

Date of Report:
 Order Number: DAC DA 06 Sample DevAssess Premium

Your Reference: Sample DevAssess Premium
 Our Reference: DA5346

Property: **4, Loxley Heights, Banbury Road, Stratford-Upon-Avon, CV37 7HT**

The risk of development being undertaken within 75m from the boundaries can be considered:



SUMMARY



Are there potential development sites identified within 75m of the site boundary?	YES
Are there major planning applications that will impact the subject property?	NO
Are any important views that the subject property enjoys going to change?	POSSIBLY
Is the immediate area currently under threat from major development?	POSSIBLY
Does the subject property have any development potential?	NO
Is there any identified development risk that may negatively affect a valuation on the subject property?	YES

If the answer is 'yes' to any of the above questions it will be expanded upon further within this report.

Data Provider

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Search Details

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DevAssist is registered with the Property Codes Compliance Board (PCCB) as a subscriber to the Search Code, further details of which can be found at www.pccb.org.uk

Data Provided by:



KEY FINDINGS

There are development risks in the vicinity of the property address given. The likelihood of these sites being developed is medium/high. Please see attached plan for location of the sites. We believe that any lender involved in this transaction should be notified of the potential for development on sites 1 and 2.

Please note: Sites identified as suitable for development may not be under current planning policy. As planning policies evolve or change, further development opportunities or risks may arise. They may also remove sites from being vulnerable to development. This report is a prediction of where development may take place, but it cannot be guaranteed what will or will not occur in the future.

Data Provider

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Searches undertaken to compile this report:

1. Professional analysis of Ordnance Survey to identify development opportunities
2. A desk top inspection of the aerial maps over the identified area
3. Birdseye rotational inspection of the surrounding area (where available)
4. Inspection of the Local Plan / LDF
5. Inspection of emerging local policy documents and Neighbourhood Plan (where available)
6. Inspection of Strategic Housing Land Availability Assessment (where available)
7. Study of attached planning report to establish which major applications may affect the searched property.

The choices this report presents

This report seeks to establish the development opportunities that exist around or within a reasonable distance of the subject property as well as investigating any nuisance to the property and alternative uses. This is not valuation or feasibility. Its purpose is to explore risk, nuisance and perhaps alternative uses that may benefit the buyer before they buy or when they sell.

You can use this information to decide whether to buy the property, conscious of what may happen in the future. Your property may sit within a conservation area and, as such, any development may not be favourably looked upon. It may sit next to green belt that is vulnerable to rezoning for development. It may be next to some large land masses that have development potential. Perhaps the property you propose to buy could itself have an involvement in a development with great financial benefit to you. It may of course have none of the above and you have bought some peace of mind.

Please note that identified sites may not be developed because the landowners will not sell, or for any other reason that could make the development non-viable. Some planning policies change more frequently than governments. All you can do is make an informed decision by assessing the risk and this report will help, by informing you which areas of the locality may change in the future.

Finally, please note that we cannot identify single dwellings that are replaced with a more substantial dwelling than the existing. These one for one replacements are generally not economic. When there is a buyer with a special interest, however, the economics are sometimes not considered relevant. Equally, some properties may be converted into flats, which again is almost impossible to predict. Planning is a subject where you can never say 'never!' There may always be situations when planning permission is considered acceptable.

Next Steps

You may wish to discuss the findings of this report with your legal adviser.

If you have any development or valuation questions arising from this report, or would like to investigate any aspect in greater depth, specialist advice is available on request. Detailed reports are also available on planning and neighbourhood information, valuation of development land, impact and risk. Contact DevAssist on 01342 890010 or email info@devassist.co.uk for further information including pricing.

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4 LOXLEY HEIGHTS, BANBURY ROAD, STRATFORD UPON AVON, CV37 7HT



LEGEND



Searched Property



75m Search Area



Potential Development Sites

[illegible]

The land is zoned within the settlement/urban area of Stratford on Avon District Council. Development is presumed acceptable when within the settlement, subject to it conforming to development control policies and standards.



The Local Planning Authority are currently able to demonstrate the required 5 year supply of housing land. Further information is available on Page 35. This means that the council will be able to defend the area against hostile planning applications on greenfield land.

Site 1 has been assessed through the draft Strategic Housing Land Availability Assessment (SHLAA) process as a potential location for development. The site was found to be suitable for development. This indicates that planning permission could be granted in the future. It should be noted that whilst these circumstances make the land vulnerable it does not guarantee that development will occur. The site can be considered a medium / high risk of development. If developed the site may have a negative impact on the subject property. If development was to be attempted on this site and you were not supportive we would recommend you request more detailed reports on the application site title from your solicitor. Whilst this would reasonably incur an extra legal fee it may uncover a covenant that may control the development potential of this land. Within this site we believe that a new Eastern Relief Road was considered but not adopted in the latest transport strategy. This information is also attached for your consideration.

Site 2 has been assessed through the draft Strategic Housing Land Availability Assessment (SHLAA) process as a potential location for development. The site was found to be suitable for development. This indicates that planning permission could be granted in the future. It should be noted that whilst these circumstances make the land vulnerable it does not guarantee that development will occur. The site can be considered a medium / high risk of development. If developed the site may have a negative impact on the subject property.

It is our belief that development on either site could impact the value, or future marketability, of the subject property. If the property is to be purchased with a mortgage we strongly recommend that this is referred to the valuer. It is for the valuer to have the final word on whether this will affect the value of the property.

It should be noted that these sites have an overall deliverability dependant on the construction of South Western Relief Road. We are aware that this relief road is currently pending consideration under reference 18/01883/FUL. If this application is granted the risk of development on sites 1 and 2 will increase.

We have searched the Local Planning Authorities website for information concerning potential or existing Gypsy and Traveller Sites. No relevant information was found.

Whilst the open spaces to the north and north west are zoned within the urban area it is reasonable to assume that these will be protected from development. Policy would have to shift dramatically to enable development.

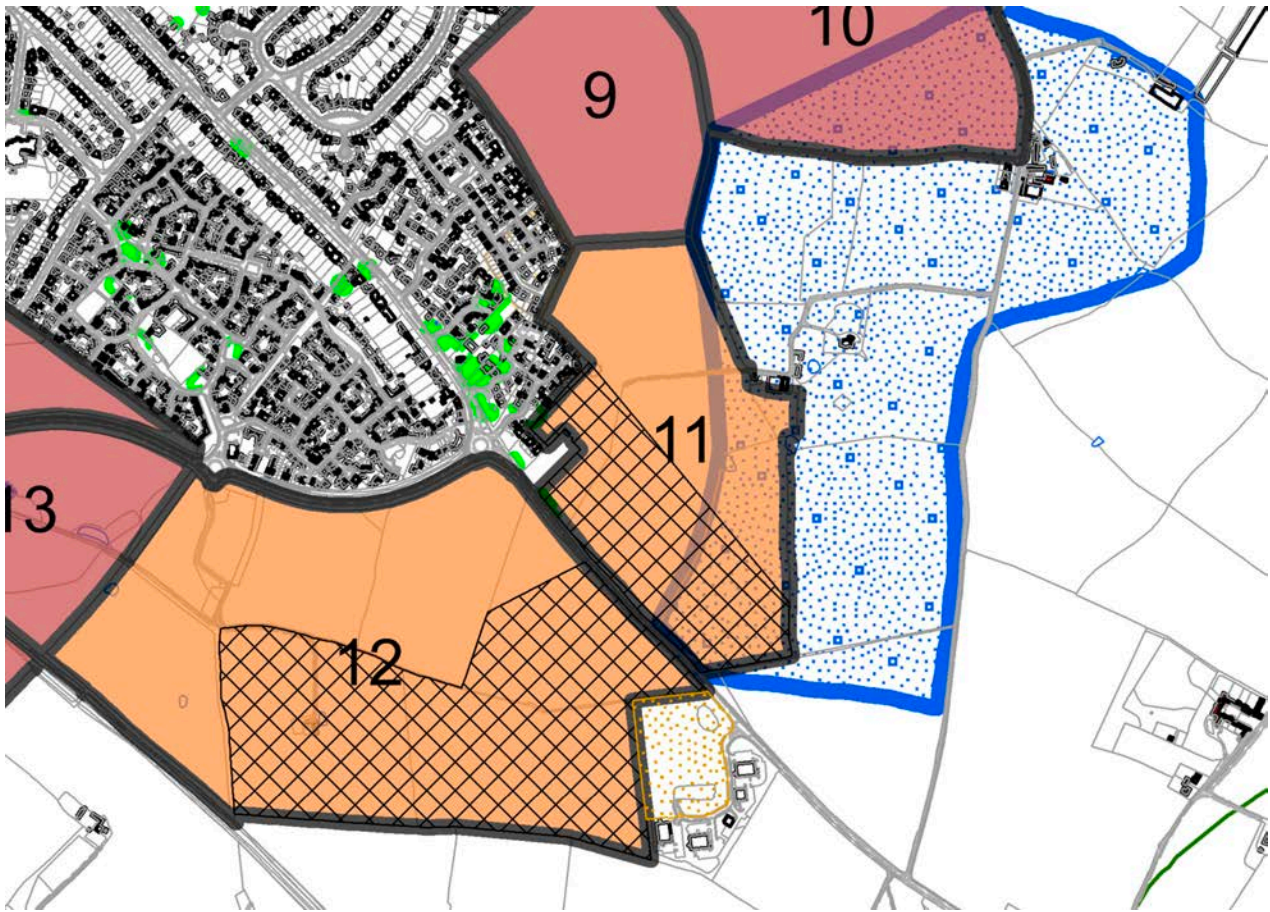
You should consider the impact of sites 1 and 2 before committing to the purchase of this property.

Development Potential / Alternative Use of the Property

Site Size: 0.08 Acres 0.03 Hectares

The subject property has no development potential. Householder improvements and extensions may still be permitted.

No planning history for the subject property could be found.



Strategic Housing Land Availability Assessment (SHLAA) Key

	Not deliverable
	Likely to be deliverable
	Definitely deliverable
	Net developable area (where only part of the site is potentially deliverable)
	Development Allocation / Commitment / Recent development
	Flood Zone 3 as defined by Environment Agency
	Flood Zone 2 as defined by Environment Agency
	Minerals Safeguarding Area
	HS2 Safeguarding Zone
	Green Belt
	Area of Restraint
	Cotswolds Area of Outstanding Natural Beauty
	Special Landscape Area
	Conservation Area
	Listed Building
	Scheduled Ancient Monument
	Registered Battlefield
	Site of Special Scientific Interest
	Local Wildlife Site
	Local Nature Reserve
	Ancient Woodland
	Tree Preservation Order

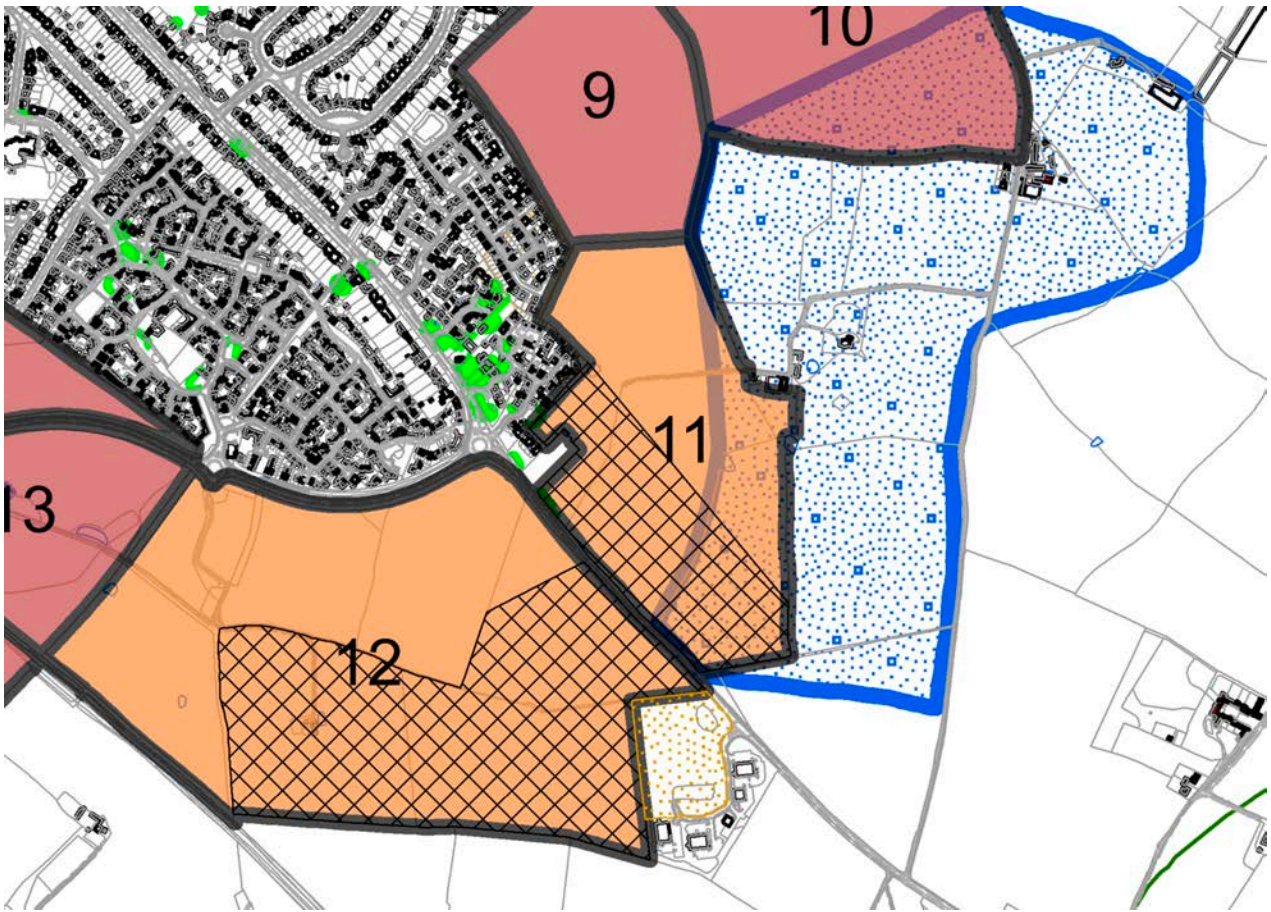


STRATFORD-UPON-AVON LAND PARCELS ASSESSMENT

	Reference Number	STR.01	STR.02	STR.03	STR.04	STR.05	STR.06	STR.07	STR.08	STR.09	STR.10	STR.11	STR.12
General Site Information	Location	East of Birmingham Road (north)	East of Birmingham Road (south)	South of A46	North of Oakleigh Road	North of Clopton Road	East of Maidenhead Road	West of Warwick Road	North of Loxley Road	East of Avon Crescent	West of Boundary Lane	East of Banbury Road	West of Banbury Road
	Gross Site Area (Ha)	9.5	2.5	20.0	10.0	10.5	3.5	11.0	4.0	12.0	17.0	18.0	28.0
	Greenfield/ Brownfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield	Greenfield/ Brownfield	Greenfield	Greenfield	Greenfield	Greenfield
	Land Use	Agriculture	Agriculture	Agriculture	Agriculture	Agriculture	Public Open Space	Agriculture	Sports Club/ former allotments	Agriculture	Agriculture	Agriculture	Agriculture
Major Planning Considerations	Green Belt												
	Area of Outstanding Natural Beauty												
	Conservation Area												
	European/National Wildlife Site/Protected Species												
	Special Landscape Area/Area of Restraint												
	Flood Risk												
	Heritage Assets												
	Local Wildlife Site												
	Major Infrastructure												
	Minerals and Waste												
Other Planning Considerations	Access to site (vehicles)												
	Access to Site (walking and cycling)												
	Accessibility to Local Facilities												
	Public Transport												
	Relationship to Highway Network												
	Public Right of Way												
	Coalescence												
	Settlement Form												
	Settlement Character												
	Neighbouring Amenity												
	Neighbouring Land Uses												
	Non-designated Heritage Asset												
	Landscape Sensitivity												
	Agricultural Land Classification												
	Contaminated Land												
	Tree Preservation Order (TPO)												
	Natural Features												
	Pollution												
	Site Assembly												
	Site Topography and Shape												



	Reference Number	STR.01	STR.02	STR.03	STR.04	STR.05	STR.06	STR.07	STR.08	STR.09	STR.10	STR.11	STR.12
Availability Assessment	Current Use												
	Intentions												
	Legal												
	Ownership												
Achievability Assessment	Local Market Analysis												
	SHLAA History												
	Planning History												
	Viability												
Overall Assessment	Availability												
	Suitability - Environmental	Impact on settlement form and character	Landscape impact. Impact on settlement character	Landscape impact. Impact on settlement character	Landscape impact. Impact on settlement character	Landscape impact. Impact on settlement character. Local Wildlife Site	Landscape impact	Landscape impact. Impact on settlement character. Setting of Conservation Area. Impact on TPO. Ridge and furrow	Landscape impact. Impact on settlement character	Landscape impact. Impact on settlement form	Landscape impact	Landscape impact	Impact on settlement form and character
	Suitability - Technical	Provision of vehicle and pedestrian/cycle access	Provision of vehicle access	Provision of vehicle access	Provision of vehicle access	Provision of vehicle access	Loss of public open space	Flood risk (part)	Loss of sports ground. Highway network capacity	Provision of access. Highway network capacity. Adjacent to Minerals Safeguarding Area	Highway network capacity. Adjacent to Minerals Safeguarding Area	Highway network capacity. Gas Pipeline. Adjacent to Minerals Safeguarding Area	Highway network capacity. Gas Pipeline
	Achievability												
	Overall Deliverability											Dependent on construction of South Western Relief Road	Dependent on construction of South Western Relief Road
Dwelling Capacity	Net Site Area (Ha)											8.0	11.0
	30dph of net area											240	330
	35dph of net area												
	40dph of net area												
Timescale	1- 5 Years											70	70
	6 – 10 Years											170	260
	11 – 15 Years												
	16+ Years												



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STRATFORD-UPON-AVON LAND PARCELS ASSESSMENT

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	11 - 15 Years												
	16+ Years												



Stratford-upon-Avon Strategic Options

- 3.14 Upon completion of the initial employment and residential option testing, the impacts of strategic options for the allocation of housing across the wider study area were then assessed.

-
- 3.15 As with the analysis of the employment options, analysis of the residential options revealed that allocation of development to the north was favourable over the allocation of housing to the south of the river. Since all but one of the strategic options involved the allocation of housing to the south, it was decided that all of the strategic options would be based on Residential Option 01 since this scenario allocated the largest amount of housing but still suffered a lower level of impact than Residential Options 02 and 04.

