

# Housing Implementation Strategy

Accompanying the Core Strategy

October 2015

## Contents

1. Introduction
2. Housing Requirement
3. Housing Trajectory
4. Main Components of Housing Supply
5. Housing Trajectory Analysis
6. Windfalls
7. Five Year Housing Land Supply
8. Affordable Housing Delivery
9. Potential Risks to Delivery
10. Monitoring and Review

Appendix 1: Housing Monitoring Sub-areas

Appendix 2: Monitoring Form

If you have any queries regarding this document please contact the Policy Team. If you find the text in this document difficult to read, we may be able to supply it in a format better suited to your needs.

Telephone: 01789 260334

Email: [planning.policy@stratford-dc.gov.uk](mailto:planning.policy@stratford-dc.gov.uk)

Write to: Policy Team, SoADC, Elizabeth House, Church Street, Stratford-upon-Avon, CV37 6HX

# 1. Introduction

- 1.1 The Housing Implementation Strategy sets out the Council's approach to managing the delivery of new housing in Stratford-on-Avon District. It accompanies the Core Strategy, which establishes where and when new development will be provided to meet the development needs of the District to 2031. Paragraph 47 of the National Planning Policy Framework (NPPF) requires the Council to prepare a housing trajectory and a Housing Implementation Strategy describing how they will maintain a five year supply of housing land to meet the housing requirement.

# 2. Housing Requirement

- 2.1 The housing requirement refers to the number of additional homes<sup>1</sup> that need to be planned for in the Core Strategy for the period 2011 to 2031. It reflects the Council's 'Review of Objectively Assessed Housing Need in Stratford-on-Avon District', which has full regard to both an objective assessment of housing needs (OAN) for the housing market area of Coventry and Warwickshire and the Strategic Housing Needs Study for the Greater Birmingham HMA. The 'District OAN' is 14,480 additional homes for the 20 year plan period 1 April 2011 to 31 March 2031 which equates to an average of 724 homes per annum.<sup>2</sup>
- 2.2 The Core Strategy housing requirement is very similar to the 'District OAN'<sup>3</sup>, being 14,485 homes. It differs slightly from the OAN because rather than apply a single annualised average target, the requirement is based on two different annual rates of delivery: 566 homes per annum in each of the first five years 2011/12 to 2015/16 and 777 homes per annum in each of the remaining 15 years. The 566 figure represents the previously proposed annual requirement from December 2014 and tested at the Core Strategy examination hearings in January 2015; the 777 figure being the balance annualised across 15 years.
- 2.3 This approach is considered appropriate given that the Core Strategy period is nearing the end of Phase 1 and new evidence indicated that the District is experiencing a significant increase in housing needs. It would be perverse to retrospectively apply a significantly higher housing target to past years, when at the time a much lower annual target was being planned for. It also creates a 'step-change' in delivery demonstrating the Council's commitment to boosting significantly the supply of housing and meeting the housing needs for the District. The fact that the start of the plan period pre-dates the anticipated adoption date of the Core Strategy is not unusual and is standard practice, reflecting both the time it can take to get plans adopted and the fact that plan-making is a continuous process.

---

<sup>1</sup> Homes are defined as permanent self-contained units of accommodation for a household. Whilst it includes mobile homes with a permanent residential use, it excludes homes for Gypsies and Travellers whose needs are planned for through a separate Gypsy and Traveller requirement. The housing requirement does include 'extra care' housing for elderly people, irrespective of use-class, provided they are self-contained units of accommodation. Specialised accommodation that provides bed spaces (e.g. nursing homes) is not included in the housing requirement.

<sup>2</sup> More information on how the OAN has been derived can be found in the updates to the joint Coventry and Warwickshire Strategic Housing Market Assessment (SHMA) and Review of Housing Requirements for Stratford District technical studies on the Council's website at [www.stratford.gov.uk/evidence](http://www.stratford.gov.uk/evidence).

<sup>3</sup> In some cases the housing requirement will match the OAN exactly. In others, it may be lower in districts that cannot meet their own OAN due to physical constraints and sustainability considerations, or alternatively, higher, in those Districts wishing to exceed their OAN, or choosing to accommodate housing needs arising from outside their area.

- 2.4 To set this in context, Figure 1 shows examples of previous housing targets for Stratford-on-Avon District. The annual Core Strategy housing requirement of 777 represents an increase of 64% against the previous adopted Local Plan target.

