

# **Stratford-on-Avon District Council**

## **Interim Policy Position Statement**

**1 JUNE 2026**

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**Appendix A – Analysis of 7 Neighbourhood Development Plans**

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## 1. Introduction

### Background to and purpose of this Interim Policy Position Statement

- 1.1 In September 2025 the Planning Inspectorate published an appeal decision in which it was concluded that Stratford-on-Avon District Council cannot demonstrate a five-year supply of deliverable housing sites in accordance with the requirements of the National Planning Policy Framework (NPPF)<sup>1</sup>. The housing land supply figure has subsequently reduced to 2.21 years in the latest monitor.
- 1.2 Whilst the implications of not being able to demonstrate an adequate supply of housing land are significant, it should be noted that this revised circumstance does not change what constitutes the Development Plan in the District. This remains as set out in Section 2 of this Report.
- 1.3 However, the absence of an adequate supply of housing land will have significant implications for planning decision taking insofar as it means that some current Development Plan policies must be considered to be out of date. This means that certain policies will generally attract less weight in striking the planning balance on applications for housing than they would if they were up to date. A detailed consideration of policies in this context is provided in Section 4 and Section 5 of this IPPS.
- 1.4 In these circumstances “the presumption in favour of sustainable development” as set out in para 11d of the NPPF will be engaged and should be considered in taking decisions on relevant applications. This states that:
- “d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date<sup>8</sup>, granting permission unless:
- i. the application of policies in this Framework that protect areas or assets of particular importance<sup>7</sup> provides a strong reason for refusing the development proposed; or
  - ii any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination<sup>9</sup>.”
- 1.5 The presumption in favour of sustainable development, including footnotes 7, 8 and 9, can be read in full here [National Planning Policy Framework - GOV.UK](#).
- 1.6 The Council’s initial response to this significant change in planning circumstances was considered at its Cabinet on 6<sup>th</sup> October 2025<sup>2</sup>. At this meeting the Cabinet:
- recognised the potential significant implications of being unable to demonstrate a 5-

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<sup>1</sup> See Appeal Ref: APP/J3720/W/25/3358848 available at: [3358848 Decision](#)

<sup>2</sup> See item 7 on: [Agenda for The Cabinet on Monday, 6th October, 2025, 10.00 a.m. | Stratford-on-Avon District Council](#)

year supply of deliverable housing land;

- identified a significant number of measures to be pursued as a matter of urgency as part of an Action Plan to seek to address the situation and boost the supply the deliverable housing land;

- delegated powers to the Council's Head of Development to pursue work on the Action Plan; and

- established a senior cross party Member Advisory Group to assist with the delivery and monitoring of the Action Plan.

- 1.7 The production of this Interim Policy Position Statement (IPPS) was one of the measures endorsed by Cabinet as part of the Action Plan. Other Action Plan measures are being pursued in parallel.
- 1.8 This IPPS has been produced to identify clearly which of the current Development Plan policies now need to be considered to be out of date and consider the implications of this. The intention of doing so is to provide a measure of clarity to the industry and public about how applications will be considered in current circumstances. In practice this has changed markedly from the situation that existed prior to September 2025 in relation to certain housing led applications.

#### Consultation

- 1.9 A draft IPPS was subject to public consultation which closed on 11<sup>th</sup> March 2026. Consultation included an online forum, parish forum presentation, developer forum, and press release.
- 1.10 The Council received 61 responses to the consultation from residents, parish and town councils and representatives of the development industry. Of these 60 were supportive of the Council producing the IPPS. There was a high level of support for the Council providing as much clarity as it can on the implications of not having a 5 year supply; and explaining the actions it is taking as a result of this.
- 1.11 The consideration, by Planning Officers, of comments received was presented to the Council's Cabinet meeting of 6<sup>th</sup> April 2026.
- 1.12 Consultation included a briefing session for parish councils which focused on the implications for Neighbourhood Development Plans.
- 1.13 A developer's forum has been established, with an initial meeting held in February attended by housebuilders and land promoters. Comments made at the initial meeting have been taken into account in redrafting the IPPS.
- 1.14 Notwithstanding the high level of support for the principle of producing the IPPS concern was expressed by residents and parish / town councils regarding the potential impacts of an increase in the level of speculative, piecemeal development. Particular concern was raised about the difficulties in securing the necessary infrastructure to support development as well as existing plans being undermined or devalued.
- 1.15 From the perspective of the development industry, whilst there was a general welcome for the

document there were suggestions that a greater range of Core Strategy policies should be considered out of date. In some cases the rationale given by the Council has been amended to address points made, but no change has been made to the interpretation for decision making with regard to the policies that are and are not considered to be out of date.

