



Community Facilities at Upper Lighthorne – Update (February 2026)

Written on behalf of the Coventry and Warwickshire Integrated Care Board (ICB), Stratford-on-Avon District Council (SDC) and Police and Crime Commissioner (PCC).

This update explains the current position regarding the new community facilities planned for Upper Lighthorne. We know many people are frustrated by the delays and are concerned that some facilities may not be delivered as planned. We want to reassure you that all the planned facilities are still progressing. The teams involved are working hard to move things forward despite challenges outside our control, including delays in transferring the land from the existing developer to those responsible for delivering the village centre.

Temporary GP Facilities

- Funding and land within the main village centre area for the permanent GP surgery, Police and Community Centre will be released in stages, in line with legal agreements and linked to the pace of housing delivery.
- Housing has been completed more slowly than expected because of various factors. As of December 2025, 884 homes were occupied in the new settlement.
- Because the permanent facilities within the main village centre will now be delivered later than originally planned, work has focused on providing a temporary GP surgery next to the community hub and sports development on the Homes England site a little further north of the village centre. The Illustrative Plan below shows the location of the main Village Centre area where the permanent GP facility within the Community Hub will be, and its relationship to the Homes England site for the temporary GP facility.



- A review carried out in September 2025 reassessed the housing numbers and the expected need for GP services.

The updated findings show:

- The temporary GP surgery is likely to be needed from early 2027.
- Homes England’s building programme fits well with this timeline.
- The ICB is working with the GP practice and Homes England on the business case and legal agreements required for the temporary site.

Permanent Community Centre, GP Facilities and Police Safer Neighbourhood team shared building

Good progress has been made in designing the permanent shared building, and an initial concept design is available (Appendix 1). This design is still subject to change and has been shaped by:

- legal requirements
- visits to other shared-use community buildings
- feedback from residents at the early community engagement event

However, the design stage is currently on pause because the developer has not yet confirmed the exact plot of land for the building. Continuing the design work without a fixed location would risk wasting public money if changes were later required.

To avoid unnecessary cost, the project is paused temporarily. If the outstanding issues are resolved as expected, we hope to restart work very soon.

The architects (Freehaus) have created a comprehensive project plan covering all remaining design stages and construction. Once the project restarts, the permanent building is expected to open to the public within two years.

The project team remains fully committed to delivering this facility and is working closely with developers and partners to move things forward as quickly as possible.

Homes England Community Facilities

While the permanent shared building is in progress, another community facility will be delivered sooner.

Homes England’s development partner, Vistry, is preparing to start work on the Windmill View Hub. This will be the first new community building in Upper Lighthorne and will include:

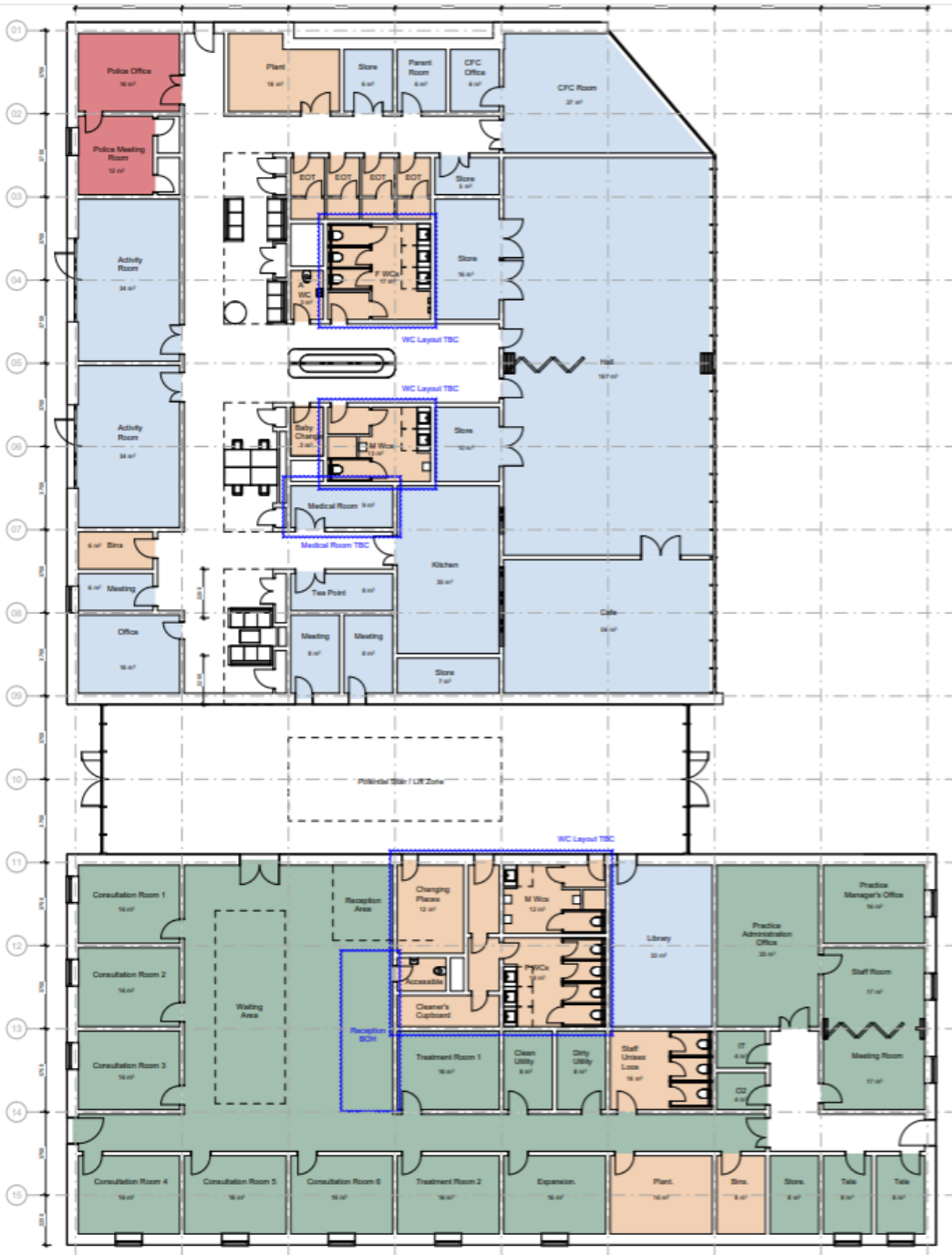
- a hall
- changing rooms
- a café area
- a meeting room
- supporting sports facilities

Both the building and the sports areas are planned to be open by the end of 2027 (Appendix 2).

Estimated Timeline for All Facilities

Facility	Expected Opening
Temporary GP Facilities	Early 2027
Windmill View Hub	Late 2027
Permanent Shared Building (GP, Police and Community Centre)	Two years from restart of the project.

Appendix 1 – Concept Design



Appendix 2 – Plans for Windmill View Hub



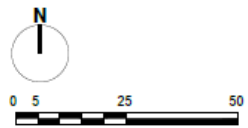
***NOTES:**
 Refer to Sports England for recommended pitch sizes & run-offs.
 Combination of sports subject to surface finish.
 Number of pitches reflect the maximum achieved.
 (Refer to MUGA specialists design)



- Site Boundary
- Proposed Multi Use Games Area By Specialists
- Proposed Community Recreation Hub
- Proposed Shop / Retail Building
- ↔ Road Access
- ↔ Main access to buildings
- Existing Trees (Refer to tree survey)
- Proposed Trees inside boundary
- Proposed Trees outside boundary
- Proposed Grass Pitches
- Proposed Soft Landscape
- Proposed Hard Landscape
- Proposed Spectators area
- Proposed service area
- Roads & Parking Bays
- Pedestrian / Cycle crossing
- ⚡ Electrical vehicle charging

6	Submit to local councils	21.07.22	AF
7	Complete construction contract	26.07.22	AF
8	Finalise construction contract	26.07.22	AF
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Refer to Tree Protection Plan



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PROJECT TITLE
 COMMUNITY RECREATION HUB
 UPPER LIGHTHORNE HEATH

DRAWING TITLE
 PROPOSED SITE LAYOUT

STATUS PLANNING

SCALE	1:500	sheet no.	A1	DRAWN	ml
DATE	05.2022	CHECKED	AF		
DWG NO.	4295-100	REVISION	K		