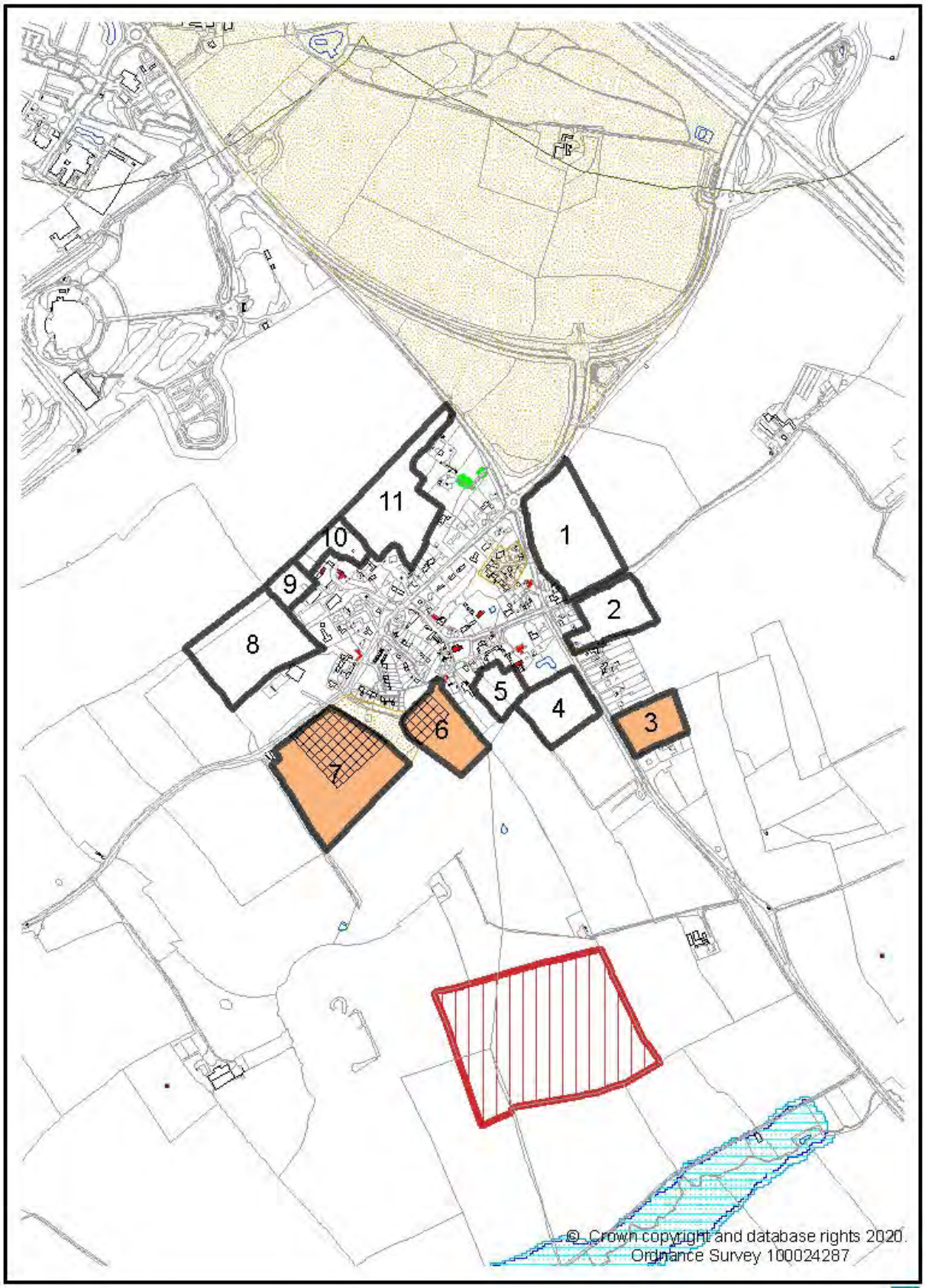
SITE CHARACTERISTICS		
Greenfield/Brownfield: Greenfield	**Land Use:** Agriculture	**Location Type:** Edge of settlement
SITE CONSTRAINTS		
Green Belt: Outside	**Cotswolds AONB:** Outside	**Designated Heritage Asset:** Outside
Non-Designated Heritage Asset: Outside	**Special Landscape Area:** Outside	**Area of Restraint:** Outside
National Wildlife Site: Outside	**Local Wildlife Site:** Outside	**Flood Zone:** Partly inside
Minerals Safeguarding: Outside	**Tree Preservation Order:** None	**Public Right of Way:** None
Major Infrastructure: Not affected	**Agricultural Land Quality:** Low	**Contamination:** None known

SITE DEVELOPMENT CONSIDERATIONS

The provisions of all relevant policies in the Core Strategy, Site Allocations Plan and associated planning guidance will need to be satisfied. The following specific matters should be incorporated into any development scheme for the site:

- Manage the impact of surface water drainage effectively
- Extend footway along eastern side of Banbury Road up to access into the site
- Provide visibility splays of 160m to the south and 90m to the north of the vehicular access when measured 2.4m back from the edge of the carriageway
- Create a hedgerow with intermittent trees along eastern boundary of the site

NET SITE AREA (HA)	**0.8**
DWELLING CAPACITY @ 25 DPH	**20**
TIMESCALE	**1-5 Years = 20**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Gaydon

SITE REF: GAY.06	SITE NAME: South of Church Lane (west), Gaydon	SITE AREA (GROSS): 1.3 hectares

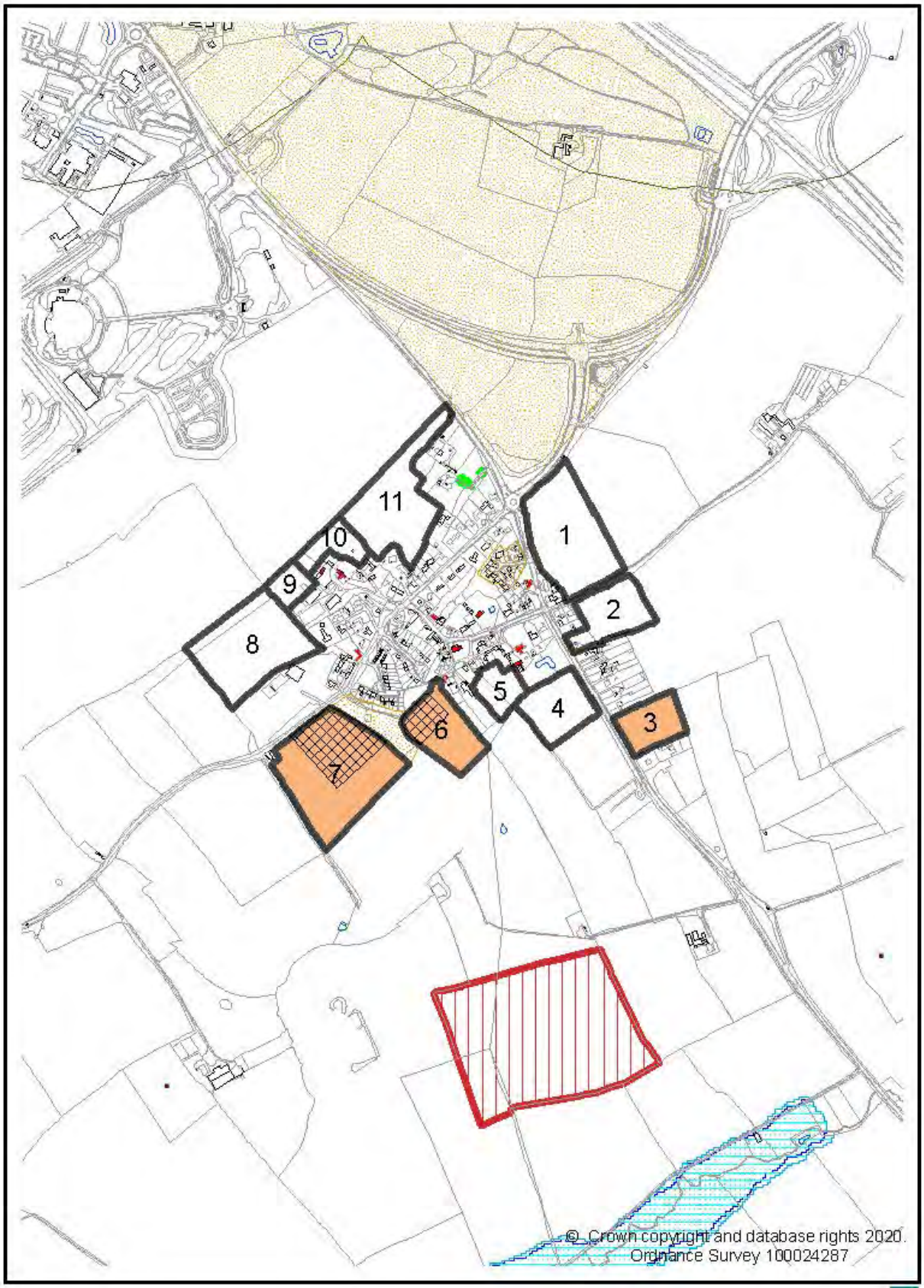
SITE CHARACTERISTICS		
Greenfield/Brownfield: Greenfield	**Land Use:** Agriculture	**Location Type:** Edge of settlement
SITE CONSTRAINTS		
Green Belt: Outside	**Cotswolds AONB:** Outside	**Designated Heritage Asset:** Adjacent
Non-Designated Heritage Asset: Outside	**Special Landscape Area:** Outside	**Area of Restraint:** Outside
National Wildlife Site: Outside	**Local Wildlife Site:** Outside	**Flood Zone:** Outside
Minerals Safeguarding: Outside	**Tree Preservation Order:** None	**Public Right of Way:** None
Major Infrastructure: Not affected	**Agricultural Land Quality:** Low	**Contamination:** None known

SITE DEVELOPMENT CONSIDERATIONS

The provisions of all relevant policies in the Core Strategy, Site Allocations Plan and associated planning guidance will need to be satisfied. The following specific matters should be incorporated into any development scheme for the site:

- Restrict housing to north-western part of the site as shown by cross-hatched area on the accompanying map
- Provide a vehicular access through Edgehill View only
- Upgrade Edgehill View and extend visibility splays at its junction with Gaydon Road to the satisfaction of the County Highway Authority
- Assess and mitigate impact of development on heritage assets adjacent to the site

NET SITE AREA (HA)	**0.5**
DWELLING CAPACITY @ 25 DPH	**13**
TIMESCALE	**1-5 Years = 13**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Gaydon

SITE REF: GAY.07	SITE NAME: South of Kineton Road, Gaydon	SITE AREA (GROSS): 3.7 hectares

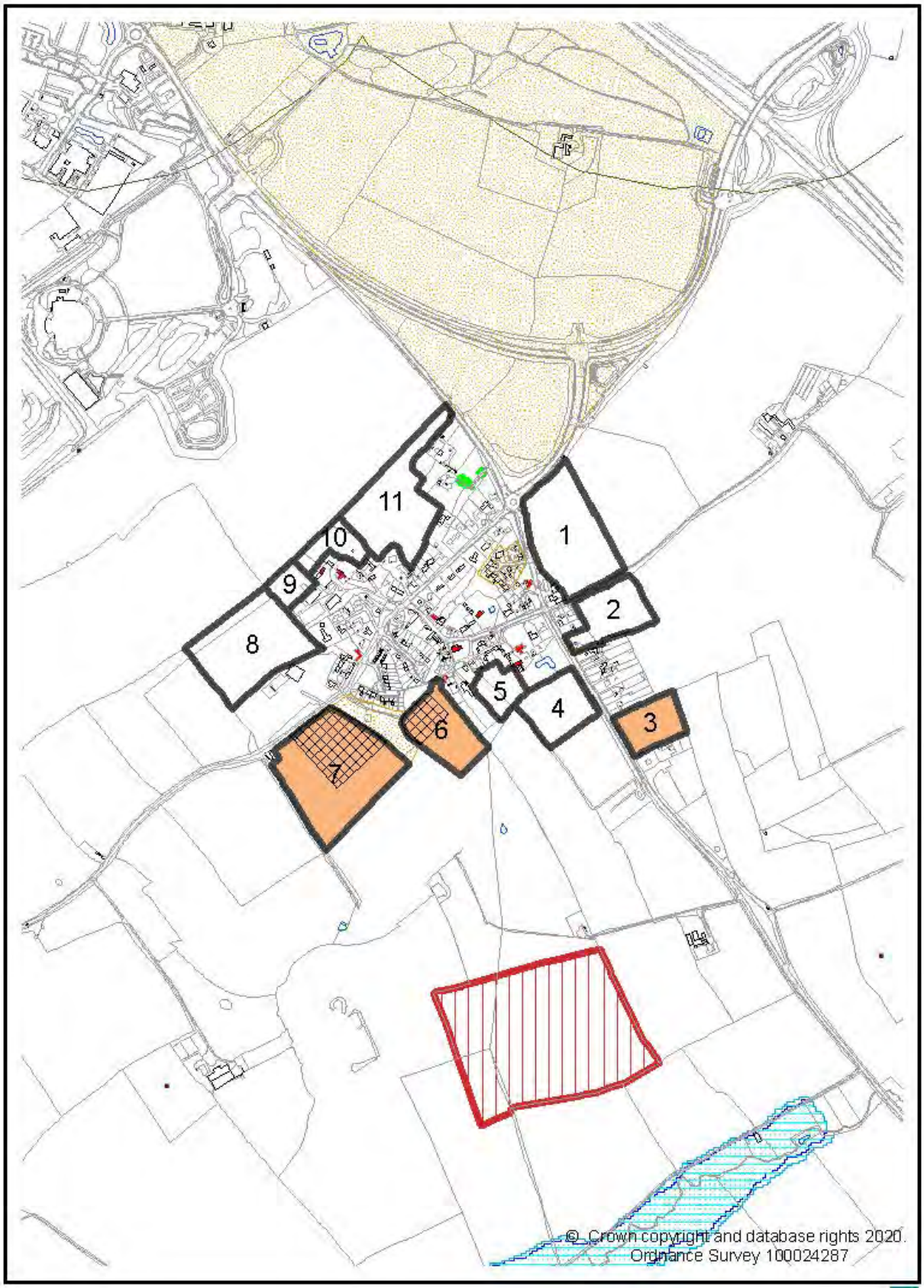
SITE CHARACTERISTICS		
Greenfield/Brownfield: Greenfield	**Land Use:** Agriculture	**Location Type:** Edge of settlement
SITE CONSTRAINTS		
Green Belt: Outside	**Cotswolds AONB:** Outside	**Designated Heritage Asset:** Outside
Non-Designated Heritage Asset: Adjacent	**Special Landscape Area:** Outside	**Area of Restraint:** Outside
National Wildlife Site: Outside	**Local Wildlife Site:** Outside	**Flood Zone:** Outside
Minerals Safeguarding: Outside	**Tree Preservation Order:** None	**Public Right of Way:** Edge of site
Major Infrastructure: Not affected	**Agricultural Land Quality:** Low	**Contamination:** None known

SITE DEVELOPMENT CONSIDERATIONS

The provisions of all relevant policies in the Core Strategy, Site Allocations Plan and associated planning guidance will need to be satisfied. The following specific matters should be incorporated into any development scheme for the site:

- Restrict housing to north-eastern part of the site as shown by cross-hatched area on the accompanying map
- Convey and manage an area of public open space and landscaping on southern and western parts of the site
- Extend 30mph speed limit along Kineton Road up to new vehicular access
- Provide a footway along southern side of Kineton Road up to access into the site
- Assess and mitigate impact of development on heritage assets adjacent to the site

NET SITE AREA (HA)	**1.0**
DWELLING CAPACITY @ 25 DPH	**25**
TIMESCALE	**1-5 Years = 25**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Gaydon

SITE REF: HALF.01	SITE NAME: East of Fosse Way (north), Halford	SITE AREA (GROSS): 0.8 hectares

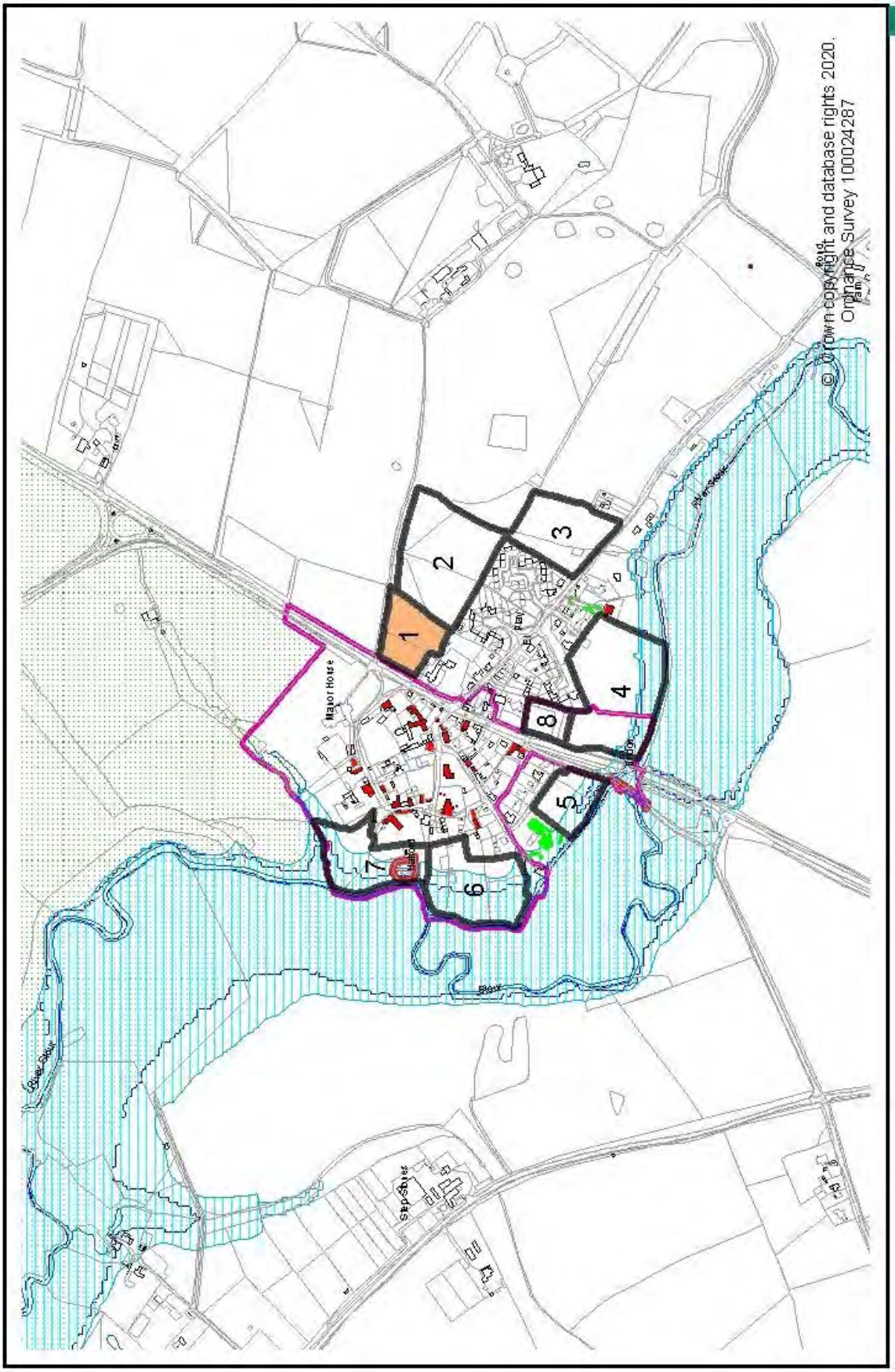
SITE CHARACTERISTICS		
Greenfield/Brownfield: Greenfield	**Land Use:** Agriculture	**Location Type:** Edge of settlement
SITE CONSTRAINTS		
Green Belt: Outside	**Cotswolds AONB:** Outside	**Designated Heritage Asset:** Adjacent
Non-Designated Heritage Asset: Inside	**Special Landscape Area:** Outside	**Area of Restraint:** Outside
National Wildlife Site: Outside	**Local Wildlife Site:** Outside	**Flood Zone:** Outside
Minerals Safeguarding: Inside	**Tree Preservation Order:** None	**Public Right of Way:** None
Major Infrastructure: Not affected	**Agricultural Land Quality:** Low	**Contamination:** None known

SITE DEVELOPMENT CONSIDERATIONS

The provisions of all relevant policies in the Core Strategy, Site Allocations Plan and associated planning guidance will need to be satisfied. The following specific matters should be incorporated into any development scheme for the site:

- Assess and mitigate impact of development on heritage assets adjacent to the site
- Undertake an archaeological investigation of the site
- Provide visibility splays in the region of 90 metres in each direction at the access subject to the results of a speed survey
- Extend footway along eastern side of Fosse Way up to access into the site
- Create a hedgerow with intermittent trees along northern and eastern boundaries of the site

NET SITE AREA (HA)	**0.5**
DWELLING CAPACITY @ 25 DPH	**13**
TIMESCALE	**1-5 Years = 13**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Major House
Halford
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SITE REF: HAR.04	SITE NAME: North of Binswood End (east), Harbury	SITE AREA (GROSS): 1.6 hectares

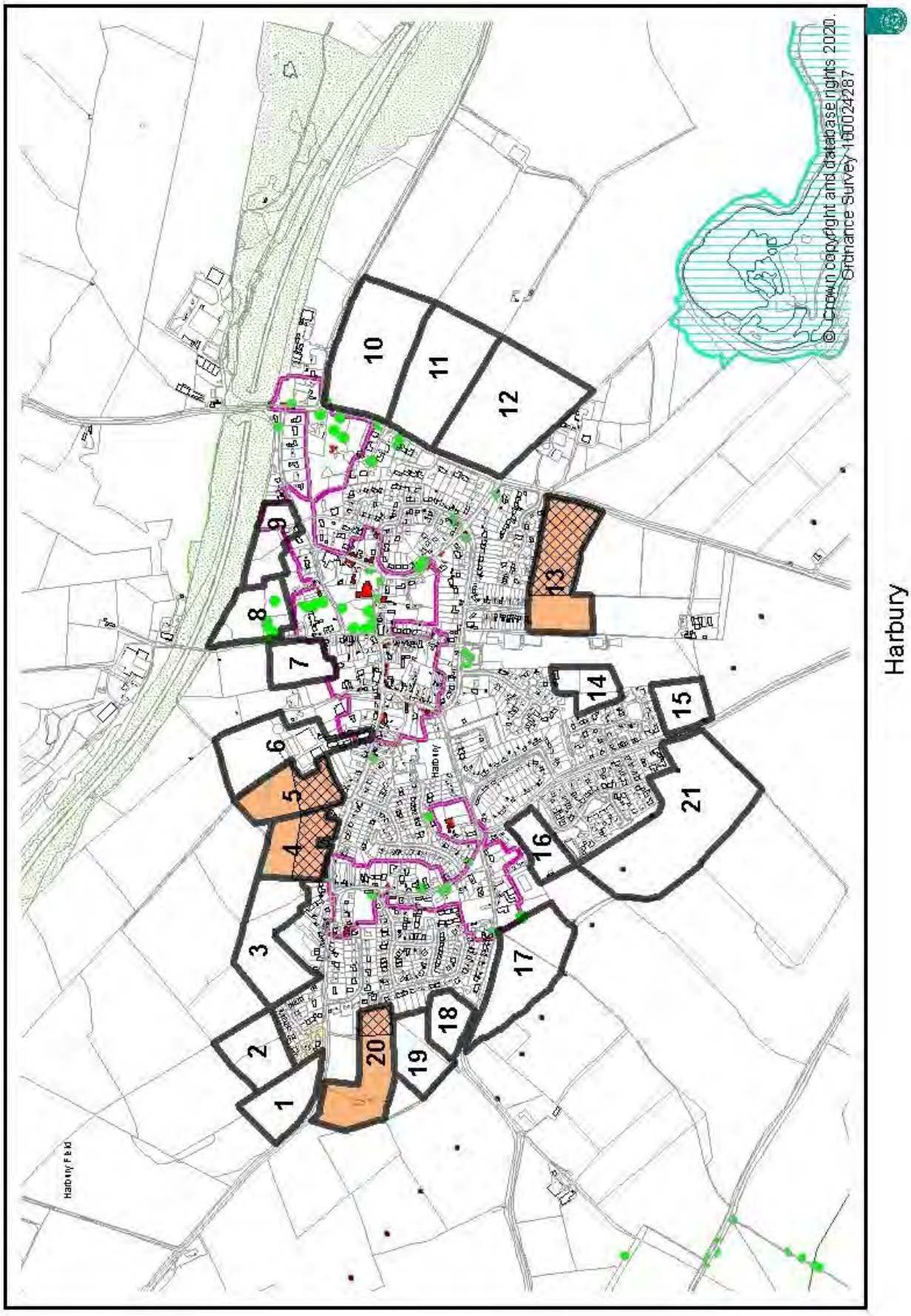
SITE CHARACTERISTICS		
Greenfield/Brownfield: Greenfield	**Land Use:** Agriculture/Paddock	**Location Type:** Edge of settlement
SITE CONSTRAINTS		
Green Belt: Outside	**Cotswolds AONB:** Outside	**Designated Heritage Asset:** Outside
Non-Designated Heritage Asset: Inside	**Special Landscape Area:** Outside	**Area of Restraint:** Outside
National Wildlife Site: Outside	**Local Wildlife Site:** Outside	**Flood Zone:** Outside
Minerals Safeguarding: Inside	**Tree Preservation Order:** None	**Public Right of Way:** Crosses Site
Major Infrastructure: Not affected	**Agricultural Land Quality:** Low	**Contamination:** None known

SITE DEVELOPMENT CONSIDERATIONS

The provisions of all relevant policies in the Core Strategy, Site Allocations Plan and associated planning guidance will need to be satisfied. The following specific matters should be incorporated into any development scheme for the site:

- Restrict housing to southern part of the site as shown by cross-hatched area on the accompanying map
- Assess and mitigate impact of development on heritage assets adjacent to the site
- Undertake an archaeological investigation of the site
- Create a hedgerow with intermittent trees along northern boundary of the development area
- Incorporate public footpath which crosses the site

NET SITE AREA (HA)	**0.8**
DWELLING CAPACITY @30 DPH	**24**
TIMESCALE	**1-5 Years = 24**


Harbury
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Harbury Field

SITE REF: HAR.05	SITE NAME: North of Mill Street (west), Harbury	SITE AREA (GROSS): 1.6 hectares

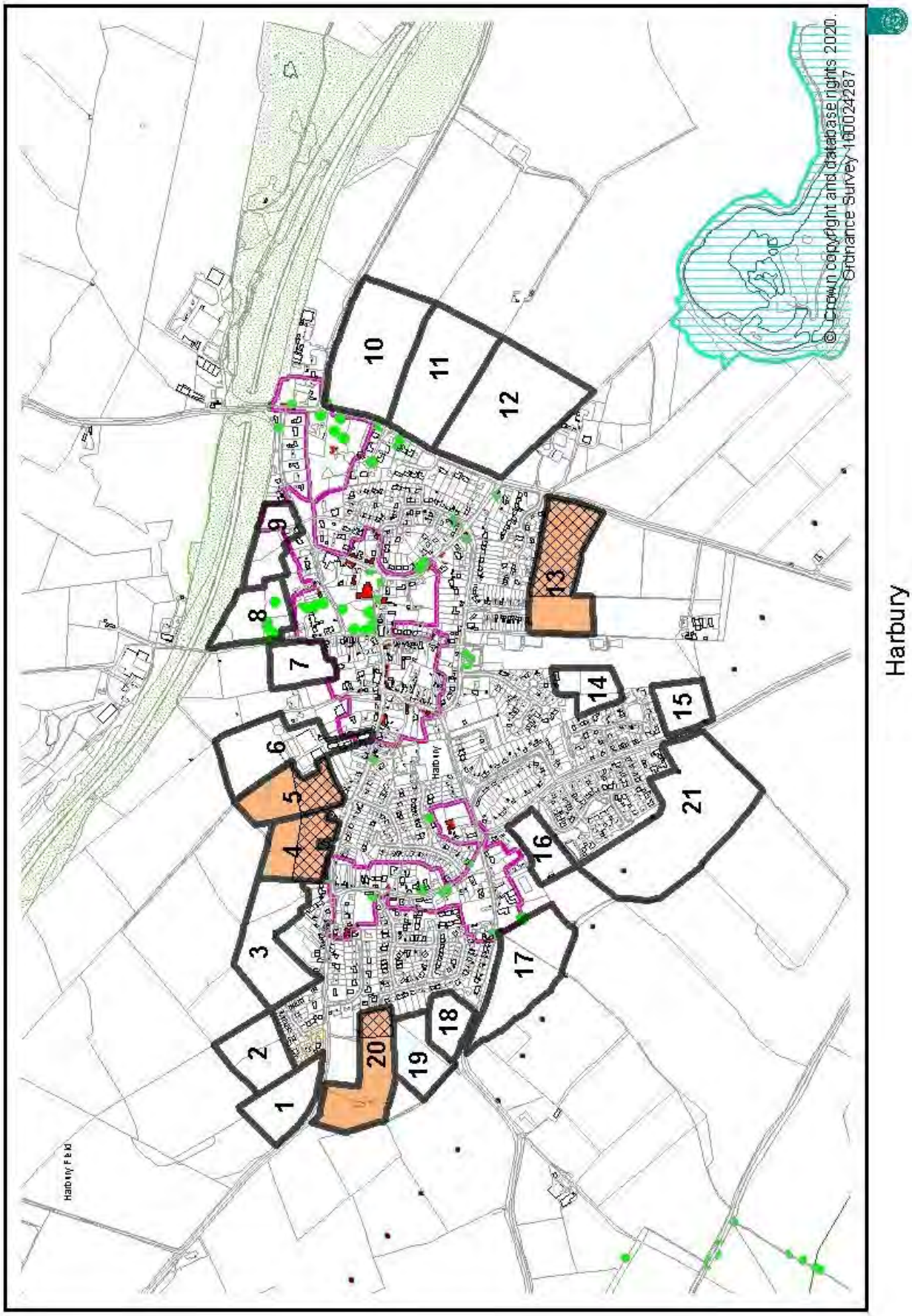
SITE CHARACTERISTICS		
Greenfield/Brownfield: Greenfield	**Land Use:** Agriculture	**Location Type:** Edge of settlement
SITE CONSTRAINTS		
Green Belt: Outside	**Cotswolds AONB:** Outside	**Designated Heritage Asset:** Outside
Non-Designated Heritage Asset: Inside	**Special Landscape Area:** Outside	**Area of Restraint:** Outside
National Wildlife Site: Outside	**Local Wildlife Site:** Outside	**Flood Zone:** Outside
Minerals Safeguarding: Inside	**Tree Preservation Order:** None	**Public Right of Way:** Crosses Site
Major Infrastructure: Not affected	**Agricultural Land Quality:** Low	**Contamination:** None known

SITE DEVELOPMENT CONSIDERATIONS

The provisions of all relevant policies in the Core Strategy, Site Allocations Plan and associated planning guidance will need to be satisfied. The following specific matters should be incorporated into any development scheme for the site:

- Restrict housing to southern part of the site as shown by cross-hatched area on the accompanying map
- Undertake an archaeological investigation of the site
- Create a hedgerow with intermittent trees along northern boundary of the development area
- Incorporate public footpath which crosses the site

NET SITE AREA (HA)	**0.4**
DWELLING CAPACITY @30 DPH	**12**
TIMESCALE	**1-5 Years = 12**


Harbury
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SITE REF: HAR.13	SITE NAME: West of Butt Lane, Harbury	SITE AREA (GROSS): 2.7 hectares

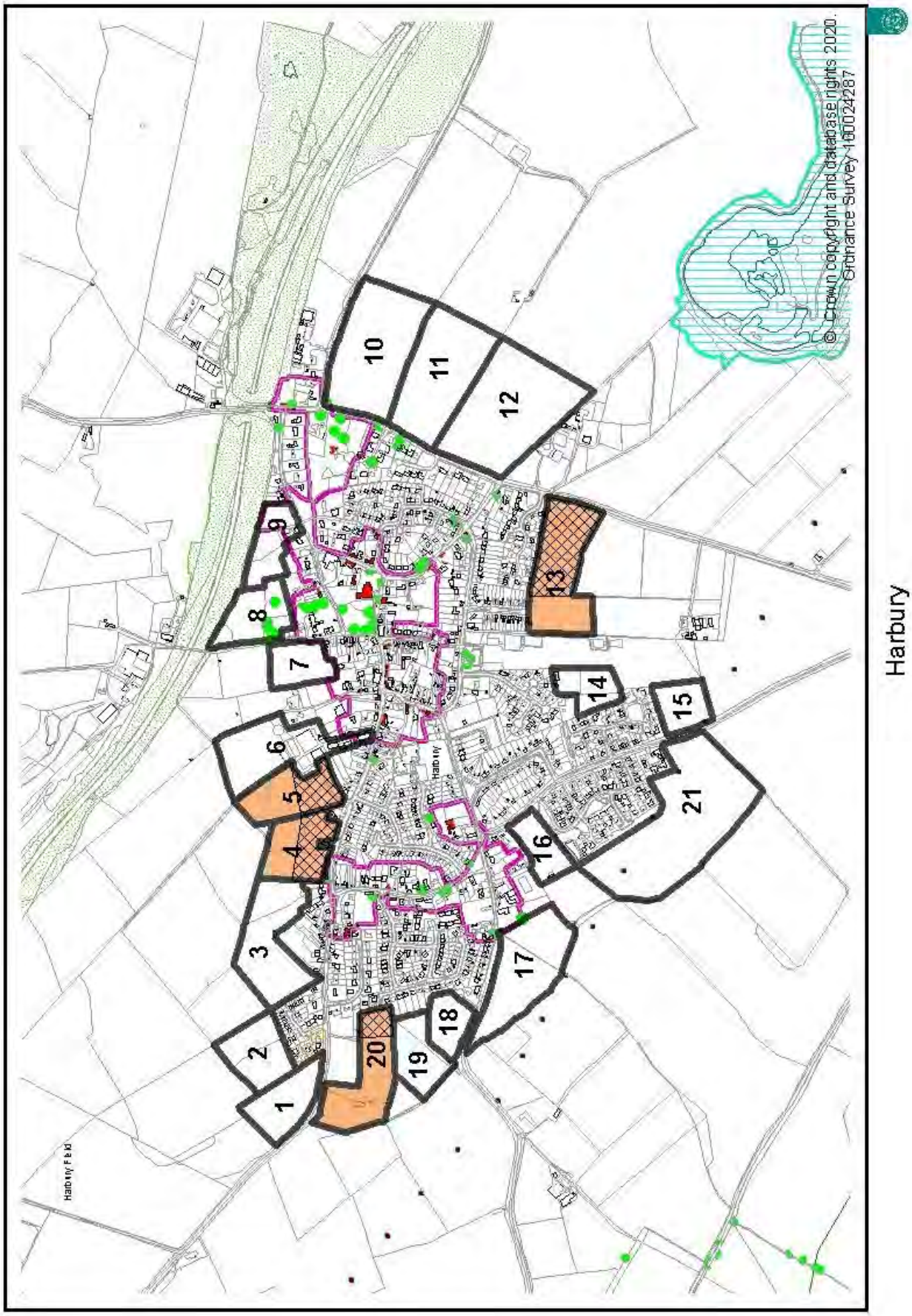
SITE CHARACTERISTICS		
Greenfield/Brownfield: Greenfield	**Land Use:** Agriculture/ Allotments	**Location Type:** Edge of settlement
SITE CONSTRAINTS		
Green Belt: Outside	**Cotswolds AONB:** Outside	**Conservation Area:** Outside
Listed Building/Monument: Outside	**Special Landscape Area:** Outside	**Area of Restraint:** Outside
National Wildlife Site: Outside	**Local Wildlife Site:** Outside	**Flood Zone:** Outside
Minerals Safeguarding: Outside	**Tree Preservation Order:** None	**Public Right of Way:** None
Major Infrastructure: Not affected	**Agricultural Land Quality:** Low	**Contamination:** None known

SITE DEVELOPMENT CONSIDERATIONS

The provisions of all relevant policies in the Core Strategy, Site Allocations Plan and associated planning guidance will need to be satisfied. The following specific matters should be incorporated into any development scheme for the site:

- Restrict housing to eastern part of the site as shown by cross-hatched area on the accompanying map
- Retain allotments on western part of the site
- Extend footway along western side of Bush Heath Road up to access into the site
- Create a hedgerow with intermittent trees along southern boundary of the site

NET SITE AREA (HA)	**1.0**
DWELLING CAPACITY @ 30 DPH	**30**
TIMESCALE	**1-5 Years = 30**


Harbury
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SITE REF: HAR.20	SITE NAME: South of Middle Road, Harbury	SITE AREA (GROSS): 2.6 hectares

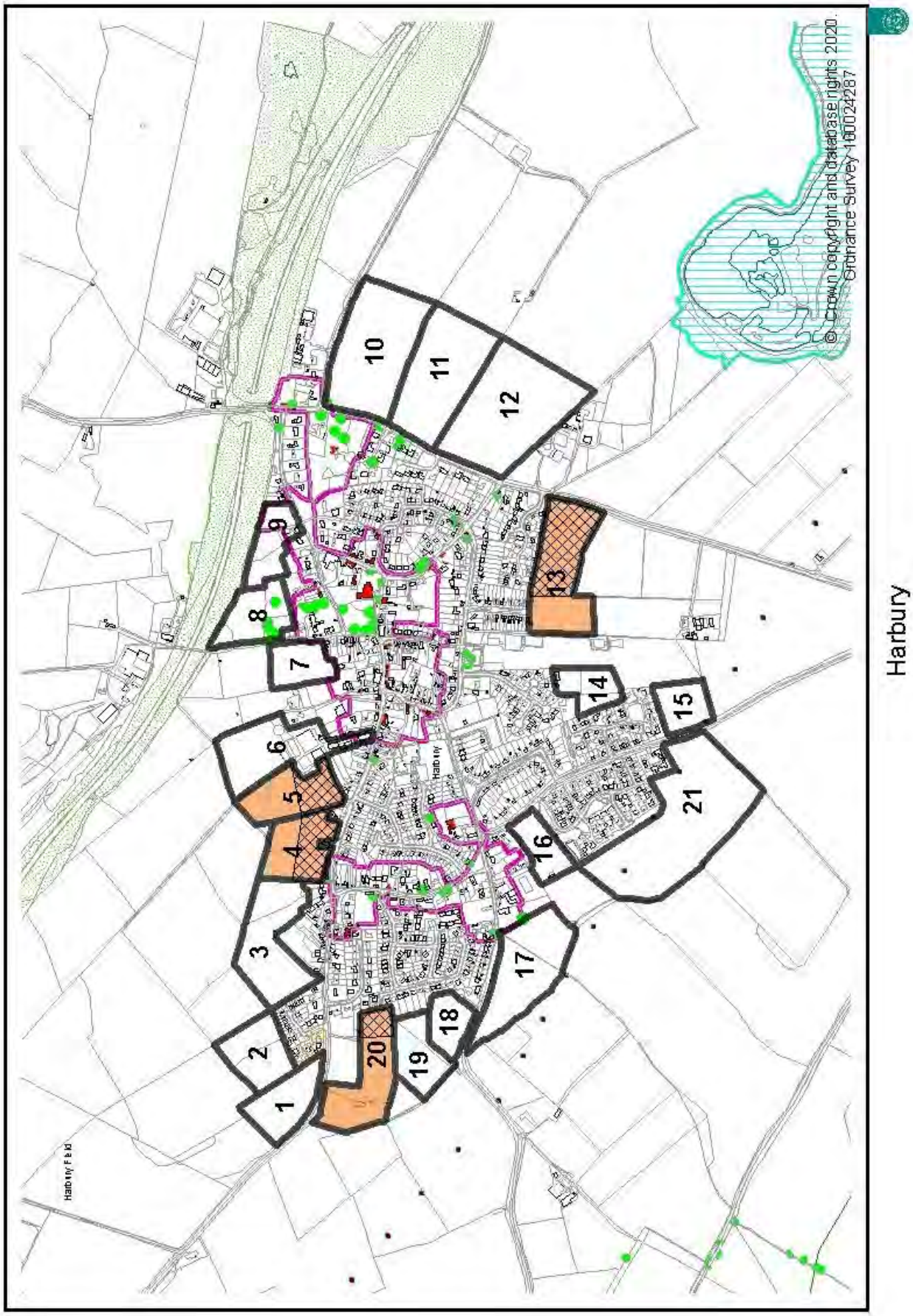
SITE CHARACTERISTICS		
Greenfield/Brownfield: Greenfield	**Land Use:** Agriculture	**Location Type:** Edge of settlement
SITE CONSTRAINTS		
Green Belt: Outside	**Cotswolds AONB:** Outside	**Conservation Area:** Outside
Listed Building/Monument: Outside	**Special Landscape Area:** Outside	**Area of Restraint:** Outside
National Wildlife Site: Outside	**Local Wildlife Site:** Outside	**Flood Zone:** Outside
Minerals Safeguarding: Inside Safeguarding Area	**Tree Preservation Order:** None	**Public Right of Way:** None
Major Infrastructure: Not affected	**Agricultural Land Quality:** Low	**Contamination:** None known