- 1.16 A number of industry respondents also requested that further detail be added into the final IPPS about the nature of information that is being sought to demonstrate the deliverability of proposal. This is regarded as positive suggestion and additions have been made to the IPPS to reflect this.
- 1.17 The key changes to the IPPS that have followed consultation are:
- clarification of reasoning with respect to whether or not policies are or are out of date
    - for Core Strategy policies<sup>3</sup>
    - for Neighbourhood Development Plans see Appendix A to this IPPS
  - preparation of a checklist / template for a Memorandum of Understanding with respect to housing delivery
  - revising the report to refer to the most recent information including an updated Housing Land Supply position
- 1.18 This is the final version of the IPPS endorsed by Cabinet on 1<sup>st</sup> June 2026.

#### The status of this Interim Policy Position Statement

- 1.18 The IPPS is a material consideration that will be taken into account in determining planning applications. The weight that may be ascribed to it will be a matter for the planning decision taker and will vary depending on the circumstances of the individual application.
- 1.19 The IPPS is not part of the Development Plan and is not a supplementary planning document.
- 1.20 Owing to this status it is not considered necessary for the IPPS to be the subject of any form of Sustainability Appraisal or Strategic Environmental Assessment.
- 1.21 As part of Stratford-on-Avon District Council's standard procedures it has been screened for possible equalities impacts; and this has been considered by Cabinet.
- 1.22 The IPPS will apply for a temporary period. It will cease to have any relevance if and when either:
- the Council publishes a housing land supply statement demonstrating that there is a 5 year supply of deliverable housing sites across the District; or
  - the emerging South Warwickshire Local Plan is adopted.
- 1.23 The document has been prepared in a period of ongoing and significant change to the planning system. It may need to be updated or amended periodically to reflect further legislative changes or where relevant case law is established. When this happens, the Council will add a

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<sup>3</sup> [Agenda for The Cabinet on Monday, 13th April, 2026, 10.00 a.m. | Stratford-on-Avon District Council](#)

note to its website to make people aware, but unless the change is significant the Council may not formally consult on further changes.

## 2 The Development Plan for Stratford-On-Avon

- 2.1 Planning law requires that applications for planning permission be determined in accordance with the Development Plan, unless material considerations indicate otherwise<sup>4</sup>. The development plan for Stratford-on-Avon District is made up of the following documents:
- Stratford-on-Avon Core Strategy 2011-2031, which was adopted on 11<sup>th</sup> July 2016: [Core Strategy | Stratford-on-Avon District Council](#)
  - The Warwickshire Minerals Local Plan 2018-2032 (WMLP), which was adopted by Warwickshire County Council in July 2022: [Minerals Local Plan: Warwickshire Minerals Local Plan - Warwickshire County Council](#)
  - The Warwickshire Waste Core Strategy 2013-2028 (WWCS), which was adopted by Warwickshire County Council in July 2013: [Waste development framework - Warwickshire County Council](#)
  - The Made Neighbourhood Development Plans in the District. There are currently 32 NDPs across Stratford-on-Avon District: [Neighbourhood Planning | Stratford-on-Avon District Council](#)
- 2.2 The status and relevance of the WMLP and WWCS to any planning decisions taken by Stratford-On-Avon District Council as local planning authority is considered unlikely to be impacted by the housing land supply position in Stratford-on-Avon and so is not considered further in this document.
- 2.3 What constitutes the Development Plan for the area will change over time. Presently, the Council is working jointly with Warwick District Council on the South Warwickshire Local Plan (SWLP). Work commenced on a Site Allocations Plan for Stratford on Avon District, but this has been incorporated into the SWLP (see [Site Allocations Plan | Stratford-on-Avon District Council](#)).
- 2.4 The timetable for preparing, examining and adopting the SWLP is set out in the agreed Local Development Scheme (LDS). The LDS was adopted at Council on 13<sup>th</sup> April 2026: [Local Development Scheme](#).
- 2.5 Whilst emerging Development Plan documents may be material considerations capable of being taken into account in reaching planning decisions, they do not form part of the Development Plan for the area until they are formally adopted. For this reason, no further consideration is given to the implications of housing land supply position to their relevance in this document.
- 2.6 The Development Plan is supported by a range of other policy documentation. This includes