*Figure 1: Previous Housing Targets*

<b>Stratford-on-Avon Local Plan Review 2006</b>	475 per annum
<b>West Midlands Regional Spatial Strategy Phase 2 Review 2009</b>	225 – 495 per annum
<b>Draft Core Strategy 2012</b>	400 per annum
<b>Proposed Submission Core Strategy 2014</b>	540 per annum

- 2.5 Figure 2 summarises the position in respect of the housing requirement as of 31 March 2015, using information available at 30 September 2015. When account is taken of the number of homes already built since the start of the plan period in April 2011, the number of homes currently with planning permission, and the additional Core Strategy commitments, the housing requirement of 14,485 is exceeded by some 1,119 homes. This 7.7% overprovision is intended to build a sufficient degree of contingency and flexibility into the housing trajectory to ensure that the housing needs of the District are met and that a continuous five year supply of housing is maintained as required by the NPPF (see Section 7 below). It also demonstrates that the District is meeting its housing needs in full.

*Figure 2: Summary of Housing Requirement (as of 30 September 2015)*

20 Year Core Strategy Housing Requirement	14,485	<i>a</i>	<i>The amount of additional housing needed to be provided 2011 to 2031</i>
Built	1,832	<i>b</i>	<i>Total number of homes built 1 April 2011 to 30 September 2015</i>
With Planning Consent on Committed Sites	6,306	<i>c</i>	<i>Total number of homes with planning consent on unallocated Core Strategy sites and expected to be built by 2031</i>
With Planning Consent on Core Strategy Allocated Sites	833	<i>d</i>	<i>Total number of homes with planning consent on Core Strategy allocations</i>
<b>Residual To-Find</b>	<b>5,514</b>	<i>e</i>	<i>Housing requirement minus built and with planning consent [a-(b+c+d)]</i>
SHLAA Allowance	140	<i>f</i>	<i>Allowance for homes that get built from identified SHLAA sites within the plan period</i>
Core Strategy Windfall Allowance	297	<i>g</i>	<i>Allowance for homes that get built from unidentified small sites within the plan period</i>
LSV Requirement (Residual)	211	<i>h</i>	<i>Outstanding balance of requirement for homes in the Local Service Villages set in the Core Strategy (i.e. 2,000), taking into account homes built and with consent in the LSVs (as included in rows b &amp; c)</i>
Remaining Core Strategy Allocations	5,985	<i>i</i>	<i>Number of homes to be built on allocated sites within the plan period</i>
<b>Additional Supply</b>	<b>6,633</b>	<i>j</i>	<i>Total number of additional homes expected by 2031 [f+g+h+i]</i>
<i>Balance</i>	<i>1,119</i>	<i>k</i>	<i>Difference between additional supply and residual to-find figure [j-e]</i>
<b>Total Core Strategy supply</b>	<b>15,604</b>		<i>Core Strategy requirement plus balance of supply [a+k]</i>

- 2.6 A total of 1,832 ‘completions’ have been achieved in the four and a half years between 1 April 2011 and 30 September 2015. Although this level of delivery would have exceeded the regional plan target by some 23%<sup>4</sup>, measured against the Core Strategy annual plan target for the same period, delivery was at only 72% of the requirement. This demonstrates the effect of retrofitting a higher annual target to previous years. Since 2011 the level of delivery has increased year on year. This is a reflection of firstly, the effects of the housing moratorium that ran to 2011 and severely restricted the granting of planning permissions and subsequent construction of new homes<sup>5</sup>; and secondly, the effects of the economic recession which impacted upon the delivery of housing.
- 2.7 A further 6,306 homes are on currently ‘committed sites’ and are under construction or have some form of planning consent. The term ‘committed sites’ includes unidentified sites that have been granted planning consent as well as any remaining Local Plan Review 2006 allocations and reserve sites, but not Core Strategy allocations with planning consent<sup>6</sup>. Local Plan Review sites at Friday Furlong (Bidford-on-Avon) and Meon Vale (Long Marston Depot) are currently under construction whilst West of Shottery<sup>7</sup> has planning permission and Stratford-upon-Avon Cattle Market is in the process of gaining renewed planning consent.
- 2.8 A total of 7,466 homes are expected to be delivered through the Core Strategy, of which, 6,818 homes will come from specific allocations. Of these, five sites totalling 833 homes have already been granted planning consent, leaving 5,985 still to achieve planning consent. The residual 648 comprises allowances for homes to come forward from ‘SHLAA’ sites, ‘windfall’ sites, and non-strategic sites in the Local Service Villages (LSV).
- 2.9 The Strategic Housing Land Availability Assessment or SHLAA forms part of the technical evidence to inform the preparation of the Core Strategy. It undertakes a high-level assessment of the suitability, availability and achievability of sites for development and makes recommendations as to whether and when such sites are likely to come forward for development<sup>8</sup>. The SHLAA concludes that there are potentially a large number of sites that could deliver housing across Stratford-on-Avon District in the short term. Based on this evidence, it is reasonable to include an allowance in the trajectory for a modest proportion of housing to be built over the next five years on these identified sites. Given the nature of the District, it is also considered appropriate to include a small allowance for ‘windfalls’ to help meet the housing requirement. Windfalls are those unidentified sites that unexpectedly come forward for development such as conversions and changes of use, which are generally difficult to identify in advance (see Section 6 below). Non-strategic sites in LSVs will be identified through either the Site Allocations Plan (SAP) or neighbourhood plans prepared by parish and town councils. Work is currently progressing on the SAP and more information can be found at [www.stratford.gov.uk/siteallocations](http://www.stratford.gov.uk/siteallocations). The SAP will also allocate