SITE DEVELOPMENT CONSIDERATIONS

The provisions of all relevant policies in the Core Strategy, Site Allocations Plan and associated planning guidance will need to be satisfied. The following specific matters should be incorporated into any development scheme for the site:

- Restrict housing to eastern part of the site as shown by cross-hatched area on the accompanying map
- Provide a vehicular access from Farley Avenue only
- Provide an emergency access and footpath link to Middle Road
- Create a hedgerow with intermittent trees along western boundary of the development area

NET SITE AREA (HA)	**0.5**
DWELLING CAPACITY @ 30 DPH	**15**
TIMESCALE	**1-5 Years = 15**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Harbury
Harbury Field

SITE REF: LONG.01	SITE NAME: East of Marton Road (north), Long Itchington	SITE AREA (GROSS): 1.6 hectares

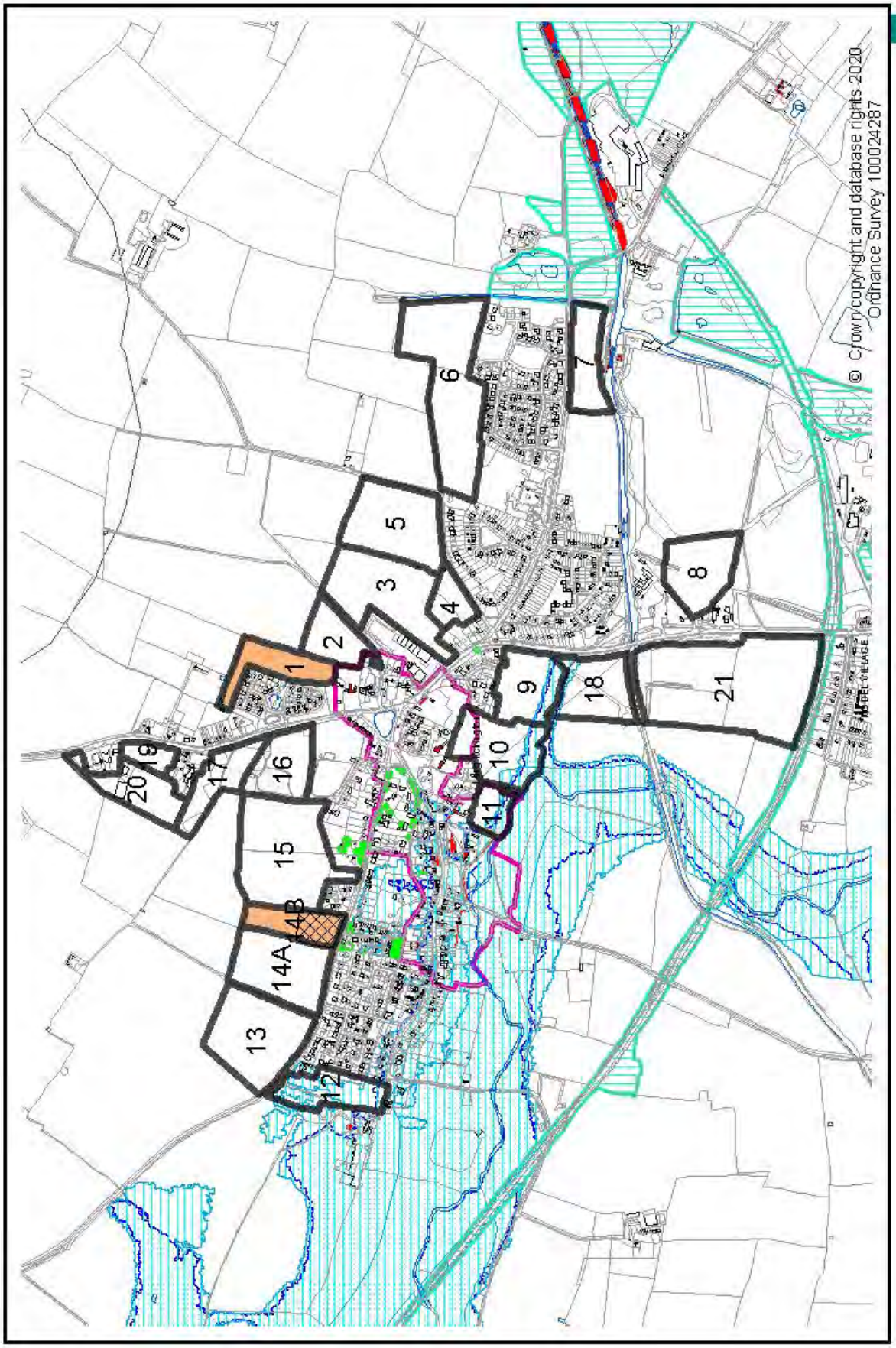
SITE CHARACTERISTICS		
Greenfield/Brownfield: Greenfield	**Land Use:** Agriculture	**Location Type:** Edge of settlement
SITE CONSTRAINTS		
Green Belt: Outside	**Cotswolds AONB:** Outside	**Designated Heritage Asset:** Adjacent
Non-Designated Heritage Asset: Inside	**Special Landscape Area:** Outside	**Area of Restraint:** Outside
National Wildlife Site: Outside	**Local Wildlife Site:** Outside	**Flood Zone:** Outside
Minerals Safeguarding: Inside	**Tree Preservation Order:** None	**Public Right of Way:** Edge of site
Major Infrastructure: Not affected	**Agricultural Land Quality:** Low	**Contamination:** None known

SITE DEVELOPMENT CONSIDERATIONS

The provisions of all relevant policies in the Core Strategy, Site Allocations Plan and associated planning guidance will need to be satisfied. The following specific matters should be incorporated into any development scheme for the site:

- Upgrade Bishops Drive and Cox's Crescent to the satisfaction of the County Highway Authority
- Assess and mitigate impact of development on heritage assets adjacent to the site
- Undertake an archaeological investigation of the site
- Retain and reinforce hedgerows along eastern and northern boundaries of the site

NET SITE AREA (HA)	**0.6**
DWELLING CAPACITY @ 30 DPH	**18**
TIMESCALE	**1-5 Years = 18**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SITE REF: LONG.14B	SITE NAME: North of Leamington Road (middle), Long Itchington	SITE AREA (GROSS): 1.4 hectares

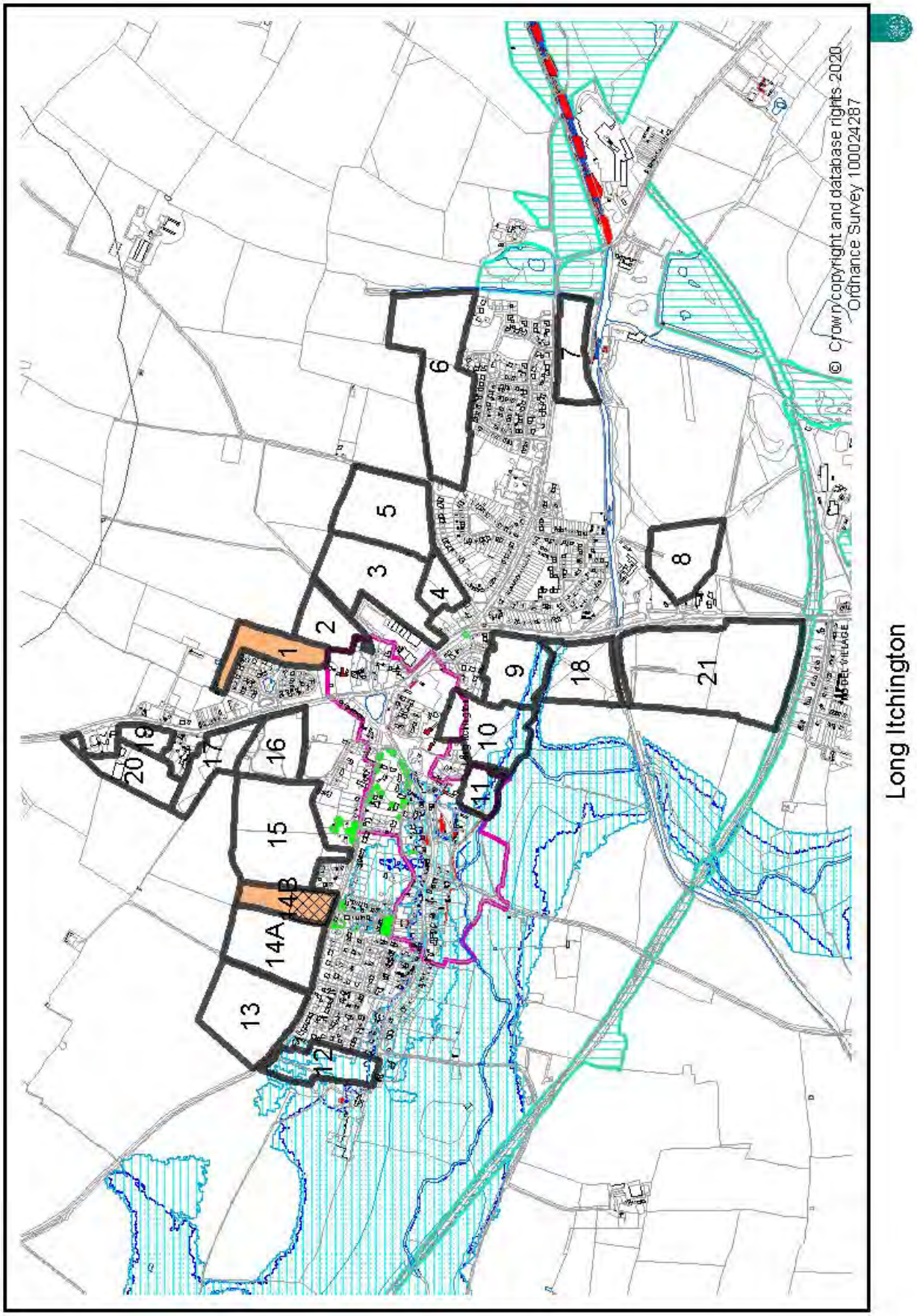
SITE CHARACTERISTICS		
Greenfield/Brownfield: Greenfield	**Land Use:** Agriculture	**Location Type:** Edge of settlement
SITE CONSTRAINTS		
Green Belt: Outside	**Cotswolds AONB:** Outside	**Designated Heritage Asset:** Outside
Non-Designated Heritage Asset: Outside	**Special Landscape Area:** Outside	**Area of Restraint:** Outside
National Wildlife Site: Outside	**Local Wildlife Site:** Outside	**Flood Zone:** Outside
Minerals Safeguarding: Inside	**Tree Preservation Order:** None	**Public Right of Way:** None
Major Infrastructure: Not affected	**Agricultural Land Quality:** Low	**Contamination:** None known

SITE DEVELOPMENT CONSIDERATIONS

The provisions of all relevant policies in the Core Strategy, Site Allocations Plan and associated planning guidance will need to be satisfied. The following specific matters should be incorporated into any development scheme for the site:

- Restrict housing to southern part of the site as shown by cross-hatched area on the accompanying map
- Retain hedgerow along western boundary of the site
- Create a hedgerow with intermittent trees along northern boundary of the development area
- Provide visibility splays of 2.4m x 43m in each direction subject to findings of a speed survey
- Submit a Stage 1 Road Safety Audit of proposed access arrangements and pedestrian facilities

NET SITE AREA (HA)	**0.6**
DWELLING CAPACITY @ 30 DPH	**18**
TIMESCALE	**1-5 Years = 18**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SITE REF: LMAR.02	SITE NAME: East of Rumer Close, Long Marston	SITE AREA (GROSS): 2.5 hectares

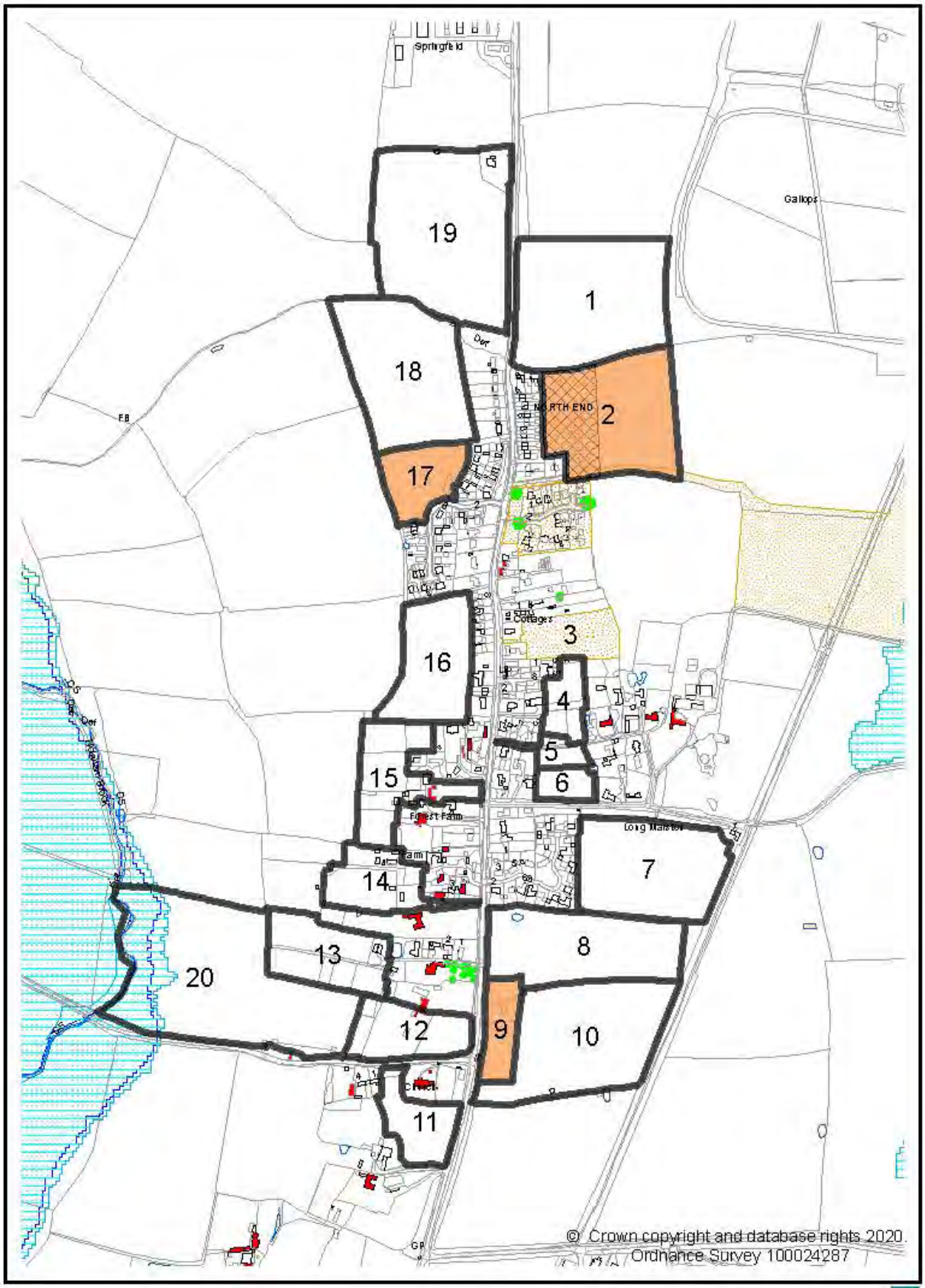
SITE CHARACTERISTICS		
Greenfield/Brownfield: Greenfield	**Land Use:** Agriculture	**Location Type:** Edge of settlement
SITE CONSTRAINTS		
Green Belt: Outside	**Cotswolds AONB:** Outside	**Designated Heritage Asset:** Outside
Non-Designated Heritage Asset: Inside	**Special Landscape Area:** Outside	**Area of Restraint:** Outside
National Wildlife Site: Outside	**Local Wildlife Site:** Outside	**Flood Zone:** Outside
Minerals Safeguarding: Outside	**Tree Preservation Order:** None	**Public Right of Way:** Edge of Site
Major Infrastructure: Partly affected	**Agricultural Land Quality:** Low	**Contamination:** None known

SITE DEVELOPMENT CONSIDERATIONS

The provisions of all relevant policies in the Core Strategy, Site Allocations Plan and associated planning guidance will need to be satisfied. The following specific matters should be incorporated into any development scheme for the site:

- Restrict housing to western part of the site as shown by cross-hatched area on the accompanying map
- Provide vehicular access off southern existing access only
- Undertake a speed survey to establish whether improvements to this access are required
- Create a hedgerow with intermittent trees along eastern boundary of the development area

NET SITE AREA (HA)	**0.6**
DWELLING CAPACITY @ 25 DPH	**15**
TIMESCALE	**1-5 Years = 15**



Long Marston

SITE REF: LMAR.09	SITE NAME: East of Long Marston Road (middle), Long Marston	SITE AREA (GROSS): 0.6 hectares

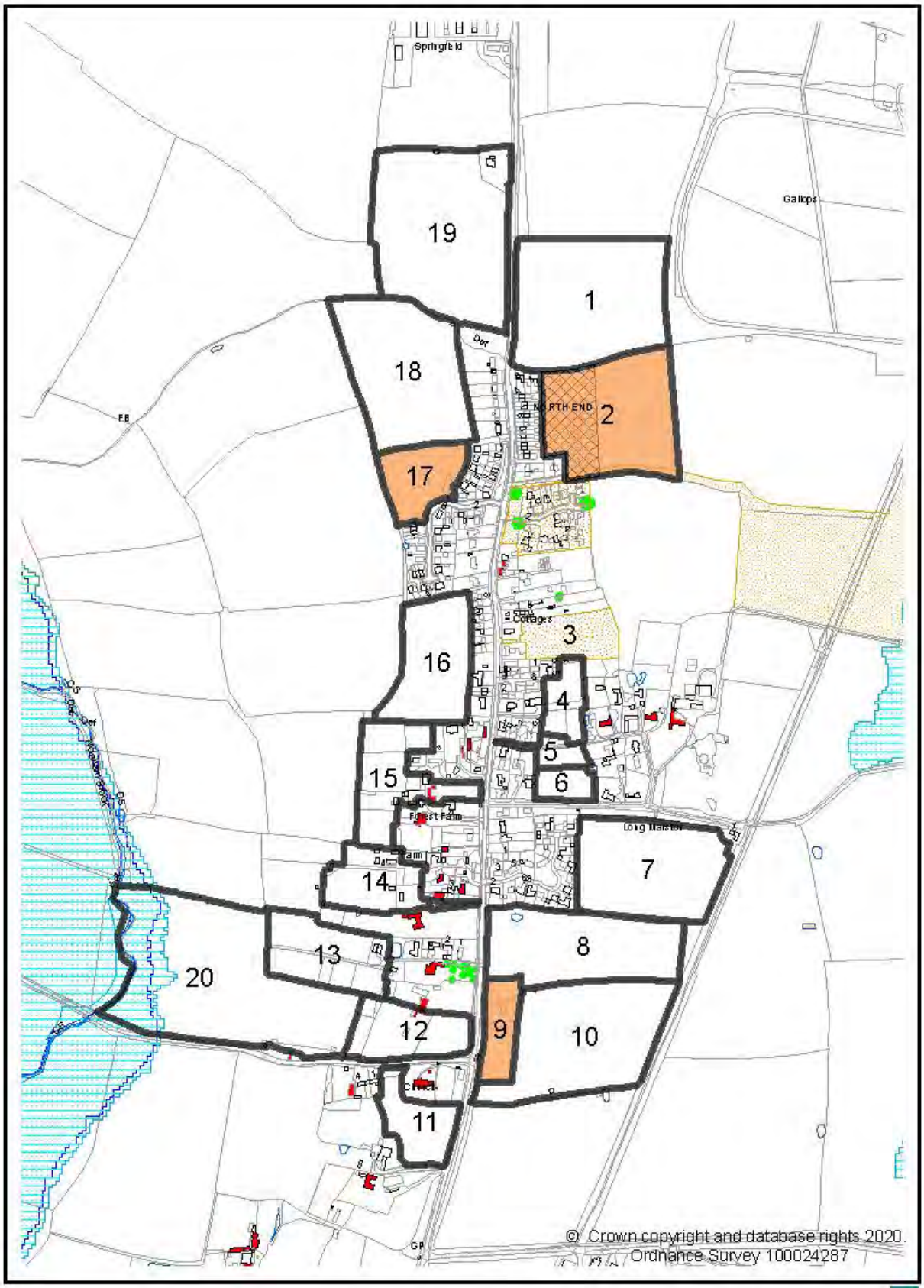
SITE CHARACTERISTICS		
Greenfield/Brownfield: Greenfield/Brownfield	**Land Use:** Residential curtilage/ Paddock	**Location Type:** Edge of settlement
SITE CONSTRAINTS		
Green Belt: Outside	**Cotswolds AONB:** Outside	**Designated Heritage Asset:** Adjacent
Non-Designated Heritage Asset: Inside	**Special Landscape Area:** Outside	**Area of Restraint:** Outside
National Wildlife Site: Outside	**Local Wildlife Site:** Outside	**Flood Zone:** Outside
Minerals Safeguarding: Outside	**Tree Preservation Order:** None	**Public Right of Way:** None
Major Infrastructure: Not affected	**Agricultural Land Quality:** Low	**Contamination:** None known

SITE DEVELOPMENT CONSIDERATIONS

The provisions of all relevant policies in the Core Strategy, Site Allocations Plan and associated planning guidance will need to be satisfied. The following specific matters should be incorporated into any development scheme for the site:

- Provide a single vehicular access onto Long Marston Road to serve all properties
- Extend footway along eastern side of Long Marston Road up to access into the site
- Assess and mitigate impact of development on heritage assets adjacent to the site
- Retain mature trees on the site as far as possible

NET SITE AREA (HA)	**0.3**
DWELLING CAPACITY @ 25 DPH	**8**
TIMESCALE	**1-5 Years = 8**



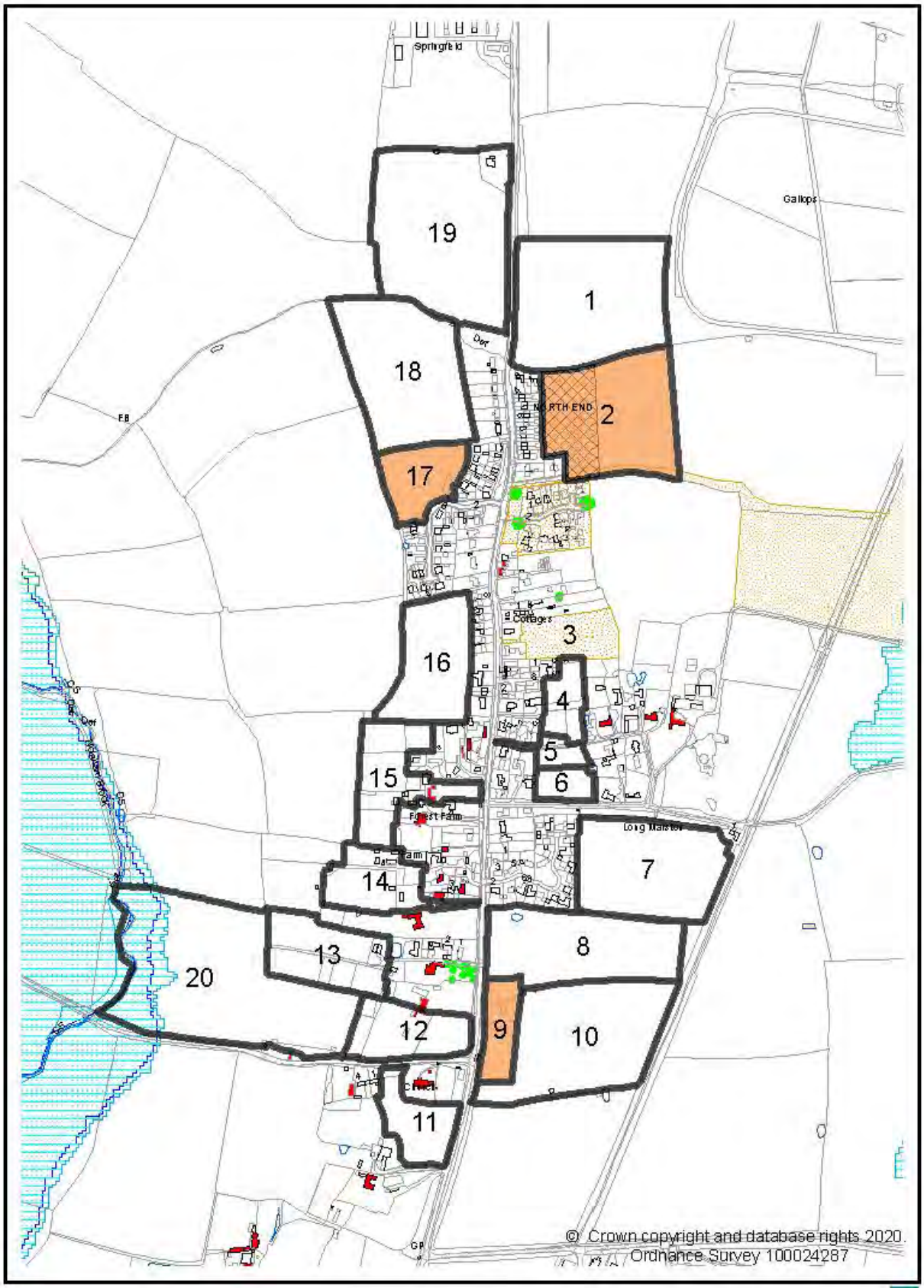
Long Marston

SITE REF: LMAR.17	SITE NAME: North of Barley Fields, Long Marston	SITE AREA (GROSS): 1.0 hectares

SITE CHARACTERISTICS		
Greenfield/Brownfield: Greenfield	**Land Use:** Unused	**Location Type:** Edge of settlement
SITE CONSTRAINTS		
Green Belt: Outside	**Cotswolds AONB:** Outside	**Designated Heritage Asset:** Outside
Non-Designated Heritage Asset: Inside	**Special Landscape Area:** Outside	**Area of Restraint:** Outside
National Wildlife Site: Outside	**Local Wildlife Site:** Outside	**Flood Zone:** Outside
Minerals Safeguarding: Outside	**Tree Preservation Order:** None	**Public Right of Way:** None
Major Infrastructure: Not affected	**Agricultural Land Quality:** Low	**Contamination:** None known

SITE DEVELOPMENT CONSIDERATIONS
The provisions of all relevant policies in the Core Strategy, Site Allocations Plan and associated planning guidance will need to be satisfied. The following specific matters should be incorporated into any development scheme for the site: • Create hedgerows along northern and western boundaries of the site and incorporate intermittent trees • Provide a vehicular access off Barley Fields only

NET SITE AREA (HA)	**0.5**
DWELLING CAPACITY @ 25 DPH	**13**
TIMESCALE	**1-5 Years = 13**



Long Marston

SITE REF: MAPP.01A	SITE NAME: West of Birmingham Road (north), Mappleborough Green	SITE AREA (GROSS): 1.5 hectares

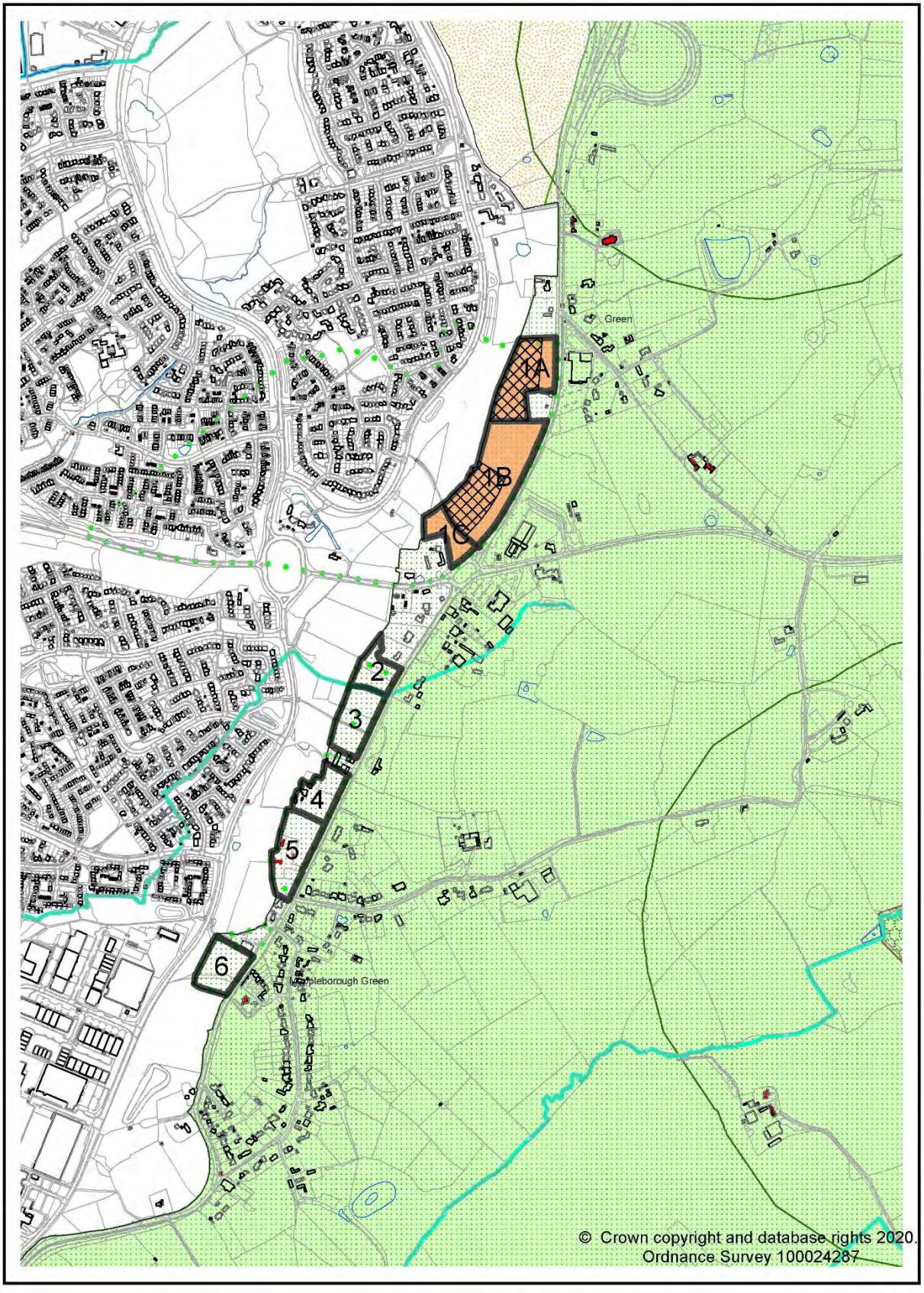
SITE CHARACTERISTICS		
Greenfield/Brownfield: Greenfield	**Land Use:** Woodland	**Location Type:** Edge of settlement
SITE CONSTRAINTS		
Green Belt: Outside	**Cotswolds AONB:** Outside	**Designated Heritage Asset:** Outside
Non-Designated Heritage Asset: Outside	**Special Landscape Area:** Inside	**Area of Restraint:** Outside
National Wildlife Site: Outside	**Local Wildlife Site:** Outside	**Flood Zone:** Outside
Minerals Safeguarding: Outside	**Tree Preservation Order:** Inside	**Public Right of Way:** None
Major Infrastructure: Not affected	**Agricultural Land Quality:** Low	**Contamination:** None known

SITE DEVELOPMENT CONSIDERATIONS

The provisions of all relevant policies in the Core Strategy, Site Allocations Plan and associated planning guidance will need to be satisfied. The following specific matters should be incorporated into any development scheme for the site:

- Promote a comprehensive form of development in conjunction with adjacent land in Redditch Borough
- Restrict housing to western part of the site as shown by cross-hatched area on the accompanying map
- Provide a vehicular access off Far Moor Lane in Redditch only
- Create woodland landscaping belt on eastern part of the site
- Retain mature trees on the site as far as possible

NET SITE AREA (HA)	**1.0**
DWELLING CAPACITY @ 25 DPH	**25**
TIMESCALE	**1-5 Years = 25**



Mappleborough Green

SITE REF: MAPP.01B	SITE NAME: West of Birmingham Road (middle), Mappleborough Green	SITE AREA (GROSS): 2.5 hectares

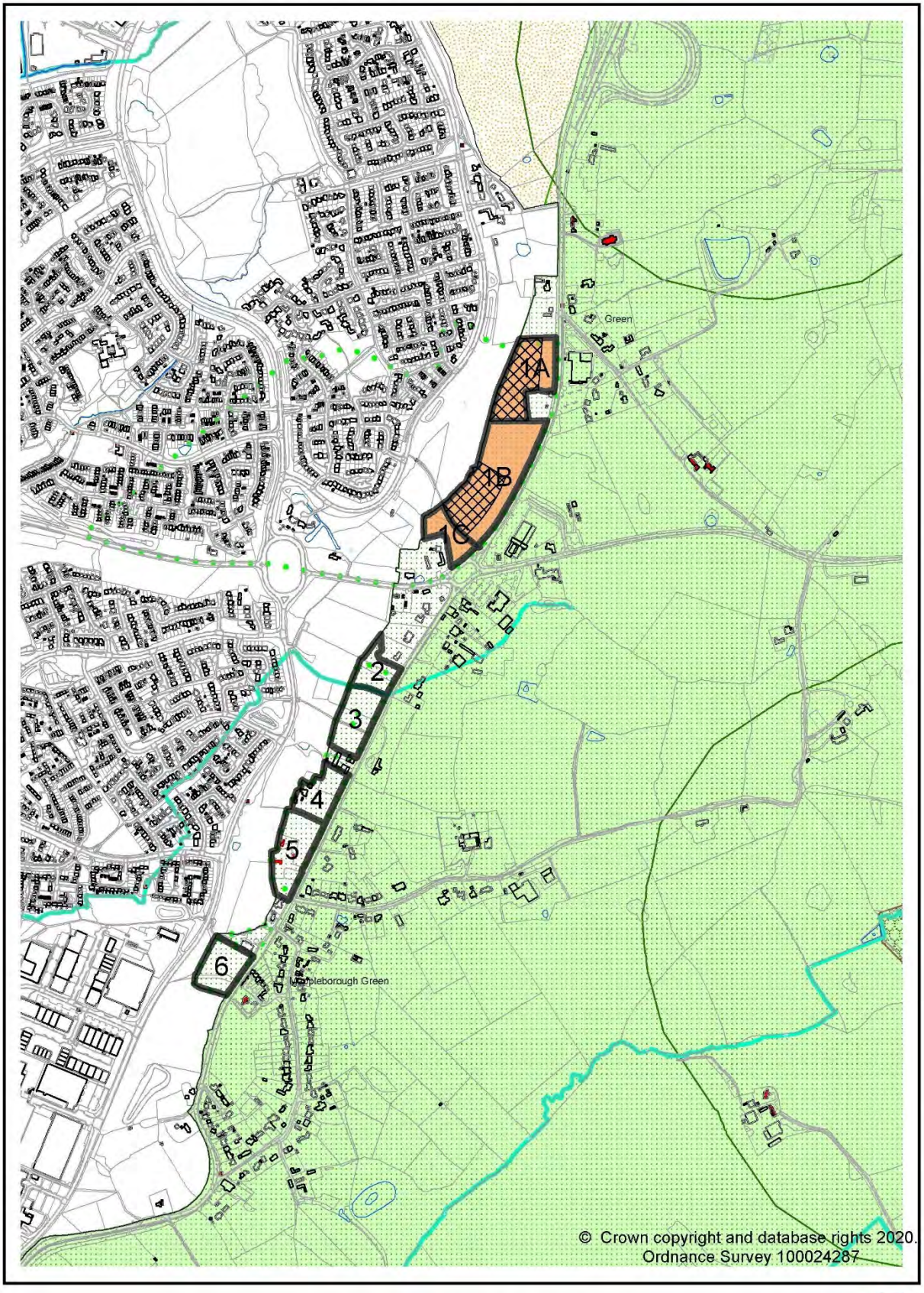
SITE CHARACTERISTICS		
Greenfield/Brownfield: Greenfield	**Land Use:** Woodland	**Location Type:** Edge of settlement
SITE CONSTRAINTS		
Green Belt: Outside	**Cotswolds AONB:** Outside	**Designated Heritage Asset:** Outside
Non-Designated Heritage Asset: Outside	**Special Landscape Area:** Inside	**Area of Restraint:** Outside
National Wildlife Site: Outside	**Local Wildlife Site:** Outside	**Flood Zone:** Outside
Minerals Safeguarding: Outside	**Tree Preservation Order:** Inside	**Public Right of Way:** Edge of Site
Major Infrastructure: Not affected	**Agricultural Land Quality:** Low	**Contamination:** None known

SITE DEVELOPMENT CONSIDERATIONS

The provisions of all relevant policies in the Core Strategy, Site Allocations Plan and associated planning guidance will need to be satisfied. The following specific matters should be incorporated into any development scheme for the site:

- Promote a comprehensive form of development in conjunction with adjacent land in Redditch Borough
- Restrict housing to south-western part of the site as shown by cross-hatched area on the accompanying map
- Provide a vehicular access onto Far Moor Lane, Redditch only
- Incorporate public footpath which crosses the site
- Create woodland landscaping belt on eastern part of the site
- Retain mature trees on the site as far as possible
- Convey and manage an area of public open space with landscaping on northern part of the site