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<sup>4</sup> Section 38(6) of the Planning and Compulsory Purchase Act 2004 and section 70(2) of the Town and Country Planning Act 1990

supplementary planning documents, site specific masterplans, parish plans and village design statements. Further details of these are available on the Council's website<sup>5</sup>. These documents are all capable of being material considerations, but they are not part of the statutory Development Plan. Their relevance and the weight that can be attached to any of these documents will be a matter for the planning decision taker and will vary case by case.

- 2.7 The impact of the housing land supply position on the relevance of Development Plan policies is considered in Section 4 and Section 5 of this IPPS. The position set out was approved at Council on 13<sup>th</sup> April 2026<sup>6</sup>.

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<sup>5</sup> See [Planning Policy | Stratford-on-Avon District Council](#)

<sup>6</sup> [Agenda for Council on Monday, 13th April, 2026, 2.00 p.m. | Stratford-on-Avon District Council](#)

### 3 Housing Land Supply Position

- 3.1 Over the second half of 2024 the Government made a number of significant changes to the planning system in England aimed at supporting its stated commitment to deliver 1.5 million new homes over the life of the current parliament.
- 3.2 In December 2024, it published an updated version of the National Planning Policy Framework (NPPF): [National Planning Policy Framework - GOV.UK](#)
- 3.3 Alongside this the Government revised the national methodology used to calculate the number of homes that local planning authorities are required to plan for and ensure are built. This figure was previously known as Objectively Assessed Need (OAN) and is now known as Local Housing Need (LHN).
- 3.4 The change to the standard method had the effect of increasing housing need significantly over much of rural England. Stratford-on-Avon District was no exception. The methodology that had been required to be used prior to December 2024 calculated the district's housing need as 553 dwellings per annum (dpa). The December 2024 LHN methodology resulted in the district's housing need being calculated as 1,112 dpa, an increase of approximately 100%.
- 3.5 Updates to the land supply position are required regularly. The practice in Stratford is to publish these annually and since adoption of the Core Strategy updates had shown supply to be well in excess of the 5-year requirement. The Council updated its housing land supply position in June 2025 to take account of the new NPPF and associated changes. The June 2025 update sought to demonstrate the equivalent of 5.06 years' worth of land supply as at 31<sup>st</sup> March 2024. Whilst this document has now been effectively superseded it remains available on the Council's website<sup>7</sup>.
- 3.6 Subsequently, following the publication of the Bordon Hill appeal decision the Council accepted that it could only demonstrate a supply of deliverable housing sites of 2.74 years as at 31<sup>st</sup> March 2024 and it currently had a significant shortfall of around 2,285 homes against the required level.
- 3.7 A further updated assessment of the housing land supply was published by the Council in April 2026. This updated position as at 31<sup>st</sup> March 2025 showed that the Council can demonstrate the equivalent of **2.21 years** of housing land supply in the context of a Local Housing Need of 1,112 dwellings per annum for the District. The position will continue to evolve. The latest position can be seen on the Council's website (see link, footnote 7, below).
- 3.8 The Council intends to publish, in late summer 2026, a further update on its land supply position. This up to date assessment will be based on the housing stock that existed on 1<sup>st</sup> April 2026 and assessing the deliverable supply over the five year period 1<sup>st</sup> April 2026 – 31<sup>st</sup> March 2031.