- 3.16 Initially SDC advised that the following strategic scenarios were to be tested within the SuA Paramics model:

- **Strategic Scenario 01** – Allocation of 500 dwellings to the north of Stratford in land between the A46 and Bishopton Lane.
- **Strategic Scenario 02** - Allocation of 2,750 dwellings to the southeast of Stratford-upon-Avon in land parcels around Banbury Road, Loxley Road and Trinity Way, alongside an eastern relief road.
- **Strategic Scenario 03** - Allocation of 3,500 dwellings in the area of Long Marston Airfield (LMA) alongside a South-western relief road.
- **Strategic Scenario 04** - Allocation of 800 dwellings in the area of Meon Vale.
- **Strategic Scenario 05** - Allocation of 1,600 dwellings in the area of Wellesbourne Airfield.

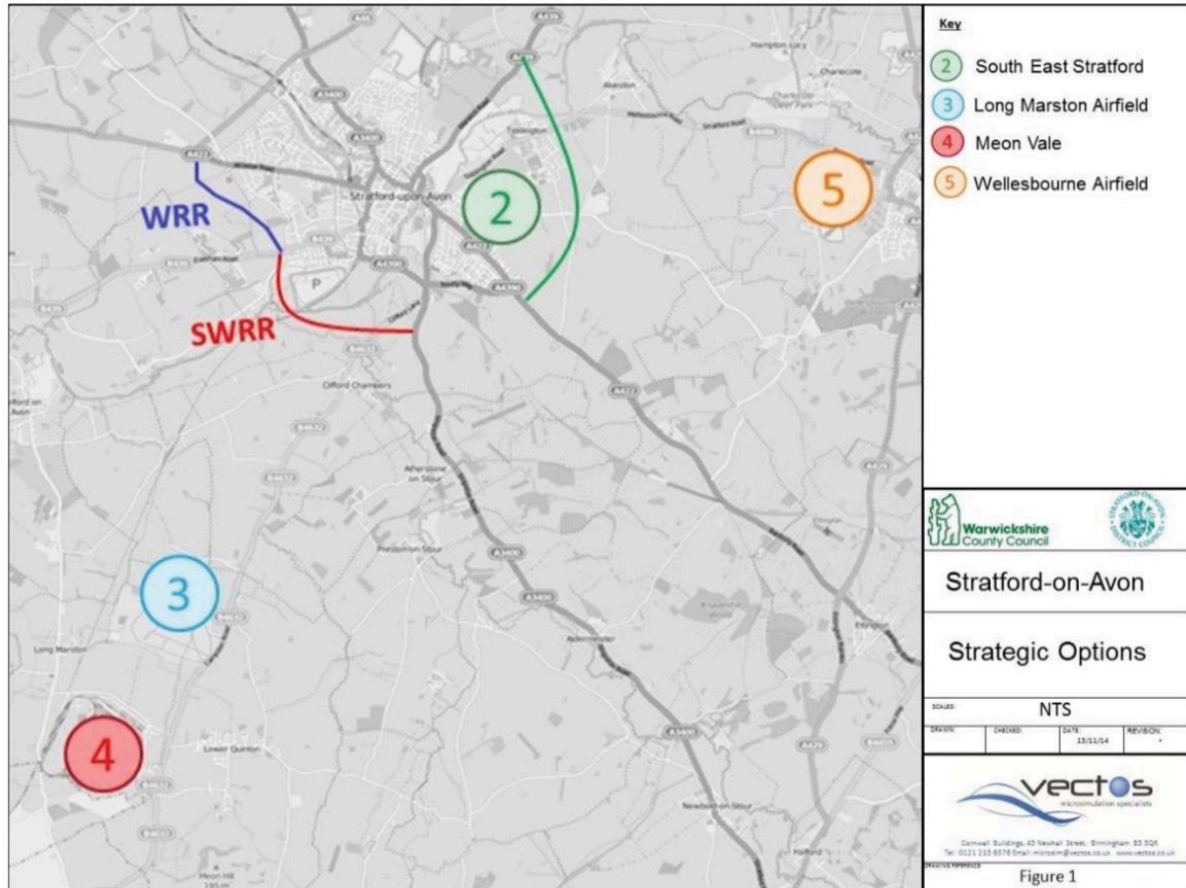
Strategic Scenarios 02 to 05

- 3.20 Aside from Strategic Scenario 01, it was considered appropriate to take each of the alternative options forward for further, more detailed, analysis.
- 3.21 Strategic Options 02 and 03 were assumed to be centred on the delivery of either an Eastern or South-Western Relief Road. Both options closely align with the options tested during the previous stage of the Strategic Transport Assessment, specifically the South East Stratford and Long Marston Airfield assessments. As such, assumptions pertaining to the delivery of either the Eastern or South-Western Relief Road were consistent with that previous stage of the assessment.
- 3.22 In total two or three variations of each scenario were created, depending upon the status of the Relief Roads, as follows:
- **Do Nothing** – assignment of the development demands only.
 - **Do Minimum** – The Do Nothing with the addition of the Eastern or South-Western Relief Roads. (Scenario 02 & 03 only).
 - **Do Something** – The Do Minimum with additional, development specific, mitigation.

Relief Road Alignments

- 3.23 There are two broad alignments for the Relief Roads, the principle of both is to provide a third point for traffic to cross the River Avon.
- 3.24 SDC have advised that there is a greater degree of uncertainty at the present time surrounding the delivery of the Eastern Relief Road (ERR) than the South-Western Relief Road (SWRR) which should be a material concern when assessing the relative merits of both options. The SWRR is, at this stage, considered a more realistic option as it is being actively promoted as an integral part of a development option.
- 3.25 The SWRR involves the delivery of a route between Shipston Road to the south of Stratford and the Western Relief Road at Evesham Road which is to be delivered as part of the 800 dwellings consented in the West of Shotton area, which then connects to the A46.
- 3.26 An overview of the site locations, alongside the alignments assumed for the ERR and SWRR has been provided within **Figure 01**.

Figure 01 – Strategic Allocations and Relief Road Alignments





Stratford-upon-Avon Transport Strategy

**TVRA Meeting
27th February 2017**



Eastern Relief Road Meeting update

Posted on [February 28, 2017](#) [February 28, 2017](#) by [TVRA_Admin](#)

On Monday 27 February TVRA held a public meeting to discuss the proposals set out in the latest Stratford Transport Strategy, specifically the proposals for an Eastern Relief Road (ERR). Martin (TVRA) chaired the meeting and attendees heard from a panel including Howard Blessington (AVA), Cllr Kate Rolfe plus Cllr Izzi Seccombe, Cllr Robert Vaudry and representatives from Warwickshire County Council's transport department.

Nearly 200 residents from Tiddington, Alveston and southern Stratford were able to question Cllr Robert Vaudry about his proposals for an ERR. Under questioning, it became clear that the proposed ERR had no defined route. It was not clear where it would start or finish, nor how much it might cost or how it would be funded.

Officers from Warwick County Council confirmed that they had not conducted any specific modelling of the proposed road since at least 2014. They disputed Cllr Vaudry's claims that the majority of traffic currently going over Clopton Bridge was using the bridge as a through road. They confirmed that 80% of traffic going over the bridge was going to Stratford town centre. It was not therefore clear what traffic an ERR would serve to relieve.

At the end of the meeting Martin invited a show of hands to determine whether or not there was sufficient information contained in the current consultation or whether it should be withdrawn and plans rethought. The attendants voted unanimously that the consultation should be withdrawn and a series of evidenced options put forward for full consultation.

If you plan to respond to the consultation PLEASE be careful to respond to the **detail** of each theme, not simply the headlines.

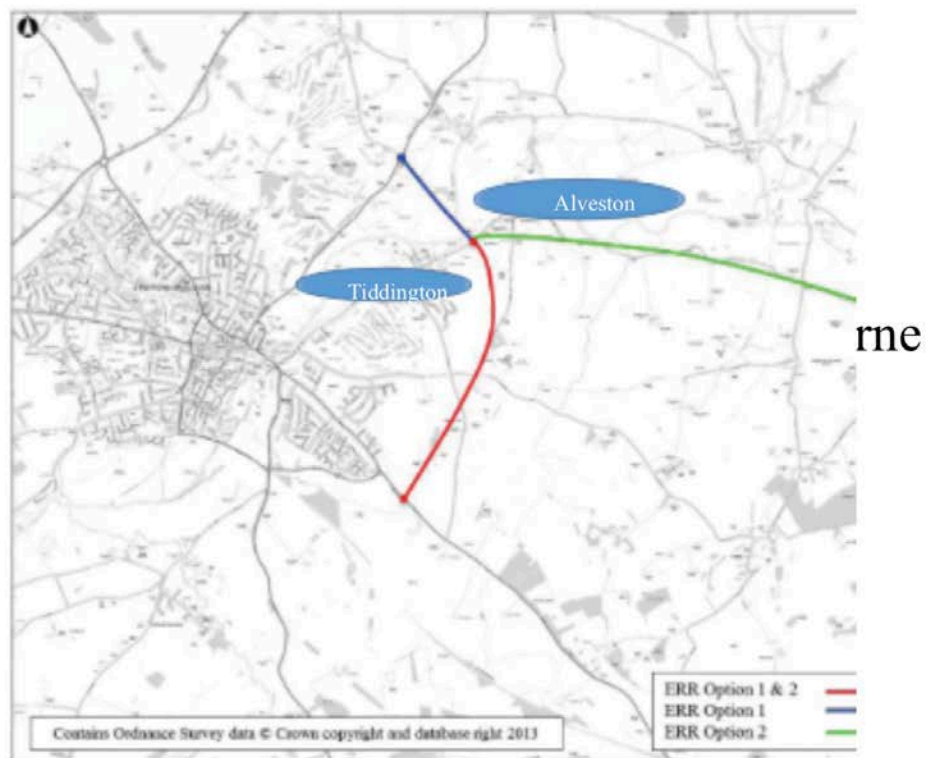
If you need any help completing the form please contact us.

Slides from meeting are available here:

[TVRA Transport Presentation 2.pptx](#)

You can comment on the Stratford Transport Strategy here – <https://askwarks.wordpress.com> – until 23 March 2017

Eastern Road - Original options





Eastern Relief Road

Bridge option has been rejected as too expensive

However two options now under discussion!

1. **Boundary Lane; Pimlico Lane to emerge at Baraset Barn** – then turn right along B4086 to Wellesbourne
2. **Build of new road** heading straight over fields to Wellesbourne airfield

The second would guarantee 2,000 plus additional houses

The first they claim none – but how would it be paid for?



Houses on the original plan - are they on the new plan?





SOUTH WESTERN RELIEF ROAD

(SWRR)

Evidence Report

31st July 2017

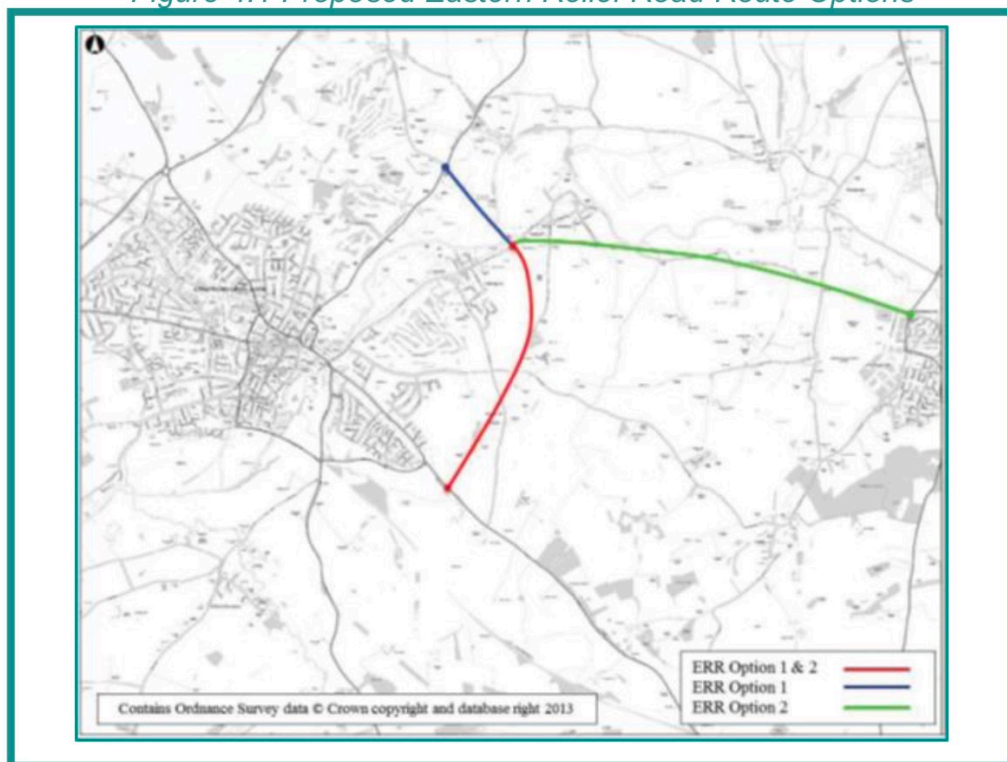
Eastern Relief Road Option;

4.11 The ERR option emerged from the proposal for an allocation of a development of 2,750 homes and 8 hectares of employment land to the south east of Stratford-upon-Avon. The proposal was identified as part of the landowners' promotion of a South East Stratford allocation in the Core Strategy.

4.12 Two route options for the ERR were identified and assessed which are identified below and in Figure 3.1;

- *Option 1*; heading north across the River Avon to join the A439 Warwick Road; and,
- *Option 2*; heading east to join the A429 at Wellesbourne

Figure 4.1 Proposed Eastern Relief Road Route Options





- 4.13 The following text provides commentary on each of these options which were considered in the Strategic Transport Assessment.

ERR - Option 1:

- 4.14 The modelling demonstrated that this proposal would provide additional capacity onto the highway network and would provide benefit to the operation of the highway network within Stratford Town Centre. However, the main benefit would be to accommodate a South East Stratford Urban Extension which was being proposed. Such a road would serve traffic movements from large-scale development in this area which wanted to utilise the A46 and M40 Corridors and avoid having to travel through the town centre, especially the constrained A3400 Bridge Foot / B4086 Tiddington Road Junction and the Town Centre Gyratory.

- 4.15 In terms of other strategic trips, the proposal did provide benefit by rerouting existing trips from the south west of Stratford benefiting the Town Centre. However, there was deterioration in the operation capacity of the A3400 Shipston Road / B4632 Campden Road 'Waitrose' Roundabout Junction and A3400 Shipston Road / A4390 Trinity Way 'Seven Meadows' Roundabout Junction.

ERR – Option 2:

- 4.16 The modelling demonstrated that this proposal would provide limited benefit to the operation of the highway network and would actually have a detrimental impact on certain locations.
- 4.17 The main result of this option was that more traffic was drawn through Stratford Town Centre from the A46 by traffic heading to the east of the District and vice versa because it provided a potentially more reliable and quicker journey than existing routes.
- 4.18 This put significant pressure on existing corridors which suffer congestion in the peak periods, and exacerbated this issue further, notably the Birmingham Road Corridor, but also the A3400 Bridge Foot / B4086 Tiddington Road Junction and the Town Centre Gyratory.



6 Summary and Conclusion

- 6.1 The evidence is clear that a relief road is required to mitigate the highway impacts of significant additional development to the south of Stratford-upon-Avon town.
- 6.2 The evidence shows that a SWRR provides the greatest benefit for new development located to the southwest of the town, including at Long Marston Airfield. Modelling identified that the trips generated by the development at Long Marston Airfield (LMA) would have caused significant additional congestion and traffic queues particularly in the vicinity of Clopton Bridge and at various junctions in Stratford Town. Further modelling work showed that a road connecting Shipston Road with the southern end of the West of Shottery Relief Road would accommodate the traffic growth created by the LMA and prevent the deterioration in traffic conditions on the road network described above. This is achieved by providing additional road capacity and route options for both the new traffic generated by LMA and also existing traffic.
- 6.3 The identification of Long Marston Airfield as a strategic location for new development was found sound at an Examination in Public held by an independent Planning Inspector, who reached that conclusion having considered the evidence and heard the arguments both for and against the scheme.
- 6.4 As with all proposals, development generates impacts wherever it is located and similar impacts would be generated with an ERR, albeit in different areas and affecting different interests.
- 6.5 The provision of the SWRR is not an easy option and both SDC and WCC are working with the site promoters, its engineers and local stakeholders to ensure that its impacts are mitigated as far as practically possible. In preparing the Core Strategy and the SWRR and LMA proposals, alternatives have been considered and under the EIA Regulations, detailed options for the design of the SWRR continue to be assessed.



Stratford-upon-Avon Area Transport Strategy

May 2018



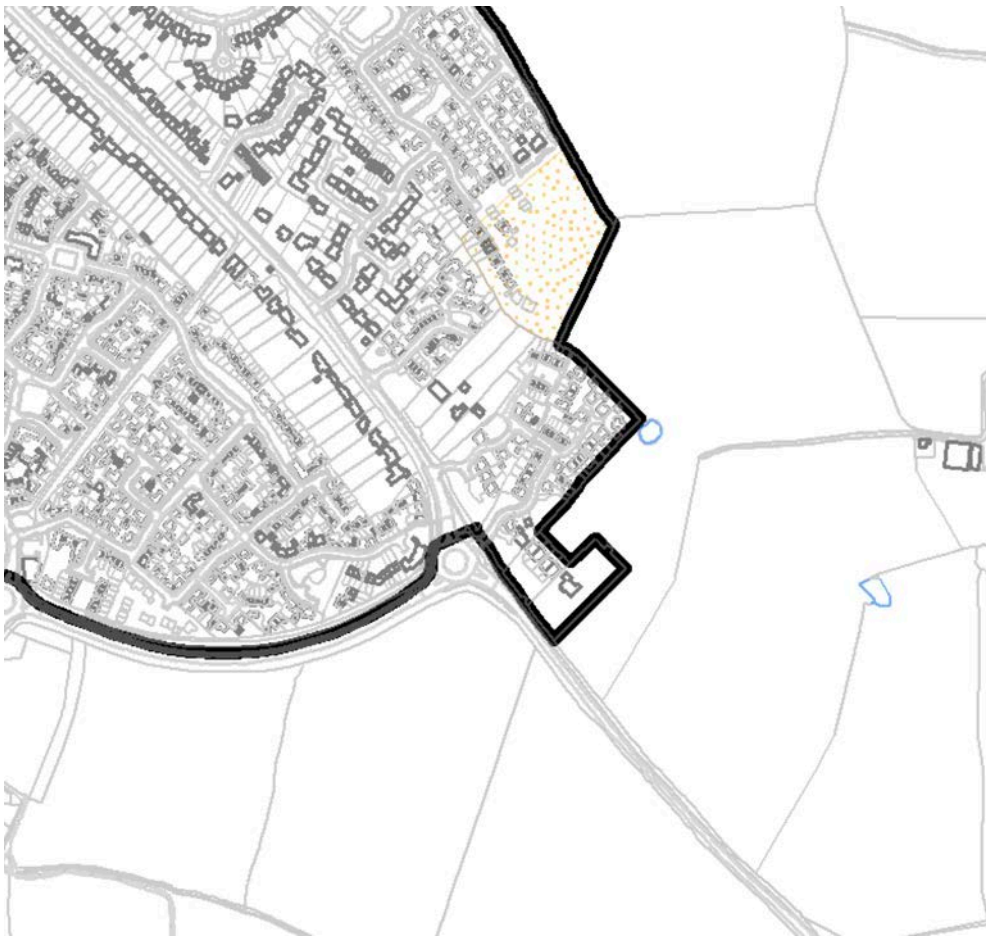
Additional Road Capacity

A number of the STAs considered the role of an Eastern Relief Road (ERR), but did so within the context of a significant potential allocation of housing in southeast Stratford. The assessments consistently found that an ERR that connected the A422 Banbury Road with the A439 Warwick Road (full ERR) would not only accommodate this scale of development, but would also improve overall network conditions and present opportunities to make further advantageous changes to the transport infrastructure in central areas. The full ERR was shown to reduce congestion within central areas including Clopton Bridge, the Gyratory and Warwick Road. The June 2013 STA concluded that an ERR may provide the opportunity to introduce further pedestrian priority schemes within the town centre and to introduce an HGV restriction on Clopton Bridge.

