

Appendix 2 - Stratford-on-Avon District 5YHLS
Deliverable C2 Housing Supply
Older persons residential institutions permissions at 31st March 2026

2026 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 31/03/26.
(a)	25/00625/REM	Full permission Under construction	Land To The West Of Western Road, Western Road, Stratford-upon-Avon	Reserved matters (appearance, landscaping and scale) pursuant to planning permission ref. 23/01524/VARY for a revised layout to original outline permission ref. 20/00234/OUT for the 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 (a) Deliverable site which is under construction and benefits from detailed planning permission at 31/03/26.
(a)	25/02177/FUL	Full permission – Not started	Bancroft Gardens Residential Home, Waterside, Stratford-upon-Avon, CV37 6BA	Change of use from Use Class C2 to Use Class E Commercial, Business and Service (a, b, c, e and g only).	-13	-7	A NPPF category (a) Deliverable site which benefits from detailed planning permission at 31/03/26.
(a)	25/01562/FUL	Full permission – Not started	Cedar Lawn, Cedar Close, Stratford-upon-Avon	Demolition of the existing former care home and replacement with 3 no single storey and 2 no split level dwellings and ancillary works	-37	-19	A NPPF category (a) Deliverable site which benefits from detailed planning permission at 31/03/26.
Total					62	33	