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<sup>7</sup> See [Five Year Housing Supply | Stratford-on-Avon District Council](#)

3.9 Section 4 (in relation to the Core Strategy) and Section 5 and Appendix A (in relation to NDPs) of this IPPS identify the policy content in the current Development Plan which now needs to be considered out of date as a result of not being able to demonstrate a five year supply.

#### 4. Review of Core Strategy Policies

- 4.1 With regard to housing, the adopted Core Strategy sought to ensure delivery of at least 14,600 additional homes over its 20 year plan period. This equated to an average delivery requirement of 730 homes a year, although it was not expected to be delivered in a straight line over the plan period. Instead, the Council planned for a lower level of delivery in the early phases, through peak delivery between 2016/17 – 2020/21 before reverting to the 730 homes a year for the final ten years of the plan.
- 4.2 Whilst housing delivery levels have fluctuated over the plan period to date the targets set out in the plan have been comfortably exceeded. The Annual Monitoring Report (AMR) records that as at April 2024 delivery had been 131.3% of target<sup>8</sup>. This high level of take up allocations has meant that the plan has insufficient unbuilt allocations remaining to effectively respond to the comparatively sudden uplift in the Local Housing Need from 553 dpa to 1,112 dpa.
- 4.3 The AMR for 2024-2025 published in March 2026 can be seen here, as can subsequent updates: [Monitoring Information and Reports | Stratford-on-Avon District Council](#)
- 4.4 In accordance with good planning practice the Council had acknowledged the need to commence a review of the Development Plan, including replacing and updating the Core Strategy, with a key objective of the review being to maintain an adequate supply of deliverable housing sites across the District. This was done relatively soon following the adoption of the Core Strategy and led to considerable work being conducted on both the South Warwickshire Local Plan, being prepared jointly with Warwick District Council, and the Stratford Site Allocations Plan.
- 4.5 Under previous methodologies for calculating housing needs these processes would have resulted in sufficient land being made available to have maintained a five year land supply but the scale of change to the housing requirement published in late 2024 was so substantial that it effectively removed the flexibility provided for in the Core Strategy and has rendered the housing strategy contained within it out of date.
- 4.6 The housing strategy set out in the Core Strategy is contained within the following policies:
- CS15 which provides the overall framework for the distribution of this level of development across the plan area and informs the Area Strategy policies of the plan;
  - CS16 which sets the overall level of housing development;
  - CS17 which deals with housing needs arising from outside the District;
  - CS.18 which deals with Affordable Housing;
  - CS.19 which deals with Housing Mix and Type;
  - CS.20 which deals with Existing Housing Stock and Buildings; and
  - CS.21 which deals with accommodation for Gypsies and Travellers and Travelling Showpeople.
- 4.7 These policies are supported by the Area Strategy policies. AS.1 sets out the area strategy for the main town (Stratford), AS.2-9 address the 8 main rural centres identified in CS.15, AS.10 addresses the countryside and villages apart from certain brownfield areas that are covered by AS.11.

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<sup>8</sup> See page 44 of 23/24 AMR available at: [Monitoring Information and Reports | Stratford-on-Avon District Council](#)

4.8 The detailed review of Core Strategy policies can be seen here [Cabinet Meeting 13 April, 2026](#) with a summary review set out below.