A study commissioned by the County Council to evaluate the costs and benefits of providing additional highway capacity in the Stratford area was carried out in 2015-16. The study scope included considering relief road options and the effects these would have on congestion in the town. It reached the following conclusions:

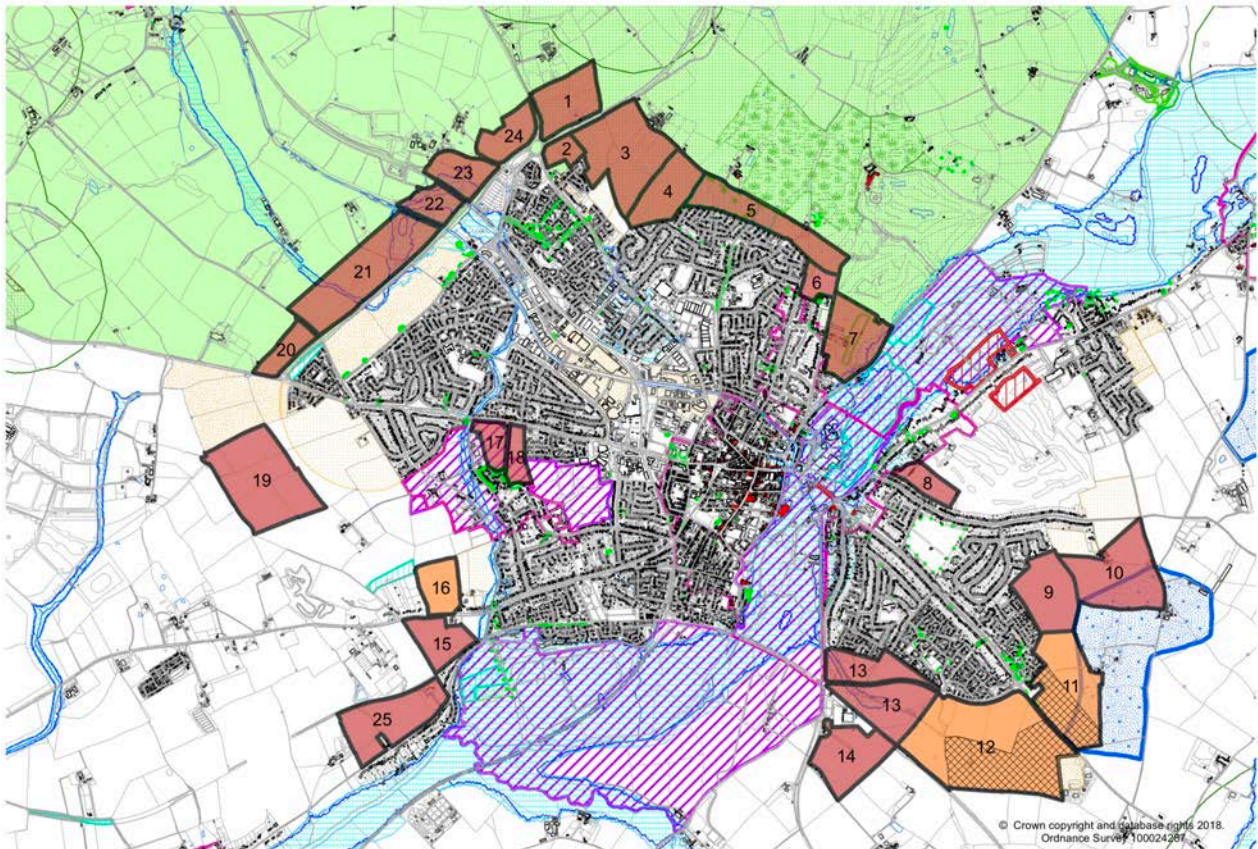
- The SWRR is critical to mitigate against the Long Marston Airfield site and performs this role better than the ERR.
- The best results came from delivering both the SWRR and ERR, with queues and journey delays reduced significantly across Stratford, including in the town centre, on the gyratory, Warwick Road and at junctions to the south west of Stratford.

The ERR is not needed to accommodate the growth identified in the adopted Core Strategy, but it has been identified that an ERR would further relieve traffic congestion in the town centre and on Clopton Bridge by providing an alternative route to the M40. It was proposed to include an ERR as a measure in the strategy, but this was removed in response to a resolution made by Stratford District Council's full Council in April 2018.



	Stratford-on-Avon District Boundary
	Ancient Woodland (Policy CS.6)
	Local Nature Reserve (Policy CS.6)
	Site of Special Scientific Interest (Policy CS.6)
	Edgehill Historic Battlefield (Policy CS.8)
	Conservation Area (Policy CS.8)
	Registered Park and Garden (Policy CS.8)
	Scheduled Ancient Monument (Policy CS.8)
	Green Belt (Policy CS.10)
	Area of Outstanding Natural Beauty (Policy CS.11)
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	Area of Restraint (Policy CS.13)
	Vale of Evesham Control Zone (Policy CS.14)
	Built-up Area Boundary (Policy CS.15)
	Primary Shopping Area (Policy CS.23)
	Town / Village Centre Boundary (Policy CS.23)

	General Aviation Airfield (Policy CS.26)
	High Speed 2 - Safeguarding Zone
	Safeguarded Land (Policy CS.26)
	1 M42 Widening 2 A46 Improvements 3 Portabello Crossroads 4 Stratford to Honeybourne former railway 5 Western Road to Birmingham Road 6 Bridgeway Gyratory Improvements 7 West of Shottery Relief Road 8 Stratford South Western Relief Road
	Development Proposal
	Gaydon / Lighthorne Heath Village Centre AML Aston Martin Lagonda JLR Jaguar Land Rover Long Marston Airfield Village Centre Main Employment Area Secondary School Possible Railway Station
	Existing Commitment



IDP Reference	Infrastructure Scheme	Infrastructure Type	Funding Source	Funding Mechanism	Total Cost
LMAT6	Dynamic Variable Messaging Signs directing traffic to/from the A46	Transport		S106	1,000,000.00
LMAOI28	Provision of open space, sports and recreation to include: 25.36ha of natural and semi-natural greenspace, 0.46ha of on-site children and young people play provision, and 3.53ha outdoor sports facilities.	Open Space		Dev/S106	tbc
LMAT3	A3400 Birmingham Road	Transport		S106	2,030,000.00
LMAT4	A46/A3400 Bishopton Roundabout	Transport		S106	1,250,000.00
LMAT5	A46/A422 Wildmoor Roundabout	Transport		S106	1,250,000.00
LMAT1	A4390/B493 Evesham Place Roundabout	Transport		S106	800,000.00
LMAT7	Pear Tree Close/Station Road Priority Junction	Transport		S278	750,000.00
LMAT8	A4390 Grove Road/A422 Alcester Road/A4390 Arden Street/Greenhill Street signals	Transport		S106	750,000.00

**We have searched the Councils website
for information concerning potential, or existing, Gypsy and
Traveller Sites.**

No relevant information was revealed from this investigation.



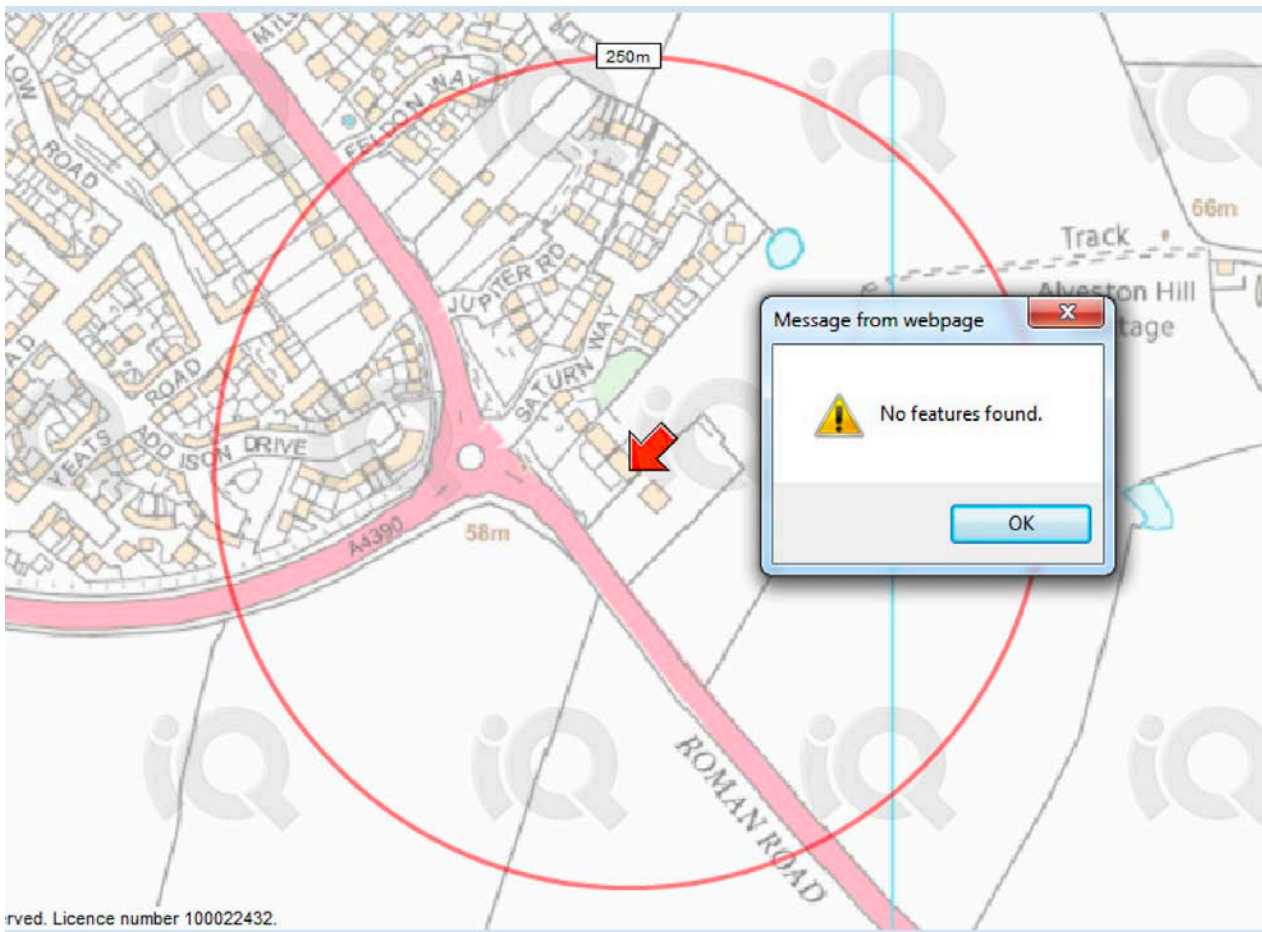


Table 2 – 5YHLSC as at 31 March 2018 (for Five-Year Period 1 April 2018 to 31 March 2023)

(a) Requirement from Start of Plan Period	4,618	$(566 \times 5) + (894 \times 2)$
(b) Completions from Start of Plan Period	4,856	Net number of homes built 1 April 2011 to 31 March 18
(c) Shortfall/Surplus	-238	$(a) - (b)$
(d) Five-Year Requirement + Shortfall/Surplus	3,904	$(894 \times 3) + (730 \times 2) + (c)$
(e) Add 5% Buffer	4,099	$(d) \times 1.05$
(f) Annualised Average	820	$(e) / 5 \text{ years}$
(g) Supply within Five Years	5,129	Inc. 5% deduction for non-implementation – see Table 1 (exc. Completions)*
(h) Land Supply	6.26	$(g) / (f)$

* Figure may not tally due to rounding



Planning History of Subject Property

E-Planning System

[Application Search](#) [Property Search](#) [Map Search](#) [Consultee](#) [Help](#)

[Address](#) [Planning Applications](#)

Address	4 Loxley Heights Banbury Road Stratford-upon-Avon CV37 7HT	View Map
Number/Building name	Loxley Heights	
Street name	Banbury Road	
Town name	Stratford-upon-Avon	
Postcode	CV37 7HT	
Ward	Bridgetown	
Parish	Stratford-upon-Avon	

E-Planning System

[Application Search](#) [Property Search](#) [Map Search](#) [Consultee](#) [Help](#)

[Address](#) [Planning Applications](#)

No applications found.

What is DevAssess Premium?

DevAssess Premium is a unique report that contains information about current and historic planning applications together with a professional opinion about future development opportunities within a 75m of the property boundaries. It is of particular help in urban areas or where you want to know or are concerned about the risk of any potential future development nearby that could materially affect the use or value of your intended purchase.

How is the professional opinion reached?

It is reached following an Ordnance Survey desk top search and by using land identification techniques and skills that developers use to identify development opportunities. DevAssess Premium is produced by a team of property consultants who are all land buyers with extensive experience identifying alternative or hidden value. They are trained in land assembly and the planning system, which gives them a tremendous insight into what can and can't be developed.

Is this just guesswork?

No. The consultants diagnose where the risk or potential for development exists. Their experience in the industry and extensive knowledge of the planning system gives them the skills to assess this.

How accurate is this report?

Whilst every care has been taken in the formation of this report the accuracy of it must be taken in the spirit that it has been written. It is a prediction of where development may take place. We cannot guarantee what will or will not occur in the future. As planning policies and density standards change this may remove or create further areas of development that could not have been foreseen at the time this report was commissioned. It has been written in good faith to provide better information to buyers who would not otherwise understand the planning system or where development may take place. We cannot of course know which land owners will sell to developers, or if at all. This report is based on our professional opinion of development opportunities within the vicinity of the property. Please note though that it is a prediction of where development may take place and does not, in any way, guarantee what will or will not occur in the future. Please refer to the 'Useful Information' section for details of other data sources used to produce this report.

Hasn't all the land been developed in urban areas?

No. There are still huge areas of land yet to be developed and the need to identify land for development is expected to increase further. It is inevitable that urban areas will continue to shoulder that burden.

What will this report show that can't be found in a local authority search?

Apart from road and rail information, a local authority search is restricted to past planning and building regulation history of the property itself. DevAssess Premium considers current and historic planning applications within the boundaries of the property and in the wider area. It is the only report that identifies where future development may take place.

What will this report show that can't be found in a planning report?

Whilst a planning report considers current and historic planning information, DevAssess Premium is the only report that considers the future, ie, identifies potential opportunities that a developer would also be looking for.

What will not be shown in the report?

The report will not identify large buildings that, due to their condition or scale, may be suitable for conversion or replaced with another structure that is made up of flats or split vertically. It will not identify one for one replacements, extensions or home improvements. The report does not forecast when developments will take place; it identifies where they might.

How likely is it that development will occur that wasn't identified in the report?

Planning policies do change. When this happens, some areas of development will be opened up that were not previously accessible. Generally this only happens over a 5 year period. As such, a DevAssess Premium report is useful for this period of time.

Why don't all planning applications appear on the map?

If there are several planning applications within close proximity of each other, the plan may show these as a single point of reference within a red hatched area.

Are there any other benefits in obtaining a DevAssess Premium?

Yes. It could indicate some hidden value in an intended purchase, although further advice may be required to provide a better understanding of any value that may exist in the property or any covenants it may benefit from.

The above advice should be treated as general guidance. Purchasers must rely on their own enquires as to the suitability of the location for their intended use of the property.

A1 SHOPS - Use for retail sales or display of goods for sale other than hot food. Changes are permitted to A1 plus a single flat above.

A2 FINANCIAL AND PROFESSIONAL SERVICES - Use for Financial services such as banks, building societies and estate agents. Changes are permitted to A1, A1 plus a single flat above or A2 plus a single flat above

A3 RESTAURANTS AND CAFES - Use for sales of food and drink for consumption on the premises - restaurants, snack bars and cafes. Changes are permitted to A1 or A2.

A4 DRINKING ESTABLISHMENTS - Use as Public houses, wine bars or other drinking establishments (but not night clubs). Changes are permitted to A1 or A2 or A3.

A5 HOT FOOD TAKEAWAYS - Use for sales of hot food for consumption off the premises. Changes are permitted to A1 or A2 or A3.

B1 BUSINESS

Uses permitted:

- B1a Offices (other than those that fall within A2)
- B1b Research and Development
- B1c Light Industry

Changes permitted:

- To B8 (limited to change of use relating to not more than 500 sq m of floor space)
- From B1a to C3 (from 30 May 2013 to 30 May 2016)

B2 GENERAL INDUSTRY - Use is permitted for industrial process other than one falling within class B1. Changes are permitted to B1 or B8 (limited to change of use relating to not more than 500 sq m of floor space).

B8 STORAGE AND DISTRIBUTION - Use as storage, including open air storage. Change is permitted to B1 (limited to change of use relating to not more than 500 sq m of floor space).

C1 HOTELS - hotels, boarding and guest houses where no significant element of care is provided (excludes hostels). Changes are not permitted.

C2 RESIDENTIAL INSTITUTIONS - Residential care homes, hospitals, nursing, homes, boarding schools, residential colleges and training centres.

No changes are permitted.

