

## Assessment of land parcels on the edge of Stratford-upon-Avon (see accompanying plan)

This assessment considers the availability and suitability of land around the urban area of the town for the following purposes:

1. Car dealerships
2. Bulky goods retail store
3. Relocation of businesses from Wharf Road

The outcome of the assessment identifies land south of Alcester Road and east of Shipston Road as the most appropriate locations for business development on the edge of the town.

Site Ref.	Current use	Current status	Designations	Landscape	Significant constraints	Availability	Conclusion
1	Agriculture	n/a	Green Belt Special Landscape Area	Rising Mature hedges Visible	Access off A46	No	Reject - not available - Green Belt - no suitable access - landscape impact
2	Agriculture Commercial Unused	n/a	Green Belt Special Landscape Area	Flat Mature hedges Enclosed	None	Yes	Reject - Green Belt
3	Agriculture	n/a	Green Belt	Flat Mature hedges Visible	None	No	Reject - not available - Green Belt - landscape impact
4	Landfill and refuse tip	n/a	Green Belt	Flat Visible	Landfill	No	Reject - not available - Green Belt - contaminated
5	Agriculture	n/a	Green Belt	Undulating Mature hedges Visible	Access off A46 or Ridgeway	No	Reject - not available - Green Belt - no suitable access - landscape impact

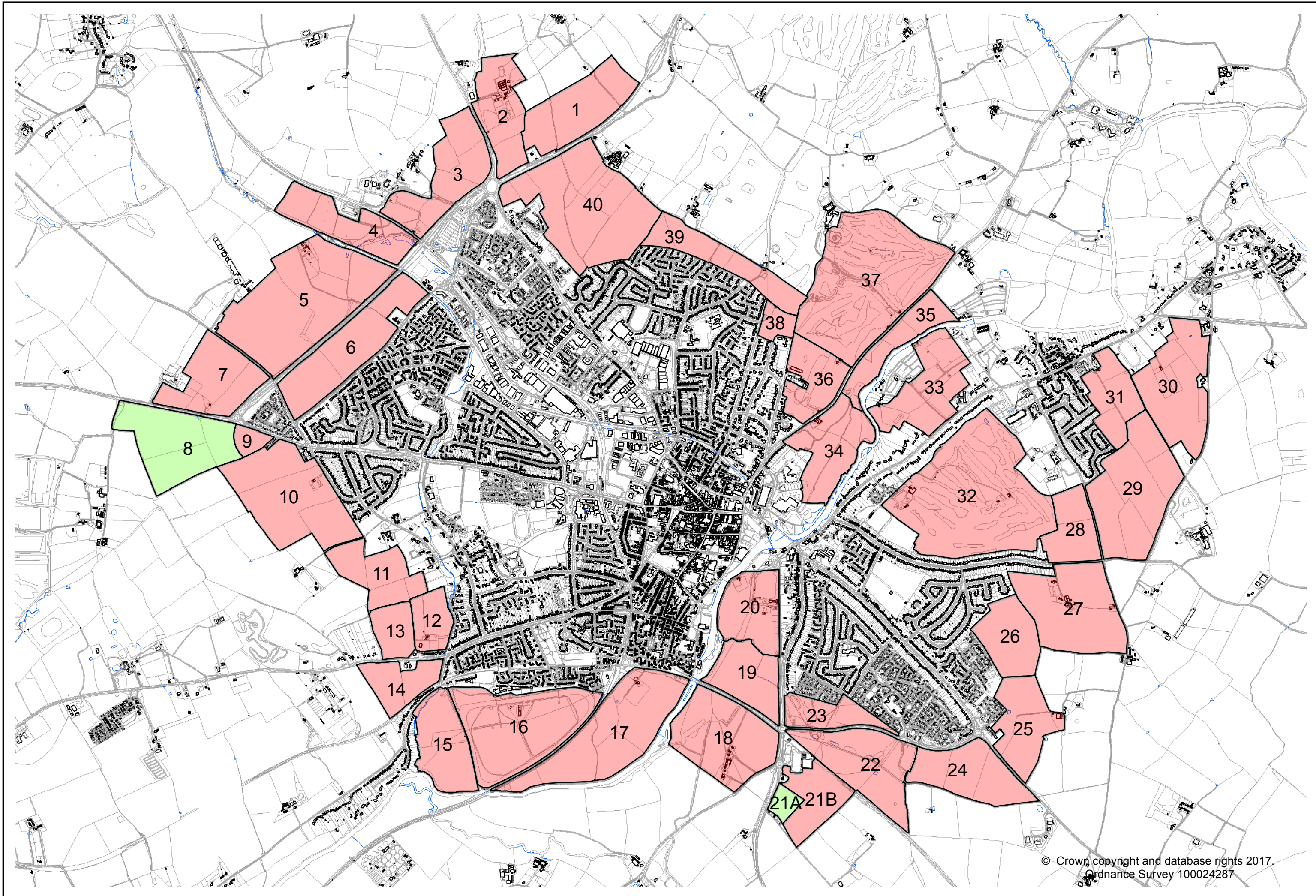
Site Ref.	Current use	Current status	Designations	Landscape	Significant constraints	Availability	Conclusion
6	n/a	Under construction for housing	None	Flat/rising Mature hedges Visible	Access off A46 or Bishopton Lane	No	Reject - not available
7	Agriculture	n/a	Green Belt	Flat Visible	Access off A46	No	Reject - not available - Green Belt - landscape impact
8	Unused	Allocated for employment development in Core Strategy (see Proposal SUA.2)	None	Flat Mature hedges Visible	None	Yes	Available and suitable
9	Developed for housing	n/a	None	Rising Mature hedges Visible	None	No	Reject - not available
10	n/a	Under construction for housing (part of West of Shottery scheme)	None	Rising Mature hedges	None	No	Reject - not available
11	Agriculture	Planning permission granted for open space (part of West of Shottery scheme)	None	Rising Mature hedges	Setting of Conservation Area/ Anne Hathaway's Cottage	No	Reject - not available - impact on heritage assets - landscape impact
12	n/a	Under construction for housing (part of West of Shottery scheme)	None	Flat	None	No	Reject - not available