NET SITE AREA (HA)	**1.0**
DWELLING CAPACITY @ 25 DPH	**25**
TIMESCALE	**1-5 Years = 25**



Mappleborough Green

SITE REF: MM.01C	SITE NAME: West of Birmingham Road (south), Mappleborough Green	SITE AREA (GROSS): 0.6 hectares

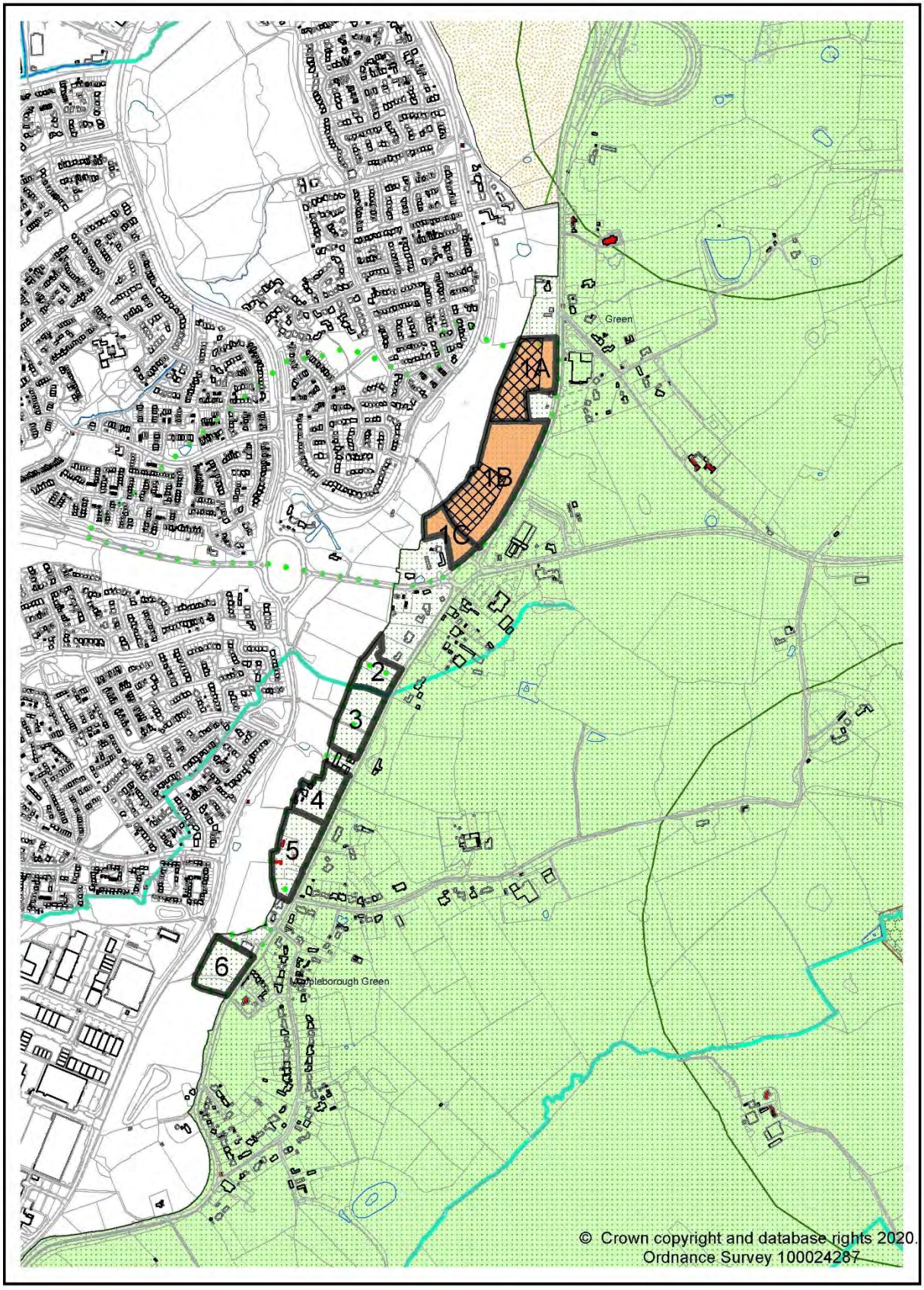
SITE CHARACTERISTICS		
Greenfield/Brownfield: Greenfield	**Land Use:** Unused	**Location Type:** Edge of settlement
SITE CONSTRAINTS		
Green Belt: Outside	**Cotswolds AONB:** Outside	**Designated Heritage Asset:** Outside
Non-Designated Heritage Asset: Outside	**Special Landscape Area:** Inside	**Area of Restraint:** Outside
National Wildlife Site: Outside	**Local Wildlife Site:** Outside	**Flood Zone:** Outside
Minerals Safeguarding: Outside	**Tree Preservation Order:** Inside	**Public Right of Way:** Edge of Site
Major Infrastructure: Not affected	**Agricultural Land Quality:** Low	**Contamination:** None known

SITE DEVELOPMENT CONSIDERATIONS

The provisions of all relevant policies in the Core Strategy, Site Allocations Plan and associated planning guidance will need to be satisfied. The following specific matters should be incorporated into any development scheme for the site:

- Promote a comprehensive form of development in conjunction with adjacent land in Redditch Borough
- Provide a vehicular access onto Far Moor Lane, Redditch only
- Mitigate impact of traffic noise from adjacent roundabout through layout and design of the development
- Retain mature trees on the site as far as possible
- Incorporate public footpath which crosses the site

NET SITE AREA (HA)	**0.2**
DWELLING CAPACITY @ 25 DPH	**5**
TIMESCALE	**1-5 Years = 5**



Mappleborough Green

SITE REF: MM.03	SITE NAME: North of Brook Lane, Moreton Morrell	SITE AREA (GROSS): 2.5 hectares

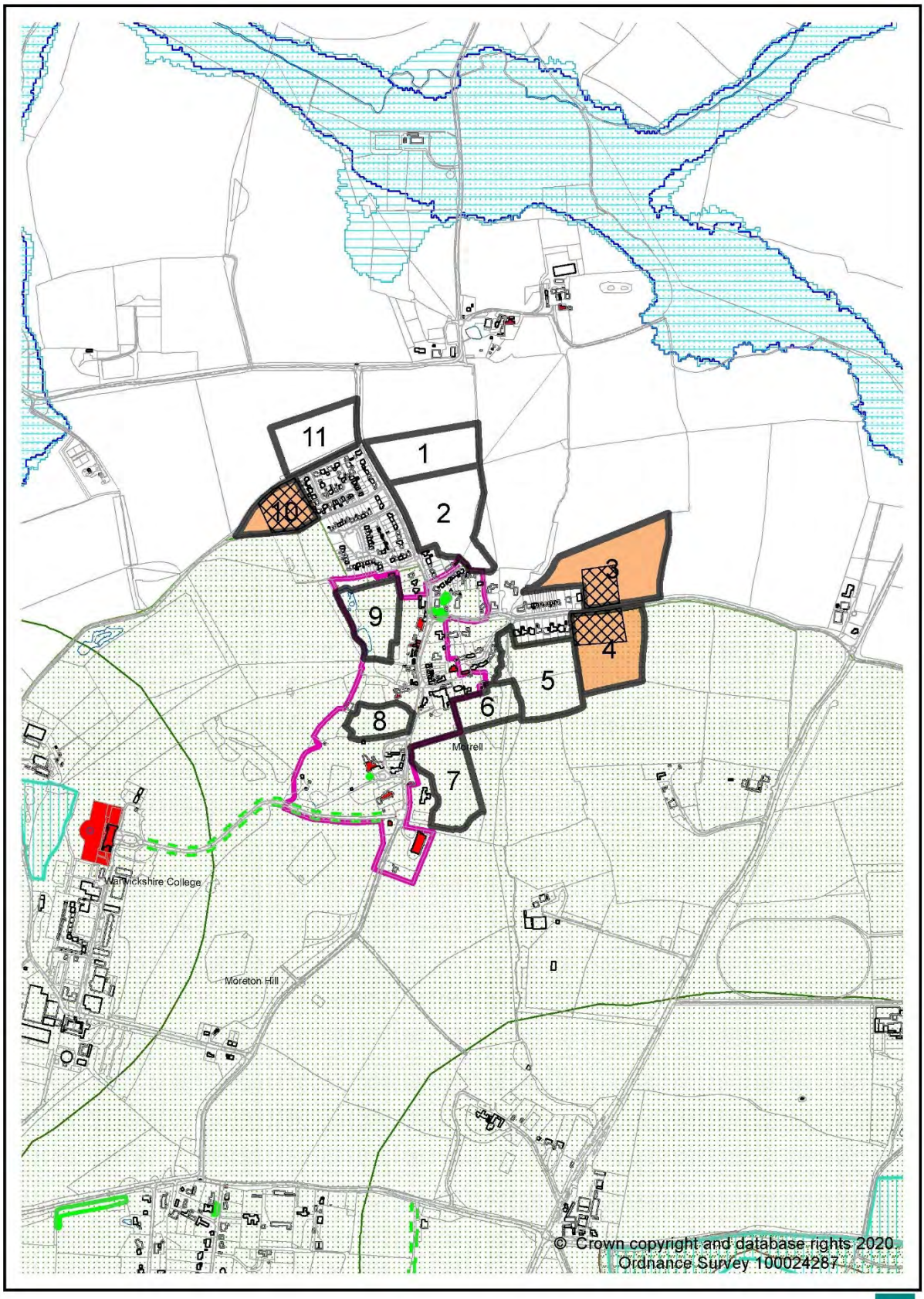
SITE CHARACTERISTICS		
Greenfield/Brownfield: Greenfield	**Land Use:** Agriculture	**Location Type:** Edge of settlement
SITE CONSTRAINTS		
Green Belt: Outside	**Cotswolds AONB:** Outside	**Designated Heritage Asset:** Outside
Non-Designated Heritage Asset: Adjacent	**Special Landscape Area:** Outside	**Area of Restraint:** Outside
National Wildlife Site: Outside	**Local Wildlife Site:** Outside	**Flood Zone:** Outside
Minerals Safeguarding: Inside	**Tree Preservation Order:** None	**Public Right of Way:** None
Major Infrastructure: Not affected	**Agricultural Land Quality:** Low	**Contamination:** None known

SITE DEVELOPMENT CONSIDERATIONS

The provisions of all relevant policies in the Core Strategy, Site Allocations Plan and associated planning guidance will need to be satisfied. The following specific matters should be incorporated into any development scheme for the site:

- Restrict housing to south-western part of the site as shown by cross-hatched area on the accompanying map
- Provide visibility splays of 70m to the west and 160m to the east of the vehicular access point
- Extend 30mph speed limit along Brook Lane up to the access point
- Widen Brook Lane up to access point to enable two-way vehicle movements
- Ensure a separation distance of at least 15m between access to this site and access to site opposite (MM.04)
- Extend footway along northern side of Brook Lane up to access into the site
- Create a hedgerow with intermittent trees along northern boundary of the development area
- Create a woodland copse on eastern part of the site

NET SITE AREA (HA)	**0.4**
DWELLING CAPACITY @ 25 DPH	**10**
TIMESCALE	**1-5 Years = 10**



Moreton Morrell

SITE REF: MM.04	SITE NAME: South of Brook Lane (west), Moreton Morrell	SITE AREA (GROSS): 1.8 hectares

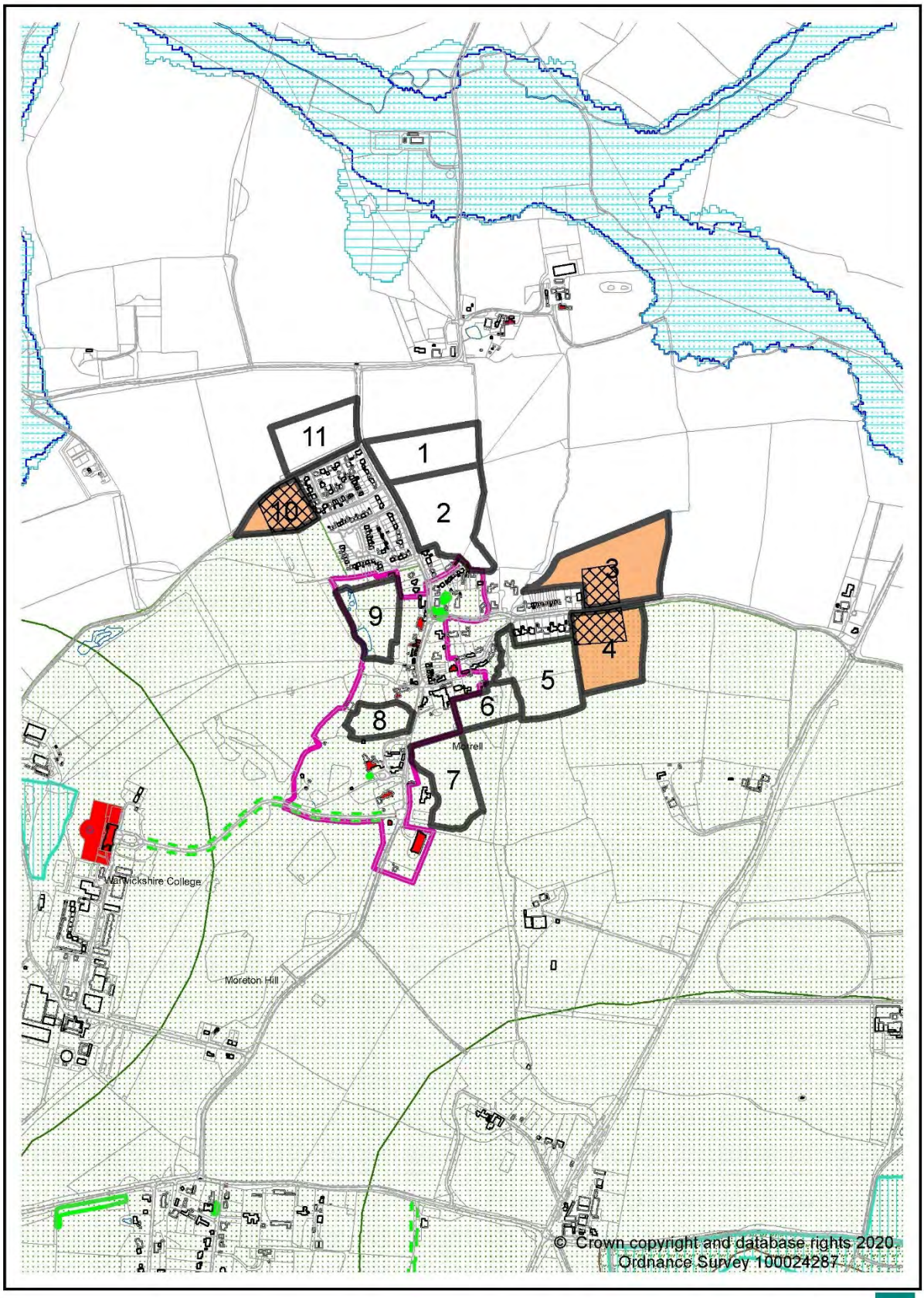
SITE CHARACTERISTICS		
Greenfield/Brownfield: Greenfield	**Land Use:** Agriculture	**Location Type:** Edge of settlement
SITE CONSTRAINTS		
Green Belt: Outside	**Cotswolds AONB:** Outside	**Designated Heritage Asset:** Outside
Non-Designated Heritage Asset: Outside	**Special Landscape Area:** Inside	**Area of Restraint:** Outside
National Wildlife Site: Outside	**Local Wildlife Site:** Outside	**Flood Zone:** Outside
Minerals Safeguarding: Inside	**Tree Preservation Order:** None	**Public Right of Way:** None
Major Infrastructure: Not affected	**Agricultural Land Quality:** Low	**Contamination:** None known

SITE DEVELOPMENT CONSIDERATIONS

The provisions of all relevant policies in the Core Strategy, Site Allocations Plan and associated planning guidance will need to be satisfied. The following specific matters should be incorporated into any development scheme for the site:

- Restrict housing to north-western part of the site as shown by cross-hatched area on the accompanying map
- Provide visibility splays of 70m to the west and 160m to the east of the vehicular access point
- Extend 30mph speed limit along Brook Lane up to the access point
- Widen Brook Lane up to access point to enable two-way vehicle movements
- Ensure a separation distance of at least 15m between access to this site and access to site opposite (MM.03)
- Extend footway along southern side of Brook Lane up to access into the site
- Create a hedgerow with intermittent trees along southern boundary of the development area
- Create a woodland copse on eastern part of the site

NET SITE AREA (HA)	**0.5**
DWELLING CAPACITY @ 25 DPH	**13**
TIMESCALE	**1-5 Years = 13**



Moreton Morrell

SITE REF: MM.10	SITE NAME: South of John Davis Drive, Moreton Morrell	SITE AREA (GROSS): 1.1 hectares

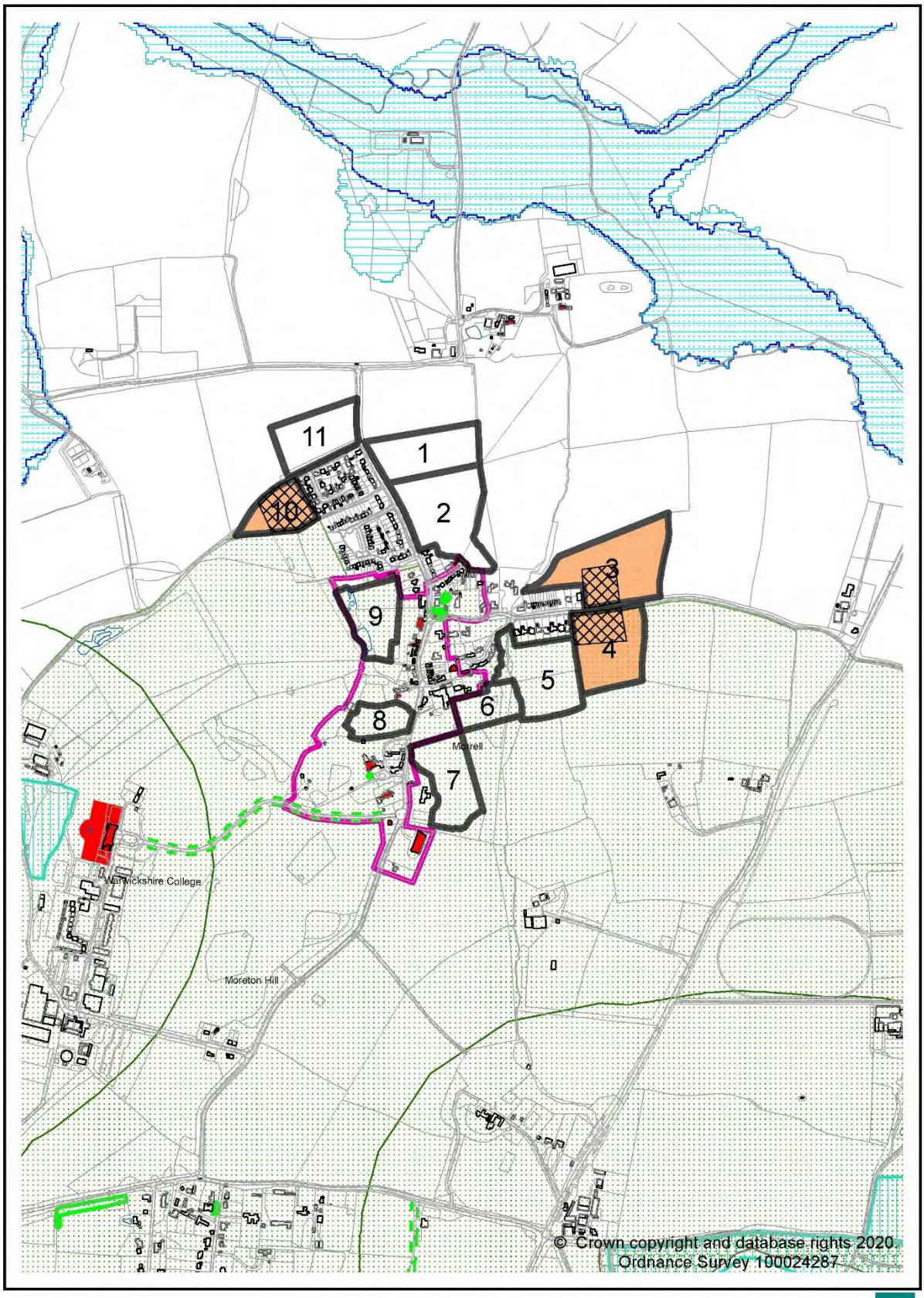
SITE CHARACTERISTICS		
Greenfield/Brownfield: Greenfield	**Land Use:** Agriculture	**Location Type:** Edge of settlement
SITE CONSTRAINTS		
Green Belt: Outside	**Cotswolds AONB:** Outside	**Designated Heritage Asset:** Outside
Non-Designated Heritage Asset: Adjacent	**Special Landscape Area:** Outside	**Area of Restraint:** Outside
National Wildlife Site: Outside	**Local Wildlife Site:** Outside	**Flood Zone:** Outside
Minerals Safeguarding: Inside	**Tree Preservation Order:** None	**Public Right of Way:** Edge of site
Major Infrastructure: Not affected	**Agricultural Land Quality:** Low	**Contamination:** None known

SITE DEVELOPMENT CONSIDERATIONS

The provisions of all relevant policies in the Core Strategy, Site Allocations Plan and associated planning guidance will need to be satisfied. The following specific matters should be incorporated into any development scheme for the site:

- Restrict housing to eastern part of the site as shown by cross-hatched area on the accompanying map
- Extend footway along southern side of John Taylor Way up to access into the site
- Create a hedgerow with intermittent trees along northern boundary of the site
- Convey and manage an area of public open space on western part of the site

NET SITE AREA (HA)	**0.8**
DWELLING CAPACITY @ 25 DPH	**20**
TIMESCALE	**1-5 Years = 20**



Moreton Morrell

SITE REF: NAP.03	SITE NAME: East of Butt Hill (south), Napton-on-the-Hill	SITE AREA (GROSS): 0.4 hectares

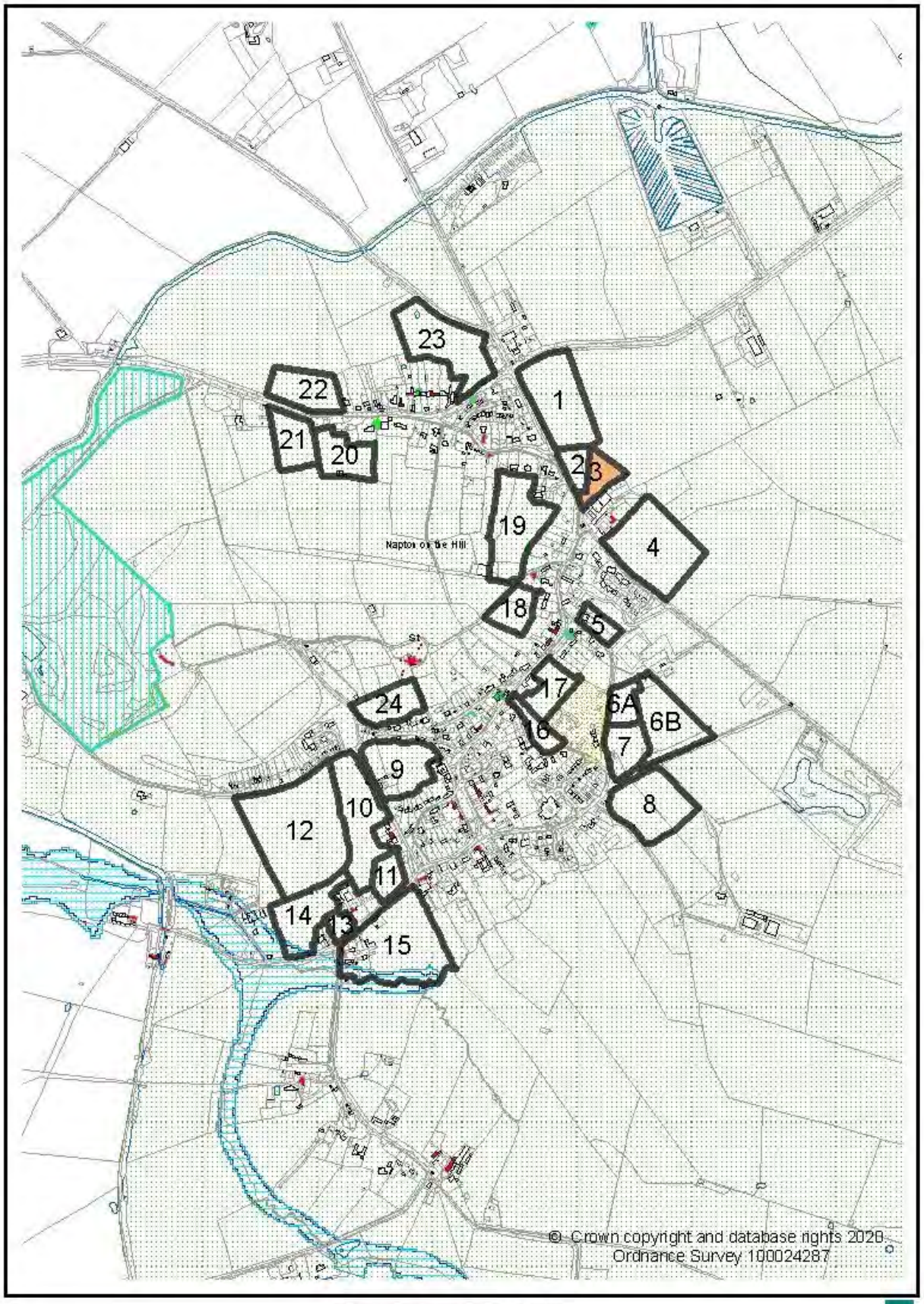
SITE CHARACTERISTICS		
Greenfield/Brownfield: Greenfield	**Land Use:** Agriculture	**Location Type:** Edge of settlement
SITE CONSTRAINTS		
Green Belt: Outside	**Cotswolds AONB:** Outside	**Designated Heritage Asset:** Adjacent
Non-Designated Heritage Asset: Inside	**Special Landscape Area:** Inside	**Area of Restraint:** Outside
National Wildlife Site: Outside	**Local Wildlife Site:** Outside	**Flood Zone:** Outside
Minerals Safeguarding: Outside	**Tree Preservation Order:** None	**Public Right of Way:** Crosses Site
Major Infrastructure: Not affected	**Agricultural Land Quality:** Low	**Contamination:** None known

SITE DEVELOPMENT CONSIDERATIONS

The provisions of all relevant policies in the Core Strategy, Site Allocations Plan and associated planning guidance will need to be satisfied. The following specific matters should be incorporated into any development scheme for the site:

- Assess and mitigate impact of development on heritage assets adjacent to the site
- Undertake an archaeological investigation of the site
- Provide a vehicular access at least 30m away from the Butt Hill/Hillside junction
- Provide visibility splays of 43m in each direction when measured 2.4m back from edge of the carriageway
- Provide an uncontrolled pedestrian crossing from vehicular access to existing footway on opposite side of the carriageway
- Create a hedgerow with intermittent trees along north-eastern boundary of the site
- Incorporate public footpath which crosses the site

NET SITE AREA (HA)	**0.2**
DWELLING CAPACITY @ 30 DPH	**6**
TIMESCALE	**1-5 Years = 6**



Napton-on-the-Hill

SITE REF: NEWB.01	SITE NAME: East of Stratford Road, Newbold-on-Stour	SITE AREA (GROSS): 0.5 hectares

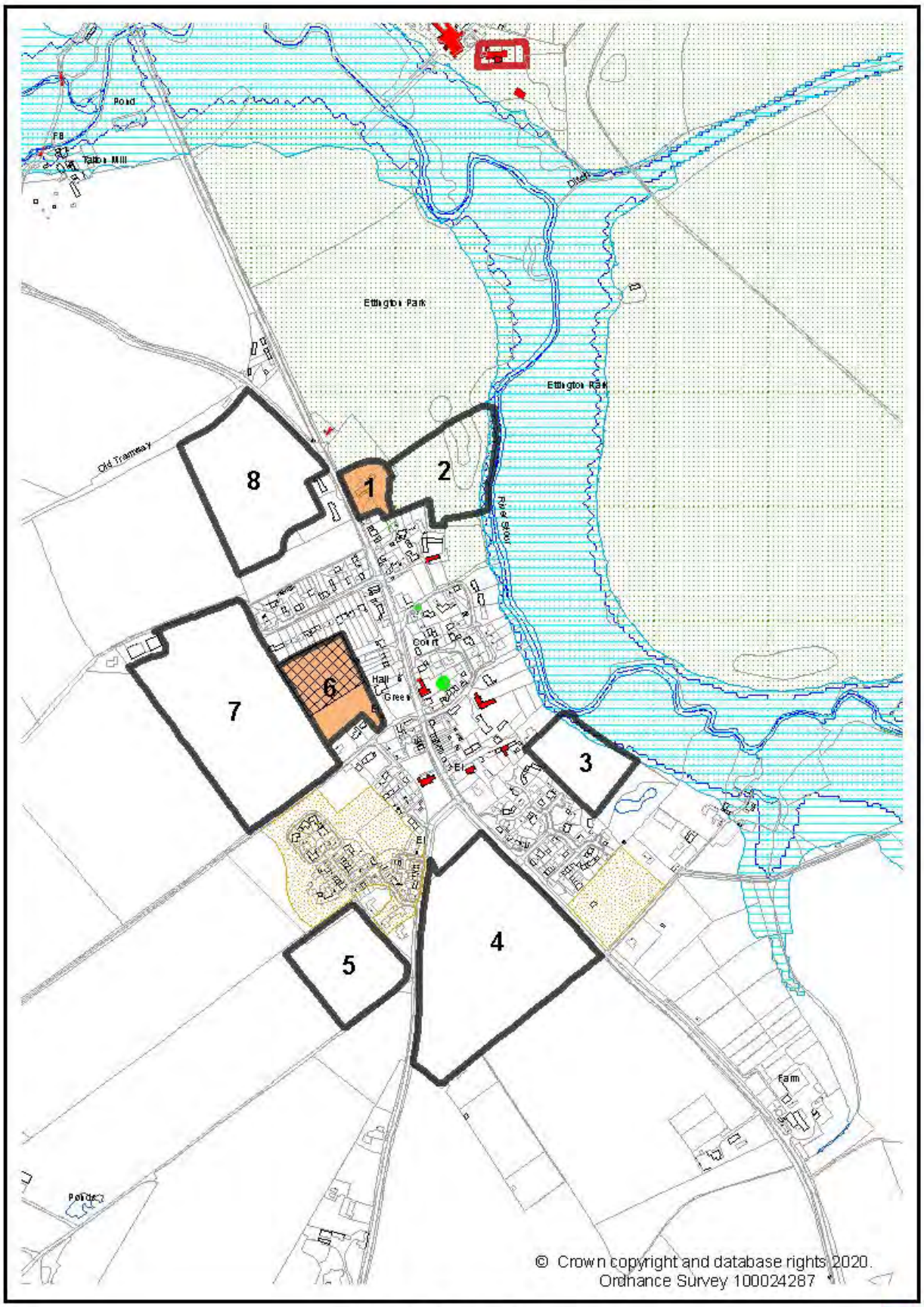
SITE CHARACTERISTICS		
Greenfield/Brownfield: Greenfield/Brownfield	**Land Use:** Unused/Business	**Location Type:** Edge of settlement
SITE CONSTRAINTS		
Green Belt: Outside	**Cotswolds AONB:** Outside	**Designated Heritage Asset:** Adjacent
Non-Designated Heritage Asset: Adjacent	**Special Landscape Area:** Inside	**Area of Restraint:** Outside
National Wildlife Site: Outside	**Local Wildlife Site:** Outside	**Flood Zone:** Outside
Minerals Safeguarding: Inside	**Tree Preservation Order:** None	**Public Right of Way:** None
Major Infrastructure: Not affected	**Agricultural Land Quality:** n/a	**Contamination:** Potential

SITE DEVELOPMENT CONSIDERATIONS

The provisions of all relevant policies in the Core Strategy, Site Allocations Plan and associated planning guidance will need to be satisfied. The following specific matters should be incorporated into any development scheme for the site:

- Provide visibility splays in the region of 90m in each direction at the access subject to the results of a speed survey
- Undertake comprehensive assessment of potential contamination
- Assess and mitigate impact of development on heritage assets adjacent to the site
- Retain mature trees on the site as far as possible

NET SITE AREA (HA)	**0.3**
DWELLING CAPACITY @ 25 DPH	**8**
TIMESCALE	**1-5 Years = 8**



Newbold-on-Stour

SITE REF: NEWB.06	SITE NAME: North of Moss Lane (east), Newbold-on-Stour	SITE AREA (GROSS): 1.4 hectares

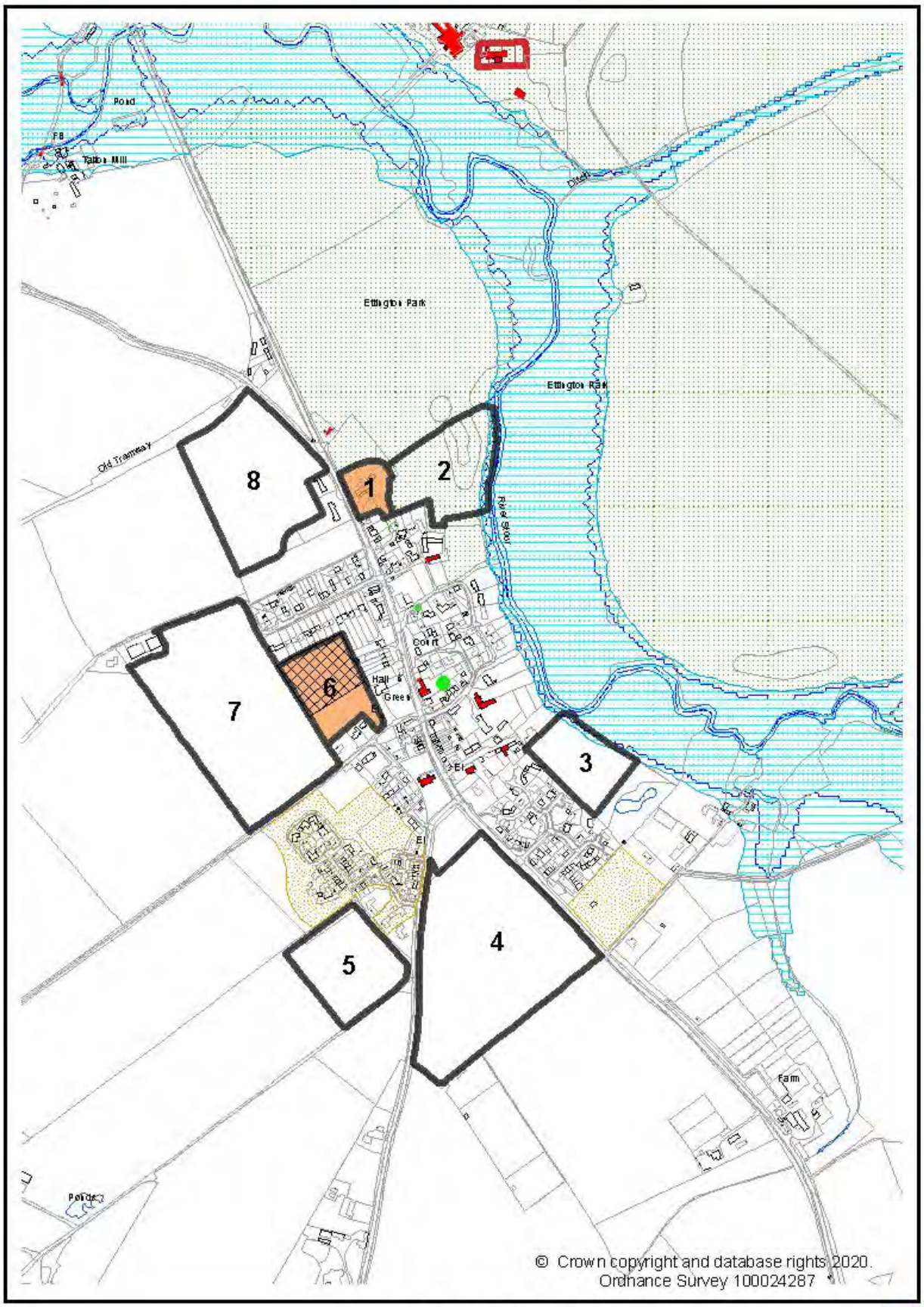
SITE CHARACTERISTICS		
Greenfield/Brownfield: Greenfield	**Land Use:** Paddock	**Location Type:** Edge of settlement
SITE CONSTRAINTS		
Green Belt: Outside	**Cotswolds AONB:** Outside	**Designated Heritage Asset:** Adjacent
Non-Designated Heritage Asset: Inside	**Special Landscape Area:** Outside	**Area of Restraint:** Outside
National Wildlife Site: Outside	**Local Wildlife Site:** Outside	**Flood Zone:** Outside
Minerals Safeguarding: Inside	**Tree Preservation Order:** None	**Public Right of Way:** None
Major Infrastructure: Not affected	**Agricultural Land Quality:** n/a	**Contamination:** None known

SITE DEVELOPMENT CONSIDERATIONS

The provisions of all relevant policies in the Core Strategy, Site Allocations Plan and associated planning guidance will need to be satisfied. The following specific matters should be incorporated into any development scheme for the site:

- Restrict housing to northern part of the site as shown by cross-hatched area on the accompanying map
- Assess and mitigate impact of development on heritage assets adjacent to the site
- Undertake an archaeological investigation of the site
- Produce a Stage 1 Road Safety Audit to establish necessary modifications to access onto Moss Lane to achieve a safe connection
- Provide a continuous footway between the site and the nearest bus stops
- Undertake hydraulic modelling to assess impact on sewerage network
- Convey and manage an area of public open space on southern part of the site

NET SITE AREA (HA)	**0.8**
DWELLING CAPACITY @ 25 DPH	**20**
TIMESCALE	**1-5 Years = 20**



Newbold-on-Stour

SITE REF: OXH.06	SITE NAME: North of Green Lane (west), Oxhill	SITE AREA (GROSS): 1.4 hectares