Policy	Summary analysis
CS.15	<p>This policy sets out the main spatial strategy for the plan and is considered in this respect <b>out of date</b>.</p> <p>Elements of policy aimed at encouraging development on brownfield sites and local needs schemes seek to encourage rather than restrict supply and so can be considered <b>up to date</b>.</p>
CS.16	<p>The policy provides for insufficient homes and is considered in this respect <b>out of date</b>.</p> <p>As a consequence, housing delivery in excess of approximate targets in section A and B may be acceptable. Limitation on the scale of development in 4 categories of service village seeks to restrict supply.</p> <p>Aspects of the policy supporting delivery of allocated sites should not be considered out of date as should support expressed for neighbourhood planning.</p>
CS.17	<p>Accommodating housing need arising outside Stratford on Avon District is strategic and significant issue. It is important that insofar as practicable housing addresses the pressing and significant shortfall in local needs. It should be noted that in the Bordon Hill decision the inspector noted the plan-making process is the most appropriate route for dealing with this issue as it is a strategic and cross-boundary matter. Policy should be considered to be <b>up to date</b>.</p>
CS.18	<p>CS.18 is a positive policy which acts in support of the strategic objective to secure a mix of housing types and tenures.</p> <p>Separate procedures apply to circumstances where viability may prevent the provision of housing where the policy is applied. Policy should be considered to be <b>up to date</b> insofar as housing proposals are concerned.</p>
CS.19	<p>As with CS18 nothing in the evidence base or the Bordon Hill decision suggests that housing mix requirements are unreasonable.</p> <p>Policy should be considered to be <b>up to date</b> insofar as housing proposals are concerned.</p>
CS.20	<p>The primary purpose of the policy is to safeguard existing housing stock as a vital resource. Policy is considered to remain up to date. Circumstances of being unable to demonstrate sufficient supply of new housing land would suggest, if anything, that the decision maker may consider applying increased weight to the issue in striking the planning balance. The policy should be considered <b>up to date</b>.</p>
CS.21	<p>Policy is essentially restrictive in specifying multiple constraints that new sites must comply with. There is a pressing need for further Gypsy and</p>

	Traveller site provision alongside the need for housing for the settled population. Insofar as proposals for residential accommodation are concerned this policy should be considered <b>out of date</b> . It should be noted however that many of the factors listed in the policy would still attract weight by virtue of the NPPF.
AS1-9	The area strategies set out aspirations for environmental, social and economic improvements that may be delivered to assist settlements to absorb the levels of growth set out in the housing strategy. They aren't worded as restrictive policies seeking to restrict housing delivery unless certain things are delivered. Where housing delivery may occur at greater levels than envisaged in the Core Strategy it is considered important that positive policies seeking to improve supporting infrastructure are retained. Individual judgements will need to be made on the circumstances of the case but policies are considered to be largely <b>up to date</b> .
AS.10	Policy specifies a range of circumstances where development may be acceptable around villages and in the open countryside. However, the penultimate paragraph is restrictive in nature seeking to prevent all other types of development unless certain circumstances are met. Where there is a pressing housing need this aspect of the policy should be considered <b>out of date</b> .  Policy should be considered <b>up to date</b> in respect of non-residential development.
AS.11	A positive policy to encourage re-use of brownfield sites. Policy should be considered <b>up to date</b> .

4.9 In considering the implications of the above it is important to recognise a general point about making planning decisions in the context of housing applications where no adequate supply exists. The statutory requirement remains to have regard to relevant Development Plan policies even those which are out of date. The issue that then arises is the weight that should be attached to them in reaching planning decisions. On this matter case law has identified that the weight to be ascribed to out of date policies is a matter of judgement for the individual decision maker to arrive at in the circumstances of the individual case. By way of illustration in a case determined in an earlier iteration of the NPPF Lindblom J stated<sup>9</sup>:

*“ ... neither paragraph 49 of the NPPF nor paragraph 14 prescribes the weight to be given to policies in a plan which are out of date. Neither of those paragraphs of the NPPF says that a development plan whose policies for the supply of housing are out of date should be given no weight, or minimal weight, or, indeed, any specific amount of weight. One can of course infer from paragraph 49 of the NPPF that in the Government's view the weight to be given to out of date policies “for the supply of housing” will normally be less, often considerably less, than the weight due to policies which provide fully for the requisite supply..... However, the weight to be given to such policies is not dictated by government policy in the NPPF. Nor is it, or could it be, fixed in the case law of the Planning Court. It will vary according to the circumstances, including, for example, the extent to which the*

<sup>9</sup> Extracts from para 70-72 of the judgement of Lindblom J in the case of Crane v SSCLG [2015] EWHC 425 under the original wording of the NPPF so para numbers have now changed

*policies actually fall short of providing for the required five-year supply, and the prospect of development soon coming forward to make up the shortfall”.*