---

<sup>4</sup> The RSS proposed an incremental increase to the annual housing requirement for Stratford-on-Avon District over 5 year periods between 2006 and 2026: 225, 330, 450 and 495. The RSS requirement Apr 2011- Sept 2015 would have been 1,485.

<sup>5</sup> The housing moratorium was agreed by the Government Office for the West Midlands. It was operational between 2006 and 2011. However, because it applied to planning permissions and not the construction of homes, its effects were felt after the end of the moratorium in 2011/12 and 2012/13.

<sup>6</sup> This is to avoid potential confusion with new allocations proposed through the Core Strategy. A small number of smaller Local Plan Review Allocations, particularly in Stratford-upon-Avon, have not been built and are considered unlikely to be built and as such, their policy status has expired and they have not been included within the housing trajectory

<sup>7</sup> Although it is not proposed to re-allocate West of Shottery in the Core Strategy, Local Plan policy SUA.W will continue to be saved following adoption of the Core Strategy.

<sup>8</sup> More information about the SHLAA can be found at [www.stratford.gov.uk/shlaa](http://www.stratford.gov.uk/shlaa).

'reserve sites' that would be brought forward as appropriate to help meet housing needs arising from outside of the District.

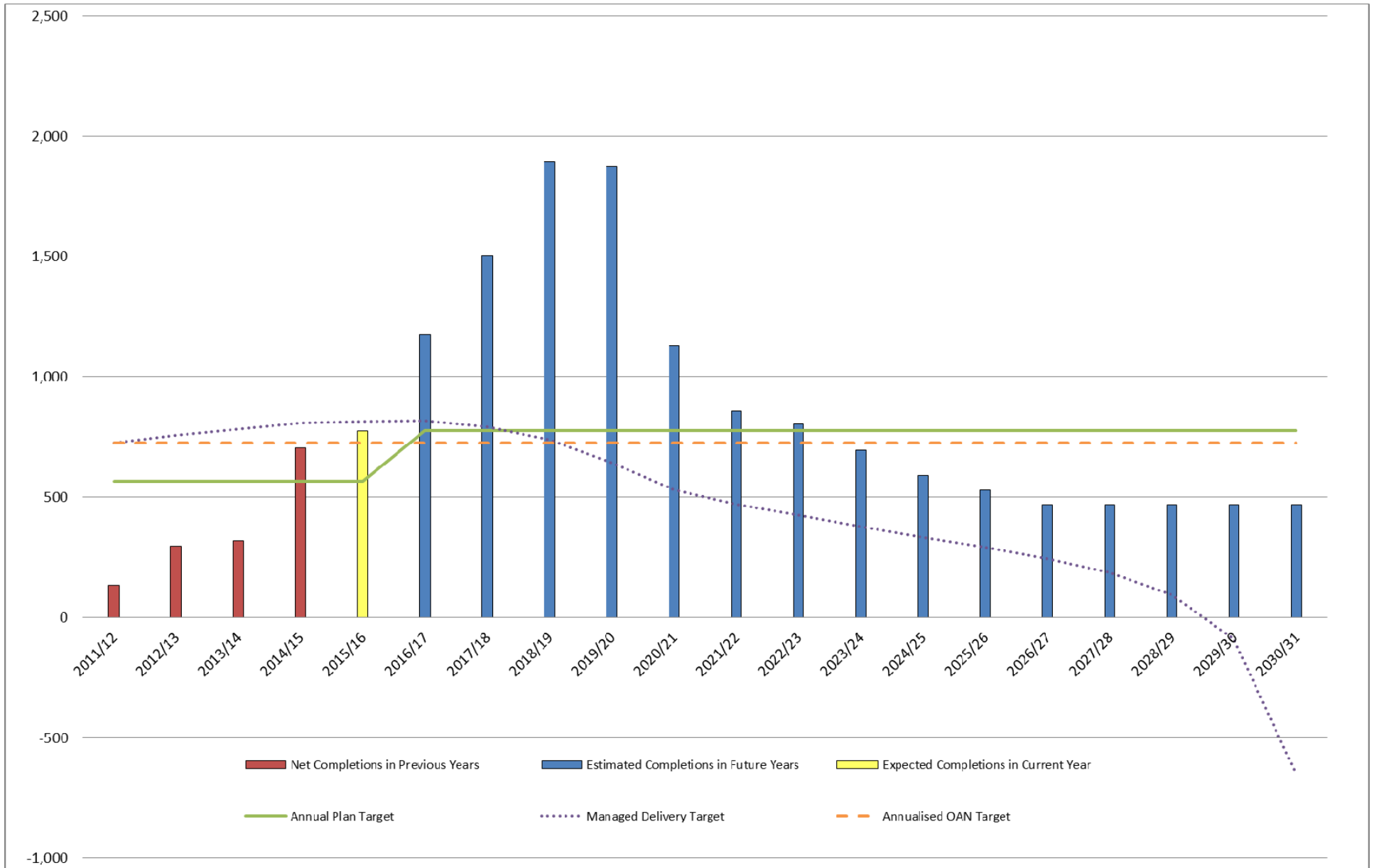
### 3. Housing Trajectory

- 3.1 The housing trajectory sets out the projected supply of housing in the Core Strategy for the 20 year plan period 2011 to 2031 and is shown in Figure 3<sup>9</sup>. The columns show the number of homes built each year since 2011 and the number of homes expected to be built in each future year to 2031. Two horizontal lines are shown: the average annualised housing target (dashed orange line) assumes 724 homes every year for the 20 year period resulting in provision of 14,480 homes, and the annual plan requirement (green line) which has two values: in the first five years of the plan period (Phase 1) the target is 566 homes per annum, whilst for the remainder of the plan period (Phases 2, 3 and 4), the annual target is 777 homes, resulting in an overall requirement of 14,485 homes. The third line shown is the managed delivery target (dotted purple line). The downwards trend of this target, which reaches zero before the end of the plan period, is due to the overprovision in housing supply above the requirement of 14,485.