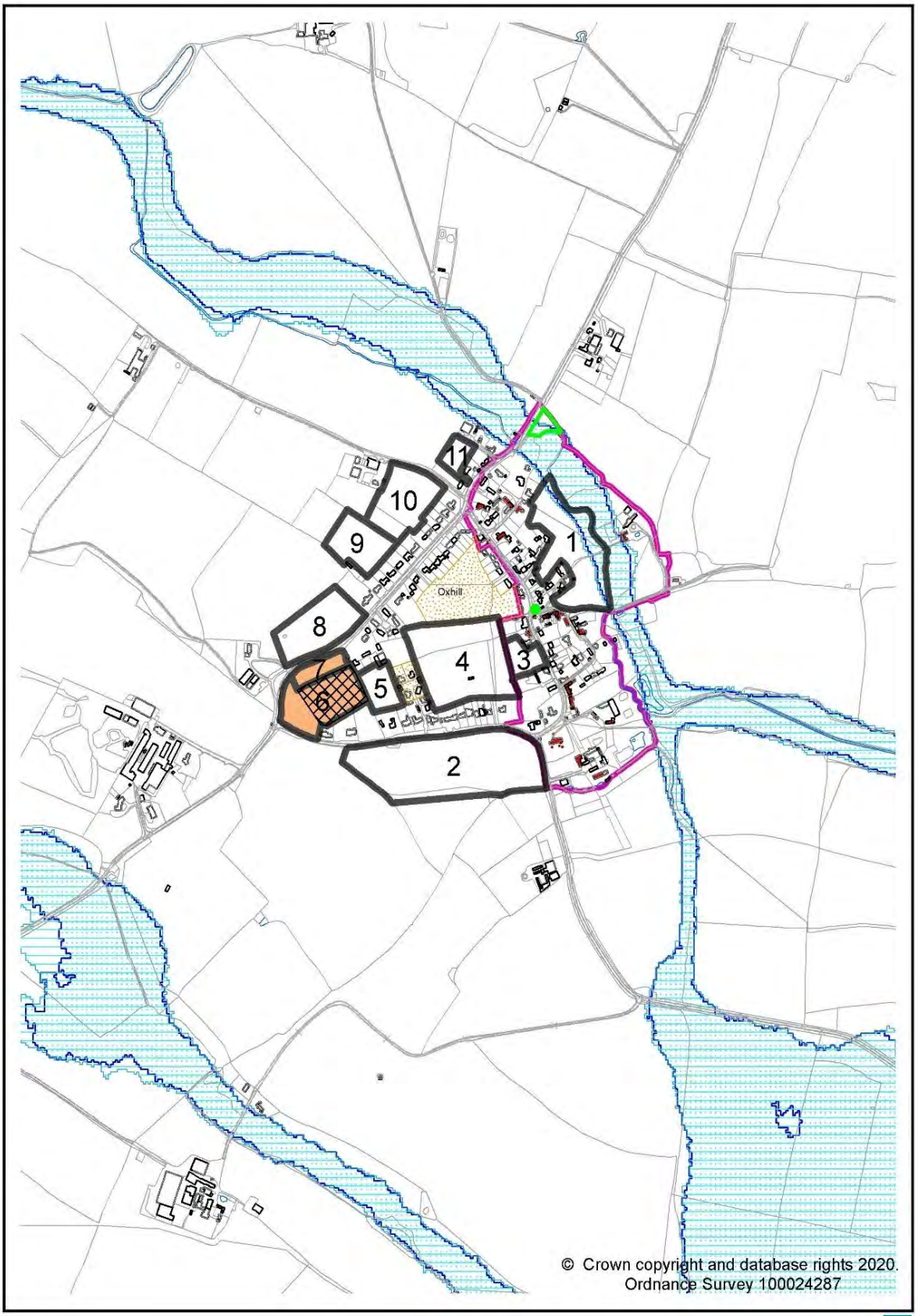
SITE CHARACTERISTICS		
Greenfield/Brownfield: Greenfield	**Land Use:** Agriculture	**Location Type:** Edge of settlement
SITE CONSTRAINTS		
Green Belt: Outside	**Cotswolds AONB:** Outside	**Designated Heritage Asset:** Outside
Non-Designated Heritage Asset: Outside	**Special Landscape Area:** Outside	**Area of Restraint:** Outside
National Wildlife Site: Outside	**Local Wildlife Site:** Outside	**Flood Zone:** Outside
Minerals Safeguarding: Outside	**Tree Preservation Order:** None	**Public Right of Way:** None
Major Infrastructure: Not affected	**Agricultural Land Quality:** Low	**Contamination:** None known

SITE DEVELOPMENT CONSIDERATIONS

The provisions of all relevant policies in the Core Strategy, Site Allocations Plan and associated planning guidance will need to be satisfied. The following specific matters should be incorporated into any development scheme for the site:

- Restrict housing to eastern part of the site as shown by cross-hatched area on the accompanying map
- Provide visibility splays that are sufficient in each direction at the access dependent on the results of a speed survey
- Extend footway along southern side of Whatcote Road up to access into the site
- Create a woodland copse on western part of the site

NET SITE AREA (HA)	**0.5**
DWELLING CAPACITY @ 25 DPH	**13**
TIMESCALE	**1-5 Years = 13**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Oxhill

SITE REF: OXH.07	SITE NAME: South of Whatcote Road, Oxhill	SITE AREA (GROSS): 0.4 hectares

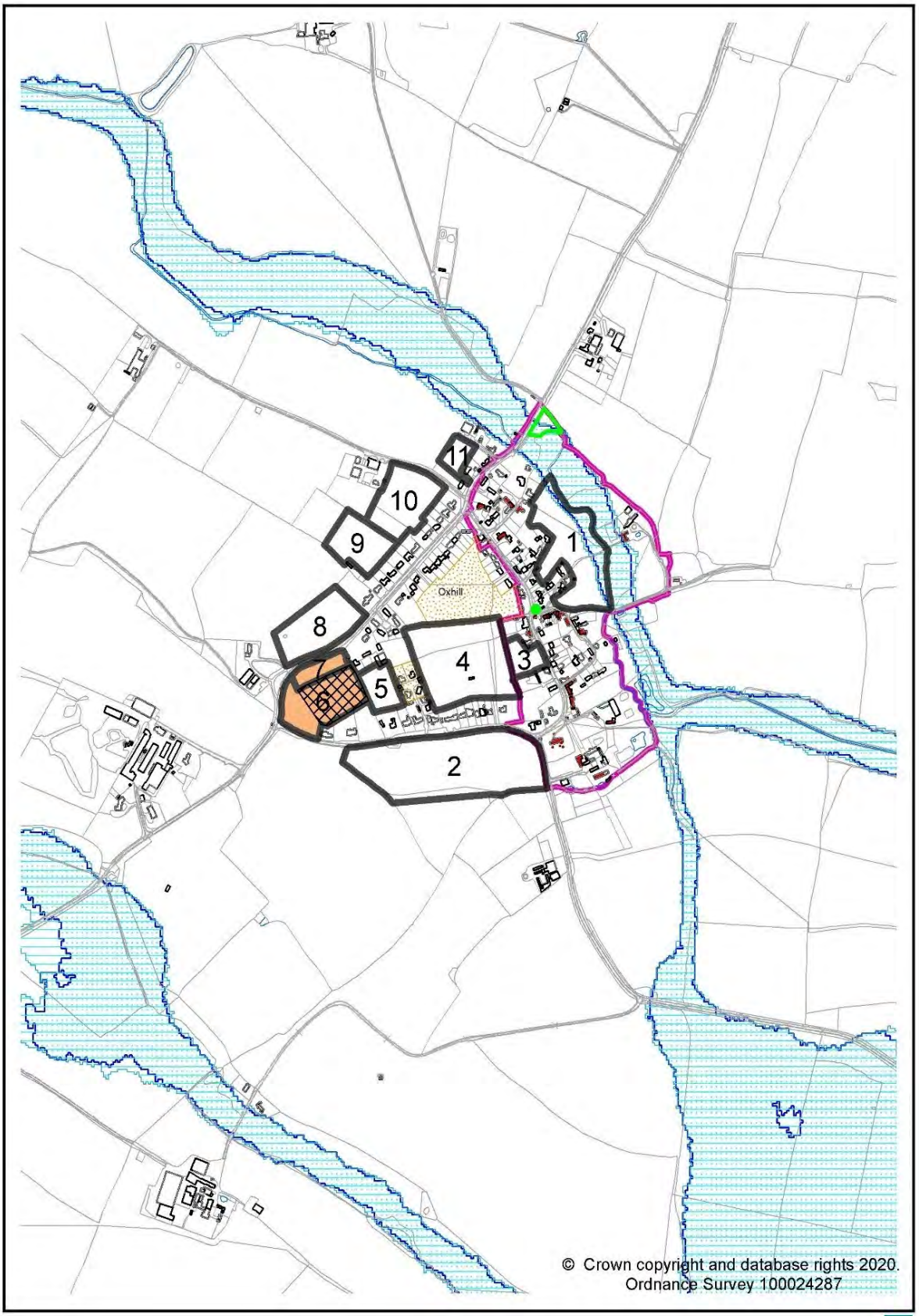
SITE CHARACTERISTICS		
Greenfield/Brownfield: Greenfield	**Land Use:** Agricultural	**Location Type:** Edge of settlement
SITE CONSTRAINTS		
Green Belt: Outside	**Cotswolds AONB:** Outside	**Designated Heritage Asset:** Outside
Non-Designated Heritage Asset: Inside	**Special Landscape Area:** Outside	**Area of Restraint:** Outside
National Wildlife Site: Outside	**Local Wildlife Site:** Outside	**Flood Zone:** Outside
Minerals Safeguarding: Outside	**Tree Preservation Order:** None	**Public Right of Way:** None
Major Infrastructure: Not affected	**Agricultural Land Quality:** Low	**Contamination:** None known

SITE DEVELOPMENT CONSIDERATIONS

The provisions of all relevant policies in the Core Strategy, Site Allocations Plan and associated planning guidance will need to be satisfied. The following specific matters should be incorporated into any development scheme for the site:

- Provide a single point of access onto Whatcote Road
- Provide visibility splays that are sufficient in each direction at the access dependent on the results of a speed survey
- Extend footway along southern side of Whatcote Road up to access into the site

NET SITE AREA (HA)	**0.2**
DWELLING CAPACITY @ 25 DPH	**5**
TIMESCALE	**1-5 Years = 5**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Oxhill

SITE REF: PILL.13	SITE NAME: East of Kineton Road, Pillerton Priors	SITE AREA (GROSS): 1.5 hectares

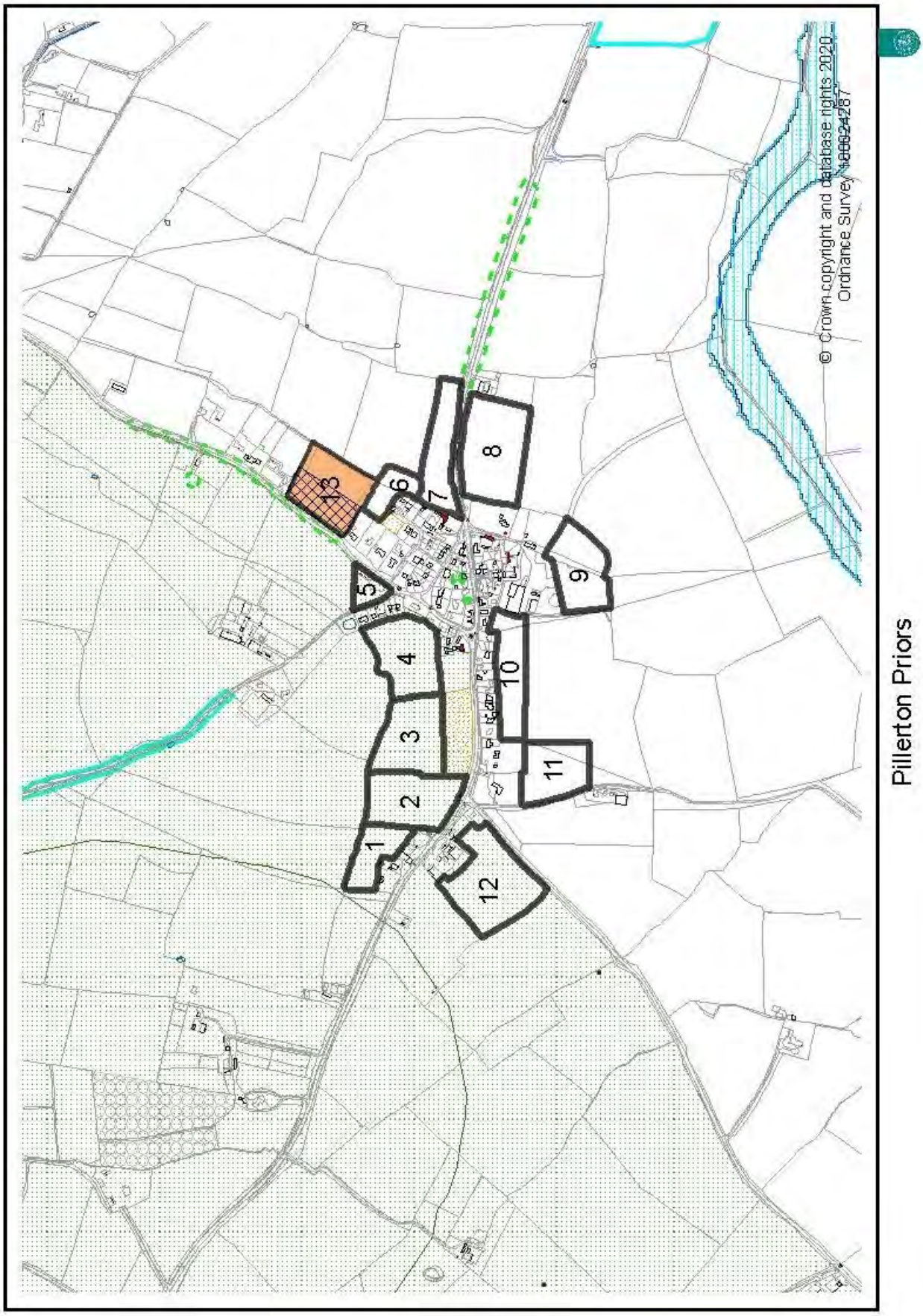
SITE CHARACTERISTICS		
Greenfield/Brownfield: Greenfield	**Land Use:** Paddocks	**Location Type:** Edge of settlement
SITE CONSTRAINTS		
Green Belt: Outside	**Cotswolds AONB:** Outside	**Designated Heritage Asset:** Outside
Non-Designated Heritage Asset: Outside	**Special Landscape Area:** Outside	**Area of Restraint:** Outside
National Wildlife Site: Outside	**Local Wildlife Site:** Outside	**Flood Zone:** Outside
Minerals Safeguarding: Outside	**Tree Preservation Order:** None	**Public Right of Way:** Edge of site
Major Infrastructure: Not affected	**Agricultural Land Quality:** Medium	**Contamination:** None known

SITE DEVELOPMENT CONSIDERATIONS

The provisions of all relevant policies in the Core Strategy, Site Allocations Plan and associated planning guidance will need to be satisfied. The following specific matters should be incorporated into any development scheme for the site:

- Restrict housing to western part of the site as shown by cross-hatched area on the accompanying map
- Provide a single point of access onto Kineton Road
- Provide visibility splays that are sufficient in each direction at the access dependent on the results of a speed survey
- Extend footway along eastern side of Kineton Road up to access into the site
- Create a hedgerow with intermittent trees along eastern boundary of the development area

NET SITE AREA (HA)	**0.5**
DWELLING CAPACITY @ 25 DPH	**13**
TIMESCALE	**1-5 Years = 13**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SITE REF: PM.01	SITE NAME: East of Shuckburgh Road, Priors Marston	SITE AREA (GROSS): 2.0 hectares

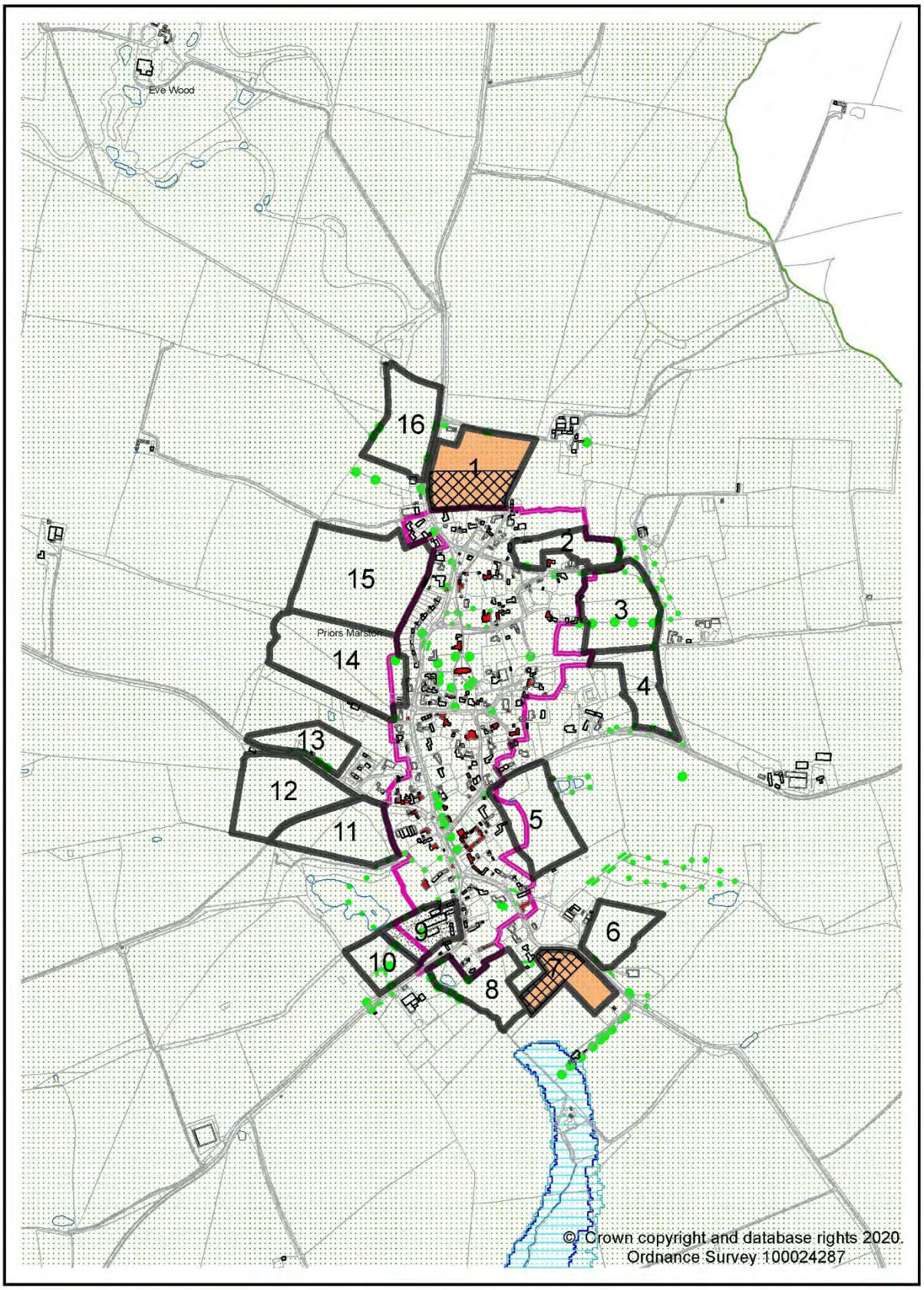
SITE CHARACTERISTICS		
Greenfield/Brownfield: Greenfield	**Land Use:** Agriculture	**Location Type:** Edge of settlement
SITE CONSTRAINTS		
Green Belt: Outside	**Cotswolds AONB:** Outside	**Designated Heritage Asset:** Adjacent
Non-Designated Heritage Asset: Outside	**Special Landscape Area:** Inside	**Area of Restraint:** Outside
National Wildlife Site: Outside	**Local Wildlife Site:** Outside	**Flood Zone:** Outside
Minerals Safeguarding: Outside	**Tree Preservation Order:** Edge of Site	**Public Right of Way:** Edge of Site
Major Infrastructure: Not affected	**Agricultural Land Quality:** Medium	**Contamination:** None known

SITE DEVELOPMENT CONSIDERATIONS

The provisions of all relevant policies in the Core Strategy, Site Allocations Plan and associated planning guidance will need to be satisfied. The following specific matters should be incorporated into any development scheme for the site:

- Restrict housing to southern part of the site as shown by cross-hatched area on the accompanying map
- Assess and mitigate impact of development on heritage assets adjacent to the site
- Provide visibility splays that are sufficient in each direction at the access dependent on the results of a speed survey
- Extend footway along Shuckburgh Road up to access into the site
- Create a hedgerow with intermittent trees along northern boundary of the development area
- Retain tree covered by a Tree Preservation Order on western boundary of the site

NET SITE AREA (HA)	**0.8**
DWELLING CAPACITY @ 25 DPH	**20**
TIMESCALE	**1-5 Years = 20**



Priors Marston

SITE REF: PM.07	SITE NAME: South of Byfield Road, Priors Marston	SITE AREA (GROSS): 1.2 hectares

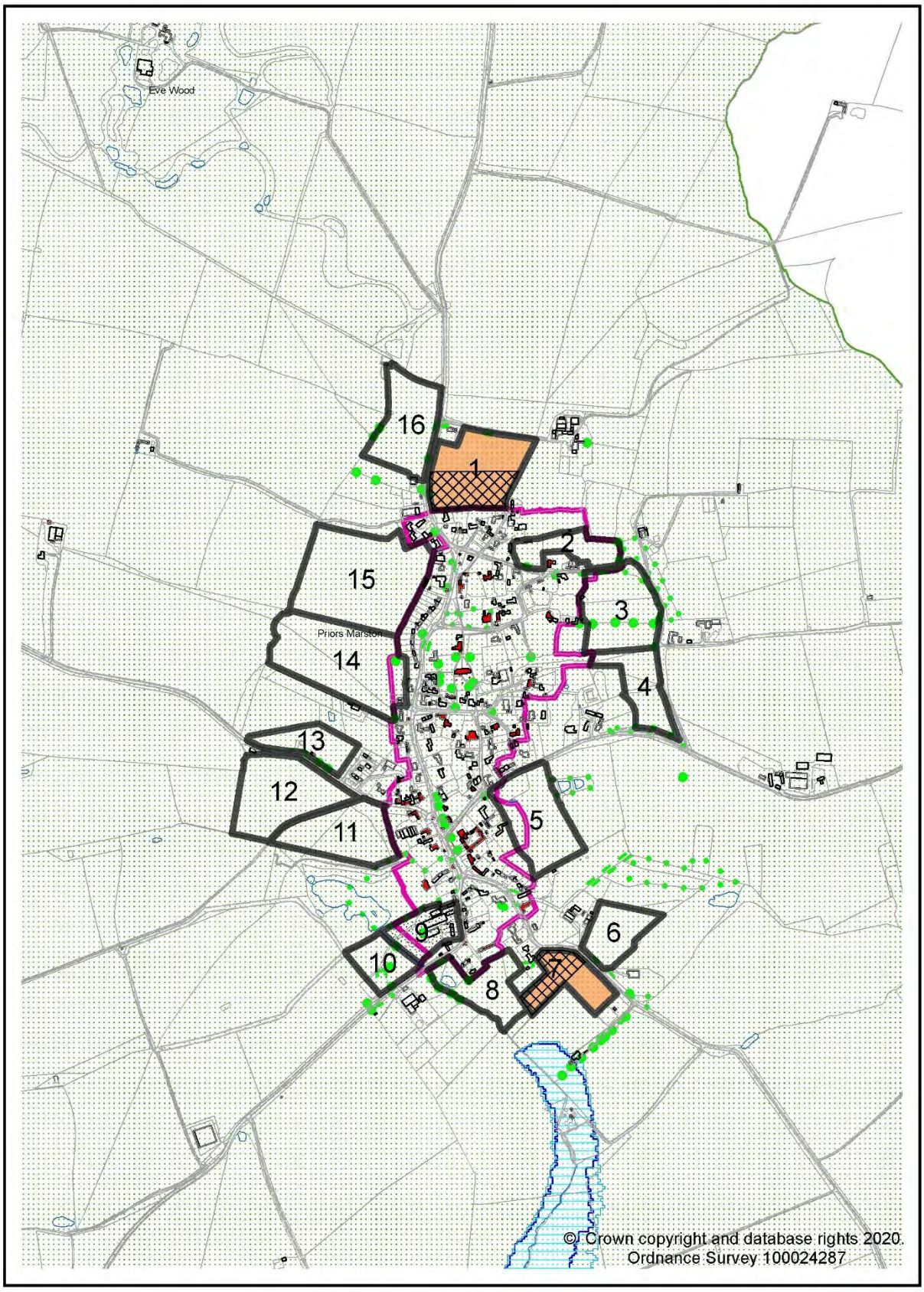
SITE CHARACTERISTICS		
Greenfield/Brownfield: Greenfield	**Land Use:** Agriculture	**Location Type:** Edge of settlement
SITE CONSTRAINTS		
Green Belt: Outside	**Cotswolds AONB:** Outside	**Designated Heritage Asset:** Adjacent
Non-Designated Heritage Asset: Inside	**Special Landscape Area:** Inside	**Area of Restraint:** Outside
National Wildlife Site: Outside	**Local Wildlife Site:** Outside	**Flood Zone:** Outside
Minerals Safeguarding: Outside	**Tree Preservation Order:** None	**Public Right of Way:** None
Major Infrastructure: Not affected	**Agricultural Land Quality:** Low	**Contamination:** None known

SITE DEVELOPMENT CONSIDERATIONS

The provisions of all relevant policies in the Core Strategy, Site Allocations Plan and associated planning guidance will need to be satisfied. The following specific matters should be incorporated into any development scheme for the site:

- Restrict housing to north-western part of the site as shown by cross-hatched area on the accompanying map
- Assess and mitigate impact of development on heritage assets adjacent to the site
- Undertake an archaeological investigation of the site
- Provide visibility splays of 43m in each direction when measured 2.4m back from edge of the carriageway
- Extend footway along Byfield Road up to access into the site
- Create a hedgerow with intermittent trees along northern boundary of the development area
- Ensure layout of development takes into account impact of adjacent playing field
- Assess the scope to extend sports facilities on eastern part of the site

NET SITE AREA (HA)	**0.4**
DWELLING CAPACITY @ 25 DPH	**10**
TIMESCALE	**1-5 Years = 10**



Priors Marston

SITE REF: QUIN.04	SITE NAME: East of Back Lane (north), Quinton	SITE AREA (GROSS): 1.7 hectares

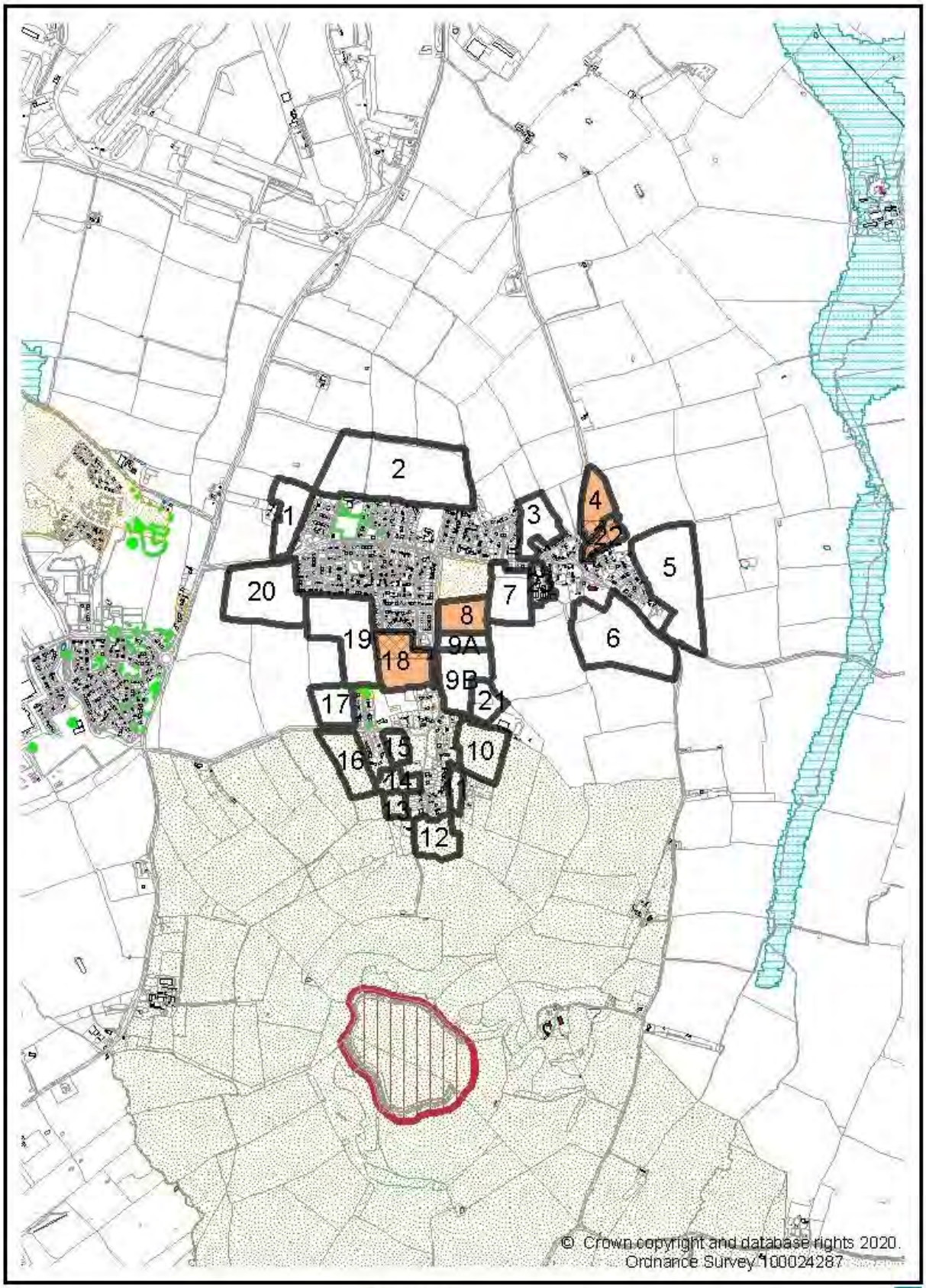
SITE CHARACTERISTICS		
Greenfield/Brownfield: Greenfield	**Land Use:** Agriculture	**Location Type:** Edge of settlement
SITE CONSTRAINTS		
Green Belt: Outside	**Cotswolds AONB:** Outside	**Designated Heritage Asset:** Outside
Non-Designated Heritage Asset: Inside	**Special Landscape Area:** Outside	**Area of Restraint:** Outside
National Wildlife Site: Outside	**Local Wildlife Site:** Outside	**Flood Zone:** Outside
Minerals Safeguarding: Outside	**Tree Preservation Order:** None	**Public Right of Way:** None
Major Infrastructure: Not affected	**Agricultural Land Quality:** Low	**Contamination:** None known

SITE DEVELOPMENT CONSIDERATIONS

The provisions of all relevant policies in the Core Strategy, Site Allocations Plan and associated planning guidance will need to be satisfied. The following specific matters should be incorporated into any development scheme for the site:

- Restrict housing to southern part of the site as shown by cross-hatched area on the accompanying map
- Extend footway along Back Lane up to access into the site
- Undertake an archaeological investigation of the site
- Create a hedgerow with intermittent trees along northern boundary of the development area
- Take into account impact of adjacent farm in layout and design of the development

NET SITE AREA (HA)	**0.4**
DWELLING CAPACITY @ 30 DPH	**12**
TIMESCALE	**1-5 Years = 12**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Quinton

SITE REF: QUIN.08	SITE NAME: East of Goose Lane (north), Quinton	SITE AREA (GROSS): 8.0 hectares

SITE CHARACTERISTICS		
Greenfield/Brownfield: Greenfield	**Land Use:** Unused	**Location Type:** Within Settlement
SITE CONSTRAINTS		
Green Belt: Outside	**Cotswolds AONB:** Outside	**Designated Heritage Asset:** Outside
Non-Designated Heritage Asset: Outside	**Special Landscape Area:** Outside	**Area of Restraint:** Outside
National Wildlife Site: Outside	**Local Wildlife Site:** Outside	**Flood Zone:** Outside
Minerals Safeguarding: Outside	**Tree Preservation Order:** None	**Public Right of Way:** Edge of Site
Major Infrastructure: Not affected	**Agricultural Land Quality:** Low	**Contamination:** None known

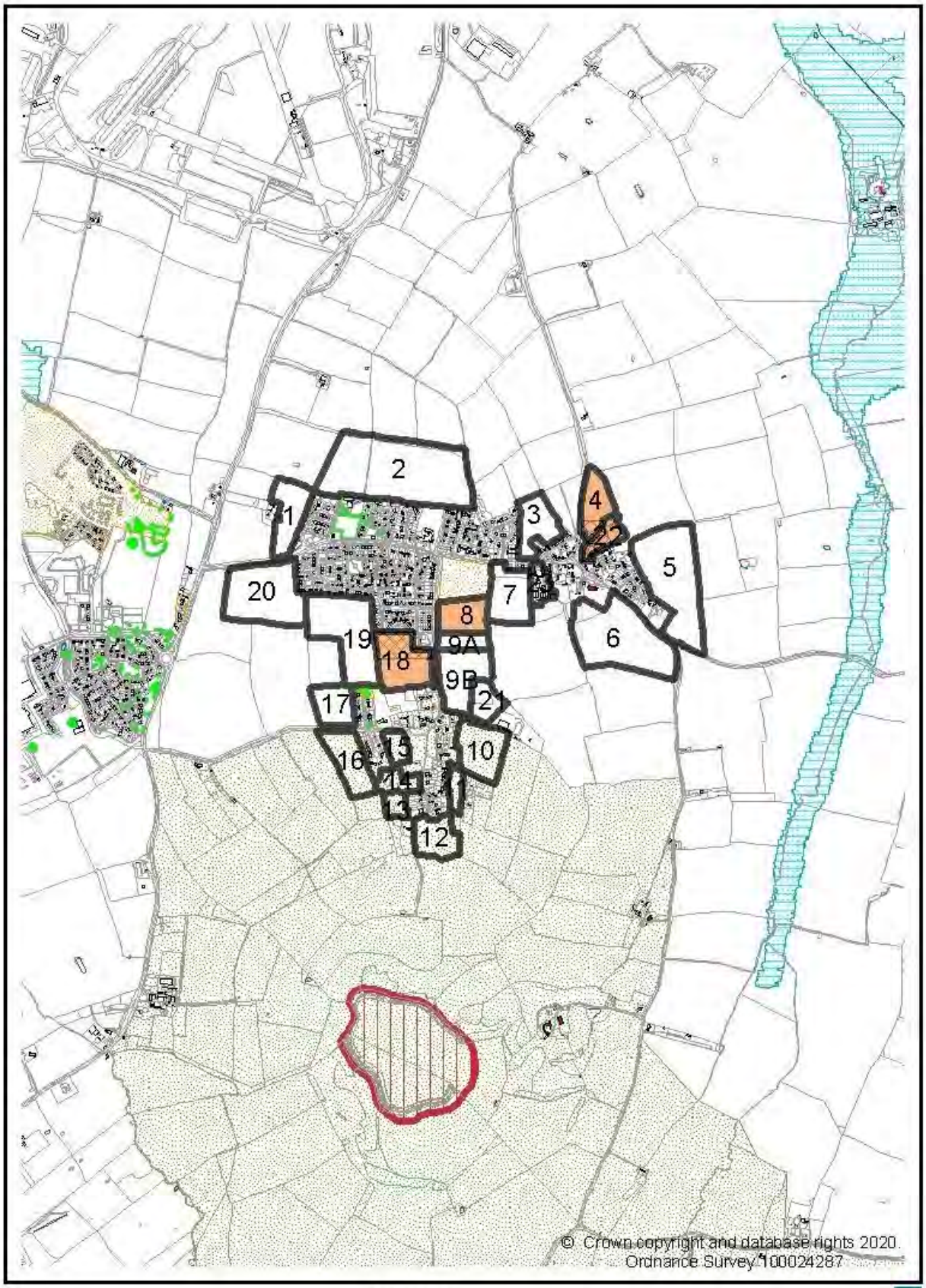
SITE DEVELOPMENT CONSIDERATIONS

The provisions of all relevant policies in the Core Strategy, Site Allocations Plan and associated planning guidance will need to be satisfied. The following specific matters should be incorporated into any development scheme for the site:

- Manage the impact of surface water drainage effectively*
- Extend footway on eastern side of Goose Lane up to access into the site
- Reinforce hedgerow along eastern and southern boundaries of the site incorporating intermittent trees

* a Level 2 Strategic Flood Risk Assessment will be required

NET SITE AREA (HA)	**1.0**
DWELLING CAPACITY @ 30 DPH	**30**
TIMESCALE	**1-5 Years = 30**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Quinton

SITE REF: QUIN.18	SITE NAME: West of Goose Lane, Quinton	SITE AREA (GROSS): 3.5 hectares

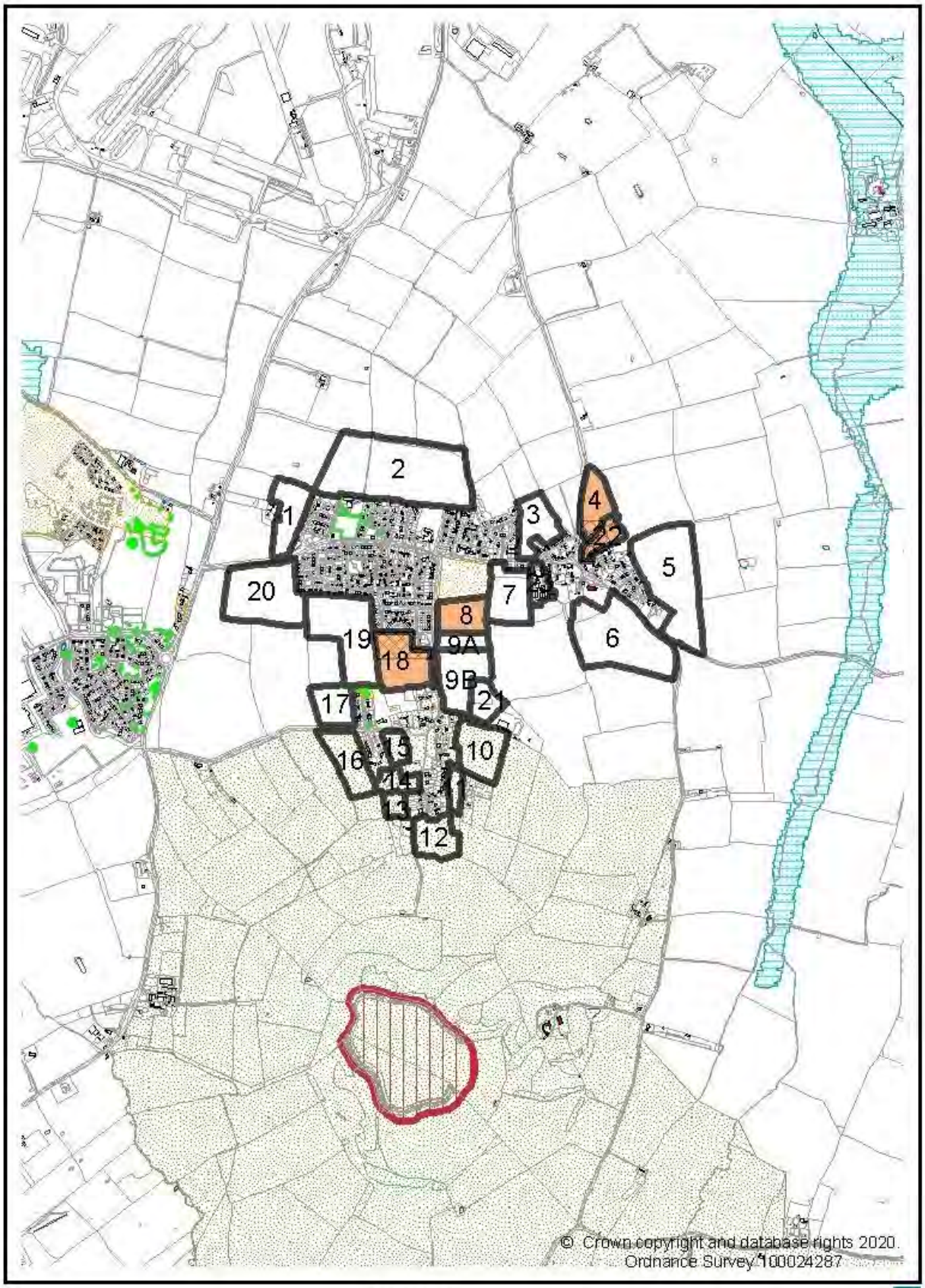
SITE CHARACTERISTICS		
Greenfield/Brownfield: Greenfield	**Land Use:** Agriculture	**Location Type:** Edge of settlement
SITE CONSTRAINTS		
Green Belt: Outside	**Cotswolds AONB:** Adjacent	**Designated Heritage Asset:** Outside
Non-Designated Heritage Asset: Inside	**Special Landscape Area:** Outside	**Area of Restraint:** Outside
National Wildlife Site: Outside	**Local Wildlife Site:** Outside	**Flood Zone:** Outside
Minerals Safeguarding: Outside	**Tree Preservation Order:** None	**Public Right of Way:** None
Major Infrastructure: Not affected	**Agricultural Land Quality:** Low	**Contamination:** None known