- C2a Secure Residential Institution - Use for a provision of secure residential accommodation, such as a prison, young offenders institution, or military barracks. No changes are permitted.

C3 DWELLING HOUSES

- C3a - use as a dwelling house and no changes are permitted.
- C3b - use as a single household of up to six people living together and receiving care e.g. supported housing scheme such as those for people with mental health problem. No changes are permitted.
- C3c - Use as a small household of up to six people. This allows for groups that do not fall within the C4 HMO definition, e.g. a homeowner who is living with a lodger. No changes are permitted.

C4 HOUSES IN MULTIPLE OCCUPATION - Use as a small shared dwelling houses occupied by between three and six unrelated individuals, as their only or main residence, who share basic amenities such as a kitchen or bathroom. Changes are permitted but only to C3.

D1 NON-RESIDENTIAL INSTITUTION - clinics, health centres, creches, day nurseries, day centres, schools, art galleries (other than for sale or hire), museums, libraries, halls, places of worship, church halls, law court. Non-residential education and training centres. No permitted changes.

D2 ASSEMBLY AND LEISURE - Cinemas, music and concert halls, bingo and dance halls (but not night clubs), swimming baths, skating rings, gymnasiums or area for indoor or outdoor sports and recreation (except for motor sports, or where firearms are used). Changes are not permitted.

SUI GENERIS - uses that do not fall within any particular Use Class, including theatres, scrap yards, petrol filling stations and motor showrooms retail warehouses, clubs, night clubs, and casinos. Change is permitted only for Casino to D2.

Temporary changes of use - with A1, A2, A3, A4, A5, and B1a, D1 and D2 will be able to change to A1, A2, A3, A4, and B1 uses for a single period of up to 2 years (from 30 May 2013).

Agricultural building of up to 500 sq m given rights to change to a range of commercial uses (from 30 May 2013).

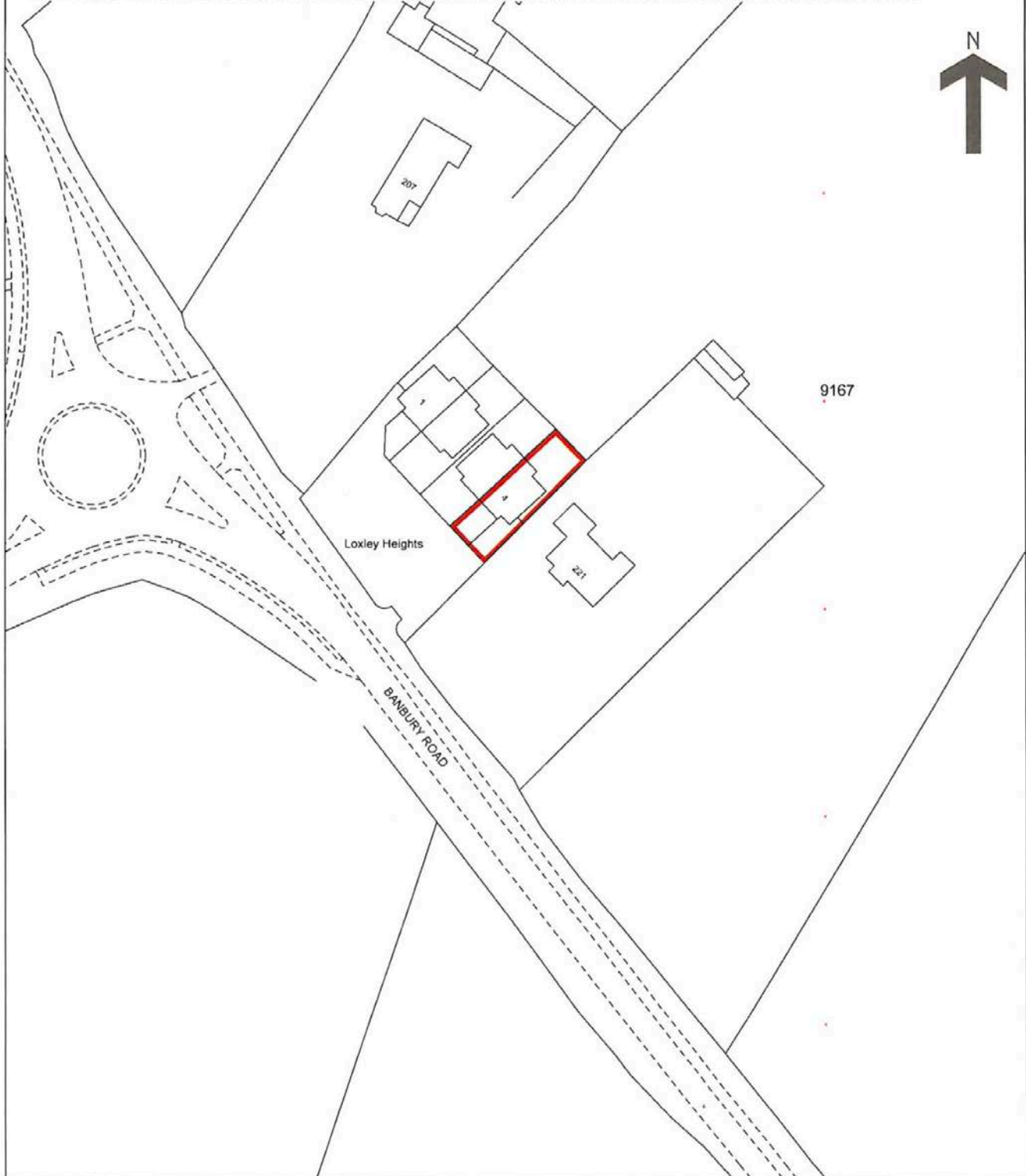


HM Land Registry
Official copy of
title plan

Title number **WK442890**
Ordnance Survey map reference **SP2153NE**
Scale **1:1250 enlarged from 1:2500**
Administrative area **Warwickshire : Stratford-on-Avon**



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OTHER REPORTS AVAILABLE FROM DEVASSIST



This basic assessment for residential and commercial purchasers of properties under 0.25 acres exposes any significant development risks in a 75m radius from the centre of the main structure. Areas investigated include risks to views, the impact on its value and enjoyment potential should development occur nearby, and a professional opinion on its development potential.



This comprehensive report provides greater depth of information on potential risks. Recommended as the 'go-to' choice for risk-adverse property purchases under 40 acres, its search area extends 75m from the boundary. It looks at traveller sites, the Strategic Housing Land Availability Assessment, local policy, listed buildings, the five-year housing supply and changes to nearby major infrastructure. Greater depth of this report can reveal alternative exit strategies and potential hidden value in properties.



Major urban locations are constantly evolving, especially in the big cities of England and Wales. These high-value, high-risk areas are analysed in two stages – initially looking at the planning history of nearby structures, followed before exchange by any other pending planning applications. As planning data can be four weeks out of date when purchased, it is essential for litigious clients to make sure the best data is being investigated. Just before exchange, the report is updated with any responses from the Freedom of Information Act request, revealing any other pending planning applications.



Sometimes you just need to investigate whether a piece of land or an asset has development potential. This report examines the hidden potential or alternative use in a property that may increase its value. Widely used by solicitors, estate agents, asset managers and debt recovery experts for identifying where land values may exceed existing use values, the report protects professional indemnity insurance from the risk of underselling property assets. With HMRC making random checks on property assets being sold, this report gives solicitors peace of mind that they have adequately assessed any development potential.

FAST TRACK

OUR FAST TRACK SERVICE IS AVAILABLE ON ALL ORDERS



For more information:

t: 01342 890010

e: helpdesk@devassist.co.uk

w: www.devassist.co.uk





Important Note on Planning Data

The following comprehensive list of applications is harvested planning data that is supplied by either
Landmark Information Group or Groundsure.

DevAssist use this information as part of their investigations.






The data is purchased upon your behalf so that DevAssist consultants can investigate the area surrounding the subject property.
As this information is provided by a third party DevAssist cannot guarantee its accuracy or its completeness.

If you aware of a particular planning application that may be missing from the data please contact the DevAssist helpdesk on
01342 890010 or by email at helpdesk@dev-assist.co.uk.







Plansearch Plus

Section 1: Residential Planning Applications

	Alterations and Minor New Builds	1 application within 50m
	New Build up to 10 dwellings	3 applications within 250m
	New Build 10 to 50 dwellings	2 applications within 250m
	Unclassified	2 applications within 250m
	New Build over 50 dwellings	2 applications within 750m

Section 1: Non-residential Planning Applications

	Small	2 applications within 100m
	Unclassified	0 applications within 250m
	Medium	0 applications within 250m
	Large	0 applications within 750m

Land Use Designations **See Section 2**

Your Neighbourhood **See Section 3**

The report is issued for the property described as:
**4 Loxley Heights, Banbury Road
STRATFORD-UPON-AVON
CV37 7HT**

Report Reference:
186959965_1_1

National Grid Reference:
421840 253650

Customer Reference:
CV37 7HT_PSP

Report Date:
22 November 2018

CONTACT DETAILS

If you require assistance please contact our customer services team on:

0844 844 9966

or by email at:
helpdesk@landmark.co.uk

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Section 1b Map	10
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Section 1c - Non-residential Planning Applications

Section 1c Map	12
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Unclassified	None Found

Section 2 - Land Use Designations

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Section 2a - Housing and Community

Section 2a Map	None Found
Housing and Communities	20

Section 2b - Business and Economy

Business and Economy Map	None Found
Business and Economy	None Found

Section 2c - Resources and Waste

Resources and Waste Map	None Found
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Minerals and Waste	None Found
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Section 2d - Transport Infrastructure

Transport Infrastructure Map	None Found
Transport and Infrastructure	None Found

Section 2e - Heritage and Open Environment

Section 2e Map	None Found
Heritage and Open Environment	None Found

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Section 3 - Your Neighbourhood

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Site Location



Aerial Photograph

The photograph below shows the location of this report.





Understanding This Section

Development in the UK is controlled by the government's planning legislation, which is regulated and enforced by your local authority planning department. In Section 1 of this report, we have included planning applications submitted within the last 7 years in your local area to inform you of current or future developments that could influence your enjoyment and use of the property. This report is an overview of the area, and you should further investigate any applications that could affect you.

Interpreting the Planning Application Table

1	2	3	4	5	6
ID	Application No.	Distance & Direction	Location Accuracy	Site Area	Contact ID
	7	8	9	10	
		11			
		12			

1 The ID number shows the application on the map.

2 This is the application number and should be quoted when contacting your local planning department. If this shows 'Potential Development' instead it is indicating a tender or contract. This records potential development that has not yet resulted in, or required, a planning application.

3 This gives you a bearing to find the application on the map quickly.

4 This shows how confidently we have been able to plot the location on a map using the application details. 'Good' means the application has sufficient detail to identify the exact site of the application. 'Fair' means we have been able to identify an adjacent site e.g. the application address may be 'Land adjacent to No.1'. 'Approx' means the address details only identify the road of the application. 'Wider Area' means only the general vicinity of the site can be identified. 'Multiple Sites' refers to development on more than one site.

5 This is an indication of the development size.

6 This is the contact reference of the local authority. See Next Steps.

7 This is the address of proposed development.

8 This indicates the intended use of the property. A list of all 'Use Classes' can be found to the rear of section 1. Note that 'Sui Generis' refers to 'Other Uses', i.e. applications where no use class can be defined.

9 This is the date the application was submitted to the local authority. Records may take around 6 weeks from this date to appear in the report.

10 This indicates the type of work associated with the application, for example 'New Build', 'Refurbishment or Repair' or 'Demolition' etc.

11 This is the last known decision as made by the planning authority.

12 This provides a description of any extra information about the planning application.

Applications are often submitted with imprecise or incomplete address details and because of this the locations we use may not always represent a development site's full extent. We endeavour to position applications in the most appropriate location we can, using the address details available to us. If nearby development is likely to significantly influence your choice to purchase the property we would recommend you use this report as a starting point for more extensive investigations.

Next Steps

If you would like further information about a particular planning application please contact the relevant planning authority and quote the application reference. Alternatively you can search for the application within the local authority's online planning database. The authority's details can be found by cross referencing the Contact ID in the application details with the 'Useful Contacts' section at the back of the report.

For help with the report contact our Customer Services Team on 0844 844 9966 or email helpdesk@landmark.co.uk



Useful Information

A planning permission is an approval from your local authority allowing you to carry out some form of development or change to property or land. You apply to your local authority to obtain this permission.

Is Planning Permission needed?

Most changes will require planning permission from your local authority but some forms of development may fall within 'permitted development rights' and not require planning permission. The types of development allowed under these rights can depend on your local authority and additional factors such as whether the property is in a conservation area or national park. Common types of permitted development are small alterations and minor extensions to residential dwellings. Information about the types of development allowed under your permitted development rights is available from the Planning Portal (details below) or from your local planning authority (see the Contacts page).

If you are considering any development it is advisable to contact your local planning authority to check if planning permission is required for the intended works. Your local planning authority may also have a useful duty planner service or provide pre-application advice, although there could be a charge for this.

Applying for Permission

If planning permission is required an application is made to the local planning authority. The type of application and supporting information required will depend on the scale of works proposed.

Once an application has been made the local authority may notify relevant parties, such as immediate neighbours, and the application may be advertised locally for a consultation period. Public comments can then be made on the application for consideration by the local planning authority.

Planning Decisions

A planning officer will consider the application and any supporting information and make a recommendation for approval or refusal. Depending on the type of application the final decision may be made by the officer through 'delegated powers', or the information could be passed to a planning committee.

The local authority will explain the reasons for refusing any applications. The applicant could then choose to re-submit the application with amendments. The result can also be appealed through the planning inspectorate, however this can be a complicated and costly procedure and would not normally be undertaken without obtaining further professional guidance. Consequently, where an application is listed in this report as refused it may later be granted on appeal. Therefore if an application within this report concerns you we would strongly advise you to find out more from your local planning authority.

Planning applications are usually decided within 8 weeks of the application date, although this can be extended to 13 weeks where the application is large or complex. Unless acted upon a planning permission will lapse after either 3 or 5 years, depending on whether it is an 'outline' or 'full' (sometimes called 'detail') application.

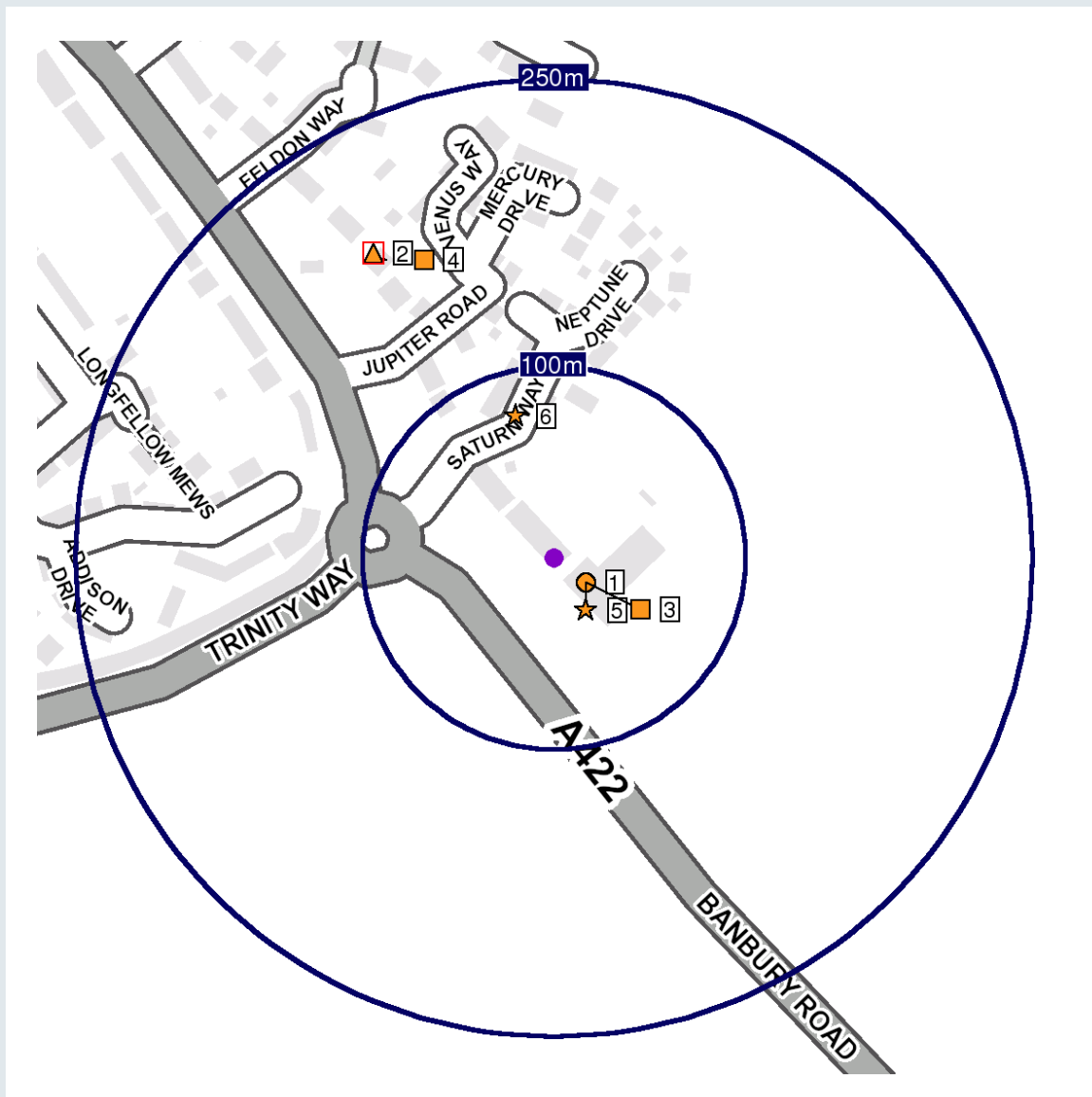
Helpful Resources

<http://www.planningportal.gov.uk> - The Planning Portal is the governmental planning information website. You can access guides about the planning system and also submit applications through this website.



Section 1a : Planning Applications Map

The map below shows the location of alterations, new build developments up to 50 dwellings and unclassified applications. Details of these applications are listed in the tables that follow.



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	Property		Residential Alterations
	Search Radii		Residential New Build (up to 10 dwellings)
	Map ID		Residential New Build (10 to 50 dwellings)
	Multiple Features Present		Residential Unclassified



Alterations and Minor New Builds (within 50m)

The table below shows applications for alterations to single dwellings such as extensions, barn conversions, and tree works. It will also include minor new build developments.

