

**Appendix 2 - Stratford-on-Avon District 5YHLS
Deliverable Housing Supply
Older persons residential institutions permissions at 31st March 2025**

| 2025 NPPF Glossary 'Deliverable' category | Ref No | Status | Address | Description of Development | Number of units | Equivalent market dwellings | Deliverability Summary |
|---|---------------------------------|----------------------------------|--|--|-----------------|-----------------------------|--|
| (a) | 24/02401/FUL | Full permission - Not started | 20 Warwick Road, Stratford-upon-Avon, CV37 6YW | Change of Use of Applegarth from Class C4 HMO to class C2 Residential Institution (care home) | 17 | 9 | A NPPF category (a) Deliverable site which benefits from detailed planning permission at 31/03/25. |
| (b) | 23/01524/VARY (20/00234/OUT) | Outline Permission | Land Adjacent Stratford-upon-Avon Railway Station, Station Approach, Stratford-upon-Avon | Erection of care home (Use Class C2) for residents requiring nursing, dementia and residential care with associated car parking, bicycle stores, outdoor amenity space and separate refuse/recycling facilities - Outline application with Some Matters Reserved. Access and Layout for determination under this application, with Appearance, Landscaping and Scale reserved for later consideration (resubmission of 19/01416/OUT) | 95 | 50 | A NPPF Category (b) Deliverable site as there is clear evidence that development will commence within 5 years. Various conditions have been discharged, dates of decisions being: Condition 5 - 5/11/2025, Condition 7 - 13/10/2025, Condition 6 - 16/01/2026, Condition 7 - 13/10/2025, Condition 14 - 7/8/2025. Notice of commencement of works stating that works would commence of site on 26/01/26. |
| Total | | | | | 95 | 50 | |