- 4.10 Accordingly, the weight to be attached to out of date policies in reaching decision on planning applications for housing may generally be limited. The weight to be attributed to such policies will be a matter for the planning decision taker to take a view on as part of reaching the planning balance in individual cases.
- 4.11 The Council is also mindful of the judgement of Holgate J<sup>10</sup> with respect to the likely timing of delivery when considering planning applications for housing that are being brought forward contrary to the out of date policies. In circumstances where clear evidence can be obtained for the actual delivery of residential units which bear directly upon the available supply within the current five year period, the local planning authority is minded to treat such evidence as a relevant material consideration in the context of the current shortfall in supply. Subject to examination of any provided information alongside all other material considerations, the Council may consider that such information weighs positively in favour of such a proposal.
- 4.12 Where such information has weighed in favour of proposals the Council will seek to maximise the prospects of delivery being in accordance with submitted information through the use measures such as the imposition of appropriate planning conditions.
- 4.13 Furthermore, in certain circumstances where the end developer has been identified early in the development process, it may be possible for applicants to seek full planning permission for a development rather than to submit an outline application which would need to be followed by more detailed reserved matter applications. This is typically a quicker route to implementation and would more readily be considered as “deliverable” in the context of 5 year land supply as set out in national planning practice guidance. Subject to examination of any provided information alongside all other material considerations, the Council may again consider that such information weighs positively in favour of such a proposal.
- 4.14 In the interests of clarity, in such a scenario a planning application would be the subject of the same scope and degree of scrutiny. A full application would require all matters to be presented, considered and resolved prior to a decision being made. Similarly, the Council would, where appropriate, seek to front load the agreement of a s106 Legal Agreement and planning conditions prior to a decision being made to give the greatest opportunity for the proposed development to maximise its contribution to the 5 year Housing Land Supply.
- 4.15 The Council will, where deliverability is a key planning consideration in decision making, seek to sign with the relevant parties (typically the promoter, developer and or landowner) a Memorandum of Understanding (MoU) for deliverability. The MoU will establish a work programme and commitment by all parties for the delivery of houses within five years of permission being granted. An indicative checklist for matters to be included in an MoU is provided as Appendix B to this IPPS.
- 4.16 The government has previously indicated that it is minded to introduce additional measures

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<sup>10</sup> Council of the City of Newcastle Upon Tyne v Secretary of State for Levelling Up, Housing and Communities [2022] EWHC 2752 (Admin) (01 November 2022)

to encourage or require prompt build out of planning consents<sup>11</sup>. The Council intends to keep this matter under review and is keen to explore the use of any such additional powers introduced.

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<sup>11</sup> See [Planning Reform Working Paper: Speeding Up Build Out - GOV.UK](#)

## 5 Review of Made Neighbourhood Plans

- 5.1 There is a good level of coverage of Neighbourhood Development Plans across Stratford-On-Avon. Presently there are 32 Made NDPs each of which is available via the Council's website<sup>12</sup>. They are part of the statutory Development Plan and support the delivery of the strategic policies, including those for housing land supply, contained in the Core Strategy.
- 5.2 The NPPF addresses the issue of how NDPs should be dealt with in decision making in circumstances where there is no land supply across the wider district in para 14. This states:
- “In situations where the presumption (at paragraph 11d) applies to applications involving the provision of housing, the adverse impact of allowing development that conflicts with the neighbourhood plan is likely to significantly and demonstrably outweigh the benefits, provided the following apply:
- a) the neighbourhood plan became part of the development plan five years or less before the date on which the decision is made; and
  - b) the neighbourhood plan contains policies and allocations to meet its identified housing requirement (see paragraphs 69-70).”
- 5.3 Effectively this allows in certain circumstances any housing supply policies contained in Neighbourhood Plans to be treated as being up-to-date even though there is not an adequate land supply across the District as a whole. However, both criteria a) and b) need to be met. An analysis of this is presented below.