ID	Application No.	Distance & Direction	Location Accuracy	Site Area	Contact ID
	Address	Use Class	Submission Date	Type	
	Decision				
	Description				
1	18/02534/TREE	22m SE	Good	Not Supplied	1
	6 Orchard Gate, Banbury Road Stratford-upon-Avon Warwickshire, CV37 7HT	Sui Generis	11th September 2018	Alteration or Conversion	
	Detail application granted				
	T1 (16) - blue atlas cedar - Crown lift to 2 metres				



New Build Developments (up to 10 Dwellings within 250m)

The table below shows applications for new residential developments up to 10 dwellings, recorded within a single application.

ID	Application No.	Distance & Direction	Location Accuracy	Site Area	Contact ID
	Address	Use Class	Submission Date	Type	
	Decision				
	Description				
2	14/01807/FUL	179m NW	Good	Not Supplied	1
	203 Banbury Road STRATFORD-UPON-AVON Warwickshire, CV37 7HT	C3	1st July 2014	New Build	
	Application granted				
	Erection of 6 Dwellings, vehicular access ramp and associated works.				
2	15/02476/FUL	179m NW	Good	Not Supplied	1
	203 Banbury Road STRATFORD-UPON-AVON Warwickshire, CV37 7HT	C3	6th July 2015	New Build	
	Application granted				
	Demolition of existing dwelling and erection of 6 dwellings and associated works, along with the removal of one tpo tree.				
2	17/03601/FUL	179m NW	Good	Not Supplied	1
	203 Banbury Road Stratford-upon-Avon Warwickshire, CV37 7HT	C3	1st December 2017	New Build	
	Detail application granted				
	Demolition of existing dwelling and erection of building containing 5 apartments, widening of access, and all associated works				



New Build Developments (10 to 50 Dwellings within 250m)

The record below shows applications for new residential developments between 10 and 50 dwellings, recorded within a single application.

ID	Application No.	Distance & Direction	Location Accuracy	Site Area	Contact ID
	Address	Use Class	Submission Date	Type	
	Decision				
	Description				
3	15/01068/FUL	22m SE	Good	4200m ²	1
	221 Banbury Road STRATFORD-UPON-AVON Warwickshire, CV37 7HT	C3	11th May 2015	New Build	
	Detail application granted				
	Demolition of existing building and erection of 21 Age Exclusive for the over 55 apartments, including landscaping and car parking				
4	12/02647/FUL	170m NW	Good	7000m ²	1
	205 Banbury Road Stratford-upon-Avon Warwickshire, CV37 7HT	C3	21st November 2012	New Build	
	Application submitted (decision unknown)				
	18 Houses				



Unclassified Developments (within 250m)

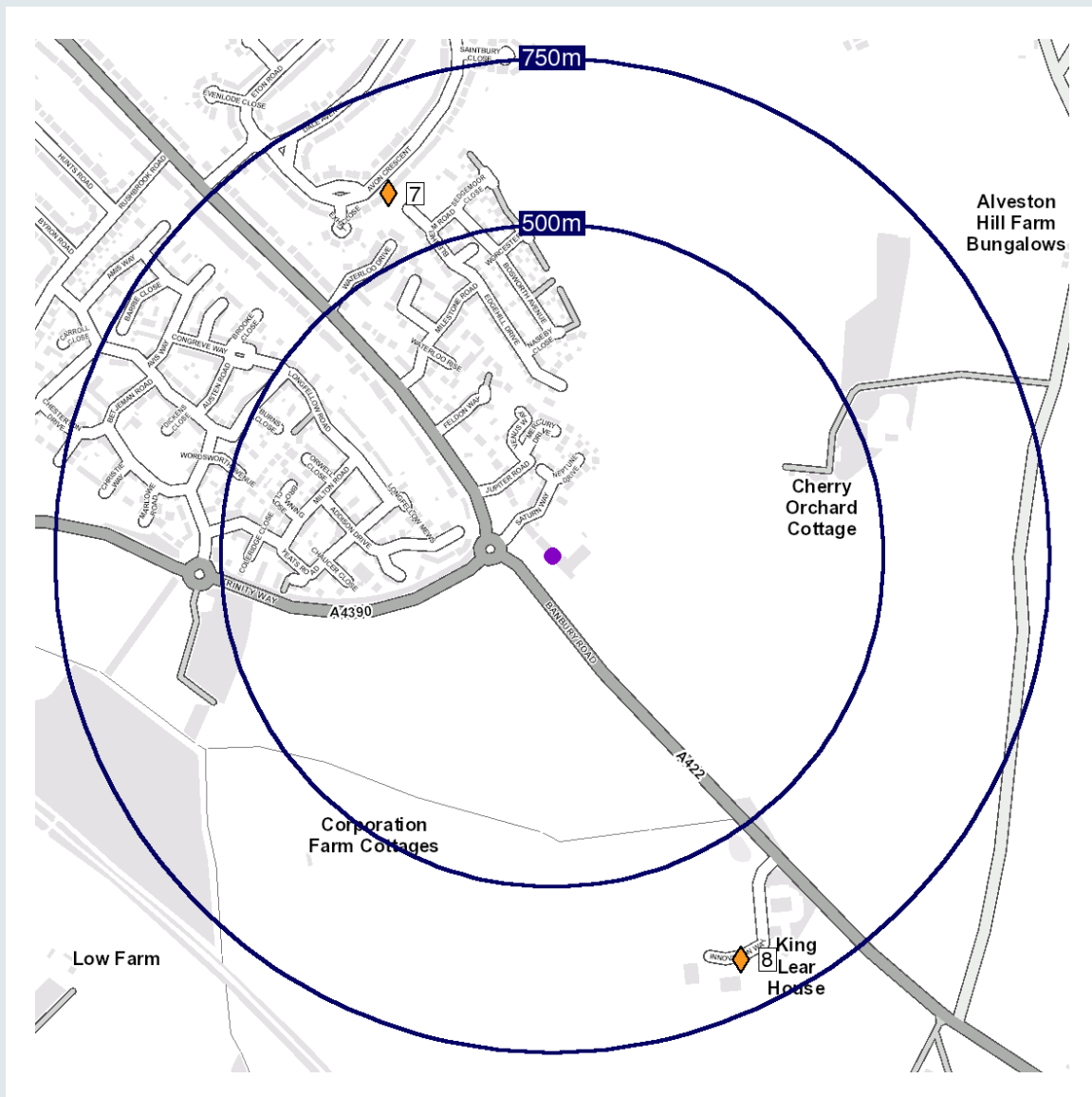
The records below relate to applications for residential projects where the scale of the application has not been determined.

ID	Application No.	Distance & Direction	Location Accuracy	Site Area	Contact ID
	Address	Use Class	Submission Date	Type	
	Decision				
	Description				
5	17/01206/AMD	22m SE	Good	Not Supplied	1
	221 Banbury Road Stratford-upon-Avon Warwickshire, CV37 7HT	C2	24th April 2017	New Build	
	Detail application granted				
	Demolition of an existing building and erection of age exclusive (for the over 55) housing. This includes landscaping and car parking				
6	12/00886/AMD	77m N	Good	Not Supplied	1
	207 Banbury Road Stratford Upon Avon Warwickshire, CV37 7HT	C3	16th April 2012	New Build	
	Application submitted (decision unknown)				
	Non material amendment to internal road alignment and size and siting of sub station.				



Section 1b : Planning Applications Map

The map below shows the location of new build developments over 50 dwellings within 750m. Details of these applications are listed in the tables that follow.



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- | | | | |
|--|---------------------------|--|---|
| | Property | | Residential New Build (over 50 dwellings) |
| | Search Radii | | |
| | Map ID | | |
| | Multiple Features Present | | |



New Build Developments (over 50 Dwellings within 750m)

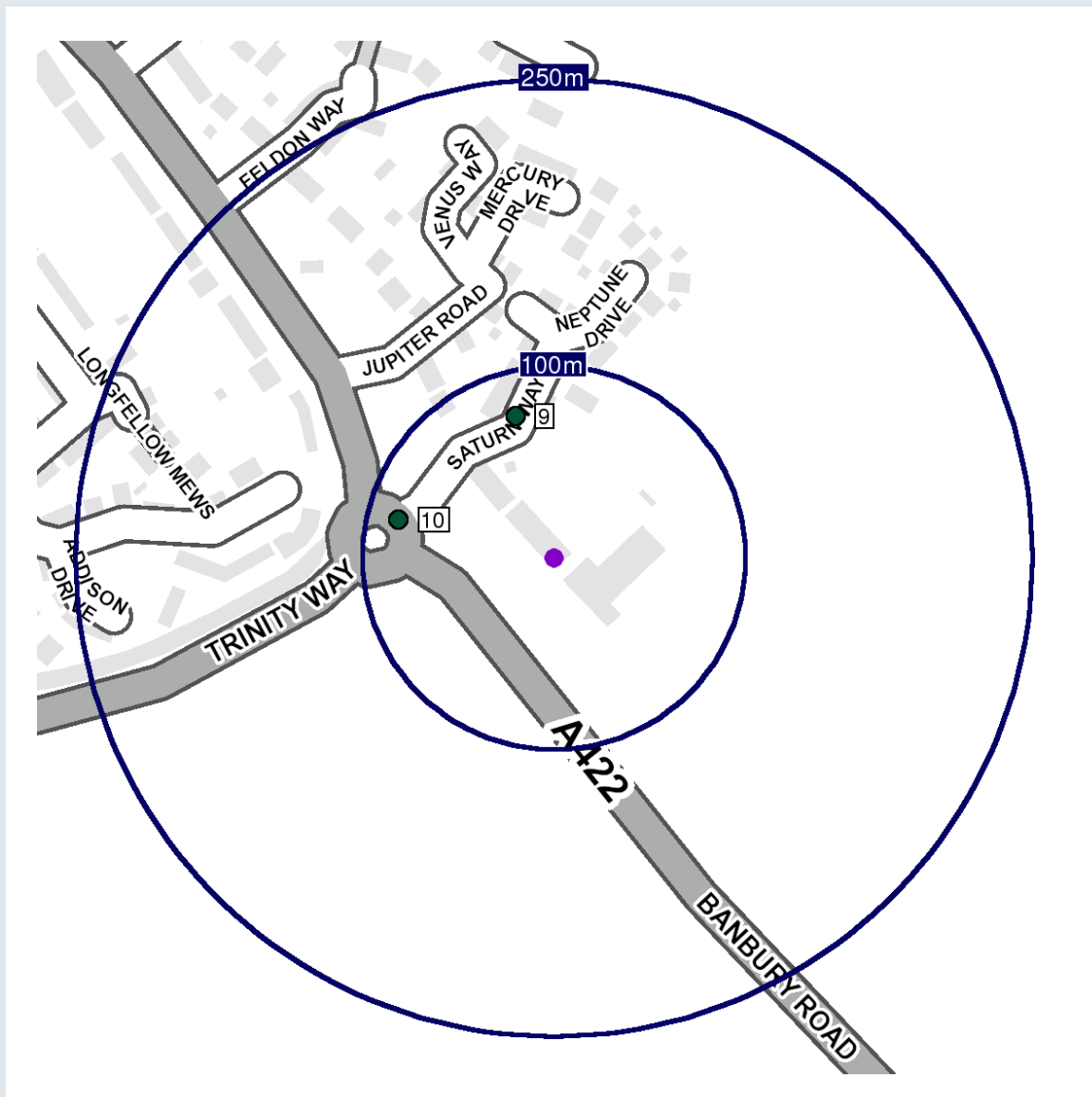
The records below show applications for new residential developments over 50 dwellings, recorded within a single application.

ID	Application No.	Distance & Direction	Location Accuracy	Site Area	Contact ID
	Address	Use Class	Submission Date	Type	
	Decision				
	Description				
7	13/01342/FUL	601m NW	Good	38500m ²	1
	42 Avon Crescent STRATFORD-UPON-AVON Warwickshire, CV37 7EX	C3	14th June 2013	New Build	
	Application granted				
	Milestone Road Residential Development				
8	17/01225/FUL	673m SE	Good	Not Supplied	1
	Stratford upon Avon Business Park Banbury Road, Stratford-upon-Avon Warwickshire, CV37 7GY	C3	12th June 2017	New Build	
	Detail application refused				
	Full planning application for the erection of up to 79 dwellings (Use Class C3) with means of site access from Stratford Business and Technology Park including amenity space and all other necessary ancillary and enabling works.				



Section 1c : Planning Applications Map

The map below shows the location of small and unclassified non-residential planning applications within 100m of the property. Details of these applications are listed in the tables that follow.



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- | | | | |
|--|---------------------------|--|------------------------------|
| | Property | | Non-residential Small |
| | Search Radii | | Non-residential Unclassified |
| | Map ID | | |
| | Multiple Features Present | | |



Small Non-residential Developments (within 100m)

The records below relate to small non-residential applications for example, alterations, small offices and shops. These applications generally have a total floor area of less than 250m². Minor non-residential applications, such as signs and flagpoles, are also shown if within 50m.

ID	Application No.	Distance & Direction	Location Accuracy	Site Area	Contact ID
	Address	Use Class	Submission Date	Type	
	Decision				
	Description				
9	12/01396/VARY	77m N	Good	Not Supplied	1
	207 Banbury Road Stratford Upon Avon Warwickshire, CV37 7HT	Sui Generis	14th June 2012	New Build	
	Application submitted (decision unknown)				
	Variation of condition 21 of planning permission ref. 11/02072/FUL to amend the details shown on the approved layout plan in respect of the siting of the electricity substation.				
10	16/02487/ADV	84m W	Good	Not Supplied	1
	Saturn Way Stratford-upon-Avon Warwickshire, CV37 7NE	Sui Generis	1st August 2016	New Build	
	Detail application withdrawn				
	Free standing sales signage.				



Use Class Table

The following table shows the Use Class codes used in Section 1: Planning Applications.

Use Class	Category Description	Notes
A1	Shops	General Retail
A2	Financial and Professional Services	e.g. banks, estate agents etc.
A3	Restaurants and Cafes	
A4	Drinking Establishments	Pubs/wine bars (not nightclubs)
A5	Hot Food Takeaways	
B1	Business	Offices etc. (not those that fall within A2 e.g. Estate Agents)
B2	General Industry	
B8	Storage or Distribution	Warehouses etc.
C1	Hotels	
C2	Residential Institutions	Hospitals, nursing homes, boarding schools
C2(a)	Secure Residential Institutions	Prisons, young offenders institutes etc.
C3	Dwelling Houses	
C4	Houses in Multiple Occupation	Small shared houses occupied by between 3 and 6 unrelated individuals, as their only or main residence, who share basic amenities such as a kitchen or bathroom
D1	Non Residential Institutions	Schools, museums, libraries etc.
D2	Assembly and Leisure	Cinemas, music and concert halls, swimming pools etc.
Sui Generis		Anything not falling into the above, e.g. petrol stations, nightclubs, taxi business, amusements etc.



Understanding This Section

Each local authority will produce a series of development plans which outline the desired approach to land use and development for the area. These plans provide an indication of what types of development the local authority might encourage or restrict in the future. In Section 2 we have considered the maps included in development plans and summarised the key designations that apply to your area. You should consider how these could affect you and your property.

Section Overview

We have organised the designations and any related policies into key themes. Each section will show the areas designated on mapping within the development plan and provide details of the document and policy that can be researched for further details.

Some of the information we gather is not mapped as the quality or scale of the source mapping means we are unable to accurately plot these features. These are usually area wide policies or sites captured from general indicative diagrams. These will be shown in the tables as 'Not Mapped', however we will provide as much information as we can gather.

Some designations may be captured from the mapping within development plans and not have an associated policy. These will be shown with 'No Associated Policy'. We provide as much information as we can gather from the mapping.



Section 2a: Housing and Community

For example, policies relating to Housing, Recreation and Education.



Section 2b: Business and Economy

For example, policies relating to Industry, Tourism and Retail.



Section 2c: Resources and Waste

For example, policies relating to Water, Energy and Minerals.



Section 2d: Transport Infrastructure

For example, policies relating to Roads, Rail and Public Transport



Section 2e: Heritage and Open Environment

For example, policies relating to Green Belt, Conservation and Historic Sites.



Section 2f: Other Sites

For example, policies relating to Mixed Usage Sites and Military Installations.

Next Steps

You can find further information about a policy or designation within the associated development plan. The 'Summary of Development Plans in Your Area' page will help you find the document you need.

Each section will provide details of the relevant document, policy (if applicable) and map the information was captured from. The policy number will confirm where in the local authority document further detailed information is available. If, following this, you would like further clarification please contact the relevant authority.

For help with the report contact our Customer Services team on 0844 844 9966 or email helpdesk@landmark.co.uk



Useful Information

What are Development Plans?

As well as managing development in your local area through the planning application system, your local authority will produce development plans. These will outline the desired approach to land use and development in the area. The plans will aim to address a wide range of environmental, economic and social needs with the overall aim of sustainable development.

Planning application decisions have to be made in accordance with the policies of the development plan, so these documents are important as they indicate what forms of development might be approved nearby in the years to come.

National guidelines are individually published by the English, Welsh and Scottish governments. These documents outline the government's view on development and planning policy. They will also provide the framework and requirements local authorities will consider to produce the policies for their area.

National legislation is important as this provides the overall strategy for development. Where a local authority local plan is judged to be out-of-date or insufficient national policy may supersede it, or be a material consideration for any application.

What are Local Plans and Local Development Frameworks?

Local authorities will publish policies and proposals in their development plans.

Older development plans are often known as a Local Plan or Unitary Development Plan (UDP). More recently, after a change in planning legislation in 2004, English authorities started to produce their plans as a series of documents referred to as the Local Development Framework (LDF). An LDF will consist of a series of statutory documents, such as a Core Strategy and Proposals Map. A local authority may also produce a series of non-statutory supplementary planning documents (SPD's) that will provide guidance on specific development topics.

This series of documents may be produced gradually and while new documents are being drafted and approved some policies may be 'saved' from an earlier development plan. These will then be replaced as newer emerging documents are adopted. This means that in some areas older development plans may still be considered relevant alongside newer documents.

In Scotland and Wales Local Development Plans (LDP's) are gradually replacing any older Local Plans and UDP's.

As national legislation changes, local planning authorities may change their approach to creating development plans. For example, the introduction of the 'National Planning Policy Framework' (NPPF) in 2012 has meant that development plans in England are starting to be referred to as Local Plans again, and local authorities are being encouraged to only produce additional supplementary documents where absolutely required.

Neighbourhood Planning

In England, local communities are now being given an opportunity to shape and inform development plans for their area. Parish councils, town councils, or neighbourhood forums can develop a 'Neighbourhood Plan' to outline the community's aspirations. If approved these neighbourhood plans will then form part of the framework for the area and will be considered by the local planning authority for future planning decisions. There is currently no formal equivalent in Scotland and Wales, but local communities are encouraged to participate in discussions concerning local service delivery.