SITE DEVELOPMENT CONSIDERATIONS

The provisions of all relevant policies in the Core Strategy, Site Allocations Plan and associated planning guidance will need to be satisfied. The following specific matters should be incorporated into any development scheme for the site:

- Restrict housing to northern part of the site as shown by cross-hatched area on the accompanying map
- Submit a Stage 1 Road Safety Audit to support the proposed access arrangements
- Create a hedgerow with intermittent trees along southern boundary of the development area

NET SITE AREA (HA)	**0.8**
DWELLING CAPACITY @ 30 DPH	**24**
TIMESCALE	**1-5 Years = 24**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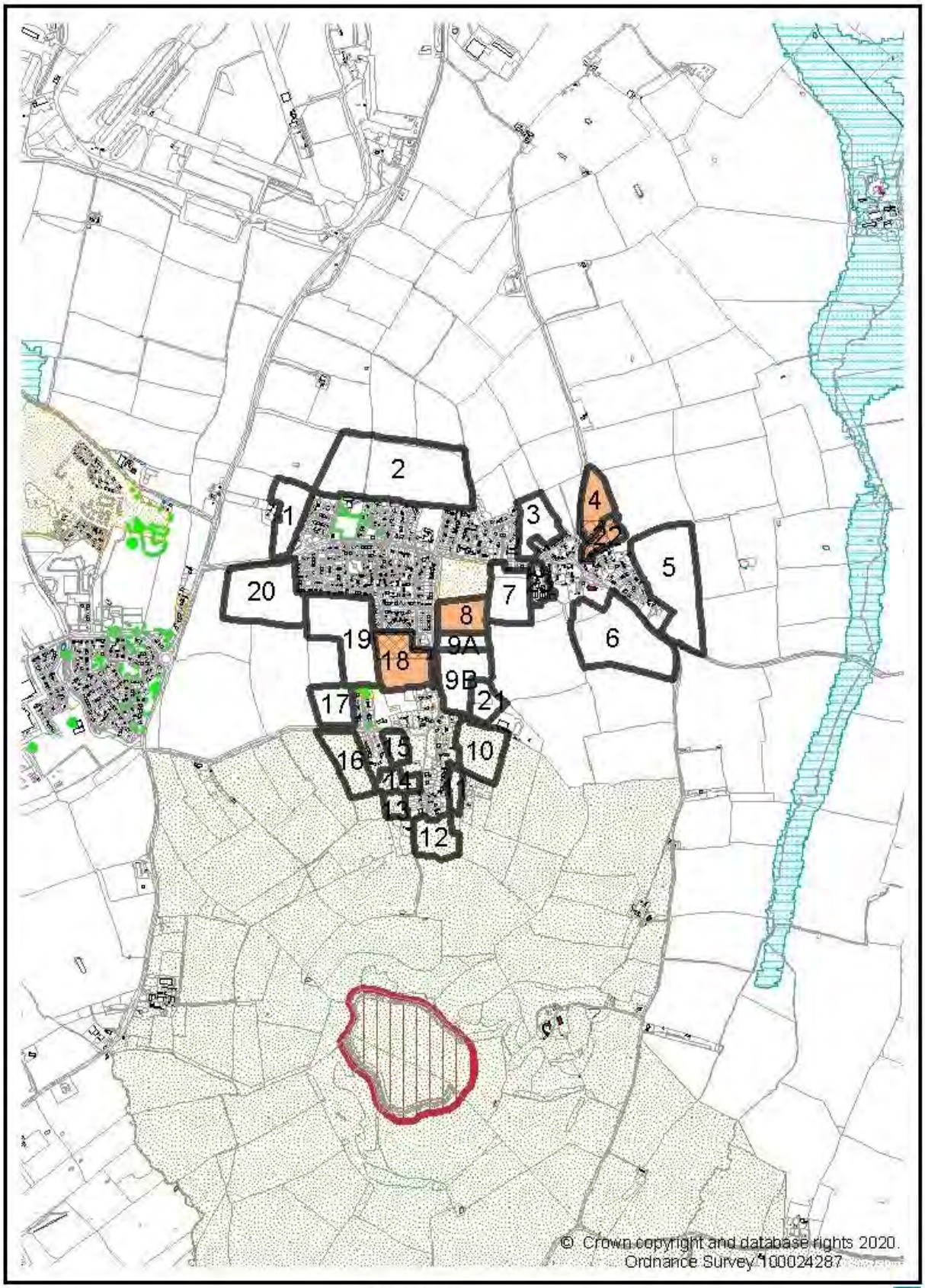
Quinton

SITE REF: QUIN.22	SITE NAME: East of Back Lane (south), Quinton	SITE AREA (GROSS): 0.8 hectares

SITE CHARACTERISTICS		
Greenfield/Brownfield: Greenfield	**Land Use:** Farm Buildings/Agriculture	**Location Type:** Edge of settlement
SITE CONSTRAINTS		
Green Belt: Outside	**Cotswolds AONB:** Outside	**Designated Heritage Asset:** Outside
Non-Designated Heritage Asset: Outside	**Special Landscape Area:** Outside	**Area of Restraint:** Outside
National Wildlife Site: Outside	**Local Wildlife Site:** Outside	**Flood Zone:** Outside
Minerals Safeguarding: Outside	**Tree Preservation Order:** None	**Public Right of Way:** None
Major Infrastructure: Not affected	**Agricultural Land Quality:** n/a	**Contamination:** Potential

SITE DEVELOPMENT CONSIDERATIONS
The provisions of all relevant policies in the Core Strategy, Site Allocations Plan and associated planning guidance will need to be satisfied. The following specific matters should be incorporated into any development scheme for the site: • Restrict housing to western part of the site as shown by cross-hatched area on the accompanying map • Retain and re-use traditional farm buildings as far as possible • Undertake comprehensive assessment of potential contamination due to farm operations

NET SITE AREA (HA)	**0.5**
DWELLING CAPACITY @ 30 DPH	**15**
TIMESCALE	**1-5 Years = 15**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Quinton

SITE REF: SALF.17	SITE NAME: North of Bomford Way, Salford Priors	SITE AREA (GROSS): 1.3 hectares

SITE CHARACTERISTICS		
Greenfield/Brownfield: Greenfield	**Land Use:** Unused	**Location Type:** Edge of settlement
SITE CONSTRAINTS		
Green Belt: Outside	**Cotswolds AONB:** Outside	**Designated Heritage Asset:** Outside
Non-Designated Heritage Asset: Outside	**Special Landscape Area:** Outside	**Area of Restraint:** Outside
National Wildlife Site: Outside	**Local Wildlife Site:** Outside	**Flood Zone:** Partly inside
Minerals Safeguarding: Inside	**Tree Preservation Order:** None	**Public Right of Way:** none
Major Infrastructure: Not affected	**Agricultural Land Quality:** n/a	**Contamination:** None known

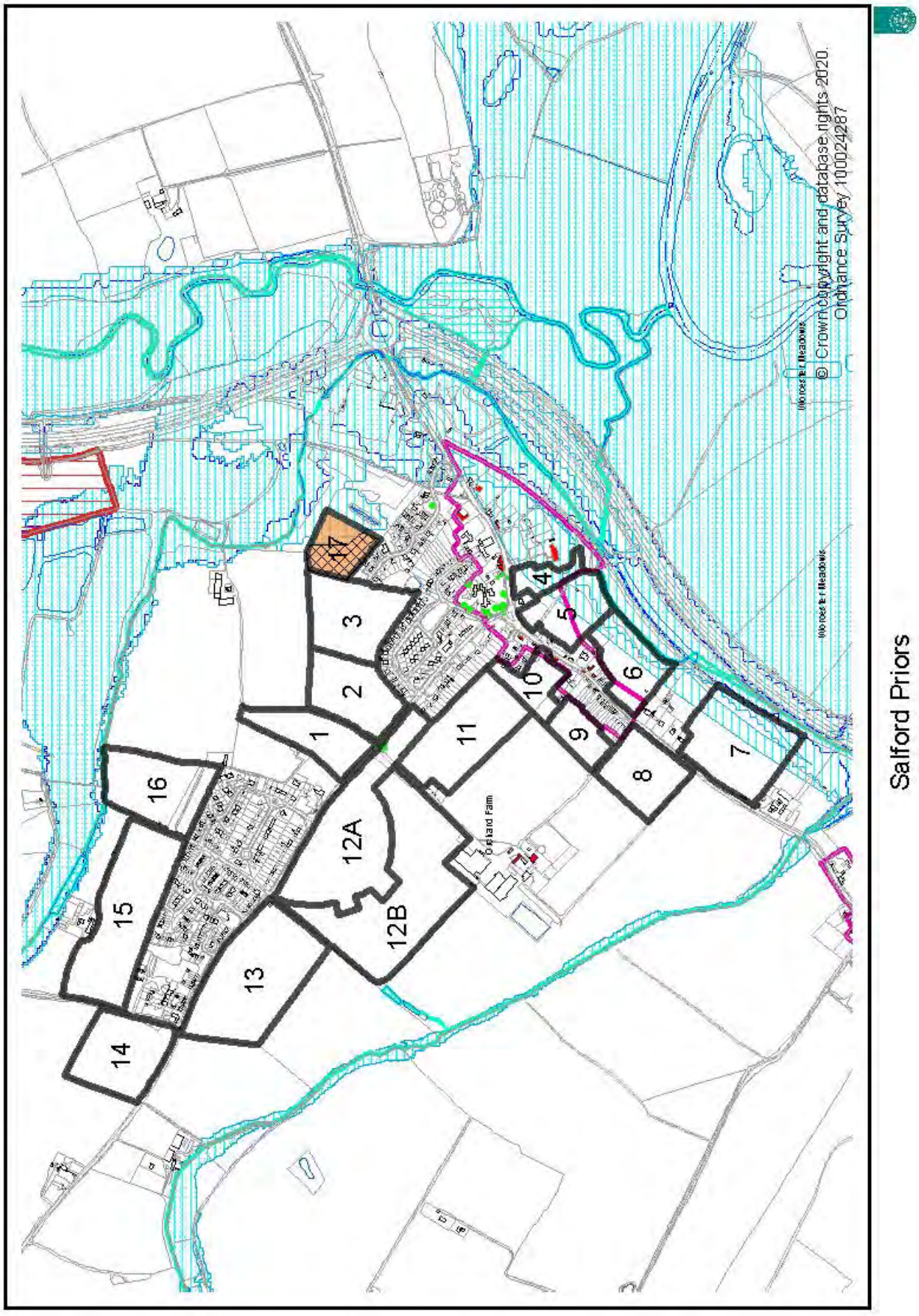
SITE DEVELOPMENT CONSIDERATIONS

The provisions of all relevant policies in the Core Strategy, Site Allocations Plan and associated planning guidance will need to be satisfied. The following specific matters should be incorporated into any development scheme for the site:

- Restrict housing to western part of the site as shown by cross-hatched area on the accompanying map
- Provide a vehicular access through Bomford Way only
- Ensure development avoids flood risk area on eastern part of the site*

* a Level 2 Strategic Flood Risk Assessment will be required

NET SITE AREA (HA)	**0.8**
DWELLING CAPACITY @ 30 DPH	**24**
TIMESCALE	**1-5 Years = 24**



Salford Priors

SITE REF: SOU.02	SITE NAME: East of Bypass, Southam	SITE AREA (GROSS): 9.0 hectares

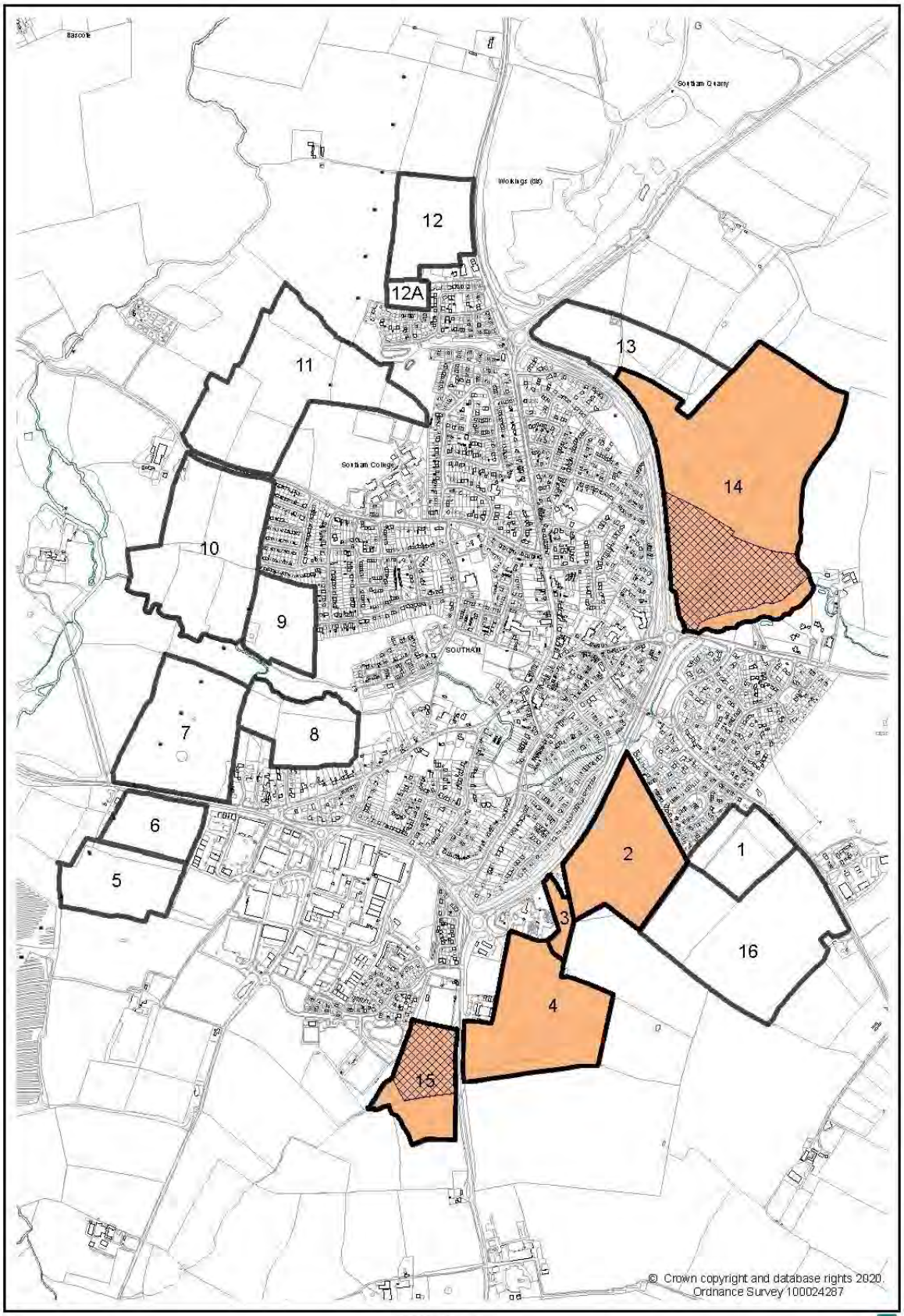
SITE CHARACTERISTICS		
Greenfield/Brownfield: Greenfield	**Land Use:** Agriculture	**Location Type:** Edge of settlement
SITE CONSTRAINTS		
Green Belt: Outside	**Cotswolds AONB:** Outside	**Designated Heritage Asset:** Outside
Non-Designated Heritage Asset: Outside	**Special Landscape Area:** Outside	**Area of Restraint:** Outside
National Wildlife Site: Outside	**Local Wildlife Site:** Outside	**Flood Zone:** Outside
Minerals Safeguarding: Outside	**Tree Preservation Order:** None	**Public Right of Way:** Crosses Site
Major Infrastructure: Not affected	**Agricultural Land Quality:** Low	**Contamination:** None known

SITE DEVELOPMENT CONSIDERATIONS

The provisions of all relevant policies in the Core Strategy, Site Allocations Plan and associated planning guidance will need to be satisfied. The following specific matters should be incorporated into any development scheme for the site:

- Provide a roundabout access off the Bypass incorporating a signalised pedestrian and cycle crossing
- Provide appropriate noise mitigation from Bypass along western boundary of the site
- Reinforce hedgerows along eastern boundary of the site and incorporate intermittent trees
- Incorporate public footpath which crosses the site
- Provide a wide public open space corridor running south-east/north-west across the site to pick up view of church spire

NET SITE AREA (HA)	**8.0**
DWELLING CAPACITY @ 30 DPH	**240**
TIMESCALE	**1-5 Years = 150** **6-10 Years = 90**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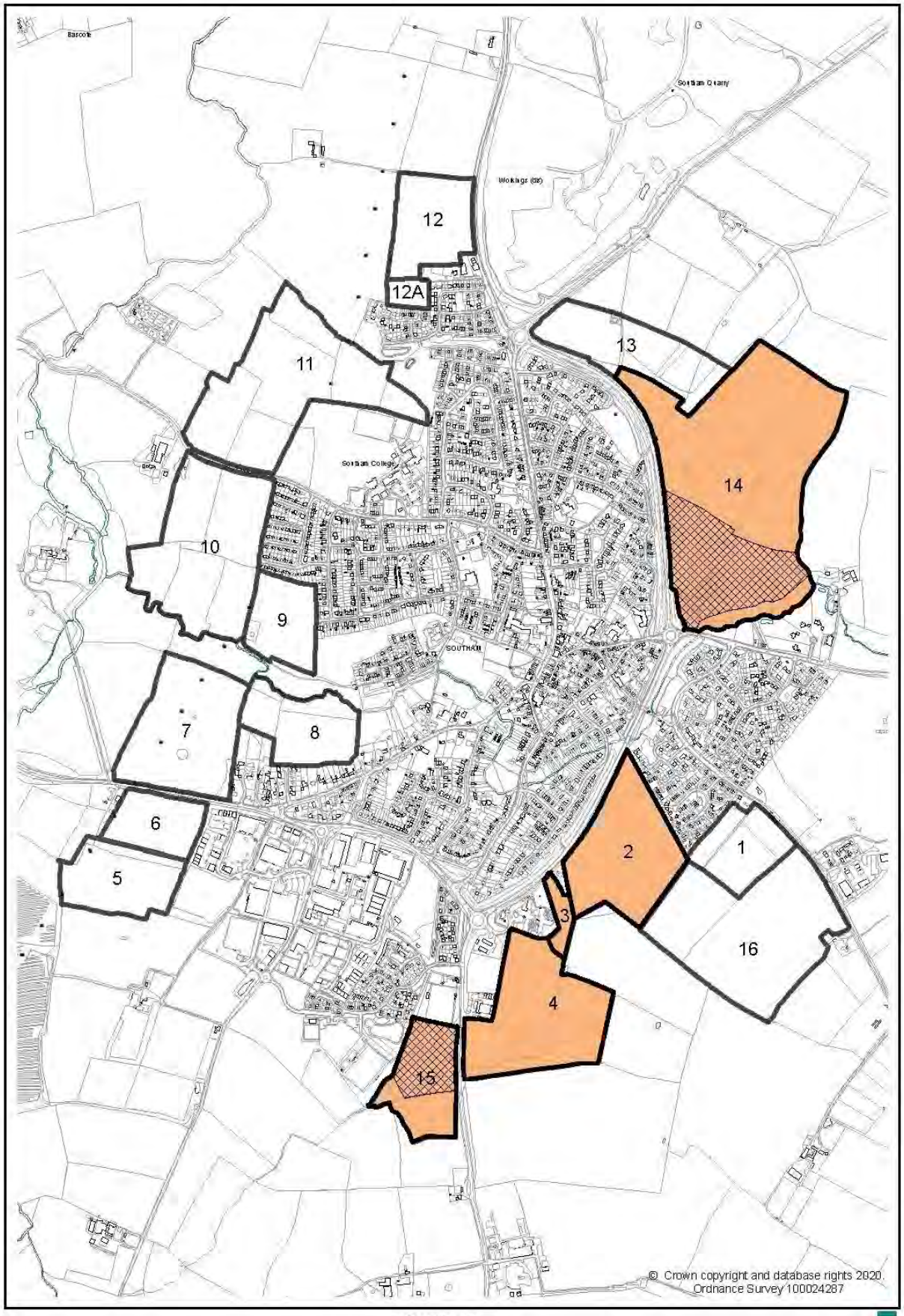
Southam

SITE REF: SOU.03	SITE NAME: East of Galanos House, Southam	SITE AREA (GROSS): 1.0 hectares

SITE CHARACTERISTICS		
Greenfield/Brownfield: Greenfield	**Land Use:** Agriculture	**Location Type:** Edge of settlement
SITE CONSTRAINTS		
Green Belt: Outside	**Cotswolds AONB:** Outside	**Designated Heritage Asset:** Outside
Non-Designated Heritage Asset: Outside	**Special Landscape Area:** Outside	**Area of Restraint:** Outside
National Wildlife Site: Outside	**Local Wildlife Site:** Outside	**Flood Zone:** Outside
Minerals Safeguarding: Outside	**Tree Preservation Order:** None	**Public Right of Way:** Edge of Site
Major Infrastructure: Not affected	**Agricultural Land Quality:** Low	**Contamination:** None known

SITE DEVELOPMENT CONSIDERATIONS
The provisions of all relevant policies in the Core Strategy, Site Allocations Plan and associated planning guidance will need to be satisfied. The following specific matters should be incorporated into any development scheme for the site: • Provide a vehicular access through sites either to north or south as direct access onto the Bypass is unlikely to be acceptable to the County Highway Authority

NET SITE AREA (HA)	0.7
DWELLING CAPACITY @ 30 DPH	21
TIMESCALE	1-5 Years = 21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Southam

SITE REF: SOU.04	SITE NAME: East of Banbury Road, Southam	SITE AREA (GROSS): 11.0 hectares

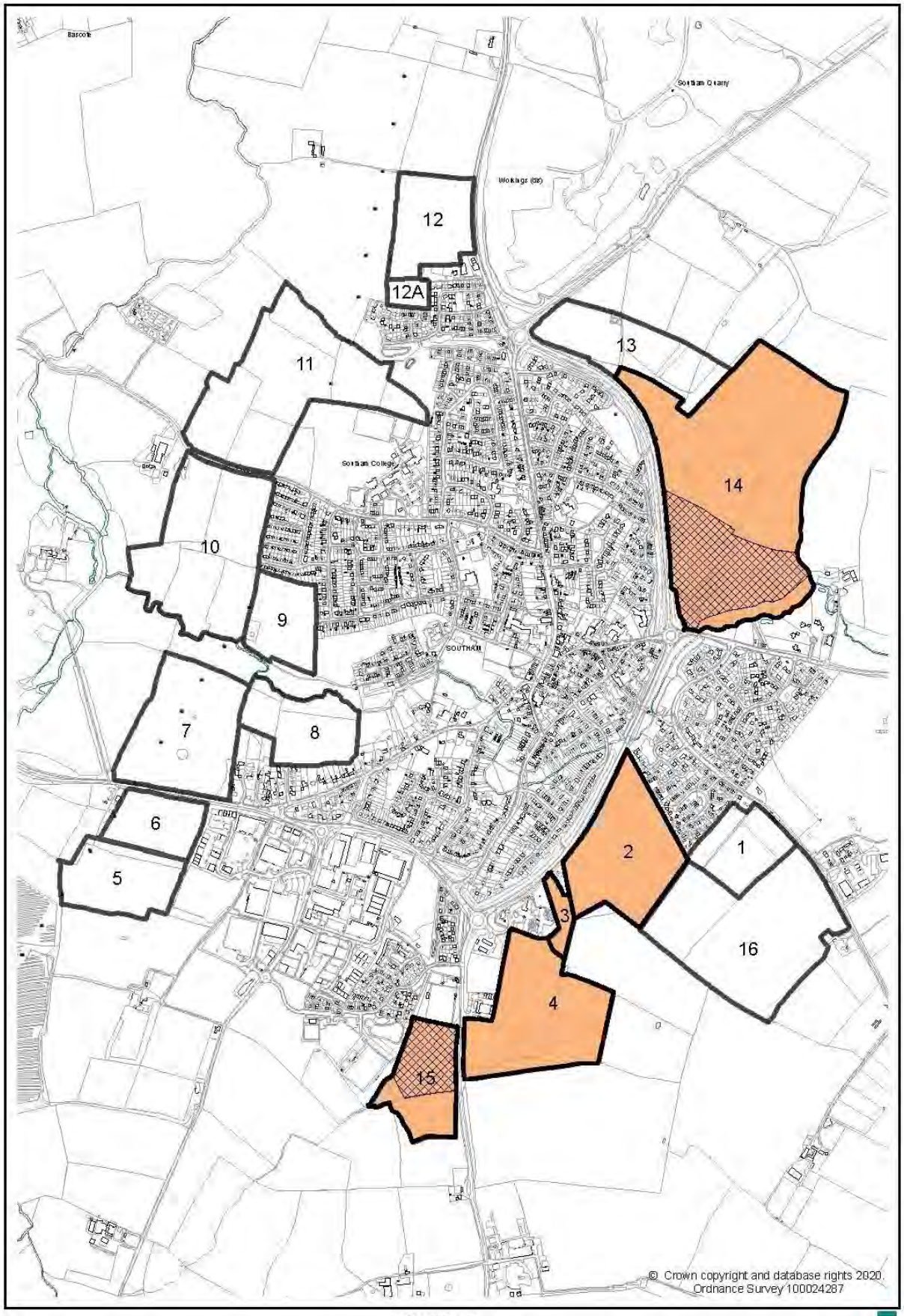
SITE CHARACTERISTICS		
Greenfield/Brownfield: Greenfield	**Land Use:** Agriculture	**Location Type:** Edge of settlement
SITE CONSTRAINTS		
Green Belt: Outside	**Cotswolds AONB:** Outside	**Designated Heritage Asset:** Outside
Non-Designated Heritage Asset: Inside	**Special Landscape Area:** Outside	**Area of Restraint:** Outside
National Wildlife Site: Outside	**Local Wildlife Site:** Outside	**Flood Zone:** Outside
Minerals Safeguarding: Outside	**Tree Preservation Order:** None	**Public Right of Way:** Edge of site
Major Infrastructure: Not affected	**Agricultural Land Quality:** Low	**Contamination:** None known

SITE DEVELOPMENT CONSIDERATIONS

The provisions of all relevant policies in the Core Strategy, Site Allocations Plan and associated planning guidance will need to be satisfied. The following specific matters should be incorporated into any development scheme for the site:

- Provide a primary access from roundabout at southern end of the Bypass and an emergency access off Banbury Road
- Undertake an archaeological investigation of the site
- Provide a network of public open spaces throughout the site
- Retain and reinforce hedgerows along eastern boundary of the site and incorporate intermittent trees

NET SITE AREA (HA)	**8.0**
DWELLING CAPACITY @ 30 DPH	**240**
TIMESCALE	**1-5 Years = 150** **6-10 Years = 90**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Southam

SITE REF: SOU.14	SITE NAME: North of Daventry Road, Southam	SITE AREA (GROSS): 30.0 hectares

SITE CHARACTERISTICS		
Greenfield/Brownfield: Greenfield	**Land Use:** Agriculture	**Location Type:** Edge of settlement
SITE CONSTRAINTS		
Green Belt: Outside	**Cotswolds AONB:** Outside	**Designated Heritage Asset:** Outside
Non-Designated Heritage Asset: Inside	**Special Landscape Area:** Outside	**Area of Restraint:** Outside
National Wildlife Site: Outside	**Local Wildlife Site:** Outside	**Flood Zone:** Partly inside
Minerals Safeguarding: Outside	**Tree Preservation Order:** None	**Public Right of Way:** Edge of Site
Major Infrastructure: Not affected	**Agricultural Land Quality:** Low	**Contamination:** None known

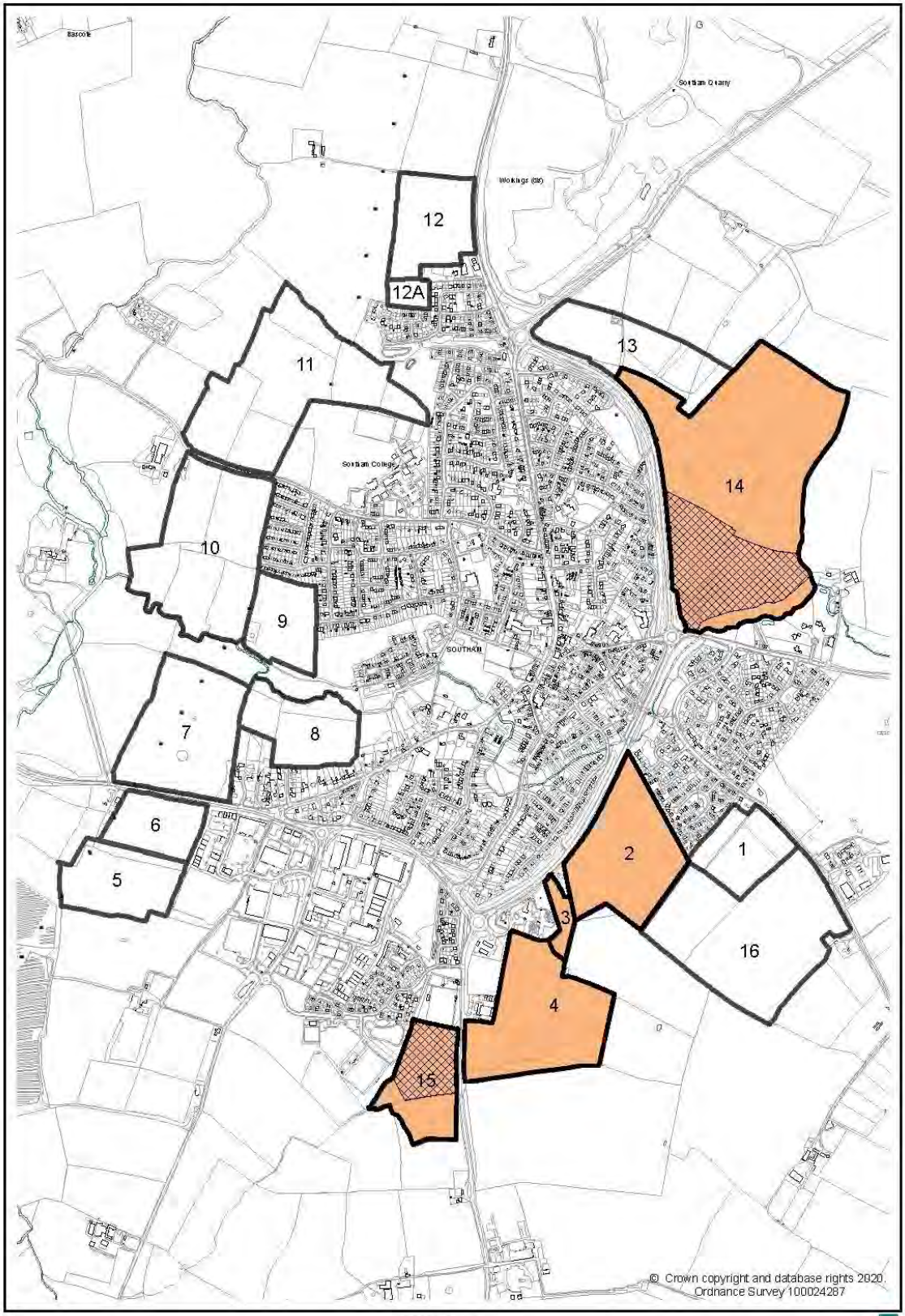
SITE DEVELOPMENT CONSIDERATIONS

The provisions of all relevant policies in the Core Strategy, Site Allocations Plan and associated planning guidance will need to be satisfied. The following specific matters should be incorporated into any development scheme for the site:

- Restrict housing to southern part of the site as shown by cross-hatched area on the accompanying map
- Ensure development avoids flood risk area on southern part of the site*
- Provide a roundabout access off the Bypass incorporating a signalised pedestrian and cycle crossing and a secondary access of Daventry Road
- Provide appropriate noise mitigation from Bypass along western boundary of the site
- Undertake an archaeological investigation of the site
- Provide a network of public open spaces throughout the site
- Retain and reinforce hedgerows within and around outer boundaries of the site and incorporate intermittent trees
- Create an area of public open space on southern part of the site alongside the River Stowe

* a Level 2 Strategic Flood Risk Assessment will be required

NET SITE AREA (HA)	**7.0**
DWELLING CAPACITY @ 30 DPH	**210**
TIMESCALE	**1-5 Years = 150** **6-10 Years = 60**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Southam

SITE REF: SOU.15	SITE NAME: West of Banbury Road, Southam	SITE AREA (GROSS): 4.0 hectares

SITE CHARACTERISTICS		
Greenfield/Brownfield: Greenfield	**Land Use:** Sports pitches/Agriculture	**Location Type:** Edge of settlement
SITE CONSTRAINTS		
Green Belt: Outside	**Cotswolds AONB:** Outside	**Designated Heritage Asset:** Outside
Non-Designated Heritage Asset: Outside	**Special Landscape Area:** Outside	**Area of Restraint:** Outside
National Wildlife Site: Outside	**Local Wildlife Site:** Outside	**Flood Zone:** Outside
Minerals Safeguarding: Outside	**Tree Preservation Order:** None	**Public Right of Way:** Edge of Site
Major Infrastructure: Partly affected	**Agricultural Land Quality:** Low	**Contamination:** None known

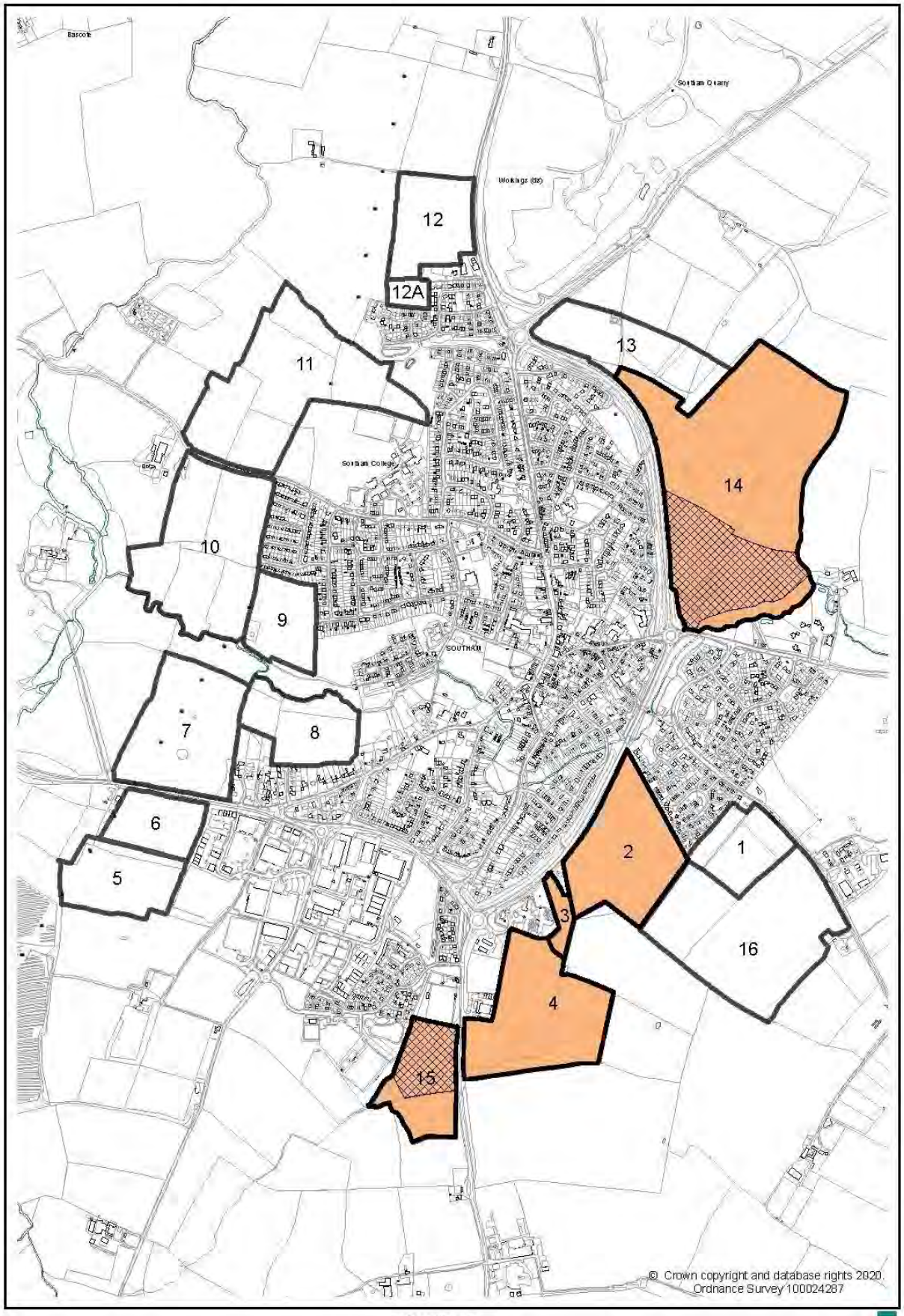
SITE DEVELOPMENT CONSIDERATIONS

The provisions of all relevant policies in the Core Strategy, Site Allocations Plan and associated planning guidance will need to be satisfied. The following specific matters should be incorporated into any development scheme for the site:

- Restrict housing to northern part of the site as shown by cross-hatched area on the accompanying map
- Provide replacement sports pitches on southern part of the site
- Provide a right turn junction on Banbury Road into the site
- Undertake an archaeological investigation of the site
- Manage the impact of surface water drainage effectively*
- Incorporate public footpath which crosses the site and provide linkages into pedestrian/cycle routes through housing development to the north
- Take into account impact of High Speed Two railway