### **Plans failing Criteria A: More than 5 years since Adopted**

Bidford-on-Avon Neighbourhood Plan (July 2017)  
Brailes Neighbourhood Plan (December 2019)  
Claverdon Neighbourhood Plan (December 2019)  
Ettington & Fulready Neighbourhood Plan (July 2018)  
Harbury & Deppers Bridge Neighbourhood Plan (Nov 2018 - Amended May 2020)  
Kineton Neighbourhood Plan (October 2016)  
Long Compton Neighbourhood Plan (April 2016)  
Loxley Neighbourhood Plan (July 2020)  
Salford Priors Neighbourhood Plan (July 2017)  
Shipston-on-Stour Neighbourhood Plan (Oct 2018)  
Snitterfield Neighbourhood Plan (August 2018)  
Stratford-upon-Avon Neighbourhood Plan (December 2018)  
Welford-on-Avon Neighbourhood Plan (June 2017)  
Wellesbourne & Walton Neighbourhood Plan (December 2018)  
Wilmcote and Pathlow Neighbourhood Plan (February 2018)  
Wootton Wawen Neighbourhood Plan ( February 2018)

- 5.4 The 16 NDPs listed above fail test criterion A. No further analysis of their policies has been

<sup>12</sup> See: [Neighbourhood Planning | Stratford-on-Avon District Council](#)

undertaken.

- 5.5 With regard to criterion B this has 2 aspects to it, again both need to apply for policies to retain their up to date status with regard to housing supply. 9 of the more recently adopted NDPs contain no housing allocations and so fail this test. These are listed below:

**Plans Failing Criteria B part one: Plans Adopted in past five years but no housing allocations**

Alcester Neighbourhood Plan (July 2021)  
Beaudesert & Henley-in-Arden Neighbourhood Plan (July 2024)  
Bearley Neighbourhood Plan (October 2021)  
Bishop Itchington Neighbourhood Plan (February 2023)  
Fenny Compton Neighbourhood Plan (April 2023)  
Hampton Lucy Neighbourhood Plan (July 2024)  
Long Itchington Neighbourhood Plan (April 2023)  
Napton-on-the-Hill Neighbourhood Plan (July 2021)  
Tredington Neighbourhood Plan (July 2023)

- 5.6 The following 7 Plans are both recently adopted and contain housing allocations.

**Plans Adopted in past five years and with housing allocations**

Clifford Chambers & Milcote Neighbourhood Plan (July 2021)  
Ilmington Neighbourhood Plan (July 2021)  
Long Marston Neighbourhood Plan (April 2024)  
Quinton Neighbourhood Plan (February 2023)  
Southam Neighbourhood Plan (July 2023)  
Tanworth-in-Arden Neighbourhood Plan (December 2022)  
Tysoe Neighbourhood Plan (February 2022)

- 5.7 For these NDPs it is necessary to consider whether the extent of allocations they contain is sufficient to meet identified housing needs in accordance with the guidance is given in paras 69 and 70 of the NPPF. This task is not straightforward as where there is not an adequate land supply for the District it is not possible to determine the LHN for the Neighbourhood Area by reference to the out of date housing strategy contained within the Core Strategy.
- 5.8 In making this judgement for each of the 7 NDPs the Council has had regard to the scale of allocations made in the NDPs, the stock of unimplemented consents and allocations made in the immediate area and compare these to proportion of the District's LHN figure that the area would be expected to accommodate based on the proportion of the District's population that the area has. This consideration is set out in full as Appendix B of this IPPS. The conclusions are summarized in the following table.

**Plans Adopted in past five years and with housing allocations that are considered to remain up-to-date**

Clifford Chambers & Milcote Neighbourhood Plan (July 2021)  
Ilmington Neighbourhood Plan (July 2021)  
Long Marston Neighbourhood Plan (April 2024)  
Tysoe Neighbourhood Plan (February 2022)  
Quinton Neighbourhood Plan (February 2023)

**Plans Adopted in past five years and with housing allocations that are considered to be out-of-date with regard to housing land supply**

Southam Neighbourhood Plan (July 2023)  
Tanworth-in-Arden Neighbourhood Plan (December 2022)

- 5.9 Where the housing supply policies in an NDP need to be treated as out of date the implications will be the same as those described in relation to the Core Strategy. These will need to be considered on a case by case basis by the decision maker. The greatest impact is likely to be on the defined settlement boundaries that are defined in a number of NDPs. These are likely to carry significantly reduced weight in decision making related to housing proposals where the NDP housing supply cannot be considered to be up to date.
- 5.10 It should be noted that the many positive policies contained in NDPs facilitating forms of housing development will continue to carry significant weight.