If you are interested in Neighbourhood Plans in your area we recommend you contact your local authority for more information.



Summary of Development Plans in Your Area

This section provides an overview of the development plan documents that are relevant to your area. It will clarify which documents we have considered to produce the report. This section will also list any additional documents we have not considered; you may wish to investigate these independently.

Which Development Plans have we searched?

This report will provide details of development plans published by Local Authorities. We capture plans at 'deposit' stage (when a draft plan is submitted for approval) and again when formally adopted. The following documents within the surrounding area have been captured by us.

Plan Name	Local Authority	Plan Status	Date
Core Strategy	Stratford-on-Avon District Council	Adopted	11th July 2016
Proposal Map	Stratford-on-Avon District Council	Adopted	11th July 2016
Stratford-On-Avon District Local Plan Review	Stratford-on-Avon District Council	Adopted	14th July 2006

We will report information taken from maps within these documents if policies and designations are found within the search distances we have used for each section.

Each development plan will also contain detailed explanations of various policies and proposals for the area, some of which are likely to be unmapped and so will not be included in this report.

Other Documents in your Area

Alongside the main development plans we summarise there can be other documents that have been published that may also be relevant to your area. This may also include plans that are still being prepared, or that have very recently been published, and therefore have not yet been considered by us.

If a document appears on this list it does not necessarily mean that your property is directly affected by the plan, but that your property is considered to be within the area the document covers. These could be documents such as area wide strategic plans or guidance statements. You may wish to research these documents independently.

Plan Name	Local Authority	Plan Status	Adopted Date
Stratford-upon-Avon - Site Allocations	Stratford-on-Avon District Council	Under Preparation	Not Supplied
Neighbourhood Plan - Stratford Upon Avon	Stratford-on-Avon District Council	Under Preparation	Not Supplied
Neighbourhood Plan - Shipston-on-Stour	Stratford-on-Avon District Council	Under Preparation	Not Supplied
Neighbourhood Plan - Long Compton	Stratford-on-Avon District Council	Adopted	2016
Neighbourhood Plan - Kineton	Stratford-on-Avon District Council	Adopted	2016
Neighbourhood Plan - Alcester	Stratford-on-Avon District Council	Under Preparation	Not Supplied
Community Infrastructure Levy (CIL)	Stratford-on-Avon District Council	Under Preparation	Not Supplied
Neighbourhood Plan - Welford-on-Avon	Stratford-on-Avon District Council	Adopted	2017
Neighbourhood Plan - Dorsington	Stratford-on-Avon District Council	Under Preparation	Not Supplied
Neighbourhood Plan - Bidford-on-Avon	Stratford-on-Avon District Council	Adopted	2017
Neighbourhood Plan - Bishops Itchington	Stratford-on-Avon District Council	Under Preparation	Not Supplied

Plan Name	Local Authority	Plan Status	Adopted Date
Neighbourhood Plan - Snitterfield	Stratford-on-Avon District Council	Adopted	2018
Neighbourhood Plan - Tysoe	Stratford-on-Avon District Council	Under Preparation	Not Supplied
Neighbourhood Plan - Wilmcote	Stratford-on-Avon District Council	Adopted	2018
Neighbourhood Plan - Brailes	Stratford-on-Avon District Council	Under Preparation	Not Supplied
Neighbourhood Plan - Claverdon	Stratford-on-Avon District Council	Under Preparation	Not Supplied
Neighbourhood Plan - Salford Seven	Stratford-on-Avon District Council	Adopted	2017
Neighbourhood Plan - Wootton Wawen	Stratford-on-Avon District Council	Adopted	2018
Neighbourhood Plan - Harbury	Stratford-on-Avon District Council	Under Preparation	Not Supplied
Neighbourhood Plan - Beaudesert and Henley-in-Arden	Stratford-on-Avon District Council	Under Preparation	Not Supplied
Neighbourhood Plan - Marston Sicca	Stratford-on-Avon District Council	Under Preparation	Not Supplied
Neighbourhood Plan - Pillerton Priors	Stratford-on-Avon District Council	Under Preparation	Not Supplied
Neighbourhood Plan - Quinton	Stratford-on-Avon District Council	Under Preparation	Not Supplied
Neighbourhood Plan - Bearley	Stratford-on-Avon District Council	Under Preparation	Not Supplied
Neighbourhood Plan - Tanworth in Arden	Stratford-on-Avon District Council	Under Preparation	Not Supplied
Neighbourhood Plan - Wellesbourne and Walton	Stratford-on-Avon District Council	Under Preparation	Not Supplied
Neighbourhood Plan - Southam	Stratford-on-Avon District Council	Under Preparation	Not Supplied
Neighbourhood Plan - Ettington	Stratford-on-Avon District Council	Under Preparation	Not Supplied
Neighbourhood Plan - Hampton Lucy	Stratford-on-Avon District Council	Under Preparation	Not Supplied
Neighbourhood Plan - Clifford Chambers and Milcote	Stratford-on-Avon District Council	Under Preparation	Not Supplied
Neighbourhood Plan - Long Itchington	Stratford-on-Avon District Council	Under Preparation	Not Supplied
Neighbourhood Plan - Loxley	Stratford-on-Avon District Council	Under Preparation	Not Supplied
Neighbourhood Plan - Ilmington	Stratford-on-Avon District Council	Under Preparation	Not Supplied
Neighbourhood Plan - Alderminster	Stratford-on-Avon District Council	Under Preparation	Not Supplied
Neighbourhood Plan - Fenny Compton	Stratford-on-Avon District Council	Under Preparation	Not Supplied
Neighbourhood Plan - Tredington	Stratford-on-Avon District Council	Under Preparation	Not Supplied
Neighbourhood Plan - Napton-on-the-Hill	Stratford-on-Avon District Council	Under Preparation	Not Supplied
Neighbourhood Plan - Studley	Stratford-on-Avon District Council	Under Preparation	Not Supplied

Plan Name	Local Authority	Plan Status	Adopted Date
Warwickshire - Structure Plan (WASP) 1996 - 2011	Warwickshire County Council	Adopted	2001
Warwickshire - Minerals Local Plan	Warwickshire County Council	Adopted	1995
Warwickshire - Minerals Plan	Warwickshire County Council	Under Preparation	Not Supplied
Warwickshire - Waste Local Plan	Warwickshire County Council	Adopted	1999
Warwickshire - Statement of Community Involvement	Warwickshire County Council	Adopted	2016
Warwickshire - Waste Core Strategy	Warwickshire County Council	Adopted	2013
Warwickshire - Waste Allocation	Warwickshire County Council	On Hold	Not Supplied
Stratford-on-Avon - Statement of Community Involvement	Stratford-on-Avon District Council	Under Preparation	2014
Warwickshire - Local Development Scheme	Warwickshire County Council	Adopted	2012
Stratford-upon-Avon - Local Development Scheme	Stratford-on-Avon District Council	Approved	2017
Stratford-upon-Avon - Gypsy and Traveller Local Plan	Stratford-on-Avon District Council	Under Preparation	Not Supplied

Where can you find these plans?

A local authority will usually publish development plans on their website. The planning policy sections of the relevant local authority websites are listed below. If a plan is not available here you may be able to obtain a copy by contacting the relevant local authority.

Local Authority	Planning Policy Website
Stratford-on-Avon District Council	https://www.stratford.gov.uk/planning-regeneration/planning-policy.cfm
West Midlands Regional Assembly, Planning	Not Supplied
Ministry of Housing, Communities and Local Government	Not Supplied
Environment Agency, Head Office	Not Supplied



Section 2a: Housing and Community

The tables below provide information about the policies and designations within your area that relate to Housing and Community. For example, this could include housing developments, education and health care provision.

Recent Plans

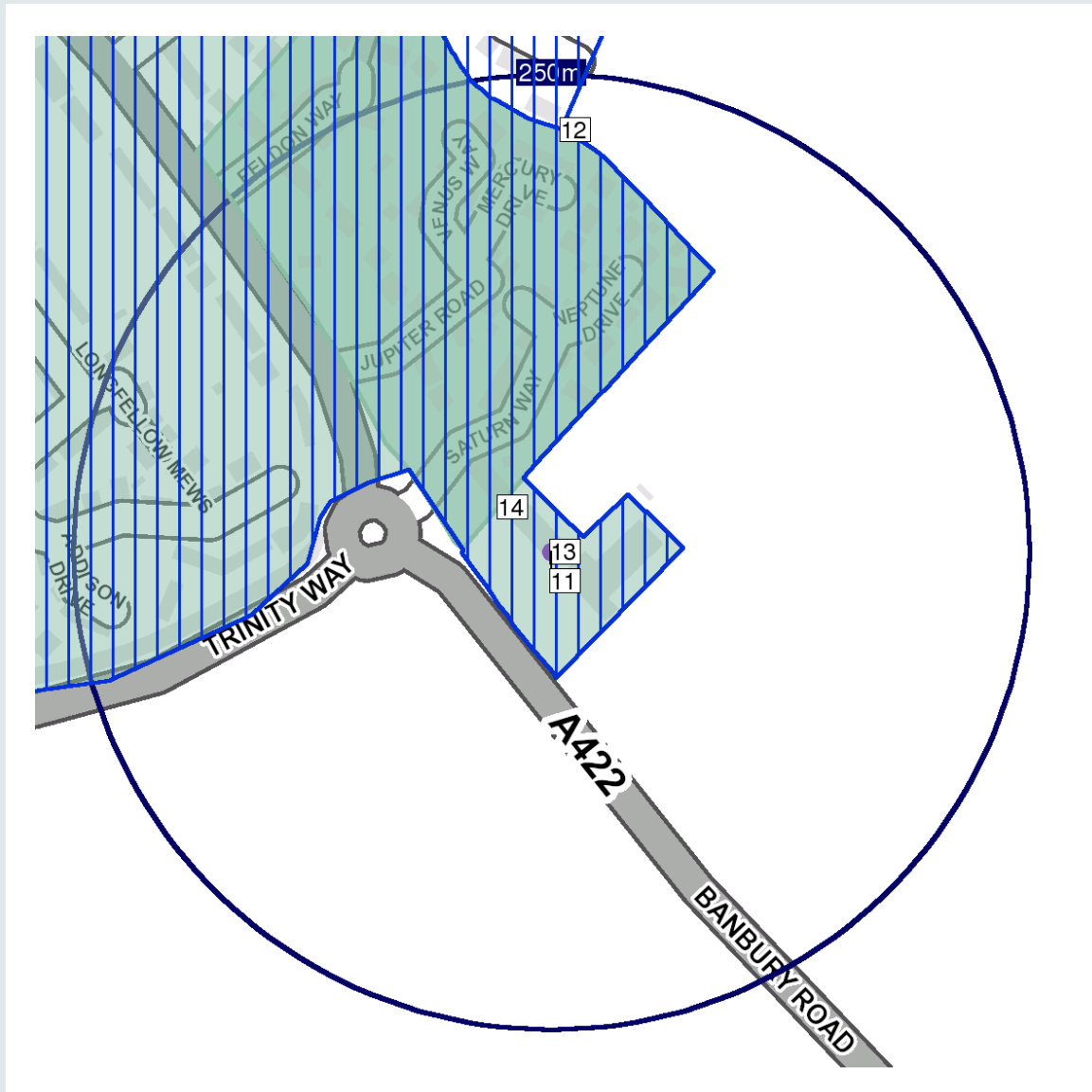
The following tables contain recent plans for your area. We consider recent plans to be documents published since an update to planning legislation in 2004 meant local authorities changed the way they prepare development plans. From these plans, we have found the following designations in your area.

Plan	Core Strategy (11th July 2016) Adopted		
ID	Description	Policy Detail	Source Map
Not Mapped - (Due to Quality of Source Mapping)	Gypsy and Traveller Sites Provision Broad Location 1	No associated policies	Map 1 - Gypsy and Traveller Sites Provision - Broad Locations

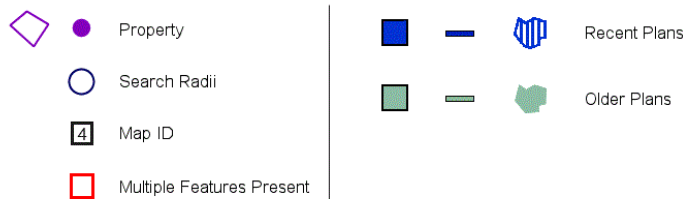


Section 2f: Other Sites Map

The map below shows policies and designations relating to 'Other Sites' in your local area. Further information is provided in the tables that follow.



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Section 2f: Other Sites and Boundaries

The tables below provide information about the policies and designations within your area that relate to 'Other Sites'. This includes areas that have been identified for mixed use, or for more general development and regeneration.

This section also provides details of any designations in your area we have captured as 'boundaries'. These are designations indicating the limits of a particular defined area. For example, a settlement boundary will generally show the area that, for the purpose of the development plan, forms a particular settlement (e.g. a town). This might be used when forming or explaining policies, eg. policies could reference that development within a settlement boundary may be preferred over development outside a settlement boundary.

Recent Plans

The following tables contain recent plans for your area. We consider recent plans to be documents published since an update to planning legislation in 2004 meant local authorities changed the way they prepare development plans. From these plans, we have found the following designations in your area.

Plan	Core Strategy (11th July 2016) Adopted		
ID	Description	Policy Detail	Source Map
11	Built up Area Boundary	CS15: Distribution Of Development	Stratford-upon-Avon Inset

Plan	Proposal Map (11th July 2016) Adopted		
ID	Description	Policy Detail	Source Map
12	Existing Commitment	No associated policies	Stratford-upon-Avon Inset

Older Plans

The following tables contain plans published prior to 2004, or prepared under the pre-2004 approach and then published at a later date. The local authority will be in the process of replacing these plans with newer documents, but even where later plans are available some policies and designations from within the below plans may be 'saved' and still relevant. From these plans, we have found the following designations in your area.

Plan	Stratford-On-Avon District Local Plan Review (14th July 2006) Adopted		
ID	Description	Policy Detail	Source Map
14	Development Proposal	No associated policies	Inset Map 1.1 - Straford-Upon-Avon
13	Built-up Area Boundary	STR.4: Previously Developed Land	Inset Map 1.1 - Straford-Upon-Avon



Understanding This Section

In this section we have summarised some information about the local area to give you an overview of your neighbourhood. This includes information about the type of housing and people you might find in your vicinity. We also provide information about the key services and facilities nearby that may be useful to you when you move into your new home.

Section Overview



Section 3a: Rights of Way

The Ordnance Survey map in this section shows rights of way in your area. A 'right of way' is the legal right to use a specified route through grounds, or across property, that belongs to someone else.



Section 3b: Housing

This section provides general information about the ownership, type and average prices of property in your neighbourhood. This section will also show the Council Tax bands for your area.



Section 3c: Population

This section shows the age, education and occupation profiles of people within your local community.



Section 3d: Education

This section identifies educational establishments in your area. A map will show the school locations and further details are included in tables that follow.



Section 3e: Amenities

This section identifies the nearest useful facilities and services in your neighbourhood. This includes a wide range of amenities from doctors to supermarkets.

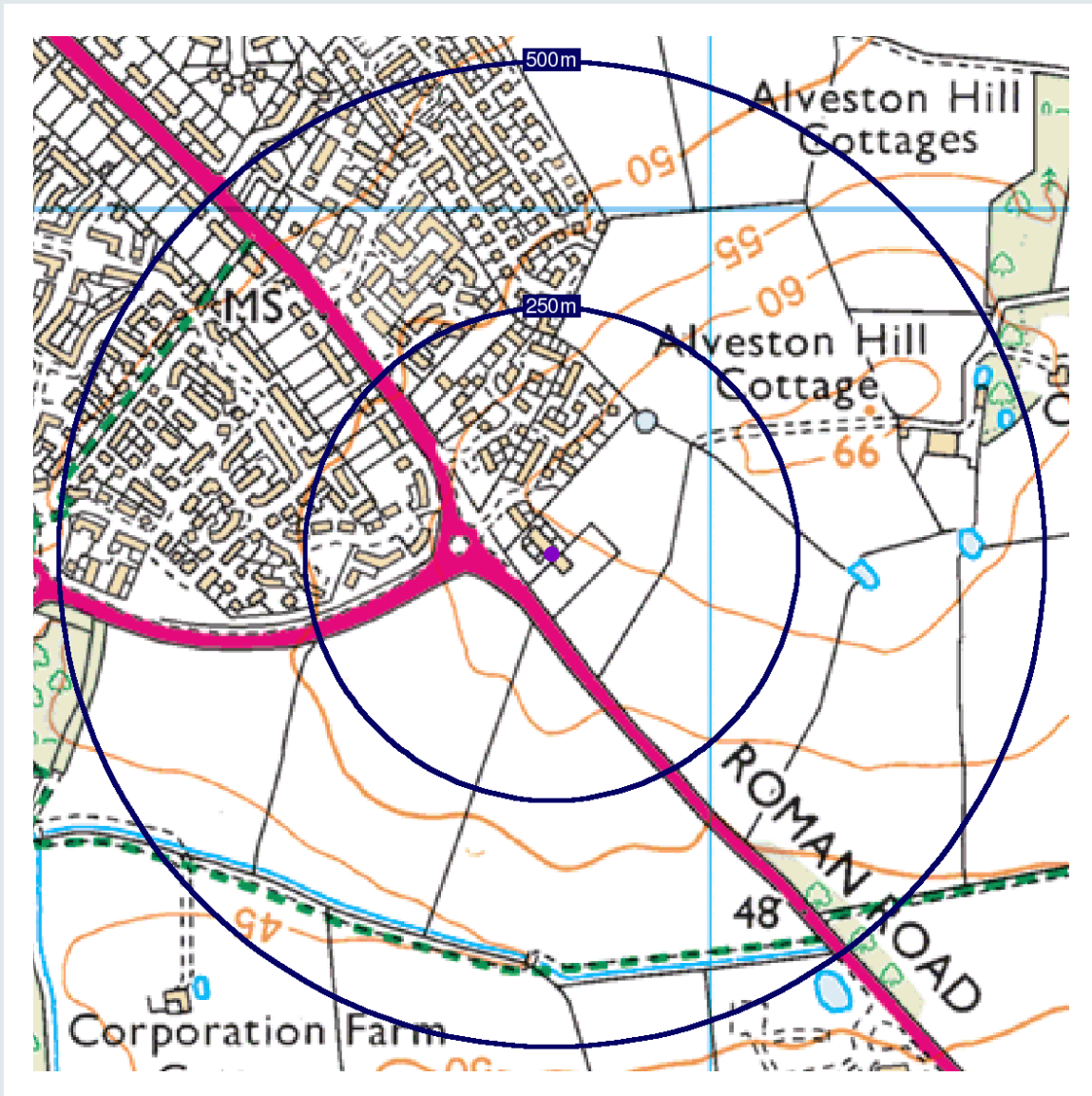
Next Steps

For further information you can visit the web links provided throughout this section. For help with the report contact our customer service team on 0844 844 9966 or helpdesk@landmark.co.uk



Section 3a: Rights of Way Map

The map below shows the existing public footpaths, bridleways and byways identified on Ordnance Survey 1:25000 mapping.