* a Level 2 Strategic Flood Risk Assessment will be required

NET SITE AREA (HA)	**2.5**
DWELLING CAPACITY @ 30 DPH	**75**
TIMESCALE	**1-5 Years = 75**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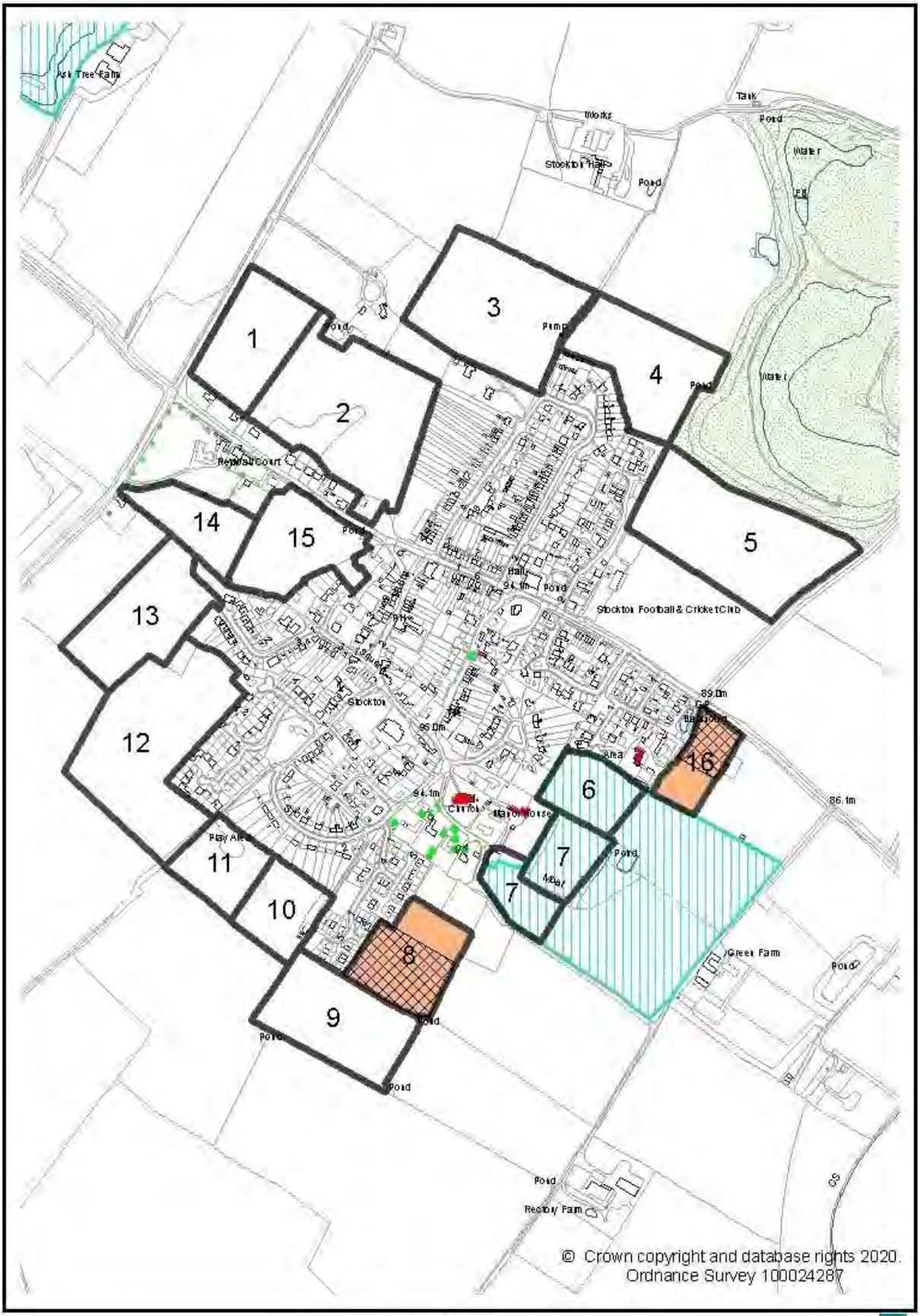
Southam

SITE REF: STOC.08	SITE NAME: East of Jubilee Fields, Stockton	SITE AREA (GROSS): 1.4 hectares

SITE CHARACTERISTICS		
Greenfield/Brownfield: Greenfield	**Land Use:** Agriculture/Woodland	**Location Type:** Edge of settlement
SITE CONSTRAINTS		
Green Belt: Outside	**Cotswolds AONB:** Outside	**Designated Heritage Asset:** Outside
Non-Designated Heritage Asset: Inside	**Special Landscape Area:** Outside	**Area of Restraint:** Outside
National Wildlife Site: Outside	**Local Wildlife Site:** Outside	**Flood Zone:** Outside
Minerals Safeguarding: Outside	**Tree Preservation Order:** None	**Public Right of Way:** None
Major Infrastructure: Not affected	**Agricultural Land Quality:** Low	**Contamination:** None known

SITE DEVELOPMENT CONSIDERATIONS
The provisions of all relevant policies in the Core Strategy, Site Allocations Plan and associated planning guidance will need to be satisfied. The following specific matters should be incorporated into any development scheme for the site: • Restrict housing to southern part of the site as shown by cross-hatched area on the accompanying map • Undertake an archaeological investigation of the site • Retain and reinforce hedgerows along outer boundaries of the site incorporating intermittent trees

NET SITE AREA (HA)	0.8
DWELLING CAPACITY @ 30 DPH	24
TIMESCALE	1-5 Years = 24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Stockton Football & Cricket Club
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Green Farm
Rectory Farm
Play Area
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Water
Tank
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Stockton Hall
Pump
Hall
Church
Manor House
Area
Moat
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Stockton

SITE REF: STOC.16	SITE NAME: South of Napton Road (east), Stockton	SITE AREA (GROSS): 0.8 hectares

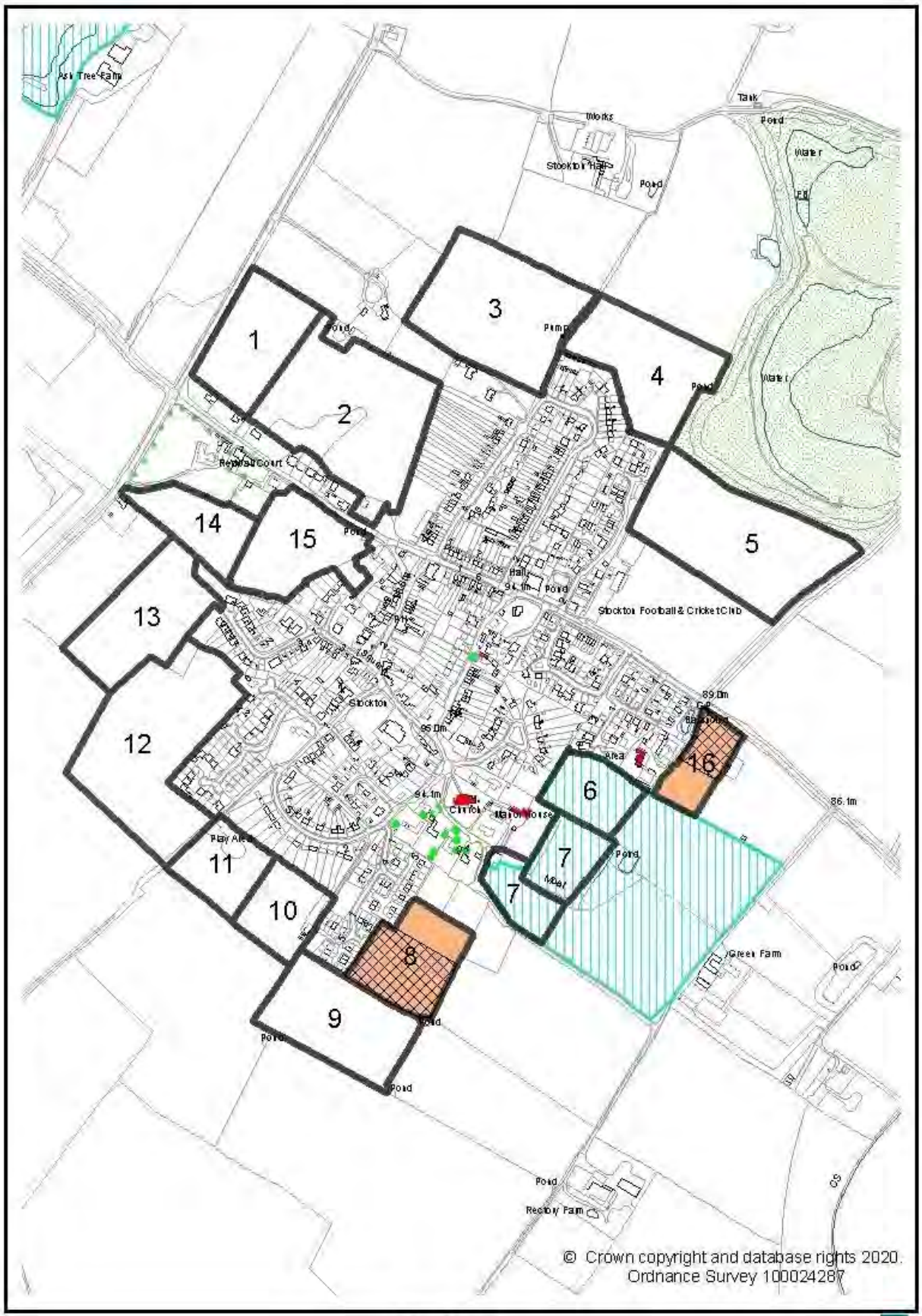
SITE CHARACTERISTICS		
Greenfield/Brownfield: Greenfield	**Land Use:** Agriculture	**Location Type:** Edge of settlement
SITE CONSTRAINTS		
Green Belt: Outside	**Cotswolds AONB:** Outside	**Designated Heritage Asset:** Adjacent
Non-Designated Heritage Asset: Outside	**Special Landscape Area:** Outside	**Area of Restraint:** Outside
National Wildlife Site: Outside	**Local Wildlife Site:** Outside	**Flood Zone:** Outside
Minerals Safeguarding: Outside	**Tree Preservation Order:** None	**Public Right of Way:** Not affected
Major Infrastructure: Not affected	**Agricultural Land Quality:** Low	**Contamination:** None known

SITE DEVELOPMENT CONSIDERATIONS

The provisions of all relevant policies in the Core Strategy, Site Allocations Plan and associated planning guidance will need to be satisfied. The following specific matters should be incorporated into any development scheme for the site:

- Restrict housing to northern part of the site as shown by cross-hatched area on the accompanying map
- Assess and mitigate impact of development on heritage assets adjacent to the site
- Connect site to the existing footway on Napton Road

NET SITE AREA (HA)	**0.6**
DWELLING CAPACITY @ 30 DPH	**18**
TIMESCALE	**1-5 Years = 18**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Stockton Football & Cricket Club
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Stockton

SITE REF: STR.14	SITE NAME: East of Shipston Road, Stratford-upon-Avon	SITE AREA (GROSS): 11.0 hectares

SITE CHARACTERISTICS		
Greenfield/Brownfield: Greenfield	**Land Use:** Agriculture	**Location Type:** Edge of settlement
SITE CONSTRAINTS		
Green Belt: Outside	**Cotswolds AONB:** Outside	**Designated Heritage Asset:** Outside
Non-Designated Heritage Asset: Outside	**Special Landscape Area:** Outside	**Area of Restraint:** Outside
National Wildlife Site: Outside	**Local Wildlife Site:** Outside	**Flood Zone:** Outside
Minerals Safeguarding: Outside	**Tree Preservation Order:** None	**Public Right of Way:** None
Major Infrastructure: Not Affected	**Agricultural Land Quality:** Medium	**Contamination:** None known

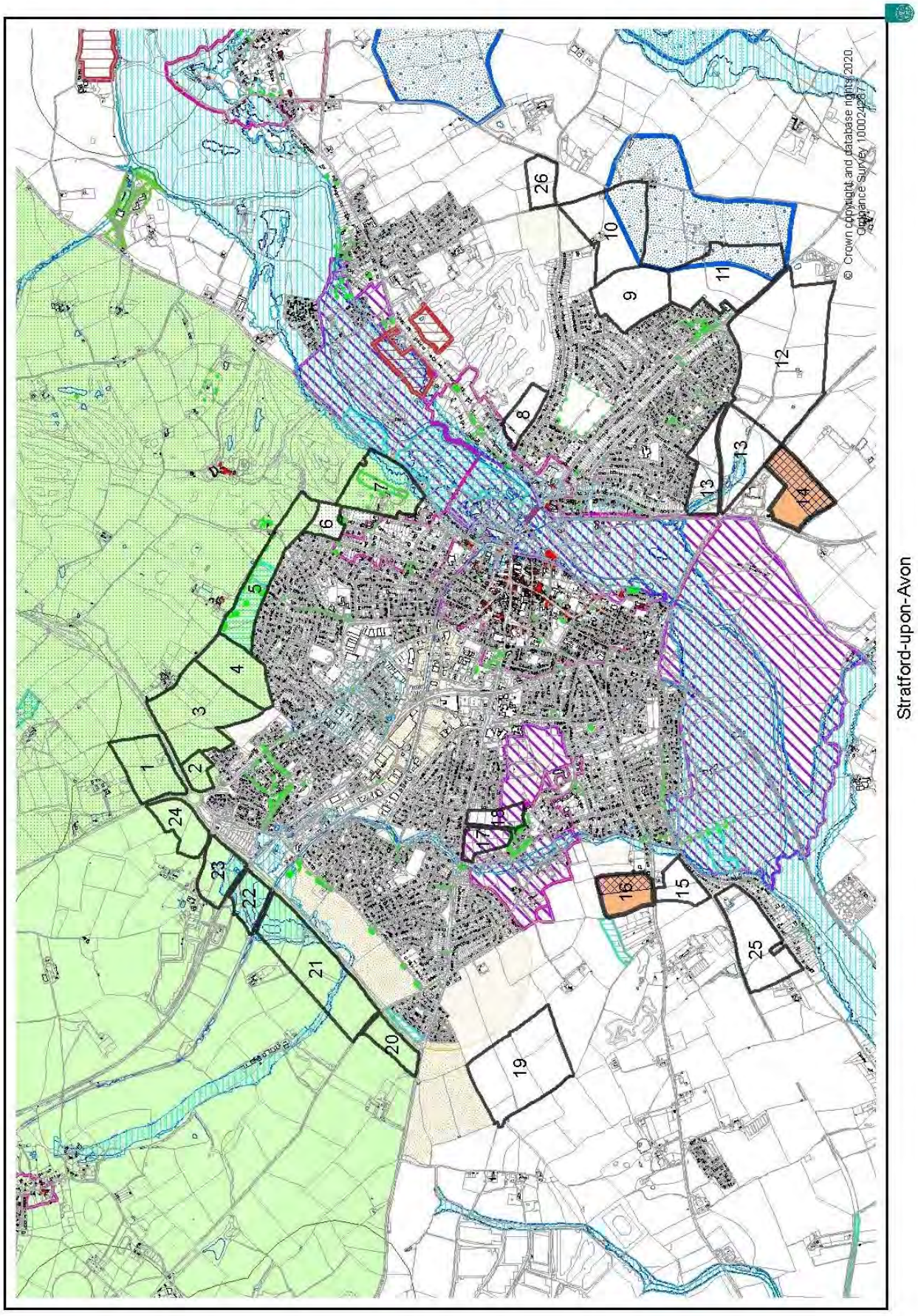
SITE DEVELOPMENT CONSIDERATIONS

The provisions of all relevant policies in the Core Strategy, Site Allocations Plan and associated planning guidance will need to be satisfied. The following specific matters should be incorporated into any development scheme for the site:

- Restrict housing to south-eastern part of the site as shown by cross-hatched area on the accompanying map*
- Facilitate delivery of business development on north-western part of the site*
- Produce a Transport Assessment to determine the impact of development on the highway network in Stratford-upon-Avon
- Provide a roundabout access on Shipston Road and an additional emergency access
- Retain and reinforce hedgerows within and around outer boundaries of the site and incorporate intermittent trees
- Provide walking and cycling links to public open space to north of the site

* Disposition of uses on the site can be reconsidered through a comprehensive masterplanning exercise at the planning application stage.

NET SITE AREA (HA)	**6.0**
DWELLING CAPACITY @ 35 DPH	**210**
TIMESCALE	**1-5 Years = 82** **6-10 Years = 128**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SITE REF: STR.16	SITE NAME: North of Evesham Road, Stratford-upon-Avon	SITE AREA (GROSS): 7.0 hectares

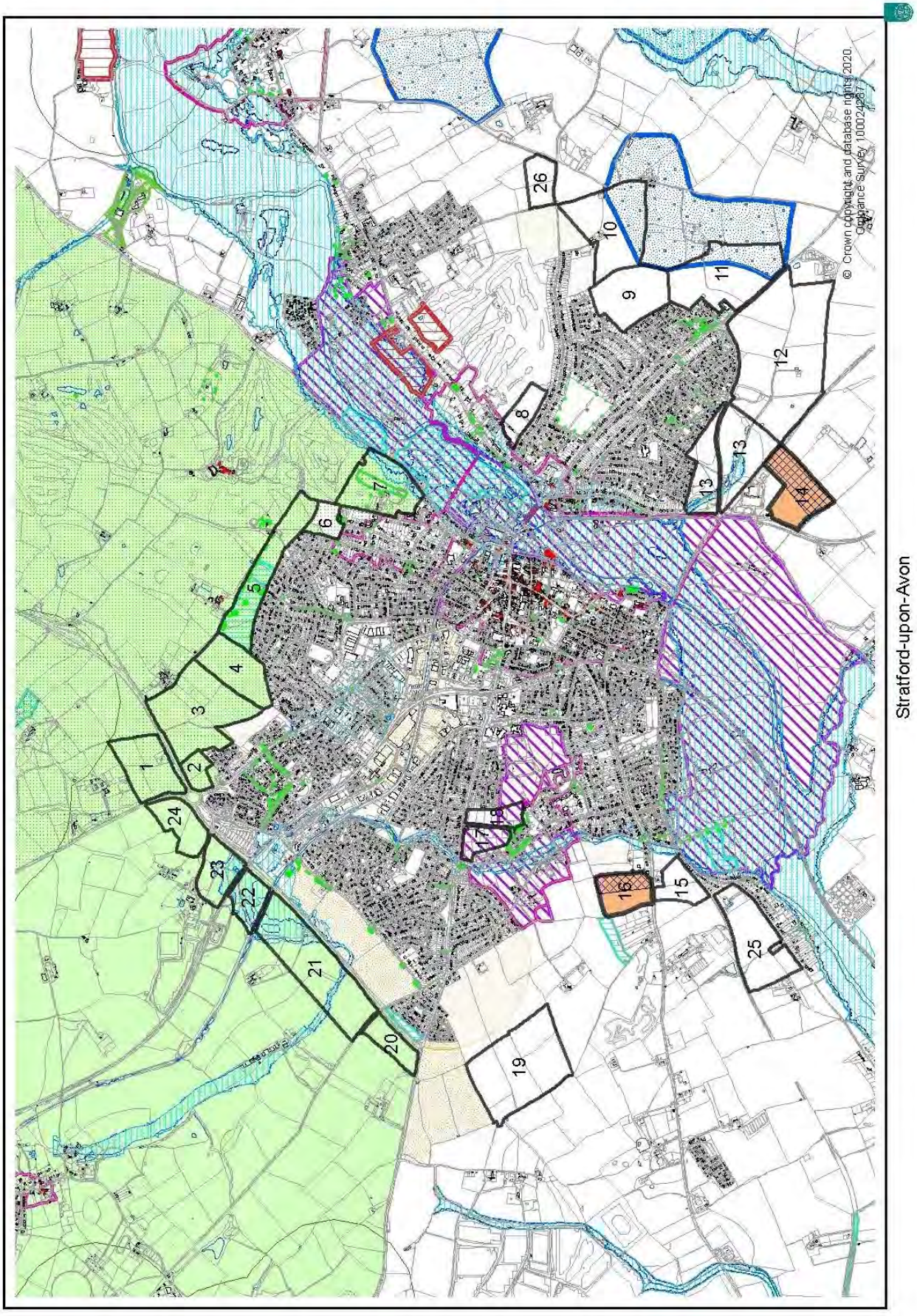
SITE CHARACTERISTICS		
Greenfield/Brownfield: Greenfield	**Land Use:** Agriculture	**Location Type:** Edge of settlement
SITE CONSTRAINTS		
Green Belt: Outside	**Cotswolds AONB:** Outside	**Designated Heritage Asset:** Outside
Non-Designated Heritage Asset: Inside	**Special Landscape Area:** Outside	**Area of Restraint:** Outside
National Wildlife Site: Outside	**Local Wildlife Site:** Adjacent	**Flood Zone:** Outside
Minerals Safeguarding: Outside	**Tree Preservation Order:** None	**Public Right of Way:** Edge of Site
Major Infrastructure: Not affected	**Agricultural Land Quality:** Medium	**Contamination:** None known

SITE DEVELOPMENT CONSIDERATIONS

The provisions of all relevant policies in the Core Strategy, Site Allocations Plan and associated planning guidance will need to be satisfied. The following specific matters should be incorporated into any development scheme for the site:

- Restrict housing to eastern part of the site as shown by cross-hatched area on the accompanying map
- Provide an area of public open space on western part of the site
- Produce a Transport Assessment to determine the impact of development on the highway network in Stratford-upon-Avon
- Undertake an archaeological investigation of the site
- Retain and reinforce hedgerows around outer boundaries of the site and incorporate intermittent trees
- Incorporate public footpath which runs along western boundary of the site

NET SITE AREA (HA)	**2.5**
DWELLING CAPACITY @ 35 DPH	**88**
TIMESCALE	**1-5 Year = 88**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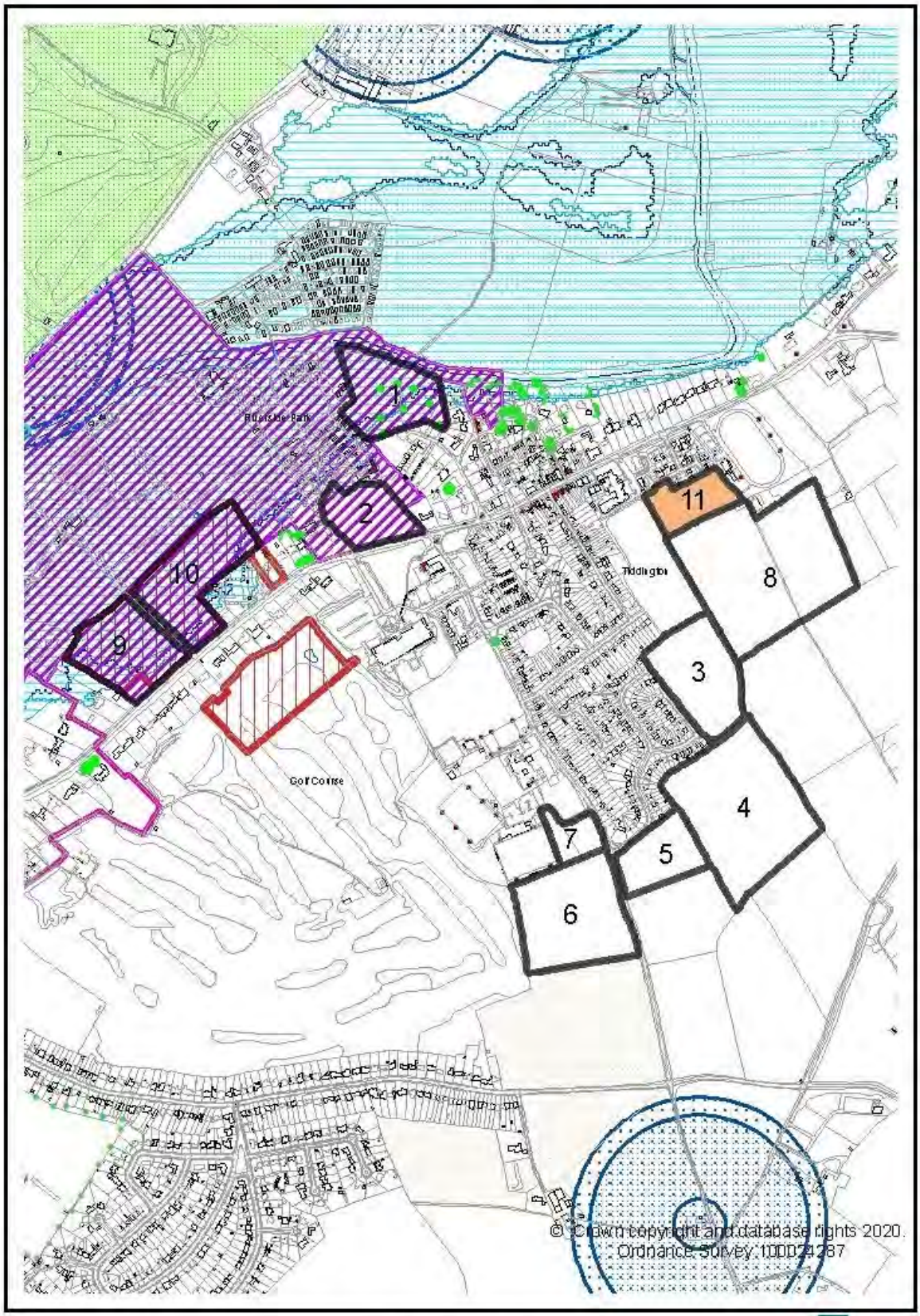
SITE REF: TIDD.11	SITE NAME: South of Sid Courtney Road, Tiddington	SITE AREA (GROSS): 1.2 hectares

SITE CHARACTERISTICS		
Greenfield/Brownfield: Greenfield	**Land Use:** Playing Field	**Location Type:** Edge of settlement
SITE CONSTRAINTS		
Green Belt: Outside	**Cotswolds AONB:** Outside	**Designated Heritage Asset:** Outside
Non-Designated Heritage Asset: Outside	**Special Landscape Area:** Outside	**Area of Restraint:** Outside
National Wildlife Site: Outside	**Local Wildlife Site:** Outside	**Flood Zone:** Outside
Minerals Safeguarding: Inside	**Tree Preservation Order:** None	**Public Right of Way:** Edge of site
Major Infrastructure: Not affected	**Agricultural Land Quality:** Low	**Contamination:** None known

SITE DEVELOPMENT CONSIDERATIONS
The provisions of all relevant policies in the Core Strategy, Site Allocations Plan and associated planning guidance will need to be satisfied. The following specific matters should be incorporated into any development scheme for the site: • Provide an access off Main Street to the satisfaction of the County Highway Authority • Replace playing field on adjacent land to a comparable specification

NET SITE AREA (HA)	0.8
DWELLING CAPACITY @ 30 DPH	24
TIMESCALE	1-5 Year = 24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Golf Course
Tiddington
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Tiddington

SITE REF: TRED.04	SITE NAME: South of Blackwell Road, Tredington	SITE AREA (GROSS): 0.8 hectares

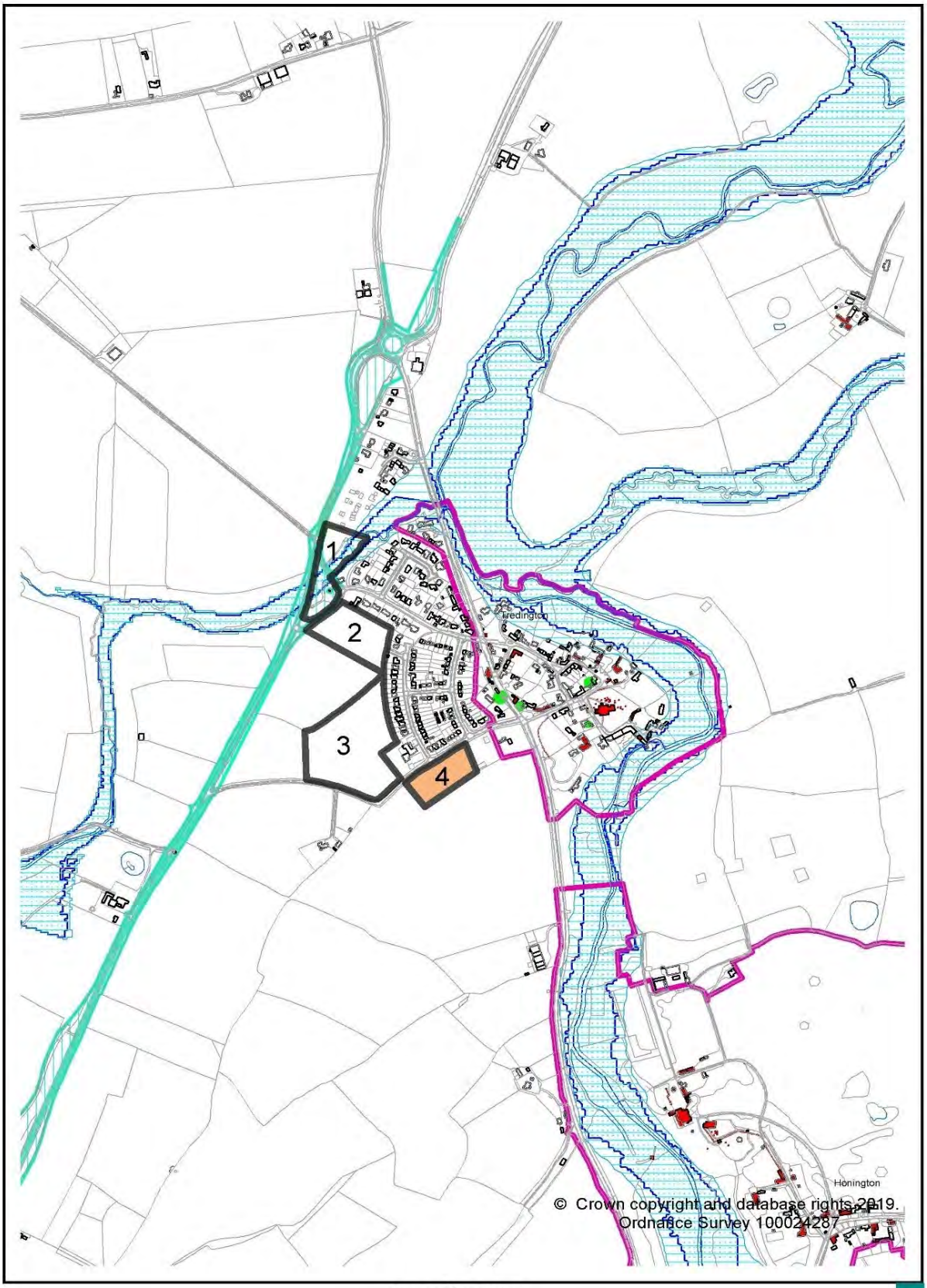
SITE CHARACTERISTICS		
Greenfield/Brownfield: Greenfield	**Land Use:** Agriculture	**Location Type:** Edge of settlement
SITE CONSTRAINTS		
Green Belt: Outside	**Cotswolds AONB:** Outside	**Designated Heritage Asset:** Outside
Non-Designated Heritage Asset: Adjacent	**Special Landscape Area:** Outside	**Area of Restraint:** Outside
National Wildlife Site: Outside	**Local Wildlife Site:** Outside	**Flood Zone:** Outside
Minerals Safeguarding: Inside	**Tree Preservation Order:** None	**Public Right of Way:** Not Affected
Major Infrastructure: Not affected	**Agricultural Land Quality:** Low	**Contamination:** None known

SITE DEVELOPMENT CONSIDERATIONS

The provisions of all relevant policies in the Core Strategy, Site Allocations Plan and associated planning guidance will need to be satisfied. The following specific matters should be incorporated into any development scheme for the site:

- Produce a Stage 1 Road Safety Audit to assess junction of Blackwell Road and Shipston Road
- Provide a footway connection to the bus stop on Blackwell Road
- Undertake an archaeological investigation of the site
- Create hedgerows with intermittent trees along outer boundaries of the site

NET SITE AREA (HA)	**0.5**
DWELLING CAPACITY @ 25 DPH	**13**
TIMESCALE	**1-5 Years = 13**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Tredington
Honington
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Ordnance Survey 100024287

Tredington

SITE REF: TYS.14	SITE NAME: West of Sandpits Lane, Tysoe	SITE AREA (GROSS): 1.2 hectares

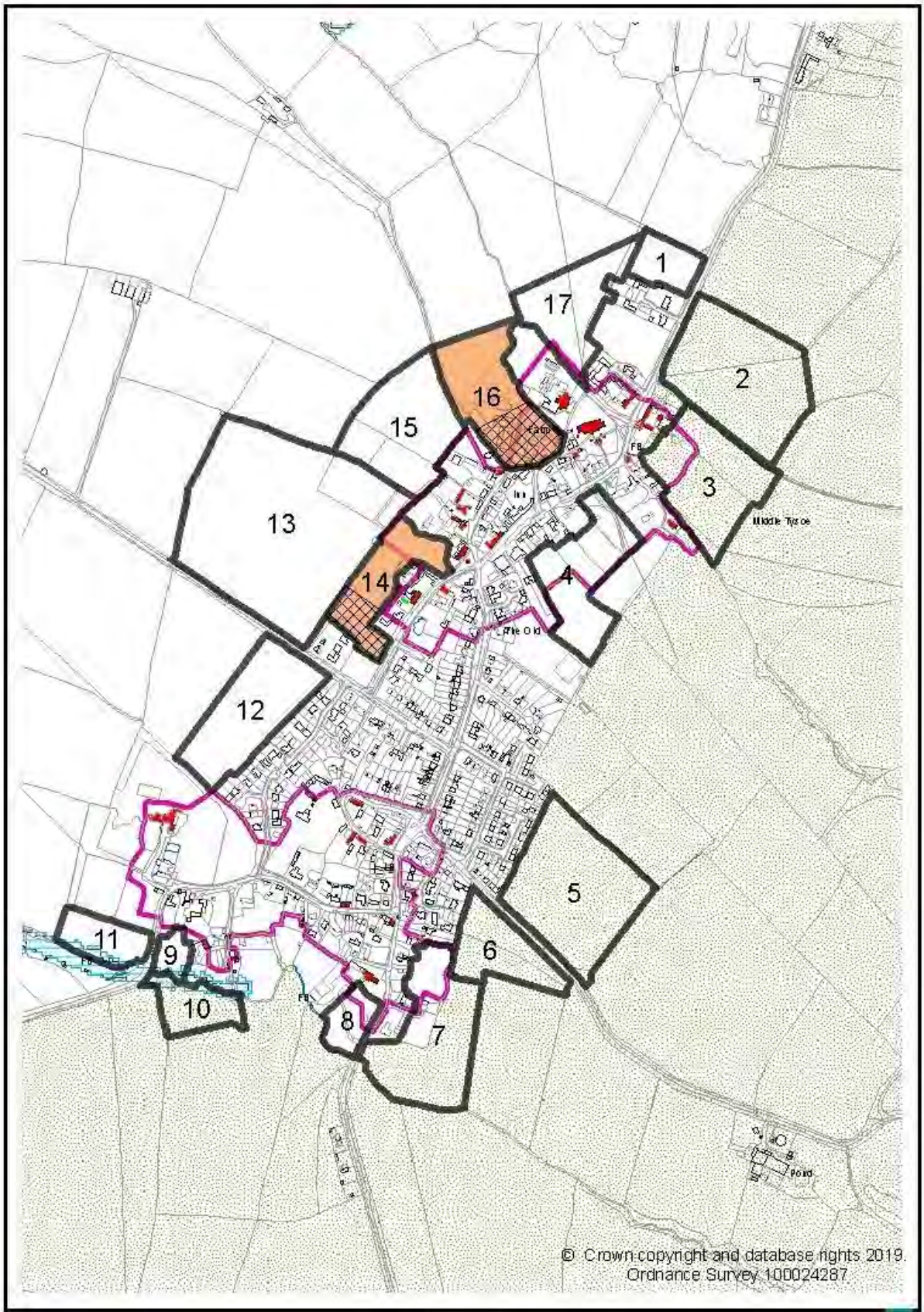
SITE CHARACTERISTICS		
Greenfield/Brownfield: Greenfield	**Land Use:** Unused	**Location Type:** Edge of settlement
SITE CONSTRAINTS		
Green Belt: Outside	**Cotswolds AONB:** Outside	**Designated Heritage Asset:** Inside
Non-Designated Heritage Asset: Inside	**Special Landscape Area:** Outside	**Area of Restraint:** Outside
National Wildlife Site: Outside	**Local Wildlife Site:** Outside	**Flood Zone:** Outside
Minerals Safeguarding: Outside	**Tree Preservation Order:** None	**Public Right of Way:** Not affected
Major Infrastructure: Not affected	**Agricultural Land Quality:** Low	**Contamination:** None known

SITE DEVELOPMENT CONSIDERATIONS

The provisions of all relevant policies in the Core Strategy, Site Allocations Plan and associated planning guidance will need to be satisfied. The following specific matters should be incorporated into any development scheme for the site:

- Restrict housing to southern part of the site as shown by cross-hatched area on the accompanying map
- Assess and mitigate impact of development on heritage assets adjacent to the site
- Undertake an archaeological investigation of the site
- Provide vehicular access off Oxhill Road only
- Provide visibility splays of 43m in each direction when measured 2.4m back from edge of the carriageway
- Provide an uncontrolled crossing between the vehicular access and footway
- Retain hedgerow and mature trees along western boundary of the site

NET SITE AREA (HA)	**0.4**
DWELLING CAPACITY @ 30 DPH	**12**
TIMESCALE	**1-5 Years = 18**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Middle Tysoe
The Old
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Ordnance Survey 100024287

Tysoe

SITE REF: TYS.16	SITE NAME: North of Saddledon Street, Tysoe	SITE AREA (GROSS): 2.0 hectares