## 6 Conclusions

- 6.1 Stratford-on-Avon District is far from unique in not being able to demonstrate an adequate housing land supply. Whilst the shortfall in land supply that it faces is significant it doesn't require a fundamental shift in delivery rates to achieve targets. Average housing delivery across the District in the period 2015/16-2023/24 was 1,229 dwellings per year<sup>13</sup>. This gives confidence that the capacity existing in the construction sector and market demand is sufficient to enable delivery to happen should additional housing land supply be released through the planning system.
- 6.2 The report that was endorsed by the Council's Cabinet on 6<sup>th</sup> Oct 2025 set out a series of measures that were designed to do this and progress again is being steered by a senior cross party member working group. Additional resource has been put in place to improve capacity in the development management service and to drive delivery of the Action Plan measures. Progress will be reported back through Cabinet periodically to ensure there is appropriate public oversight on this matter.
- 6.3 Efforts to increase housing land may include:
- remove blockages to sites that are currently stalled;
  - speed commencement on already consented sites; and
  - encourage faster build out rates of sites which are being built out slowly.
- 6.4 At the heart of the issue is an insufficient supply of sites that benefit from planning consent. Therefore, it will be necessary to take a positive and constructive approach to development management and apply the presumption in favour of sustainable development to ensure that this is done.
- 6.5 The Action Plan lists a number of measures that will be pursued to achieve this and work on this matter is underway. An update was given to Cabinet in April 2026 and a further update is planned for October 2026. Whilst this is progressed there are a number of matters that the Council wish to bring to the attention of those considering promoting housing development on sites that may be deemed to be acceptable in the absence of 5 year housing supply.

### Pre-application advice

- 6.6 The Council offers a paid for prep-application advice service. Details of this are available on the Council's website<sup>14</sup>. Potential applicants are strongly encouraged to take advantage of this service. This will enable the best possible quality evidence to be prepared in support of development proposals which should increase the prospects of applications being progressed promptly and positively through the planning process.
- 6.7 Pre-application processes can be very helpful in helping to establish the infrastructure needs of sites and settlements. The detail of current pre-application processes and the costs

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<sup>13</sup> See section 1.10 of October 6<sup>th</sup> Cabinet report linked above for further info.

<sup>14</sup> See [Pre-Application Advice | Stratford-on-Avon District Council](#)

associated with obtaining this advice will be considered further by the Council to examine whether it may be possible to provide early identification of sites that are likely to contribute significantly to meeting the current housing shortfall; and to consider how to devote additional resource to the process to expedite the provision of advice in such cases.

#### The nature of development proposals

- 6.8 The Council intends to positively support appropriate and well evidenced proposals that will result in the development of much needed housing to serve our communities. Whilst, as this IPPS explains, the weight that may be applied to certain aspects of the current development plan for the area is likely to be significantly reduced in practice, it is important to appreciate that many aspects of the development plan will still be afforded considerable weight in the decision making process and that, in line with the National Planning Policy Framework and national planning practice guidance there are wide range of other factors that will also need to be considered.
- 6.9 It is important that appropriate developments are brought forward in the right locations to serve the needs of our communities. When it comes to identifying the additional sites that will be needed additional resources will focus on unlocking housing sites that will see significant delivery within the short term - development proposals that will demonstrably improve the 5 year land supply position.
- 6.10 Sites should be of a scale and density appropriate to the settlement in which they are proposed, taking account of evidence on services and facilities within them. The scale of development for sites within or well-related to the settlement should be appropriate to the size, character, and role of the settlement in which they are proposed and can be determined through pre-application processes. In deciding whether the scale is appropriate, the Council will continue to have regard to the cumulative impact of extant unimplemented permissions, emerging development plan allocations or other planning applications in the relevant settlement. For significant scale development or where there are multiple development proposals, applicants will be expected to collaborate positively with the Council and engage positively with communities and relevant statutory undertakers to identify the infrastructure required to make developments acceptable.