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Public Rights of way
(Rights of way are not shown on maps of Scotland)

--- Footpath +++ Byway open to all traffic
- - - Bridleway + + + Road used as a public path

The representation on this map of any other road, track or path is no evidence of the existence of a right of way. Full list of symbols is shown in the User Guide.

Other Public Access

... Other routes with public access

The exact nature of the rights on these routes and the existence of any restrictions may be checked with the local highway authority. Alignments are based on the best information available.

◆ National trail or Recreational path
- - - Permitted Bridleway
- - - Permitted Footpath

Paths and bridleways along which landowners have permitted public use but which are not rights of way. The agreements may be withdrawn.

U U Permitted Bridleway coincident with a right of way.
... Selected cycle route off and on road.



Section 3b: Housing

The information below provides an overview of housing statistics for the nearby area.

Council Tax

The table below shows you the Council Tax Bands for your Local Authority. You can visit www.voa.gov.uk to establish the council tax band of your property.

Local Authority: Stratford-on-Avon District Council

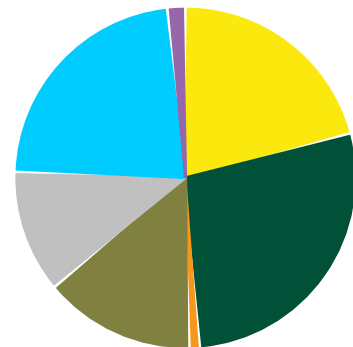
Tax Band	Band A	Band B	Band C	Band D	Band E	Band F	Band G	Band H
Local Cost	£1176	£1372	£1568	£1764	£2156	£2548	£2940	£3528

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Housing Market

The pie chart below provides an indication of the types of home ownership likely in CV37 7HT.

- Owned Outright
- Mortgaged
- Shared Ownership
- Rented (Council)
- Rented (Social Housing)
- Rented (Privately)
- Rented (Privately Other)

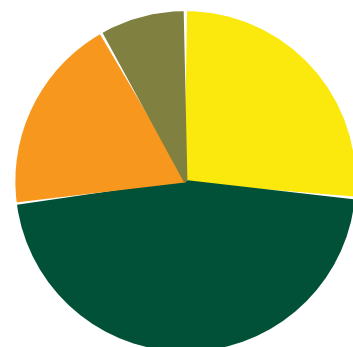


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Housing Type

The pie chart below provides an indication of the types of housing likely in CV37 7HT.

- Detached
- Semi-Detached
- Terraced
- Flats



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Average Property Price

The average property price in CV37 7HT is :

£476154 - £620425

The average price bands are calculated by EuroDirect using the latest available data from Her Majesty's Land Registry. They represent a snapshot in time as at the most recent date. Please note, where a postcode comprises less than 16 addresses the information is derived from the wider postcode sector.



Section 3c: Population

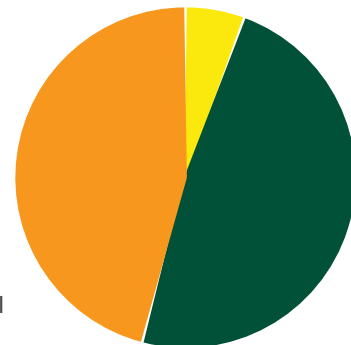
The information below provides an overview of the local community.

Qualifications

The pie chart below shows the level of qualification attained by people in your area.

- No Qualifications
- Lower level Qualifications
- Higher Level Qualifications

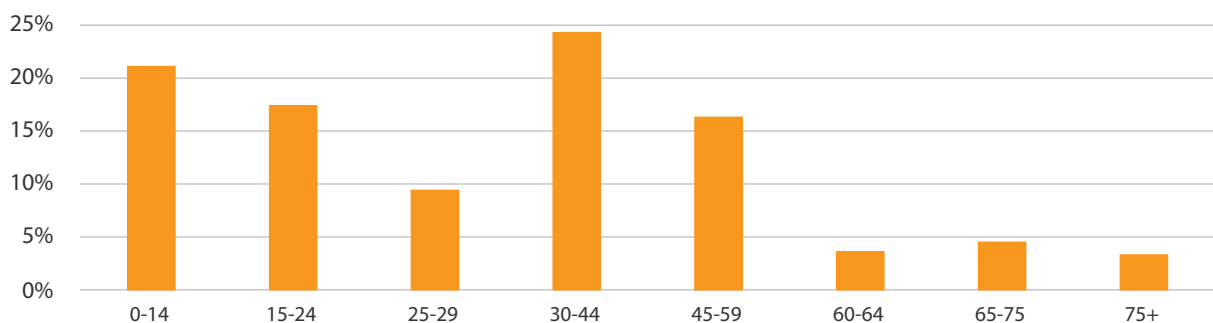
No Qualifications includes people with an education level below GCSE
 Lower Level Qualifications includes people educated to at least a GCSE level
 Higher Level Qualifications defines people educated to at least a University level



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Age

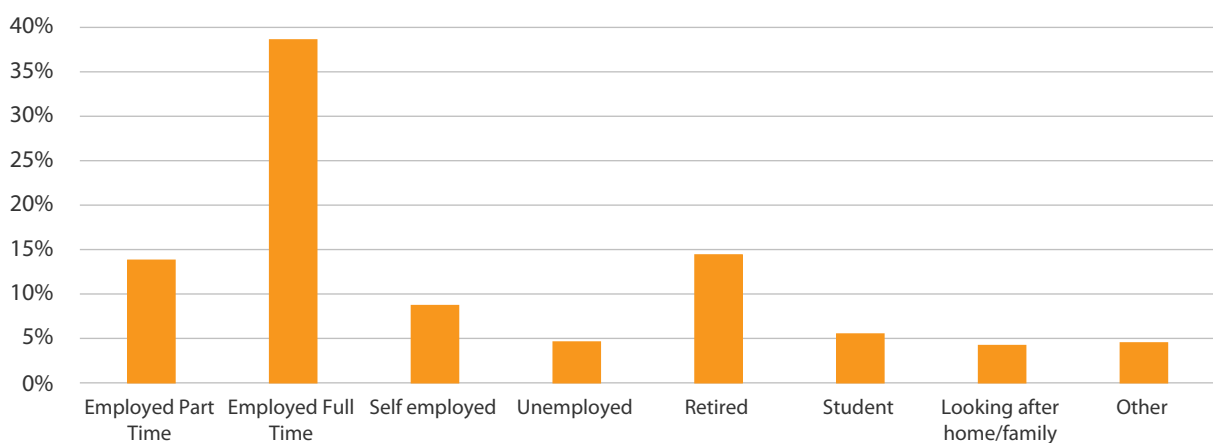
The graph below provides an indication of the age profile likely in CV37 7HT.



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Occupation

The graph below provides an indication of the occupation profile likely in CV37 7HT.

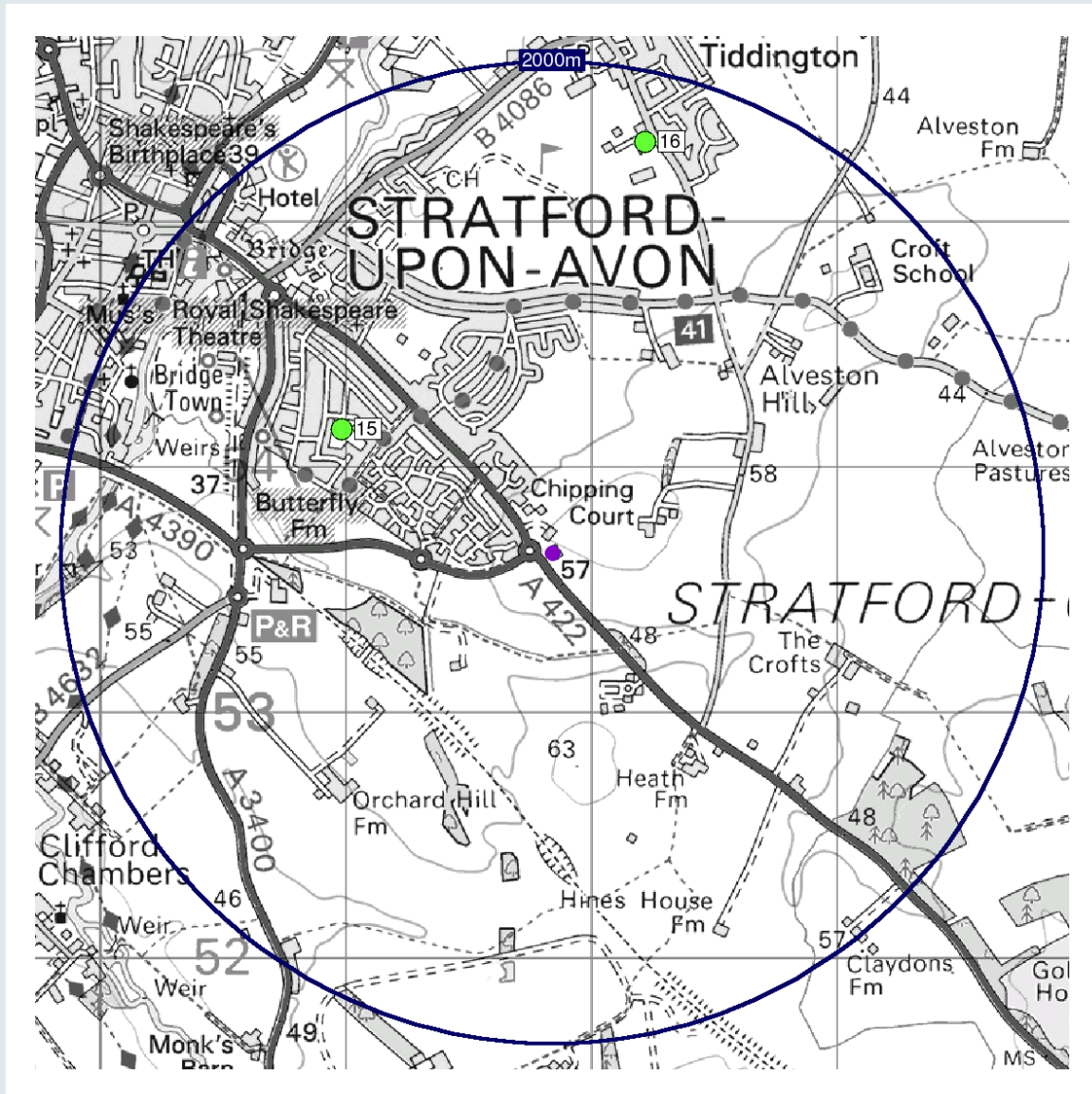


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Section 3d: Education Map

The map below shows schools up to 2 km from the property. Details of the schools are listed in the tables that follow.



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	Property		Primary Education		Outstanding
	Search Radii		Secondary Education		Good
	Map ID		Further Education		Requires Improvement
			Other Schools/ Education Centres		Inadequate
					Not Available



Section 3d: Education

The table below provides further details of schools within 2 km of the property.

Primary Education

ID	Name and Address	School Type	Inspection Result
15	Bridge Town Primary School, CV37 7JP	Community school	Good
16	Alveston CofE Primary School, CV37 7BZ	Voluntary controlled school	Good

Secondary Education

No schools found

Further Education

No schools found

Other Schools and Education Centres

No schools found

The school admission process can vary depending on the individual school or Local Authority. For general information about selecting and applying for school places please visit www.gov.uk/schools-admissions. Your local council will also be able to provide further advice about the process in your area.

We do not currently hold inspection results for establishments in Scotland, but these are available at www.educationscotland.gov.uk.

Most schools are only inspected every few years. If you would like to investigate ratings and read the full inspection reports these are available at www.ofsted.gov.uk (England), www.estyn.gov.uk (Wales) or www.educationscotland.gov.uk (Scotland).



Section 3e: Amenities

This section provides the location of key facilities near to your property.

Where Is The Nearest...?

Post Box	Letter Box - Dale Avenue, CV37	772m NW
Post Office	Post Office (Tiddington) - 12, Main Street, Tiddington, Stratford-upon-Avon, CV37 7AZ	2.2km N
Hospital	Stratford Hospital - Arden Street, Stratford-upon-Avon, CV37 6QQ	2.7km NW
Cash Machine	Cash Machine (TESCO) - 37, Banbury Road, Stratford-upon-Avon, CV37 7HW	1.1km NW
Convenience Store	Tesco Express - 37-39, Banbury Road, Stratford-upon-Avon, CV37 7HW	1.1km NW
PayPoint	The Co-operative - Budgens, Wordsworth Avenue, Stratford-upon-Avon, CV37 7BN	502m W
Library	Wellesbourne Library - Wellesbourne Library, Kineton Road, Wellesbourne, Warwick, CV35 9NF	6.5km E
Cinema	Everyman Stratford-upon-avon - Bell Court, Wood Street, Stratford-upon-Avon, CV37 6EX	2.2km NW
Recycling Centre	Recycling Centre - Nr Prince'S Drive, CV31	14.8km NE
Petrol Station	Shell Service Station - Shipston Road, Stratford-upon-Avon, CV37 7LP	1.5km NW
Bus Stop	Bus Stop (Armillary Island) - CV37	139m NW
Railway Station	Stratford-Upon-Avon Rail Station - Station Road, CV37	2.8km NW

Facilities In The Local Area

The tables below show useful facilities within 5km of your property. Up to 3 features will be listed for each category.

Healthcare

Doctors

Name	Address
Bridge House Medical Centre	Scholars Lane, Stratford-upon-Avon, CV37 6HE
Dr Crowfoot	1a, Albany Road, Stratford-upon-Avon, CV37 6PG
Rother House Medical Centre	Alcester Road, Stratford-upon-Avon, CV37 6PP

Dentists

Name	Address
mydentist	9, Tiddington Road, Stratford-upon-Avon, CV37 7AE
Mark Feller's Dental Practice	7, John Street, Stratford-upon-Avon, CV37 6UB
Langmans @ Ely Place	Ely Place 28, Ely Street, Stratford-upon-Avon, CV37 6LW

Chemists

Name	Address
Rosebird Centre Pharmacy	The Rosebird Centre, Shipston Road, Stratford-upon-Avon, CV37 8LU
Boots	11, Bridge Street, Stratford-upon-Avon, CV37 6AB
Stratford Pharmacy	21, High Street, Stratford-upon-Avon, CV37 6AU

Veterinary Clinics

Name	Address
Riverside Veterinary Centre Ltd	2, Loxley Road, Stratford-upon-Avon, CV37 7DP
Severn Veterinary Centre	14, Guild Street, Stratford-upon-Avon, CV37 6RE
Stratford Companion Care	Unit C The Maybird Centre, Birmingham Road, Stratford-upon-Avon, CV37 0HZ

Eating and Drinking

Restaurants

Name	Address
Le Bistrot Pierre	Le Bistro Pierre Swans Nest Hotel, Swans Nest Lane, Stratford-upon-Avon, CV37 7LT
The Thai Boat House	Boat House, Swans Nest Lane, Stratford-upon-Avon, CV37 7LS
Cox's Yard	Avonbridge Wharf, Bridgefoot, Stratford-upon-Avon, CV37 6YY

Pubs Bars and Inns

Name	Address
Old Tramway Inn	91, Shipston Road, Stratford-upon-Avon, CV37 7LW
Bear Freehouse & Kitchen	Bridgetown, Stratford-upon-Avon, CV37 7LT
Dirty Duck	Waterside, Stratford-upon-Avon, CV37 6BA

Cafés and Snack Bars

Name	Address
The Marina Cafe Bistro	Bridgefoot, Stratford-upon-Avon, CV37 6YY
The Fourteas	24, Sheep Street, Stratford-upon-Avon, CV37 6EF
Hathaway Tea Rooms	19, High Street, Stratford-upon-Avon, CV37 6AU

Fast Food Outlets

Name	Address
Barnabys Restaurant	25, Sheep Street, Stratford-upon-Avon, CV37 6EF
McDonald's Restaurant	3, Bridge Street-6 Waterside, Stratford-upon-Avon, CV37 6AB
The Fresh Baguette Bar	24, High Street, Stratford-upon-Avon, CV37 6AU

Retail Outlets

Convenience and General Stores

Name	Address
Tesco Express	37-39, Banbury Road, Stratford-upon-Avon, CV37 7HW
Shell Select	Shipston Road, Stratford-upon-Avon, CV37 7LP
Sainsbury's Local	8-9, Bridge Street, Stratford-upon-Avon, CV37 6AB

Shopping Centres & Retail Parks

Name	Address
Bards Walk Shopping Arcade	Bards Walk, Stratford-upon-Avon, CV37 6EY
Trading Estate	Regal Road, CV37
Maybird Centre (Retail Park)	Nr Birmingham Road, CV37

Garden Centres

Name	Address
Morrisons Garden Centre	Alcester Road, Stratford-upon-Avon, CV37 9DA
Newey Young Plants	Whitehill Farm, Alderminster, Stratford-upon-Avon, CV37 8BW
A J & S E Hart	Hathaway Lane, Stratford-upon-Avon, CV37 9BL

Sports and Leisure Facilities

Golf Ranges, Courses, Clubs and Professionals

Name	Address
Stratford-upon-avon Golf Club	Tiddington Road, Stratford-upon-Avon, CV37 7BQ

Sports Grounds, Stadia and Pitches

Name	Address
Playing Fields	Loxley Road, CV37
Playing Field	Loxley Road, CV37
Rugby Football Ground	Elgin Gardens, CV37

Supermarkets

Name	Address
The Co-operative	Wordsworth Avenue, Stratford-upon-Avon, CV37 7BN
Waitrose	The Rosebird Centre, Shipston Road, Stratford-upon-Avon, CV37 8LU
The Co-operative	2-3, Henley Street, Stratford-upon-Avon, CV37 6PU

DIY Stores

Name	Address
Spectrum Building Plastics	Unit 4 Western Road, Stratford-upon-Avon, CV37 0AH
City Electrical Factors	Unit 14-15, Western Road, Stratford-upon-Avon, CV37 0AH
Jewson Ltd	Wharf Road, Avon Industrial Estate, Stratford-upon-Avon, CV37 0AD

Gyms, Sports Halls and Leisure Centres

Name	Address
Club Moativation Health & Fitness Club	Bridgefoot, Stratford-upon-Avon, CV37 6YR
Stratford upon Avon Leisure Centre	Bridgefoot, Stratford-upon-Avon, CV37 6YY
Anytime Fitness	Unit 4 Maybrook Road, Stratford-upon-Avon, CV37 0BT

Playgrounds

Name	Address
Play Area	Addison Drive, CV37
Play Area	Wellington Drive, CV37
Playground	Wordsworth Avenue, CV37

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Useful Information and Contacts

Please see below the contact details of all those referred to within this report.
For all other queries please contact:

Landmark Information Group

Imperium
Imperial Way
Reading
RG2 0TD

If you require assistance please contact our customer services team on:

0844 844 9966

or by email at:

helpdesk@landmark.co.uk

Contact	Name	Address	Contact Details
1	Stratford-on-Avon District Council	Elizabeth House Church Street Stratford Upon Avon Warwickshire CV37 6HX	T: 01789 267575 F: 01789 260808 W: www.stratford.gov.uk

Landmark Standard Terms and Conditions

Full Terms and Conditions can be found on the following link: <http://www.landmarkinfo.co.uk/Terms/Show/515>

If you experience difficulties accessing our Terms and Conditions, please copy and paste the link directly into your browser, you will then be able to access our Terms and Conditions from there. Should you still experience difficulties, please telephone our Customer Service Team on 0844 844 9966.