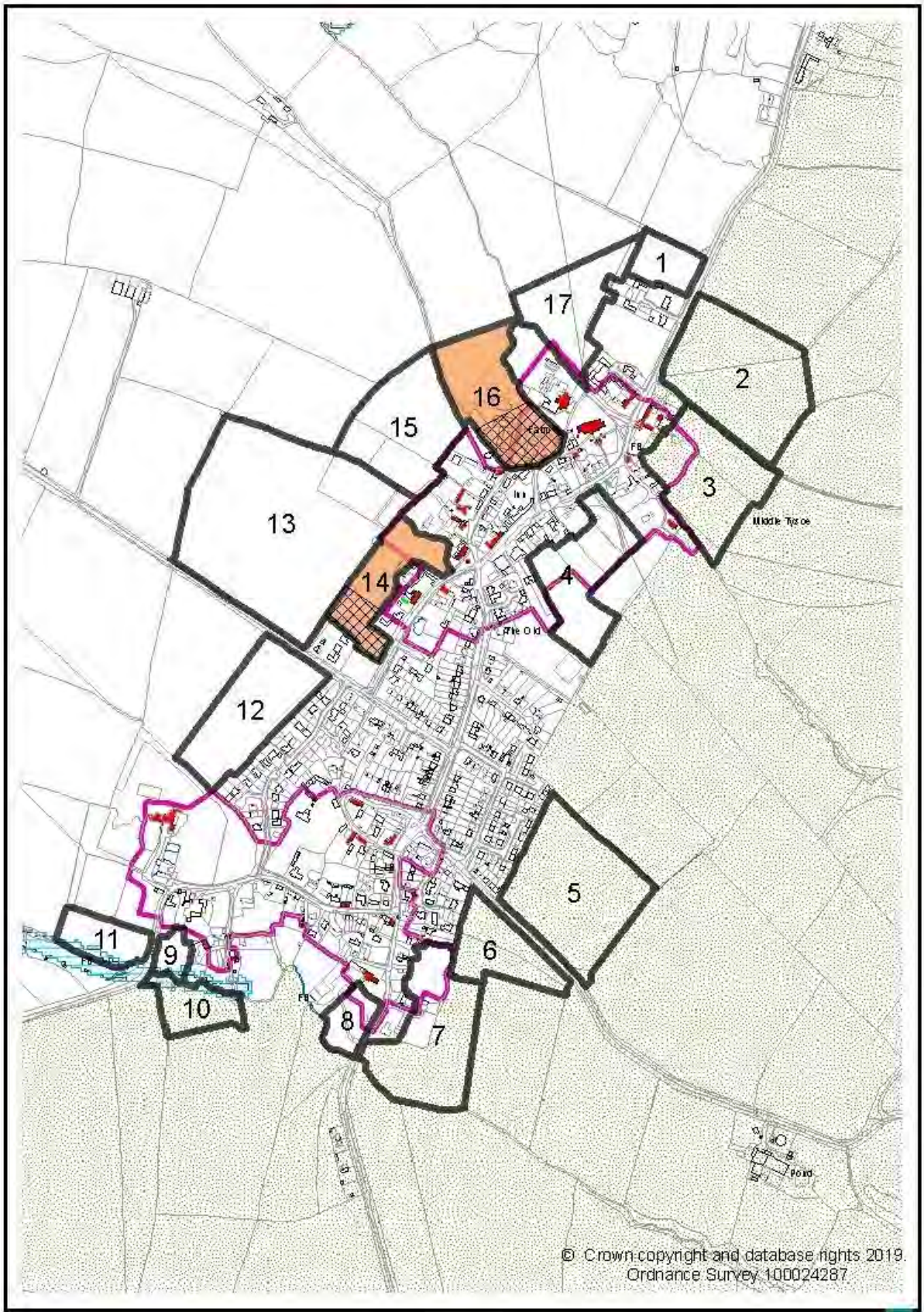
SITE CHARACTERISTICS		
Greenfield/Brownfield: Greenfield	**Land Use:** Farm Buildings/Agriculture	**Location Type:** Edge of settlement
SITE CONSTRAINTS		
Green Belt: Outside	**Cotswolds AONB:** Outside	**Designated Heritage Asset:** Inside
Non-Designated Heritage Asset: Inside	**Special Landscape Area:** Outside	**Area of Restraint:** Outside
National Wildlife Site: Outside	**Local Wildlife Site:** Outside	**Flood Zone:** Outside
Minerals Safeguarding: Outside	**Tree Preservation Order:** None	**Public Right of Way:** Not affected
Major Infrastructure: Not affected	**Agricultural Land Quality:** Low	**Contamination:** Potential

SITE DEVELOPMENT CONSIDERATIONS

The provisions of all relevant policies in the Core Strategy, Site Allocations Plan and associated planning guidance will need to be satisfied. The following specific matters should be incorporated into any development scheme for the site:

- Restrict housing to southern part of the site as shown by cross-hatched area on the accompanying map
- Assess and mitigate impact of development on heritage assets adjacent to the site
- Undertake an archaeological investigation of the site
- Retain and re-use traditional farm buildings as far as possible
- Retain and improve the existing access off Saddledon Street to the satisfaction of the County Highway Authority
- Identify a suitable site for relocating existing farm complex if required
- Undertake comprehensive assessment of potential contamination

NET SITE AREA (HA)	**0.4**
DWELLING CAPACITY @ 30 DPH	**12**
TIMESCALE	**1-5 Years = 18**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Ordnance Survey 100024287

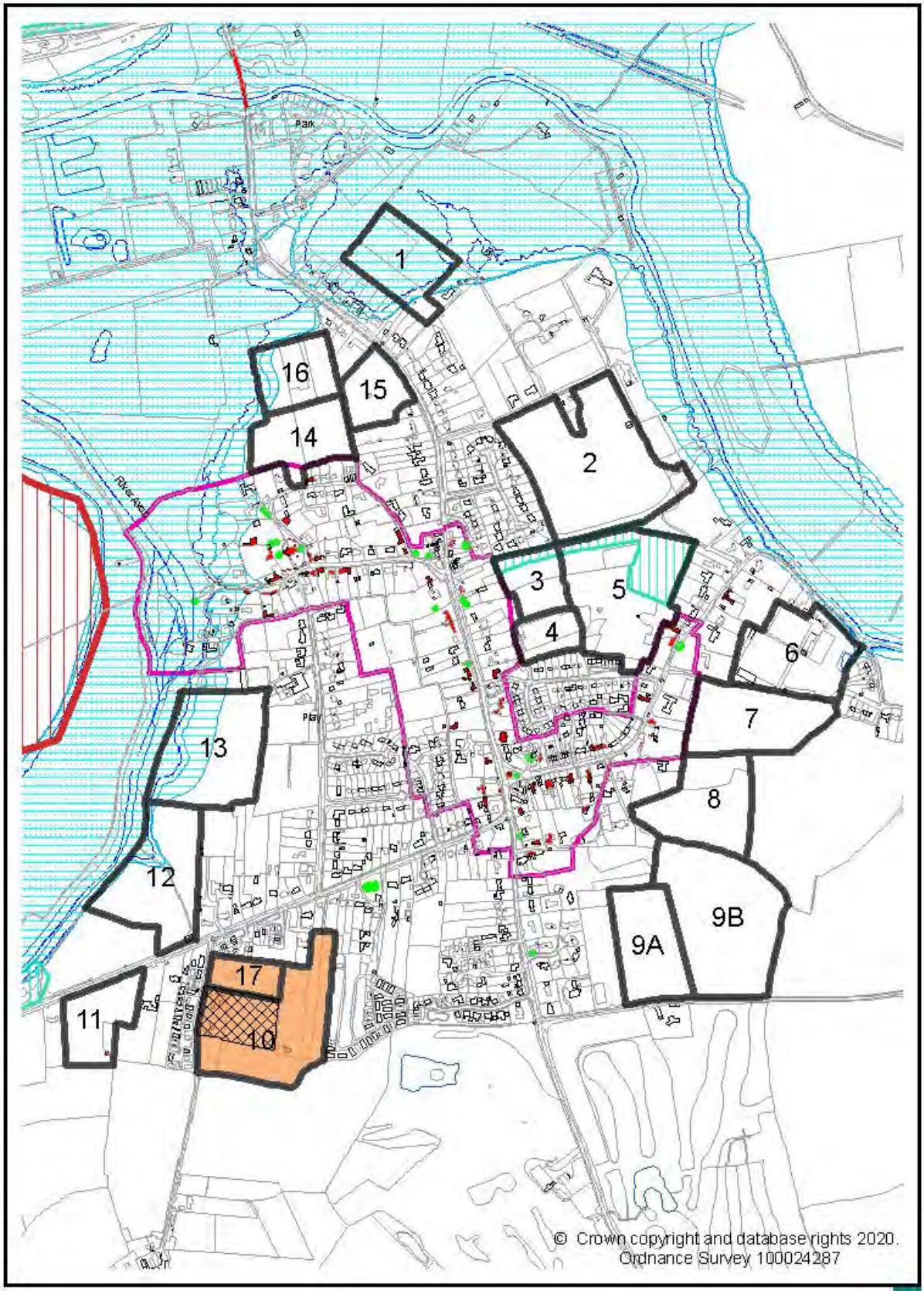
Tysoe

SITE REF: WELF.10	SITE NAME: East of Hunt Hall Lane (south), Welford-on-Avon	SITE AREA (GROSS): 3.5 hectares

SITE CHARACTERISTICS		
Greenfield/Brownfield: Greenfield	**Land Use:** Agriculture/Woodland	**Location Type:** Edge of settlement
SITE CONSTRAINTS		
Green Belt: Outside	**Cotswolds AONB:** Outside	**Designated Heritage Asset:** Outside
Non-Designated Heritage Asset: Outside	**Special Landscape Area:** Outside	**Area of Restraint:** Outside
National Wildlife Site: Outside	**Local Wildlife Site:** Outside	**Flood Zone:** Outside
Minerals Safeguarding: Inside	**Tree Preservation Order:** None	**Public Right of Way:** Edge of site
Major Infrastructure: Not affected	**Agricultural Land Quality:** Medium	**Contamination:** None known

SITE DEVELOPMENT CONSIDERATIONS
The provisions of all relevant policies in the Core Strategy, Site Allocations Plan and associated planning guidance will need to be satisfied. The following specific matters should be incorporated into any development scheme for the site: • Upgrade Hunt Hall Lane to provide a suitable all-purpose access to the site • Create a hedgerow with intermittent trees along outer boundaries of the development area

NET SITE AREA (HA)	**1.0**
DWELLING CAPACITY @ 30 DPH	**30**
TIMESCALE	**1-5 Years = 30**



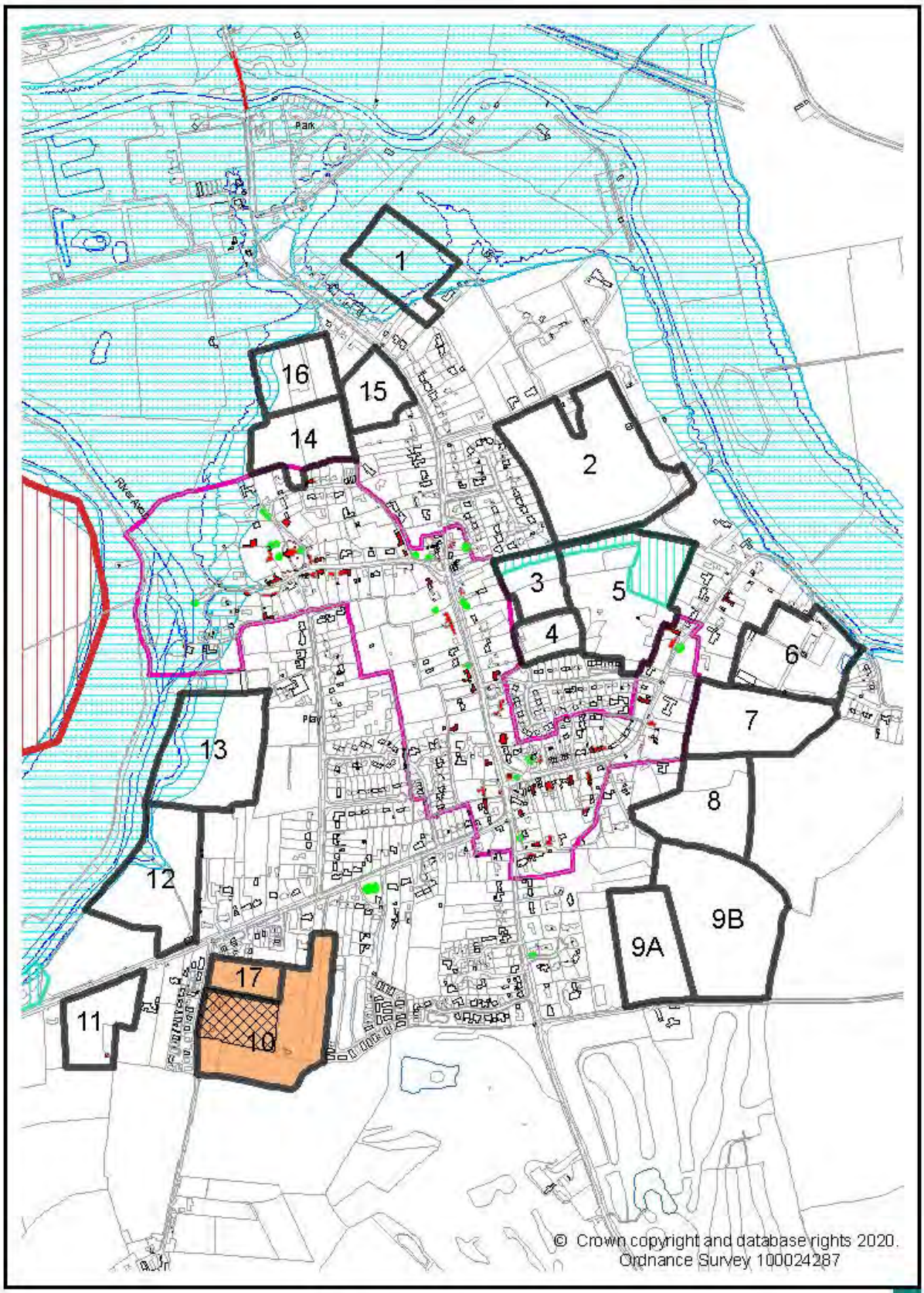
Welford-on-Avon

SITE REF: WELF.17	SITE NAME: East of Hunt Hall Lane (north), Welford-on-Avon	SITE AREA (GROSS): 0.8 hectares

SITE CHARACTERISTICS		
Greenfield/Brownfield: Brownfield	**Land Use:** Dwelling and Curtilage	**Location Type:** Edge of settlement
SITE CONSTRAINTS		
Green Belt: Outside	**Cotswolds AONB:** Outside	**Designated Heritage Asset:** Outside
Non-Designated Heritage Asset: Outside	**Special Landscape Area:** Outside	**Area of Restraint:** Outside
National Wildlife Site: Outside	**Local Wildlife Site:** Outside	**Flood Zone:** Outside
Minerals Safeguarding: Inside	**Tree Preservation Order:** None	**Public Right of Way:** Not affected
Major Infrastructure: Not affected	**Agricultural Land Quality:** n/a	**Contamination:** None known

SITE DEVELOPMENT CONSIDERATIONS
The provisions of all relevant policies in the Core Strategy, Site Allocations Plan and associated planning guidance will need to be satisfied. The following specific matters should be incorporated into any development scheme for the site: • Upgrade Hunt Hall Lane to provide a suitable all-purpose access to the site

NET SITE AREA (HA)	**0.5**
DWELLING CAPACITY @ 30 DPH	**15**
TIMESCALE	**1-5 Years = 15**



Welford-on-Avon

SITE REF: LSL.04B	SITE NAME: North of former Harbury Cement Works, Harbury Parish	SITE AREA (GROSS): 10 hectares

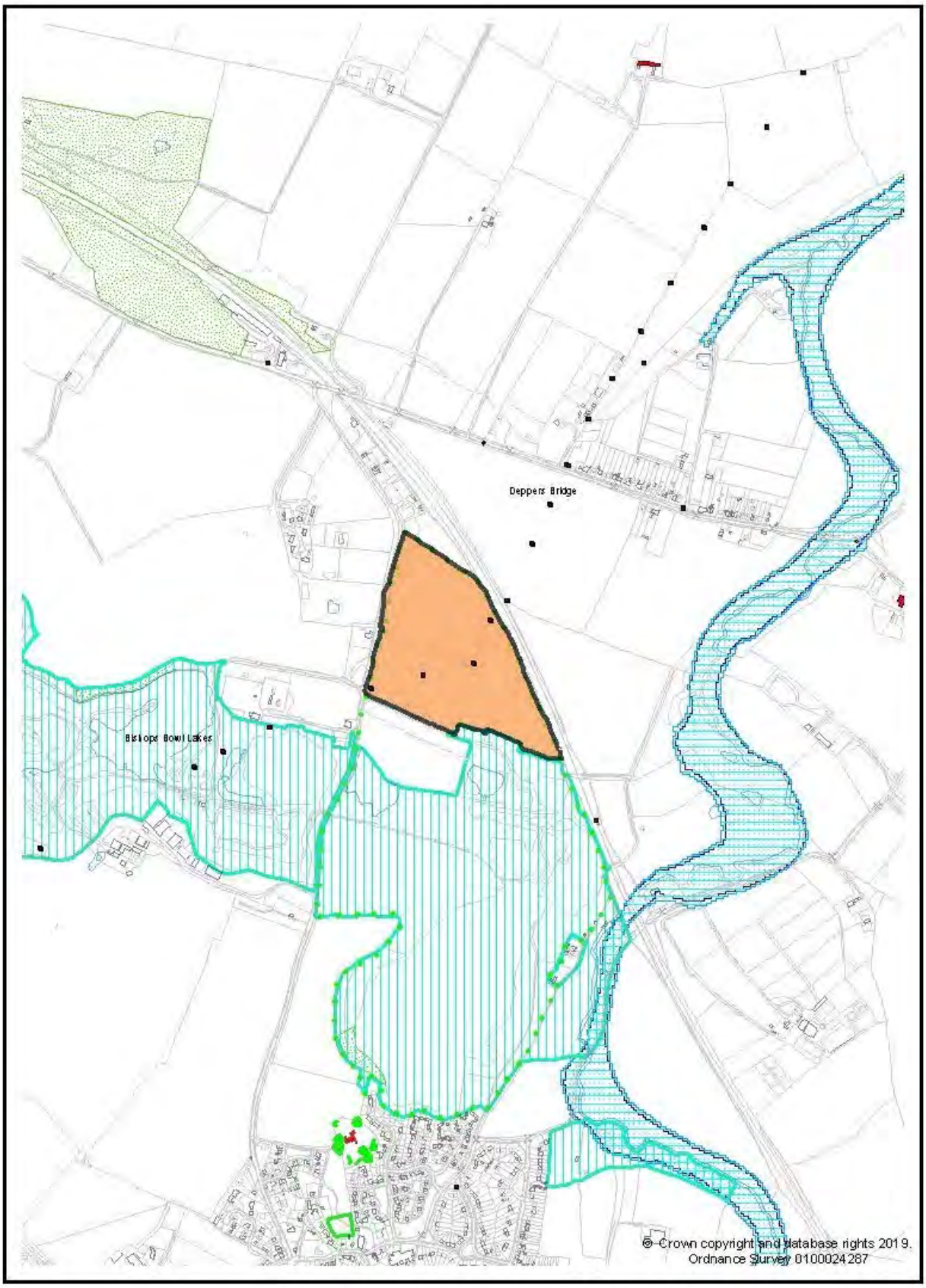
SITE CHARACTERISTICS		
Greenfield/Brownfield: Greenfield	**Land Use:** Agriculture	**Location Type:** Countryside
SITE CONSTRAINTS		
Green Belt: Outside	**Cotswolds AONB:** Outside	**Designated Heritage Asset:** Outside
Non-Designated Heritage Asset: Inside	**Special Landscape Area:** Outside	**Area of Restraint:** Outside
National Wildlife Site: Outside	**Local Wildlife Site:** Outside	**Flood Zone:** Outside
Minerals Safeguarding: Outside	**Tree Preservation Order:** Edge of site	**Public Right of Way:** None
Major Infrastructure: Not affected	**Agricultural Land Quality:** Low	**Contamination:** None known

SITE DEVELOPMENT CONSIDERATIONS

The provisions of all relevant policies in the Core Strategy, Site Allocations Plan and associated planning guidance will need to be satisfied. The following specific matters should be incorporated into any development scheme for the site:

- Undertake a comprehensive transport assessment to determine the impact of development on road network and junctions in the area
- Provide walking and cycling links with development to the south of the site
- Undertake an archaeological investigation of the site
- Incorporate a network of open spaces throughout the development
- Retain trees covered by the Tree Preservation Order

NET SITE AREA (HA)	**7**
DWELLING CAPACITY @ 30 DPH	**210**
TIMESCALE	**1-5 Years = 150** **6-10 Years = 60**



North of Former Harbury Cement Works

SITE REF: LSL.06B	SITE NAME: Adjacent former Long Marston Depot, Long Marston Parish	SITE AREA (GROSS): 5 hectares

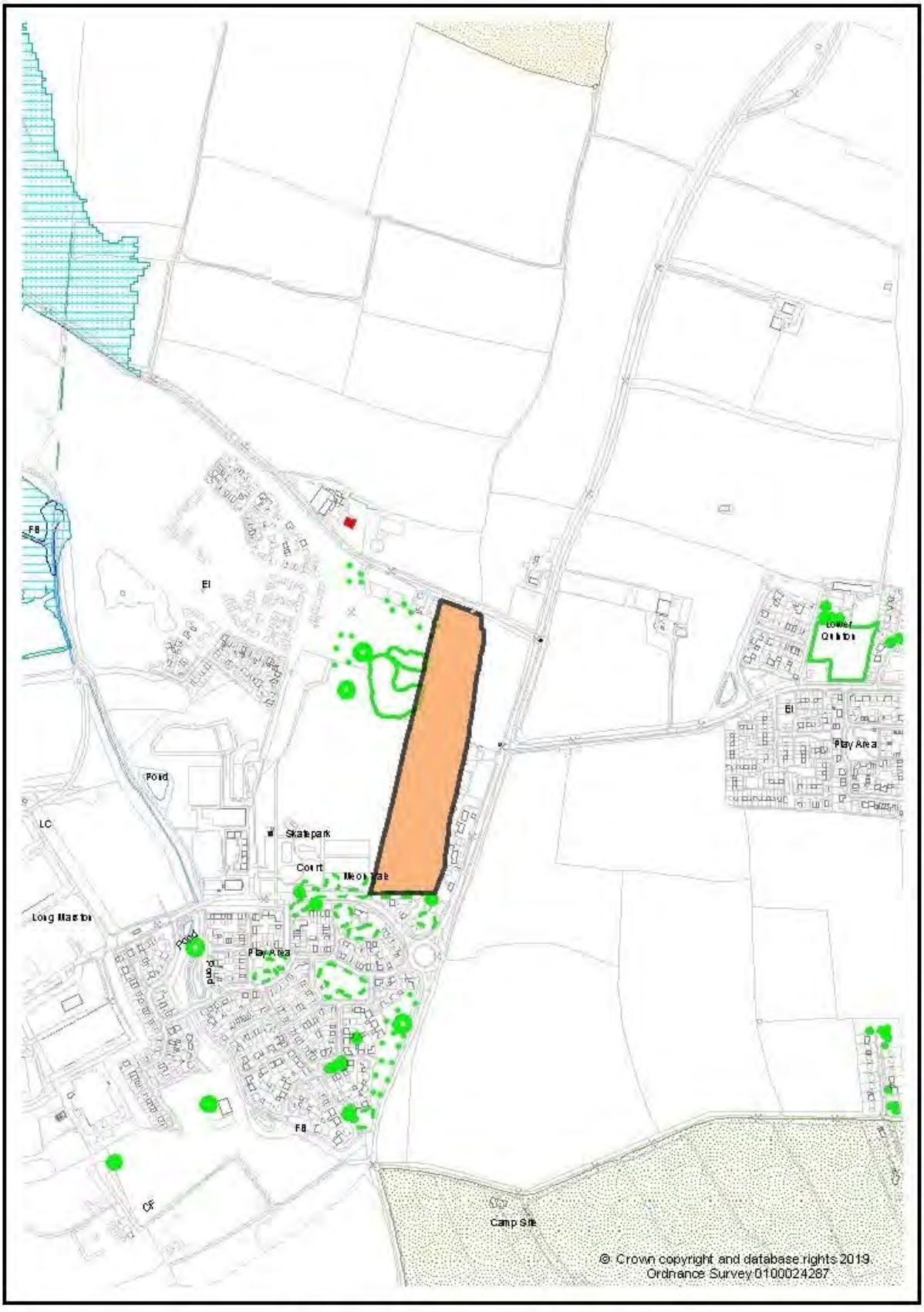
SITE CHARACTERISTICS		
Greenfield/Brownfield: Greenfield	**Land Use:** Agriculture	**Location Type:** Stand alone
SITE CONSTRAINTS		
Green Belt: Outside	**Cotswolds AONB:** Outside	**Designated Heritage Asset:** Outside
Non-Designated Heritage Asset: Adjacent	**Special Landscape Area:** Outside	**Area of Restraint:** Outside
National Wildlife Site: Outside	**Local Wildlife Site:** Outside	**Flood Zone:** Outside
Minerals Safeguarding: Outside	**Tree Preservation Order:** Edge of site	**Public Right of Way:** None
Major Infrastructure: Not affected	**Agricultural Land Quality:** n/a	**Contamination:** None known

SITE DEVELOPMENT CONSIDERATIONS

The provisions of all relevant policies in the Core Strategy, Site Allocations Plan and associated planning guidance will need to be satisfied. The following specific matters should be incorporated into any development scheme for the site:

- Provide vehicular access off Station Road and improve junction with Campden Road to the satisfaction of the County Highway Authority
- Produce a Transport Assessment to determine the impact of development on the highway network in Stratford-upon-Avon
- Provide a footway along Station Road to its junction with Campden Road
- Provide walking and cycling access into development to south of the site
- Undertake an archaeological investigation of the site
- Take into account impact of adjacent playing fields in layout and design of the development

NET SITE AREA (HA)	**3**
DWELLING CAPACITY @ 30 DPH	**90**
TIMESCALE	**1-5 Years = 90**



Adjacent former Long Marston Depot

Annex 3:

Reserve Housing Site Tranches

This Annex sets out the tranches for releasing reserve sites in accordance with Policy SAP.3 of the Site Allocations Plan. Reserve Housing Sites are also listed in Annex 1 and Site Proformas are set out in Annex 2. Maps showing the site boundaries are set out in Part A of Section 8. For those sites referenced (NDP), please refer to Policy SAP.2 and Appendix 1 of the Site Allocations Plan and the relevant Neighbourhood Plan. For the avoidance of doubt, 'significant' level of housing is defined as in excess of 20% over the Core Strategy indicative housing numbers specified in Policy CS.16, as at 31st March 2019[26]. Only where a NDP is significantly advanced has it taken precedence over the Site Allocations Plan in the identification of reserve sites. 'Significantly advanced is defined as having reached the stage where the District Council has made a formal decision to submit the NDP for referendum.

Settlement	*SAP Ref*	*Site Name*

Tier 1 - Main Town

Tranche A (approx. 298 homes)

Stratford-upon-Avon	STA.A	East of Shipston Road
Stratford-upon-Avon	STR.B	North of Evesham Road

Tier 2 - Main Rural Centres

Tranche A – Reserve Sites less than 100 homes (approx. 240 homes)

Alcester	ALC.A	South of Allimore Lane (west)
Bidford-on-Avon	BID.A	South of Salford Road (middle)
Bidford-on-Avon	BID.B	South of Salford Road (west)
Southam	SOU.A	East of Galanos House
Southam	SOU.B	West of Banbury Road

Tranche B – Reserve Sites identified in Neighbourhood Plans less than 100 homes (approx. 237 homes)

Kineton	(NDP)	West of Southam Road
Kineton	(NDP)	East of Lighthorne Road
Shipston-on-Stour	(NDP)	South of Oldbutt Road
Wellesbourne	(NDP)	East of Warwick Road
Wellesbourne	(NDP)	East of Kineton Road

[26] Owing to the COVID-19 pandemic, monitoring figures as at 31st March 2020 were not available at the time of preparing this version of the Site Allocations Plan.

Tranche C1 – Reserve Sites West of District / 100-200 homes (approx. 510 homes)

Alcester	ALC.B	South of Allimore Lane (east)
Bidford-on-Avon	BID.C	North of Salford Road
Bidford-on-Avon	BID.D	East of Victoria Road
Bidford-on-Avon	BID.E	West of Grafton Lane

Tranche C2 – Reserve Sites East of District / 200+ homes (approx. 690 homes)

Southam	SOU.C	North of Daventry Road
Southam	SOU.D	East of Bypass
Southam	SOU.E	East of Banbury Road

Tier 3 - Category 1 Local Service Villages & Large Scale Locations

Tranche A (approx. 381 homes)

Large Scale Location	HCW.A	North of former Harbury Cement Works
Large Scale Location	LMD.A	Adjacent former Long Marston Depot
Quinton	QUIN.A	East of Back Lane (north)
Quinton	QUIN.B	East of Back Lane (south)
Quinton	QUIN.C	West of Goose Lane
Quinton	QUIN.D	East of Goose Lane (north)

Tranche B - Reserve Sites in LSV1s that have accommodated their indicative Core Strategy numbers (approx. 24 homes)

Tiddington	TIDD.A	South of Sid Courtney Road

Tier 4 - Category 2 Local Service Villages

Tranche A (approx. 30 homes)

Napton-on-the-Hill	NAP.A	East of Butt Hill (south)
Tysoe	TYS.A	West of Sandpits Lane
Tysoe	TYS.B	North of Saddledon Street

Tier 5 - Category 3 Local Service Villages

Tranche A (approx. 13 homes)

Tredington	TRED.A	South of Blackwell Road

Tranche B - Reserve Sites identified in NDPs (approx. 8 homes)

Ilmington	(NDP)	Mabel's Farm, Back Street

Tier 6 - Category 4 Local Service Villages

Tranche A (approx. 205 homes)

Clifford Chambers	CLIF.A	West of Campden Road (north)
Clifford Chambers	CLIF.B	East of Campden Road (south)
Clifford Chambers	CLIF.C	East of Campden Road (north)
Clifford Chambers	CLIF.D	East of The Nashes
Halford	HALF.A	East of Fosse Way (north)
Mappleborough Green	MAPP.A	West of Birmingham Road (south)
Mappleborough Green	MAPP.B	West of Birmingham Road (north)
Mappleborough Green	MAPP.C	West of Birmingham Road (middle)
Moreton Morrell	MM.A	North of Brook Lane
Moreton Morrell	MM.B	South of Brook Lane (east)
Moreton Morrell	MM.C	South of John Davis Drive
Pillerton Priors	PILL.A	East of Kineton Road
Priors Marston	PM.A	South of Byfield Road
Priors Marston	PM.B	East of Shuckburgh Road

Tranche B - Reserve Sites in LSV4s that have accommodated their indicative Core Strategy numbers (approx. 18 homes)

Oxhill	OXH.A	South of Whatcote Road
Oxhill	OXH.B	North of Green Lane (west)

Tier 7 - Local Service Villages that have accommodated significant housing

Tranche A - Reserve Sites in LSVs that have accommodated significant housing (approx. 471 homes)

Bishops Itchington	BISH.A	North of Ladbroke Road
Bishops Itchington	BISH.B	North of Hambridge Road
Fenny Compton	FEN.A	East of Ridgeway
Fenny Compton	FEN.B	North of Northend Road (west)
Fenny Compton	FEN.C	North of Station Road (west)
Fenny Compton	FEN.D	North of High Street
Gaydon	GAY.A	South of Church Lane (west)
Gaydon	GAY.B	East of Banbury Road (south)
Gaydon	GAY.C	South of Kineton Road
Harbury	HAR.A	North of Mill Street (west)
Harbury	HAR.B	South of Middle Road
Harbury	HAR.C	North of Binswood End (east)

Harbury	HAR.D	West of Butt Lane
Long Marston	LMAR.A	East of Long Marston Road (middle)
Long Marston	LMAR.B	North of Barley Fields
Long Marston	LMAR.C	East of Rumer Close
Long Itchington	LONG.A	East of Marton Road (north)
Long Itchington	LONG.B	North of Leamington Road (middle)
Newbold-on-Stour	NEWB.A	East of Stratford Road
Newbold-on-Stour	NEWB.B	North of Moss Lane (east)
Salford Priors	SALF.A	North of Bomford Way
Stockton	STOC.A	South of Napton Road (east)
Stockton	STOC.B	East of Jubilee Fields
Welford-on-Avon	WELF.A	East of Hunt Hall Lane (north)
Welford-on-Avon	WELF.B	East of Hunt Hall Lane (south)

Tranche B - Reserve Sites identified in Neighbourhood Plans in LSVs that have accommodated significant housing (approx. 8 homes)

Ettington	(NDP)	South of Banbury Road

Annex 4: Methodology for defining Built-up Area Boundaries

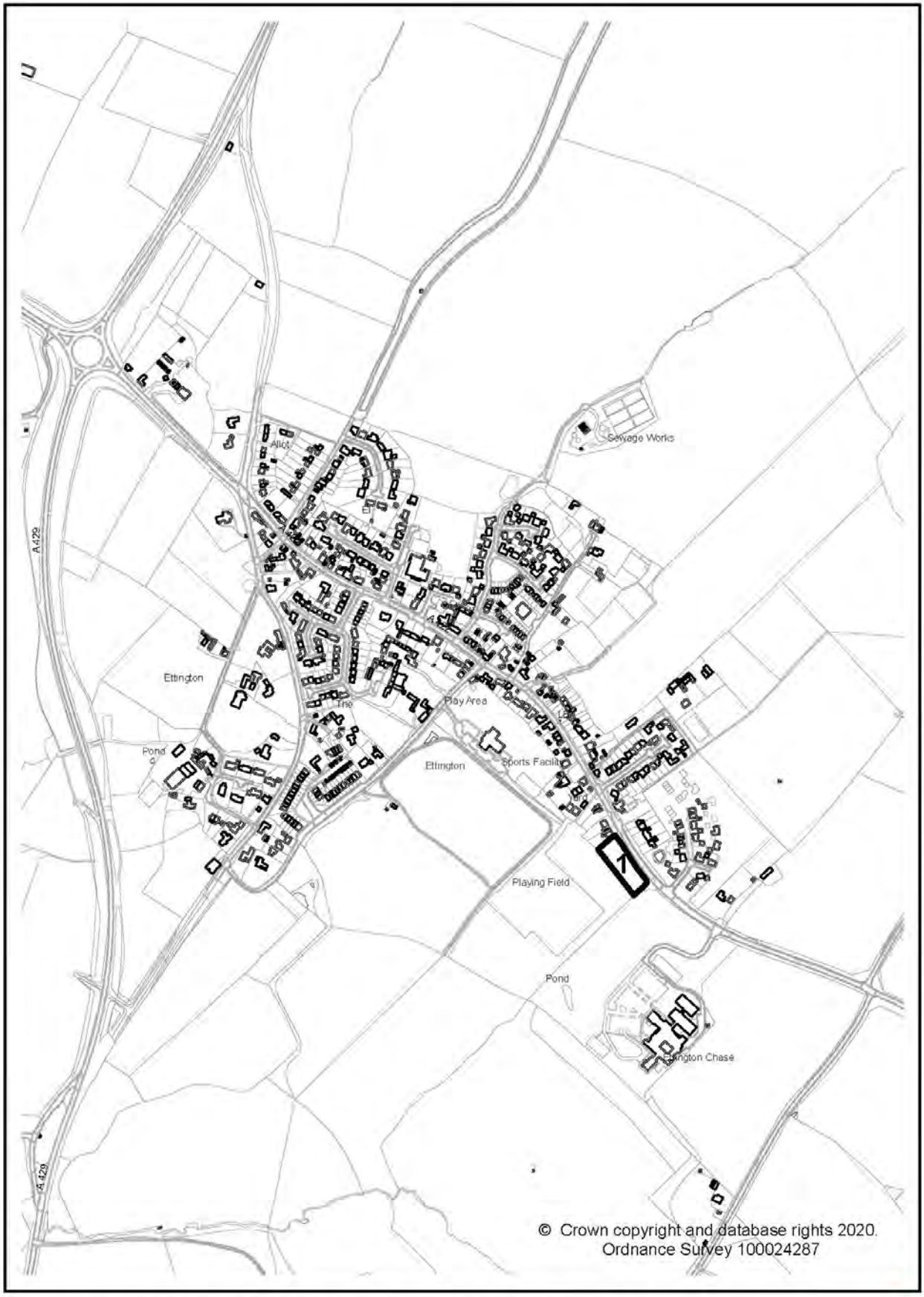
Land to be included within built-up area boundaries:

- Sites with extant planning permission (excluding any associated playing fields and/or open spaces);
- Community buildings and their immediate curtilage (excluding associated playing fields or open spaces on the edge of a settlement);
- Dwellings and areas of lawful residential curtilage (excluding areas of land that are clearly paddocks or orchards or land more appropriately defined as 'non-urban');
- Employment and commercial sites on the edge of a settlement;
- Agricultural buildings and their immediate curtilage (such as aprons or hardstanding), when located on the edge of a settlement [this specifically excludes associated agricultural land];
- Rural exception sites and self-build or custom-build sites (upon material commencement of any associated planning permission);
- Miscellaneous uses located on the edge of a settlement (e.g. sewage treatment plants, electricity sub-stations, railway land etc.);
- Caravan parks/sites (including Gypsy and Traveller sites) with permanent occupancy condition, located on the edge of a settlement

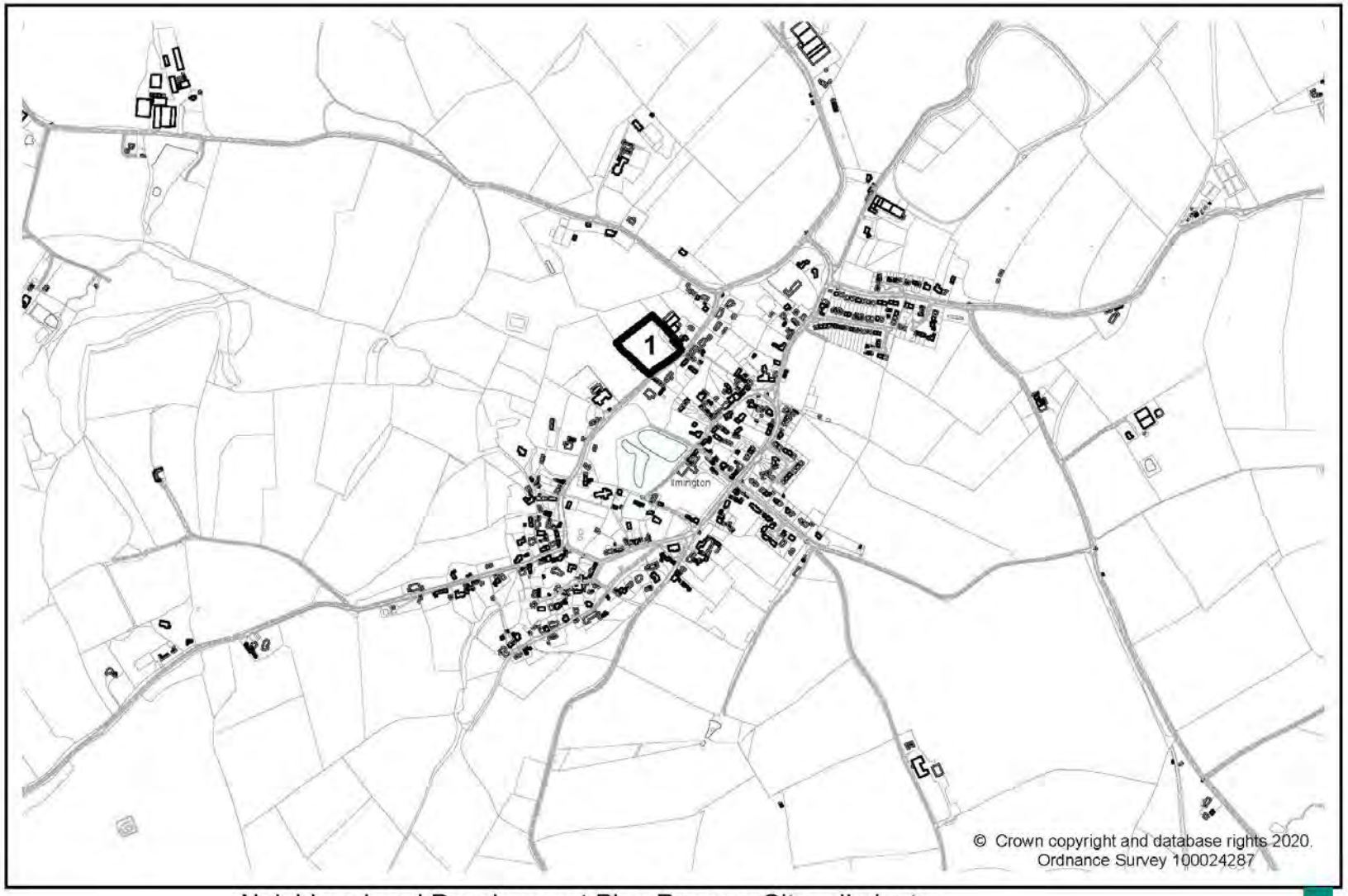
Land to be excluded from built-up area boundaries:

- Reserve Housing sites (without planning permission)
- Rural exception sites and self-build or custom-build housing sites prior to material commencement of any associated planning permission
- Playing fields on the edge of a settlement (including public, private and school playing fields and those associated with planning permissions);
- Play areas, recreation areas and open spaces on the edge of a settlement (including Public Open Space associated with planning permissions);
- Churches and Churchyards on the edge of a settlement;
- Allotments on the edge of a settlement
- Paddocks, orchards, and other land more appropriately defined as 'non-urban' and agricultural land on the edge of a settlement;
- Large mansions (e.g. 'Manor Houses') and their associated curtilage on the edge of a settlement;
- Caravan parks/sites (including Gypsy and Traveller sites) with seasonal use occupancy condition, located on the edge of a settlement
- Agricultural land associated with farm buildings located on the edge of a settlement
- Dwellings on the periphery of settlements where there are intervening land uses deemed to be non-domestic in nature

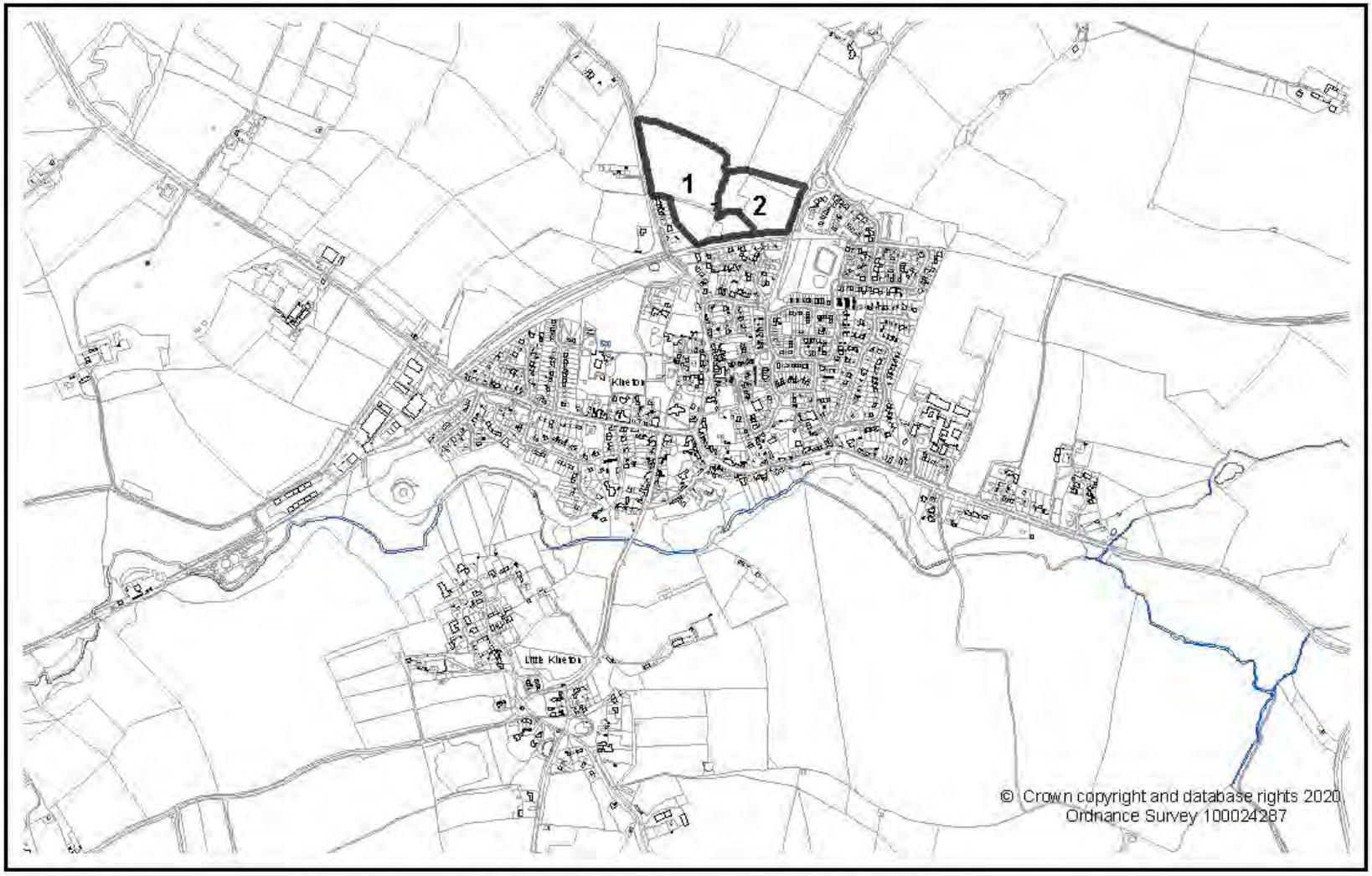
Appendix 1: Reserve Housing Sites identified in Neighbourhood Development Plans



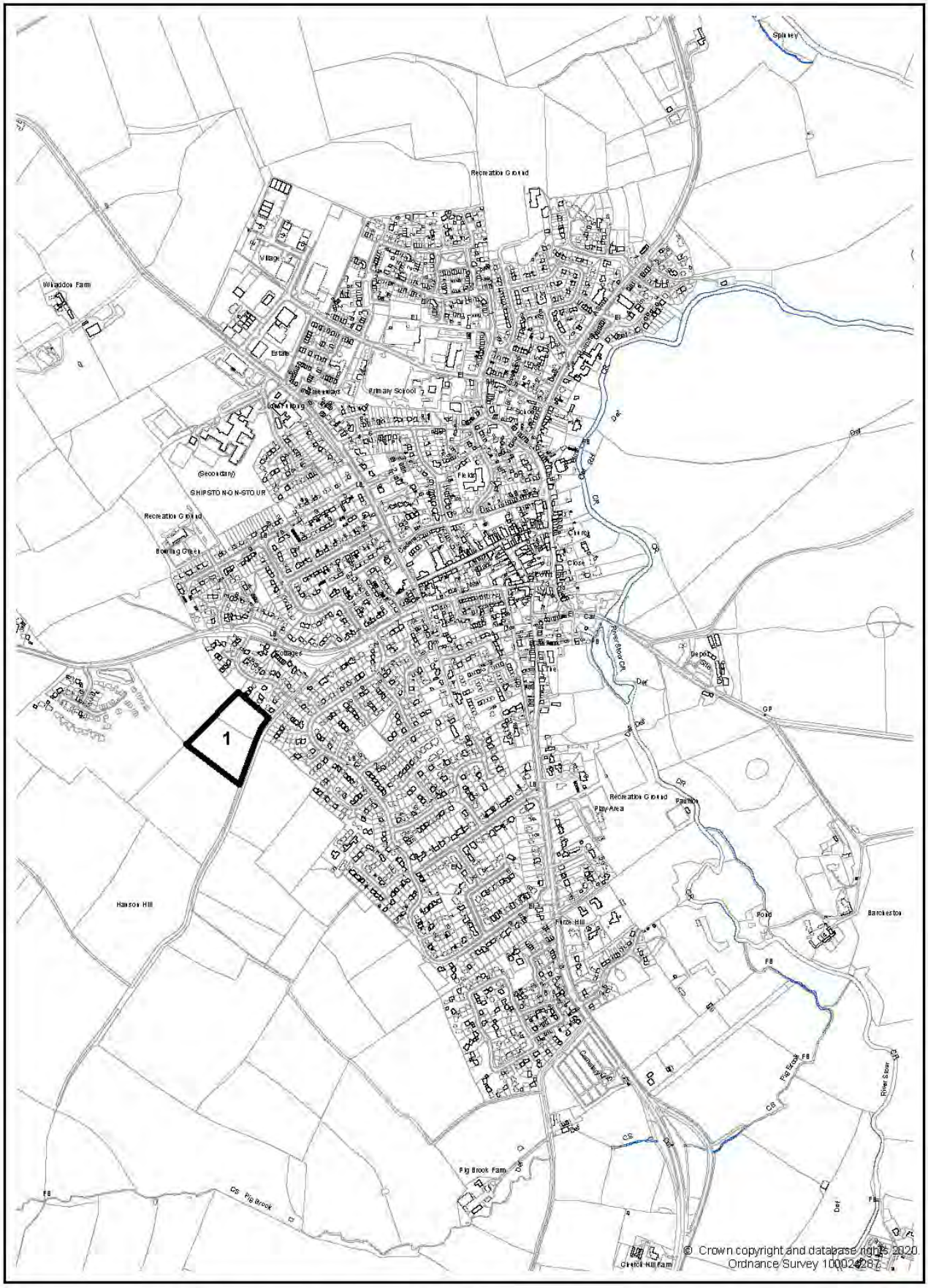
Neighbourhood Development Plan Reserve Site – Ettington
1. South of Banbury Road



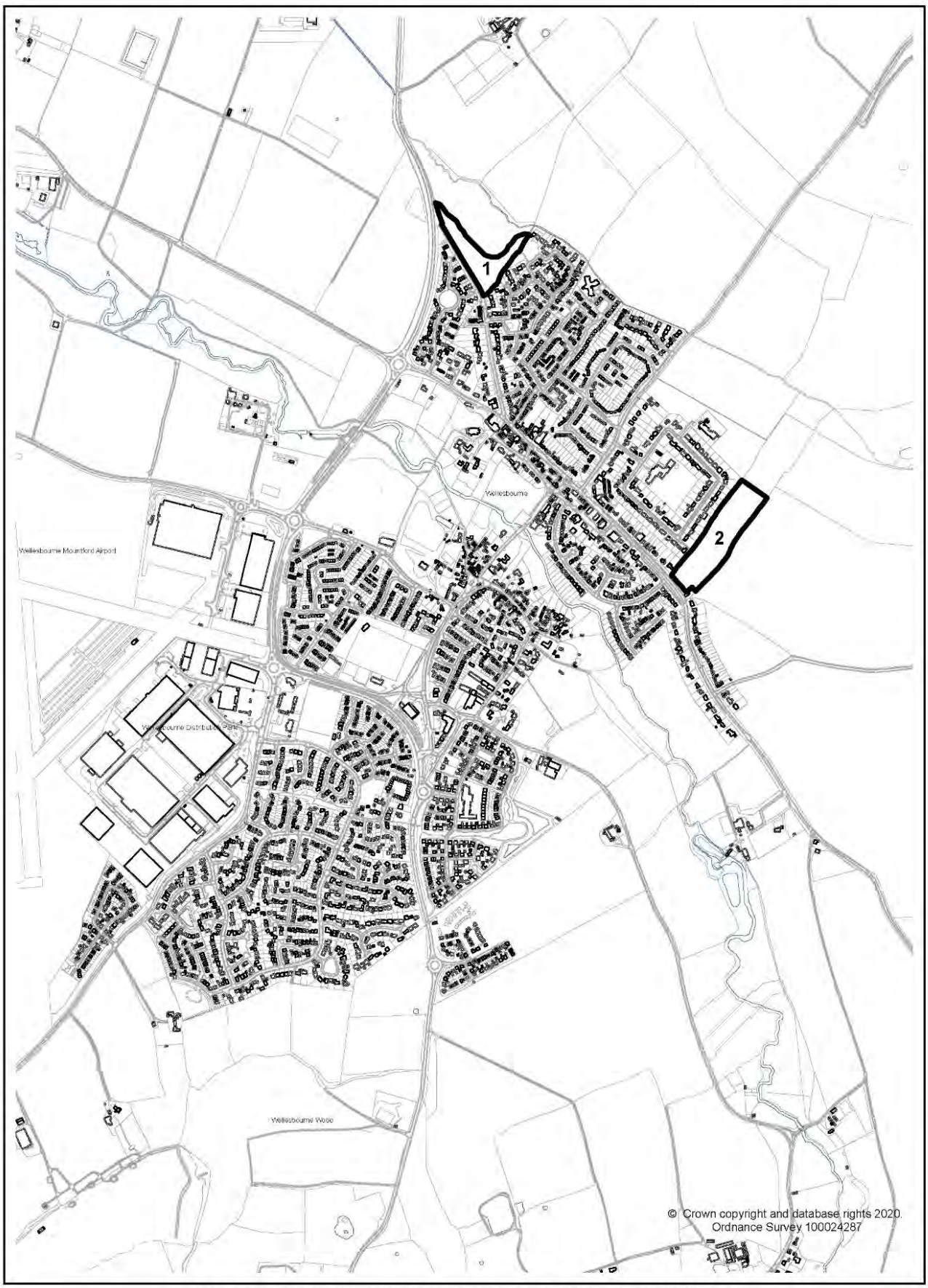
Neighbourhood Development Plan Reserve Site – Ilmington
1. Mabel's Farm, Back Street



Neighbourhood Development Plan Reserve Sites – Kineton
1.East of Lighthorne Road
2. West of Southam Road



Neighbourhood Development Plan Reserve Site – Shipston-on-Stour
1. South of Oldbutt Road



Neighbourhood Development Plan Reserve Sites – Wellesbourne
1. East of Warwick Road
2. East of Kineton Road

Appendix 2

Site Allocations Plan
Reserve Housing Sites
- Site Delivery Assessment

Site Ref		**Date**	
Site Name		**Submitted by**	
No. of Homes		**Organisation**	

Phase	No. Units Market	Housebuilder Name	No. Units Affordable	Registered Social Landlord Name
1				
2				
3				
4				

Expected Timescales[27]

Stage	Expected Date	Months	Notes
Submission of Outline Application			
Sale of Site			
Submission of RM / Full Application			
Start on Site			
First Completion			
Last Completion			

[27] Where dates for submission of applications are not known, please indicate cumulative number of months passed since submission of application e.g. application submission = month 0, sale of site = month 5 (allowing 2 months to determine application and 3 months to market the site and complete sale to house builder).

Expected Delivery Trajectory

Please indicate delivery trajectory showing expected completions following approval of full planning consent (taking into account signing of s106 and fulfilment of any pre-commencement conditions). Completion is defined as where the house/flat is watertight (i.e. includes roofs, doors and windows).

Phase	Type	Year 1				Year 2				Year 3				Year 4				Year 5				Year 6+
		Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	
1	Market																					
	RSL																					
2	Market																					
	RSL																					
3	Market																					
	RSL																					
4	Market																					
	RSL																					

Other Information

Delivery Narrative

Please summarise the outcomes of discussions regarding site delivery with relevant stakeholders including confirmation from the relevant stakeholder that the summary accurately represents their position.

Site Ref		**Site Name**		**Date**	
Stakeholder		**Summary**		**Confirmed by**	**Date**
Environment	**SDC Landscape**				
	WCC Natural Environment				
Heritage	**SDC Conservation**				
	Historic England				
	WCC Historic Environment				
Housing	**RSL** (Please specify)				
	SDC Housing Policy & Development				
Social	**NHS / CCG**				
	WCC Education				

Transport	**Highways England**			
	WCC Highways			
	WCC Passenger Transport			
Water	**Environment Agency**			
	Natural England			
	Severn Trent			
	WCC Lead Local Flood Authority			
Other	**SDC Environmental Health**			
	SDC Planning			
	Western Power			
	Other (Please specify)			

Appendix 3: Status of settlements in relation to the identification of Built-up Area Boundaries

Settlement (Category)	Core Strategy	Site Allocations Plan	Neighbour-hood Plan (NDP) *	Notes
Alcester (MRC)	✓	✗	✓ (D)	Examination completed January 2020 with recommendation to proceed to referendum with modifications. Referendum delayed due to COVID-19 restrictions on consultation.
Alderminster (LSV)	✗	✓	✗	No NDP in progress.
Alveston (LSV)	✗	✗	✓ (D)	Part of the 'made' NDP for Parish of Stratford-upon-Avon.
Aston Cantlow (LSV)	✗	✓	✗	No NDP in progress.
Bearley (LSV)	✗	✓	✓ (D)	Examination completed September 2020 with recommendation to proceed to referendum with modifications.
Bidford-on-Avon (MRC)	✓	✗	✓ (D)	'Made' NDP.
Bishops Itchington (LSV)	✗	✓	✓ (A)	Evidence gathering stage. No tangible documentation yet produced by PC.
Brailes (LSV)	✗	✗	✓ (D)	'Made' NDP.
Claverdon (LSV)	✗	✗	✓ (D)	'Made' NDP.
Clifford Chambers (LSV)	✗	✓	✓ (C)	NDP at Independent Examination September 2020.
Earlswood (LSV)	✗	✓	✓ (B)	Part of Tanworth-in-Arden NDP. Regulation 14 consultation completed end of March 2020. No further update on progress from PC.
Ettington (LSV)	✗	✗	✓ (D)	'Made' NDP.
Fenny Compton (LSV)	✗	✓	✓ (A)	Evidence gathering stage. No tangible documentation yet produced by PC.
Gaydon (LSV)	✗	✓	✓ (A)	NDP area designation application approved December 2019. Evidence gathering stage. No tangible documentation yet produced by PC.
Great Alne (LSV)	✗	✓	✗	No NDP in progress.
Halford (LSV)	✗	✓	✗	No NDP in progress.
Hampton Lucy (LSV)	✗	✓	✓ (A)	'Draft' NDP produced but not yet been consulted on at Regulation 14 stage.
Harbury (LSV)	✗	✗	✓	'Made' NDP.

Settlement (Category)	Core Strategy	Site Allocations Plan	Neighbour-hood Plan (NDP) *	Notes
Henley-in-Arden (MRC)	✓	✓	✓ (B)	Second Reg.14 stage consultation completed end of August 2020. With PC to progress to next stage of the NDP process.
Ilmington (LSV)	✗	✗	✓ (D)	Examination completed February 2020 with recommendation to proceed to referendum with modifications. Referendum delayed due to COVID-19 restrictions on consultation.
Kineton (MRC)	✓	✗	✓ (D)	'Made' NDP.
Lighthorne (LSV)	✗	✓	✗	No NDP in progress.
Lighthorne Heath (LSV)	✗	✓	✗	No NDP in progress.
Long Compton (LSV)	✗	✗	✓ (D)	'Made' NDP.
Long Itchington (LSV)	✗	✓	✓ (A)	Evidence gathering stage. No tangible documentation yet produced.
Long Marston (LSV)	✗	✓	✓ (A)	Evidence gathering stage. No tangible documentation yet produced.
Loxley (LSV)	✗	✗	✓ (D)	'Made' NDP.
Mappleborough Green (LSV)	✗	✓	✗	No NDP in progress.
Moreton Morrell (LSV)	✗	✓	✗	No NDP in progress.
Napton-on-the-Hill (LSV)	✗	✓	✓ (C)	NDP at Independent Examination September 2020.
Newbold-on-Stour (LSV)	✗	✓	✓ (A)	Evidence gathering stage. No tangible documentation yet produced.
Northend (LSV)	✗	✓	✗	No NDP in progress.
Oxhill (LSV)	✗	✓	✗	No NDP in progress.
Pillerton Priors (LSV)	✗	✓	✗	No NDP in progress.
Priors Marston (LSV)	✗	✓	✗	No NDP in progress.
Quinton (LSV)	✗	✓	✓ (A)	Evidence gathering stage. No tangible documentation yet produced.
Salford Priors (LSV)	✗	✓	✓ (D)	'Made' NDP. However, a settlement boundary was not included within the NDP.
Shipston-on-Stour (MRC)	✓	✗	✓ (D)	'Made' NDP.
Snitterfield (LSV)	✗	✗	✓ (D)	'Made' NDP.

Settlement (Category)	Core Strategy	Site Allocations Plan	Neighbour-hood Plan (NDP) *	Notes
Southam (MRC)	✓	✓	✓ (A)	Evidence gathering stage. No tangible documentation yet produced.
Stockton (LSV)	✗	✓	✗	No NDP in progress.
Stratford-upon-Avon (Principal settlement)	✓	✗	✓ (D)	'Made' NDP.
Studley (MRC)	✓	✓	✓ (A)	Evidence gathering stage. No tangible documentation yet produced.
Tanworth-in-Arden (LSV)	✗	✓	✓ (B)	Part of Tanworth-in-Arden NDP. Regulation 14 consultation completed end of March 2020. No further update on progress from PC.
Temple Herdewycke (LSV)	✗	✓	✗	No NDP in progress.
Tiddington (LSV)	✗	✗	✓ (D)	Part of the 'made' NDP for Parish of Stratford-upon-Avon.
Tredington (LSV)	✗	✓	✓ (A)	Evidence gathering stage. No tangible documentation yet produced.
Tysoe (LSV)	✗	✓	✓ (D)	Examination completed February 2020 with recommendation to proceed to referendum with modifications. Reg.17A consultation to commence Autumn 2020 to ascertain if NDP could proceed without adhering to all recommended modifications.
Welford-on-Avon (LSV)	✗	✗	✓ (D)	'Made' NDP.
Wellesbourne (MRC)	✓	✗	✓ (D)	'Made' NDP.
Wilmcote (LSV)	✗	✓	✓ (D)	'Made' NDP. However, a settlement boundary was not included within the NDP.
Wood End (LSV)	✗	✓	✓ (B)	Part of Tanworth-in-Arden NDP. Regulation 14 consultation completed end of March 2020. No further update on progress from PC.
Wootton Wawen (LSV)	✗	✗	✓ (D)	'Made' NDP.

* Neighbourhood Plan progress:
A = Pre-Regulation 14 'pre-submission' consultation
B = Post Regulation 14 consultation and pre-Regulation 16 'submission' consultation
C = Post Regulation 16 consultation and pre-Examination
D = Post Examination or 'made' NDP

Appendix 4

List of amendments to Built-Up Area Boundaries post 2019 consultation

Settlement	Amendment No. on BUAB map	Amendment plus reason for the modification
Alderminster	1	**Remove land from BUAB**. The land in question is a field to the rear of the public house and as such is classified as 'non-residential' use. In accordance with the methodology, this land parcel should not be included within the BUAB.
Aston Cantlow	1	**Include land within BUAB.** After re-studying maps and aerial images of the site, it is considered the residential curtilage associated with the dwelling known as 'The Old Forge' is larger than originally drawn and should be revised to include the entire rear garden area associated with the property, based on the property boundary indicated on the base map of the Council's GiS mapping system.
Aston Cantlow	2	**Include land within BUAB**. Following further historical research, it is considered that the residential curtilage associated with the dwelling known as 'The Dairy' was incorrectly drawn in the 2019 version SAP. The site location plan associated with planning permission 14/01837/FUL (for alterations to the barn conversion dwelling) clearly shows land to the west of the dwelling within the 'red line' denoting the application site (and therefore associated domestic curtilage of the property). Aerial images indicate a fence line running in a north-south orientation delineating the boundary between garden land and non-residential land associated with this property. The proposed amended BUAB line follows this fence line.
Aston Cantlow	3	**Include land within BUAB**. Following further historical research, it is considered that the residential curtilage associated with the dwelling known as 'Home Farm' was incorrectly drawn in the 2019 version SAP. The site location plan associated with planning permission 10/00628/FUL (for rear extensions to the dwelling) clearly shows land to the west of the dwelling within the 'red line' denoting the application site (and therefore associated

Settlement	Amendment No. on BUAB map	Amendment plus reason for the modification
		domestic curtilage of the property). The proposed amended BUAB line includes the entire residential curtilage as shown on the approved location plan from 2010.
Bishops Itchington	1	**Remove land from BUAB.** The land in question is a small area of hardstanding used as a car park for the playing fields. It includes a small building used as changing facilities for weekend football teams. Since the land forms an integral part of the overall leisure facility which is located outside the settlement BUAB, it is considered the car park should also be removed from the BUAB.
Clifford Chambers	1	**Include land within BUAB.** The additional land proposed to be included within the BUAB includes Rectory Farm and 7 no. dwellings recently constructed on the farm site. Since the Farm is located to the west of the B4632 Campden Road, the land for inclusion within the BUAB also comprises an area of planting forming a barrier between the B4632 and the village. This proposed amendment to the SAP version BUAB reflects the BUAB being promoted through the Clifford Chambers Neighbourhood Development Plan (NDP), which is currently at Examination. Within the NDP, the area of planting 'barrier' is being promoted as a Local Green Space designation. The local community clearly view Rectory Farm as being part of the community and for these reasons, it is considered the SAP BUAB should reflect the NDP and the wishes of the community.
Clifford Chambers	2	**Remove land from BUAB.** Following further historical research, it is considered that the residential curtilage associated with the dwelling known as 'The Old Rectory' was incorrectly drawn in the 2019 version SAP. The site location plan associated with planning permission 07/01862/FUL (for alterations to attached outbuildings and garage to form additional living accommodation) clearly shows land edged red denoting the application site (and therefore associated domestic curtilage of the property) and land edged blue denoting other non-domestic land in the same ownership. The land earmarked for removal from the BUAB was part of the land edged blue

Settlement	Amendment No. on BUAB map	Amendment plus reason for the modification
		and is therefore does not form part of the residential curtilage of the dwelling.
Gaydon	1	**Remove land from BUAB.** It is considered the BUAB should be amended for two reasons: firstly, the southeast boundary associated with planning permission 16/02984/REM for the erection of 15 dwellings was incorrectly interpreted in the 2019 SAP BUAB and secondly, the 2019 SAP map failed to take into account the Public Open Space associated with the development on the south eastern edge of the site. The amended BUAB takes these drafting errors into account and removes land in accordance with the SAP BUAB methodology.
Halford	1	**Remove land from BUAB.** The Manor House to the north of this land parcel is excluded from the BUAB based on the SAP methodology. The area of land in question is considered to be non-residential in nature/use and its northern boundary is commensurate with the boundary of the Manor House. For these reasons, it is considered this land parcel should be removed from the BUAB, for consistency of approach.
Halford	2	**Revise BUAB alignment**. It is considered that the BUAB should be amended to recognise the agreed residential curtilage of Bridge House indicated on drawing no. 740320/02 which was approved as part of planning permission ref: 14/03308/FUL in respect of the erection of a stable block (for private use) and associated timber post and rail fencing.
Halford	3	**Revise BUAB alignment.** It is considered that the BUAB should be amended to reflect the alignment of the lawful residential curtilages associated with No's.1 to 3 Far Cottages, Idlicote Road, Halford. The BUAB was drafted in error for the July 2019 version SAP.
Halford	4	**Revise BUAB alignment.** It is considered that the BUAB should be amended to more accurately reflect the approved residential curtilages associated with the three new detached dwellings granted planning permission via application ref: 16/01028/FUL. The BUAB was drafted in error for the July 2019 version SAP.

Settlement	Amendment No. on BUAB map	Amendment plus reason for the modification
Hampton Lucy	1	**Remove land from BUAB.** The map as originally drafted in 2019 included a small area of land to the south of the property known as 'White House' in error, since it does not form part of the residential curtilage of the property. It is considered this land should be removed to accurately reflect the BUAB methodology.
Hampton Lucy	2	**Include land within BUAB.** The intention was for the BUAB to follow the fence line to the south of Bridge Street at this part of the village. It is clear the 2019 SAP BUAB map deviated from the fence line, in part. It is considered this drafting error should be rectified to reflect the original intention and alignment of the BUAB along Bridge Street.
Hampton Lucy	3	**Include land within BUAB.** The intention was for the BUAB to run parallel to the eastern elevation of the school building, along the rear edge of the hardstanding, thus excluding the school playing field from the BUAB. It is clear the 2019 SAP BUAB map deviated from the intended alignment. It is considered this drafting error should be rectified to reflect the original intention and alignment of the BUAB at this part of the village.
Hampton Lucy	4	**Include land within BUAB.** The 2019 version SAP BUAB map did not include the highway up to and beyond the road junction with The Spinney. It is considered it would be appropriate to extend the BUAB at this point to include the road junction serving this recent development on the edge of the village.
Hampton Lucy	5	**Include land within BUAB.** The 2019 version SAP BUAB map followed an unusual 'kink' in the fence line at No.2 The Spinney due to aerial images showing a boundary within the plot on this alignment. However, a subsequent check of the planning history has shown that the approved curtilage for No.2 The Spinney (as shown on drawing no. 011 rev.K associated with planning application ref: 13/01876/FUL for the erection of 25 dwellings) follows a straight line from the northwest boundary of No.1 and does not 'kink' as appears to be indicated by aerial photography. It is

Settlement	Amendment No. on BUAB map	Amendment plus reason for the modification
		considered the BUAB alignment should be amended to reflect approved location plan ref. 011 rev.K.
Napton-on-the Hill	1	**Include land within BUAB.** The 2019 version SAP BUAB failed to take account of planning permission ref: 17/02120/FUL in respect of the conversion of a barn at Westcott House, Southam Road to a dwelling. Therefore, it is proposed to amend the BUAB to include the new dwelling and associated curtilage granted through this planning consent.
Napton-on-the Hill	2	**Include land within BUAB.** After re-studying maps and aerial images of the site, it is considered the residential curtilage associated with the dwelling known as 'High Over Cottage' is larger than originally drawn and should be revised to include the entire rear garden area associated with the property, based on the property boundary indicated on the base map of the Council's GiS mapping system.
Napton-on-the Hill	3	**Include land within BUAB.** The 2019 version SAP BUAB failed to take account of a Certificate of Lawful Existing Use (ref: 16/02300/LDE) in relation to Oakwood Cottage, School Hill, Napton in which it confirmed that land had been used as garden for a continuous period of 10 years. In 2017, planning permission was granted for the erection of ancillary accommodation to be used in connection with Oakwood Cottage, including the change of use of land from agriculture to domestic (planning application ref: 17/01166/FUL, refers). Therefore, it is proposed to amend the BUAB to include the lawful residential curtilage of Oakwood Cottage, following the grant of these two consents.
Napton-on-the Hill	4	**Include land within BUAB.** The 2019 version SAP BUAB failed to take account of planning permission ref: 16/03840/FUL in respect of the change of use of agricultural land to domestic use associated with the property known as 'Viewlands' on High Street. Therefore, it is proposed to amend the BUAB to include the revised residential curtilage associated with this property, in accordance with this planning consent.

Settlement	Amendment No. on BUAB map	Amendment plus reason for the modification
Napton-on-the Hill	5	**Include land within BUAB.** The 2019 version SAP BUAB failed to take account of planning permission ref: 16/03522/FUL in respect of the conversion and extension of an agricultural building at Holroyd House Farm, New Street to a dwelling. Therefore, it is proposed to amend the BUAB to include the new dwelling and associated curtilage granted through this planning consent.
Napton-on-the Hill	6	**Revise BUAB alignment.** The 2019 version SAP BUAB did not accurately reflect the approved application site for approved planning application ref. 17/01563/OUT in respect of the erection of two dwellings. Therefore, it is proposed to slightly re-align the southern boundary to reflect the approved location plan ref. 2448-LP associated with this permission.
Oxhill	1	**Include land within BUAB.** Terminating the BUAB along the western boundary of the property known as 'Oak View' to the western end of Green Lane on the 2019 version map resulted in one dwelling in the entire village being located outside the settlement boundary – that of 'Blacksmiths Field' – the last property on Green Lane. This seemed perverse, given that a number of permissions had been approved over recent years for 'in-fill' plots along Green Lane for new dwellings and the land between Oak View and Blacksmiths Field was the last 'gap' not filled with a dwelling on the entire Lane. Whilst the planning history for the land is not clear that it is lawfully residential curtilage associated with either or both of these properties, it is clear the principle of development in this general location has been accepted on numerous occasions. Indeed, there is a current (undetermined) planning application ref. 20/01157/FUL on this land for the erection of two dwellings. Taking all this into account, without pre-determining the result of the current planning application, it is suggested including this parcel of land and Blacksmiths Field would be appropriate. Therefore, it is proposed to amend the BUAB to include these additional parcels of land.

Settlement	Amendment No. on BUAB map	Amendment plus reason for the modification
Priors Marston	1	**Include land within BUAB.** The 2019 version SAP BUAB failed to take account of planning permission ref: 15/04398/FUL in respect of the erection of two dwellings on land off Shuckburgh Road. Therefore, it is proposed to amend the BUAB to include the new dwellings and associated curtilages granted through this planning consent.
Quinton	1	**Revise BUAB alignment.** After re-assessing the approved site location plan associated with application ref: 17/00863/FUL for the erection of 44 dwellings on land at Goose Lane, it was clear that the alignment of the BUAB on the 2019 SAP map was incorrect and did not include the peripheral estate roads. It is proposed to amend the eastern and northern boundary associated with this site, to ensure the BUAB includes the dwellings and associated infrastructure, but excludes the SuDS and Public Open Space associated with the approved scheme.
Southam	1	**Include land within BUAB.** The 2019 version SAP BUAB failed to take account of planning permission ref: 17/00102/FUL in respect of the erection of a replacement dwelling at Green Acres, Coventry Road, including the change of use of agricultural land to create a new residential curtilage. Therefore, it is proposed to amend the BUAB to include the approved site for the replacement dwelling and associated curtilage granted through this planning consent.
Southam	2	**Include land within BUAB.** Following the 2019 SAP consultation, planning permission was granted for the demolition of the Tarsus Hotel and Restaurant, Daventry Road and the erection of three dwellings (application ref. 19/00450/FUL). This prompted a re-think in relation to including land to the north of Daventry Road within the BUAB, given the existence of dwellings on Calcutt Meadow and the farmhouse and associated farm buildings associated with Grandborough Farm abutting this application site. The existence of the large housing estate to the south of the Daventry Road also supports the appropriateness of including this land within the

Settlement	Amendment No. on BUAB map	Amendment plus reason for the modification
		BUAB, given its close physical association. Therefore, it is proposed to amend the BUAB to include the land to the north of Daventry Road.
Southam	3	**Include land within BUAB.** Reviewing the Southam BUAB suggested a minor error with the BUAB map for the settlement as set out in the Core Strategy (CS). The CS BUAB has the settlement boundary and the alignment of the Area of Restraint (AoR) designation running along the same alignment to the rear property boundaries of dwellings located to the north of Warwick Road. However, the BUAB and AoR runs along the rear elevation of No.32 Warwick Road, not the rear garden boundary, which appears inconsistent. Checking the planning history for this property clearly indicates the residential curtilage including a rear garden beyond the boundary suggested by the CS map (location plan associated with application ref. 08/00729/FUL for rear extensions to the dwelling refers). This was clearly a minor editing error and should be rectified for consistency of approach. It is therefore proposed to include the lawful curtilage associated with No.32 Warwick Road within the revised BUAB.
Stockton	1	**Remove land from BUAB.** For consistency of approach, it is intended to make a minor amendment by removing the balancing pond associated with planning application ref. 16/00415/REM for the erection of 33 dwellings from the village BUAB, in accordance with the methodology.
Tanworth-in-Arden	1	**Include land within BUAB.** On 4th November 2019, planning permission was granted for a replacement dwelling (known as 'Dean Cottage') at Cank Farm – planning application ref. 19/00169/FUL refers. The proposed amendment to the BUAB is to reflect the revised residential curtilage associated with the approved dwelling.
Tanworth-in-Arden	2	**Include land within BUAB.** The 2019 SAP BUAB map failed to take account of the garden land associated with plots 17 and 18 in relation to the scheme for the erection of 18 dwellings at Cank Farm, granted consent via planning application ref. 18/02392/REM. This proposed amendment to

Settlement	Amendment No. on BUAB map	Amendment plus reason for the modification
		the BUAB is to reflect the approved residential curtilages associated with the approved dwellings.
Tysoe	1	**Include land within BUAB.** On 9th July 2019, a planning appeal was partially allowed insofar as it related to the change of use of agricultural land to garden land at the rear of No's. 3 and 4 Red Hose Close. The appeal was in relation to planning application ref. 18/01056/FUL. The proposed amendment to the BUAB is to reflect the revised residential curtilage associated with these two dwellings following the success of the appeal in this regard.
Wilmcote	1	**Remove land from BUAB.** Planning application 19/01628/FUL (for the erection of a single dwelling to the rear of No.8 Aston Cantlow Road, Wilmcote) was refused by SDC on 8 August 2019 and dismissed at appeal on 9 June 2020. The appeal inspector concluded that the land in question was located beyond the 'physical confines' or 'built envelope' of the village. It is considered that this ruling should be reflected in a revision to the BUAB, by removing this land from within it.
Wood End	1	**Include land within BUAB.** The 2019 version SAP BUAB failed to take account of planning permission ref: S95/0742 in relation to the change of use of agricultural land to garden land associated with the dwelling known as 'Minsterlea House' on Poolhead Lane. Therefore, it is proposed to amend the BUAB to include the lawful residential curtilage of Minsterlea House, in accordance with this planning consent.
Wood End	2	**Include land within BUAB.** The 2019 version SAP BUAB failed to take account of a planning permission granted for extensions to the dwelling known as 'Amika' on Broad Lane (application ref. 08/01449/FUL refers). The site plan approved with this planning application included the entire land ownership within the 'red' line denoting the residential curtilage of the dwelling. The site location plan did not denote any other land not considered domestic in use, but in the same ownership. Therefore, the grant of this planning permission indicates a recognition of the entire plot

Settlement	Amendment No. on BUAB map	Amendment plus reason for the modification
		for domestic purposes. Therefore, it is proposed to amend the BUAB to include the entire residential curtilage of 'Amika'.
Wood End	3	**Include land within BUAB.** The 2019 version SAP BUAB created an 'artificial' alignment for rear gardens associated with five dwellings located to the south of Broad Lane, which ran in line with the property to the south of these dwellings. Further investigations of the planning histories of these five dwellings has revealed the residential curtilages go beyond the BUAB as originally drafted. Planning permission was granted for the erection of a vehicular garage and alterations to the dwelling known as 'Claremont House' (application ref. 11/00952/FUL refers). In 2013, planning permission was granted for a single-storey rear extension to the dwelling known as 'Pickersleigh' (application ref. 13/03128/FUL refers). In both instances, the site plan approved with the planning applications included the entire land ownership within the 'red' line denoting the residential curtilage of the dwelling. The site location plans did not denote any other land not considered domestic in use, but in the same ownership. Therefore, the grant of these planning permission indicate a recognition of the entire plots being for domestic purposes. It is clear from maps and aerial photographs that the rear gardens are the same depth for all five properties in this location. Therefore, it is proposed to amend the BUAB to include the entire residential curtilages of these five dwellings.
Wood End	4	**Include land within BUAB.** When the 2019 SAP BUAB was drafted, the potential use of this area of land was unclear and as such was not included within the settlement boundary. However, subsequent investigations of a number of planning histories indicate this land is domestic in nature and smaller 'parcels' of this overall area of land are associated with a number of dwellings. In each of the following cases, the site plan approved with the planning applications included the entire land ownership within the 'red' line denoting the residential curtilage of the dwelling:

Settlement	Amendment No. on BUAB map	Amendment plus reason for the modification
		95/01234 – alterations to dwelling known as 'Orchard House', on Broad Lane 98/00907 – Erection of a conservatory at property known as 'Amberley' on Vicarage Hill 16/01107/FUL – extensions to the dwelling known as 'Aberdaron', on Broad Lane 16/03800/FUL – extensions to the dwelling known as 'Holly House', on Broad Lane The grant of these planning permission indicate a recognition of the entire plots being for domestic purposes. Based on this evidence, it is proposed to amend the BUAB to include the entire residential curtilages of these four dwellings.