Site Ref.	Current use	Current status	Designations	Landscape	Significant constraints	Availability	Conclusion
13	Agriculture	n/a	None	Rising Visible	Access off Evesham Road	No – being promoted for housing development	Reject - not available
14	Agriculture	n/a	None	Rising Visible	Access off Evesham Road	No – eastern part being promoted for housing development	Reject - not available - landscape impact
15	Agriculture	n/a	SSSI (part) Area of Restraint	Flat Visible	Flood risk Access off Luddington Road	No	Reject - not available - ecological impact - flood risk - no suitable access
16	Racecourse	n/a	Area of Restraint	Flat Visible	Flood risk Access off Luddington Road	No	Reject - not available - flood risk - no suitable access
17	Agriculture	n/a	Area of Restraint	Flat Mature hedges	Flood risk Access off Seven Meadows Road	No	Reject - not available - flood risk - no suitable access - landscape impact
18	n/a	Developed as a marina	Area of Restraint	Flat/rising Visible	Flood risk	No	Reject - not available - flood risk - landscape impact
19	Agriculture	n/a	Conservation Area Area of Restraint	Flat Visible	Flood risk	No	Reject - not available - flood risk - impact on Conservation Area

Site Ref.	Current use	Current status	Designations	Landscape	Significant constraints	Availability	Conclusion
							- landscape impact
20	Public open space	n/a	Conservation Area Area of Restraint	Flat visible	Flood risk Access	No	Reject - not available - flood risk - impact on Conservation Area - no suitable access - loss of public open space
21	Agriculture	n/a	None	Flat Visible	None	Yes	Available and western part of site is suitable
22	Open space	n/a	Community Woodland & Meadowland	Undulating Mature hedges Visible	None	No	Reject - not available - landscape impact
23	Open space	n/a	Community Woodland & Meadowland	Flat Mature hedges Visible	None	No	Reject - not available - landscape impact
24	Agriculture	n/a	None	Undulating Mature hedges Visible	None	No – being promoted for housing development	Reject - not available
25	Agriculture	n/a	None	Undulating Mature hedges Visible	None	No – being promoted for housing development	Reject - not available
26	Agriculture	n/a	None	Undulating Mature hedges	Access	No – being promoted for housing development	Reject - not available - no suitable access
27	Agriculture	Northern part under	None	Rising Mature hedges	Access	No	Reject - not available

Site Ref.	Current use	Current status	Designations	Landscape	Significant constraints	Availability	Conclusion
		construction for housing		Visible			- no suitable access
28	Agriculture (part)	Southern part under construction for housing	None	Flat Visible	Access	No	Reject - not available - no suitable access - coalescence
29	Agriculture	n/a	None	Flat Visible	Access	No - being promoted for housing development	Reject - not available - no suitable access - coalescence
30	Agriculture & Allotments	n/a	None	Flat Visible	Access	No	Reject - not available
31	Agriculture (part)	Western and northern parts developed for housing	None	Flat Visible	Access	No - being promoted for housing development	Reject - not available
32	Golf course	n/a	None	Flat	Access onto Tiddington Road	No	Reject - not available - no suitable access
33	Agriculture & Caravan site	n/a	Scheduled Monument (part)	Flat Mature hedges Visible	Flood risk Access onto Tiddington Road	No	Reject - not available - flood risk - no suitable access - impact on heritage asset - landscape impact
34	Unused	n/a	Area of Restraint Local Wildlife Site	Flat Mature hedges Visible	Flood risk Previous landfill	No	Reject - not available - floor risk - ecological value - potential contamination

Site Ref.	Current use	Current status	Designations	Landscape	Significant constraints	Availability	Conclusion
							- landscape impact
35	Agriculture	n/a	Area of Restraint	Flat Mature hedges Visible	Flood risk	No	Reject - not available - flood risk - landscape impact
36	Agriculture	n/a	Green Belt Special Landscape Area	Rising Mature hedges Visible	None	No	Reject - not available - Green Belt - impact on heritage asset - landscape impact
37	Golf course	n/a	Green Belt	Undulating Visible	None	No	Reject - not available - Green Belt - landscape impact
38	Public open space	n/a	Special Landscape Area	Flat	Access	No	Reject - not available - no suitable access
39	Agriculture	n/a	Green Belt Special Landscape Area	Rising Mature hedges Visible	Access	No	Reject - not available - Green Belt - no suitable access - landscape impact
40	Agriculture	n/a	Green Belt Special Landscape Area	Rising Mature hedges Visible	Access off A46	No	Reject - not available - Green Belt - no suitable access - landscape impact



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Stratford-upon-Avon