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Barbour ABI



COPSO



Important Consumer Protection Information

This search has been produced by Landmark Information Group Ltd, Imperium, Imperial Way, Reading, Berkshire, RG2 0TD.

Tel: 0844 844 9966

Fax: 0844 844 9980

Email: helpdesk@landmark.co.uk

Landmark Information Group Ltd is registered with the Property Codes Compliance Board (PCCB) as a subscriber to the Search Code. The PCCB independently monitors how registered search firms maintain compliance with the Code.

The Search Code:

- Provides protection for homebuyers, sellers, estate agents, conveyancers and mortgage lenders who rely on the information included in property search reports undertaken by subscribers on residential and commercial property within the United Kingdom.
- Sets out minimum standards which firms compiling and selling search reports have to meet.
- Promotes the best practice and quality standards within the industry for the benefit of consumers and property professionals.
- Enables consumers and property professionals to have confidence in firms which subscribe to the code, their products and services.

By giving you this information, the search firm is confirming that they keep to the principles of the Code. This provides important protection for you.

The Code's core principles

Firms which subscribe to the Search Code will:

- Display the Search Code logo prominently on their search reports.
- Act with integrity and carry out work with due skill, care and diligence.
- At all times maintain adequate and appropriate insurance to protect consumers.
- Conduct business in an honest, fair and professional manner.
- Handle complaints speedily and fairly.
- Ensure that products and services comply with industry registration rules and standards and relevant laws.
- Monitor their compliance with the Code.

Complaints

If you have a query or complaint about your search, you should raise it directly with the search firm, and if appropriate ask for any complaint to be considered under their formal internal complaints procedure. If you remain dissatisfied with the firm's final response, after your complaint has been formally considered, or if the firm has exceeded the response timescales, you may refer your complaint for consideration under The Property Ombudsman scheme (TPOs). The Ombudsman can award up to £5,000 to you if the Ombudsman finds that you have suffered actual financial loss and/or aggravation, distress or inconvenience as a result of your search provider failing to keep to the Code.

Please note that all queries or complaints regarding your search should be directed to your search provider in the first instance, not to TPOs or to the PCCB.

TPOs Contact Details:

The Property Ombudsman scheme
Milford House
43-55 Milford Street
Salisbury
Wiltshire SP1 2BP

Tel: 01722 333306

Fax: 01722 332296

Web site: www.tpos.co.uk

Email: admin@tpos.co.uk

You can get more information about the PCCB from www.propertycodes.org.uk.

PLEASE ASK YOUR SEARCH PROVIDER IF YOU WOULD LIKE A COPY OF THE SEARCH CODE

Complaints Procedure

If you want to make a complaint, we will:

- Acknowledge it within 5 working days of receipt.
- Normally deal with it fully and provide a final response, in writing, within 20 working days of receipt.
- Keep you informed by letter, telephone or e-mail, as you prefer, if we need more time.
- Provide a final response, in writing, at the latest within 40 working days of receipt.
- Liaise, at your request, with anyone acting formally on your behalf.

Complaints should be sent to:

Landmark Information Group Ltd
Landmark UK Property
Imperium
Imperial Way
Reading
RG2 0TD

Tel: 0844 844 9966
Email: helpdesk@landmark.co.uk
Fax: 0844 844 9980

If you are not satisfied with our final response, or if we exceed the response timescales, you may refer the complaint to The Property Ombudsman Scheme (TPOs):

Tel: 01722 333306
Email: admin@tpos.co.uk

We will co-operate fully with the Ombudsman during an investigation and comply with his final decision.

IMPORTANT CONSUMER PROTECTION INFORMATION

This search has been produced by DevAssist Ltd 37 of Crown House, High Street, East Grinstead, West Sussex, RH19 3AF tel: 01342 890010 email helpdesk@devassist.co.uk which is registered with the Property Codes Compliance Board (PCCB) as a subscriber to the Search Code. The PCCB independently monitors how registered [search](#) firms maintain compliance with the Code.

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- provides protection for homebuyers, sellers, estate agents, conveyancers and mortgage lenders who rely on the information included in property search reports undertaken by subscribers on residential and commercial property within the United Kingdom
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- at all times maintain adequate and appropriate insurance to protect consumers
- conduct business in an honest, fair and professional manner
- handle complaints speedily and fairly
- ensure that products and services comply with industry registration rules and standards and relevant laws
- monitor their compliance with the Code

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Milford House
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- Keep you informed by letter, telephone or e-mail, as you prefer, if we need more time.
- Provide a final response, in writing, at the latest within 40 working days of receipt.
- Liaise, at your request, with anyone acting formally on your behalf.

Complaints should be sent to: Paul Addison, Managing Director, DevAssist Ltd 37 of Crown House, High Street, East Grinstead, West Sussex, RH19 3AF tel: 01342 890010 email helpdesk@devassist.co.uk.

If you are not satisfied with our final response, or if we exceed the response timescales, you may refer the complaint to The Property Ombudsman scheme (TPOs): Tel: 01722 333306, E-mail: admin@tpos.co.uk.

We will co-operate fully with the Ombudsman during an investigation and comply with his final decision.

Terms and Conditions for DevAssist products.

1. Definitions

In these Terms the following words shall have the following meanings:

1.1 "Client" means the seller, buyer, potential buyer, owner or lender in respect of the Property who is the intended recipient of the Report notified in writing to us.

1.2 "Company" means a company registered at Companies House in respect of which DevAssist has been instructed to provide a Service.

1.3 "Intellectual Property Rights" means copyright, patent, design right (registered or unregistered), service or trade mark (registered or unregistered), database right, or other data right, moral right or know how or any other intellectual property right.

1.4 "Literature" means DevAssist brochures, price lists and advertisements in any type of media, including the content of the Website.

1.5 "Order" means the request for Services by You.

1.6 "Property" means an address or location for which DevAssist provides a Service.

1.7 "Report" means the report prepared by DevAssist in respect of the Property.

1.8 "Service(s)" means the supply of services by DevAssist to You including but not limited to property searches, reports and photographs, and other services from time to time and includes our instructions to a Supplier, on your behalf and the dissemination of the information subsequently provided by the Suppliers.

1.9 "Supplier" means any organisation or third party who provides data or information of any form to DevAssist for the purposes of providing the Services.

1.10 "Terms" means these terms and conditions of business.

1.11 "Website" means our websites located at www.devassist.co.uk.

1.12 "We", "Us", "Our", DevCheck, DevAssess, DevHelp, DevAssist are references to DevAssist Ltd a company incorporated in England and Wales with registered number 07915521 England and whose

registered office is situated at 73 Church Rd, Hove, East Sussex, BN3 2BB.

1.13 "You" and "Your" are references to the individual, company, partnership or organisation who accesses the Website or places an Order.

2. Agreement

2.1 The agreement between You and DevAssist shall come into existence when DevAssist accepts your completed Order.

2.2 These Terms, as maybe varied from time to time, shall govern the agreement between You and DevAssist to the exclusion of all other terms and conditions.

2.3 By submitting an Order, you shall be deemed to have accepted these Terms and You agree to be bound by these Terms when You place any Order. Your continued use of the Services shall amount to your acceptance of any variations to these Terms.

2.4 These Terms together with the Literature and Order comprise the whole agreement relating to the supply of the Services to You by DevAssist You have not relied upon any representations save insofar as the same have been expressly incorporated in these Terms and You agree that you shall have no remedy in respect of any misrepresentation (other than fraudulent misrepresentation) which has not become a term of these Terms.

3. Services

3.1 DevAssist shall use reasonable care and skill in providing the Services to You and shall use only established and trusted suppliers where obtaining information or data from third parties. Where Suppliers require or provide their own conditions for use to which you are required to be a party you agree to enter into the relevant contract with the Supplier.

3.2 We reserve the right to make any changes to the Services described in our Literature to conform with any applicable statutory requirements or which we deem appropriate in our sole discretion.

3.3 Our Services are provided solely for Your use, or the use of Your Clients on whose behalf You have commissioned the Services, and shall not be used or relied upon by any other party, without Our written consent.

3.4 In providing search reports and services DevAssist will comply with the Search Code

3.5 DevAssist assumes that the value of the property does not exceed £2 million and that it is the responsibility of the customer to advise the firm at the time of requesting the search where the value of the property exceeds £2 million

4. Price and Payment

4.1 The price payable for the Services shall be in pounds sterling. The price for the Services shall be exclusive of any value added tax or other similar taxes or levies, which You shall be additionally liable to pay to DevAssist.

4.2 Payment is due in full from You within 30 days of the date of Our invoice (or as contracted) without deduction, counterclaim or set off.

4.3 DevAssist reserves the right to amend its prices from time to time and the Services will be charged at the price applicable at the date on which an Order is submitted.

4.4 If You fail to pay Our invoice on or before the due date, DevAssist may charge You interest on the late payment at the prevailing statutory rate pursuant to the Late Payment of Commercial Debts (Interest) Act 1998 until the outstanding payment is made in full.

5. Cancellation of Services

5.1 If You want to cancel an Order submitted to Us then You must notify Us in writing as soon as reasonably practicable after the Order has been submitted. Unless otherwise agreed by Us in writing, You shall remain liable for any expenses or disbursements We may have incurred prior to receiving your notice of cancellation. All expenses or disbursement must be paid in accordance with Term 4.2.

6. Termination

6.1 DevAssist may suspend or terminate any agreement with You without any liability to You with immediate effect if at any time:

- (i) You fail to make any payment due in accordance with Term 4;
- (ii) If You repeatedly breach or commit or cause to be committed a material breach of these Terms; or
- (iii) You commit a breach and You fail to remedy the breach within 7 days of receipt of a written notice to do so.

6.2 If the agreement is terminated under this Term 6 and You have made an advance payment We will refund You a reasonable proportion of the balance as determined by Us having regard to the value of Services already provided to You.

7. Events Beyond Our Control

7.1 We reserve the right without notice or liability to You, to defer the date of performance or to cancel the provision of the Services (as set out in a particular Order) or reduce the volume of the Services ordered by You if we are prevented from or delayed in the carrying on of Our business due to circumstances beyond Our reasonable control provided that, if the event in question continues for a continuous period in excess of [60] days, You shall be entitled to give notice in writing to us to terminate the Order.

8. Warranties and Limitation of Liability

8.1 We provide warranties and accept liability only to the extent stated in this Term 8.

8.2 Unless otherwise indicated on the front page of the Report, We confirm that any individuals within Our business who conducted any searches has not knowingly had any personal or business relationship with any individual involved in the sale of or dealings with the Property.

8.3 In providing the Services you acknowledge and accept that:-

(i) DevAssist's only obligation is to exercise reasonable care and skill in providing the Services.

(ii) DevAssist shall not be liable for any indirect or consequential loss, damage or expenses (including loss of profits, loss of contracts, business or goodwill) howsoever arising out of any problem, event,

action or default by DevAssist.

(iii) The Services do not include any information relating to the value or worth of the Property or the Company.

(iv) The Services have not been prepared to meet Your or anyone else's individual requirements and You assume the entire risk as to the suitability of the Services and waive any claim of detrimental reliance upon the same.

(v) DevAssist cannot warrant or guarantee that the Website or any website linked to or from the Website will be uninterrupted or error free or free of viruses or other harmful components and furthermore DevAssist cannot warrant the performance of any linked internet service not operated by DevAssist. Accordingly DevAssist shall not be liable for any damage or loss whatsoever caused: by any virus, including damage to Your computer equipment, software, data or other property resulting from Your access to, use of or browsing of the Website; or as a result of downloading any material, data, text, images, video or audio from the Website; or by the contents of or Your access to, any website linked to the Website; or for inaccuracies or typographical errors of information or on the Website.

(vi) Time shall not be of the essence with respect to the provision of the Services.

(vii) Any services other than our Services, which are advertised in the Literature are for information only, and We are not responsible for any such services which You may use as a result of our recommendation or otherwise. Any such third party services may be subject to the terms and conditions of the relevant third party service provider.

8.4 In connection with the Report You undertake to make a reasonable inspection of any results set out therein to satisfy Yourself that there are no defects or failures. In the event that there is a material defect You will notify Us in writing of such defect as soon as possible after its discovery and acknowledge that DevAssist shall not be liable for any defect, failure or omission relating to the Services that is not notified to DevAssist within three months of the date of the issue becoming apparent and in any event within two years of the date of the Service.

8.5 We use only established and trusted data search providers as Suppliers but where information contained in the Services and/or the Report is obtained by us from these Suppliers DevAssist cannot control the accuracy or completeness of the information provided by the Suppliers, nor is it within the scope of AC's Services to check the information provided by its Suppliers. Accordingly, you hereby acknowledge and accept, notwithstanding any other legal remedy available to you in this Term 8 or otherwise, that DevAssist shall not be liable for any faults, errors, omissions or inaccuracies of whatever nature in the information contained in the Reports and/or Services which is due to or caused by the Supplier EXCEPT WHERE such fault, omission, error or inaccuracy is caused by DevAssist's negligence and including negligent or incorrect entry of data by DevAssist in the records searched, any negligence or incorrect interpretation by DevAssist of the records searched and any negligent or incorrect recording of that interpretation by DevAssist in the Report and/or Services provided by DevAssist.

8.6 Where our Suppliers may be in breach of their own terms of business with us and as a result of that breach the information contained in the Services or the Report is inaccurate or incomplete we undertake to use our reasonable endeavours to assist you with any complaint or claim you choose to bring against the Supplier in your capacity as the end-user of the service provided by the Supplier or as agent for the Client. This undertaking is strictly subject to the following conditions:-

(i) Any such claim is of a material nature and arises solely and directly out of the inaccuracies, errors or omissions of the data provided by the Supplier.

(ii) The terms and conditions of the Supplier provide for the course of action you have chosen to follow.

(iii) You have used all reasonable endeavours to mitigate any loss or damage you have suffered as a result of the inaccuracies errors or omissions of the data provided by the Supplier.

(iv) You agree to pay our reasonable costs if you require our input in this action beyond what we deem to be reasonable. In certain circumstances we may bring a claim against our Supplier on your behalf (and in consultation with you) provided you have given us full particulars of the claim and written

confirmation that you authorise us to (i) decide what action if any to take; (ii) that we shall have exclusive control over, and conduct of, all claims and proceedings; (iii) that you shall provide us with all assistance that we may reasonably require in the conduct of any claims or proceedings; and (iv) that you shall bear the cost of any proceedings on the basis that you shall be entitled to retain all sums recovered in any action for your own account.

8.7 In any event, and notwithstanding anything contained in these Terms, DevAssist's total liability in contract, tort or otherwise shall not exceed £2m in respect of any single claim, event, or series of related claims or events and, save as set out herein, all warranties, conditions and other terms implied by statute or common law are excluded, to the fullest extent permitted by law.

9. Independent dispute resolution

9.1 If you make a complaint and we are unable to resolve it to your satisfaction you may refer the complaint to The Property Ombudsman scheme (website www.tpos.co.uk, email: admin@tpos.co.uk). We will co-operate fully with the Ombudsman during an investigation and comply with his final decision.

10. Intellectual Property Rights

10.1 You acknowledge that all Intellectual Property Rights in the Services are and shall remain owned by either DevAssist or our Suppliers and nothing in these Terms purports to transfer, assign or grant any rights to You in respect of the Intellectual Property Rights.

10.2 You agree that You will treat and will procure that Your clients on whose behalf You have commissioned the Services will treat as strictly private and confidential the Services and all information which they obtain from the Services.

10.3 You agree that You will procure that Your clients on whose behalf You have commissioned the Services will not, except as permitted herein or by separate agreement with DevAssist change, amend, remove, alter or modify the Service or any trademark or proprietary marking in the Service. 10.4 You agree to indemnify Us and keep us indemnified from and hold us on demand, harmless from and against all costs, claims, demands, actions, proceedings, liabilities, expenses, damages or losses (including without limitation, consequential losses and loss of profit, and all interest and penalties and legal and other professional costs and expenses) arising out of or in connection with a breach of this Term 9.

11. General

11.1 You shall not be entitled to assign Your agreement with Us or any part of it without Our prior written consent.

11.2 We may assign the agreement or any part of it to any person, firm or company.

11.3 The parties to these Terms do not intend that any term of Our agreement shall be enforceable by virtue of the Contracts (Rights of Third Parties) Act 1999 by any person that is not a party to these Terms or a permitted assignee.

11.4 Failure or delay by Us in enforcing or partially enforcing any provision of the agreement will not be construed as a waiver of any of Our rights under the agreement.

11.5 Any waiver by Us of any breach of, or any default under, any provision of the agreement by You will not be deemed a waiver of any subsequent breach or default and will in no way affect the other terms of the agreement.

11.6 If any provision or part of a provision is held to be invalid or unenforceable by any court or other body of competent jurisdiction, that provision or part of that provision shall be deemed severable and the other provisions or the remainder of the relevant provision will continue in full force and effect. 11.7 Unless otherwise stated in these Terms, all notices from You to DevAssist or vice versa must be in writing and sent to DevAssist's registered office address as stipulated in Term 1.12 or Your address as stipulated in the Order.

11.8 The Agreement shall be governed by and construed in accordance with English law and shall be subject to the non-exclusive jurisdiction of the English Courts.