- 3.2 Significant provision over and above the annual plan target is expected in the next five years between 2015/16 and 2019/20. This partly reflects the need to remedy the undersupply in previous years in the short-term and maintain a five year supply of housing, but also reflects likely build-out rates on the high number of 'oven-ready' sites with planning permission. It is the anticipated build-out of sites that explains the lower expected supply in 2015/16, although still above the plan target of 566. It also provides capacity by enabling development to come forward sooner than expected.
- 3.3 The Council acknowledges that the expected completion rates in 2017/18, 2018/19 and 2019/20 are high and successful delivery requires commitment from the housebuilding industry to deliver their planning permissions. The Council is confident that the home building industry can step up to the mark and deliver the homes that Stratford-on-Avon District needs. Provision in later years from 2024/25 is shown to be below the annual plan target of 777. This is not a concern in respect of the housing requirement itself because of the anticipated overprovision in the preceding years and the fact that the full housing requirement is being met within the plan period by 2031. Because housing supply is continuous, under any roll forward/review of the strategy, the later years of the current plan period would become the earlier years of the new plan period, with its own housing target and newly identified sites.
- 3.4 It should be noted that there is no requirement in national guidance for the Core Strategy to identify sites in the latter years of the plan period. However, by doing so, Stratford-on-Avon District Council is demonstrating its commitment to meeting its housing needs and providing certainty to the community as to where new homes will be built. Furthermore, three of the proposed Core Strategy allocations (SUA.1, GLH and LMA) will continue to deliver beyond the plan period. Not only does this build in further contingency into the housing trajectory, but also means that there is the potential for such sites to deliver at a higher rate and further increase supply within the plan period in the later years in particular.

---

<sup>9</sup> Based on years running 1 April to 31 March. Figure for 2015/16 includes 384 actual completions 1 April 2015 to 30 September 2015 and 390 expected completions 1 October 2014 to 31 March 2015.

Figure 3: Housing Trajectory Graph



## 4. Main Components of Housing Supply

- 4.1 The housing trajectory is comprised of both allocated and committed sites<sup>10</sup>. It is useful to consider in more detail supply from the Core Strategy allocated and larger committed sites as delivery of these will be more critical to ensuring the successful implementation of the housing trajectory. Figure 4a lists the Core Strategy allocations and summarises the supply from the committed sites, whilst Figures 4b and 4c list the large-sized (31-99 homes) and super-sized (100+ homes) committed sites, respectively.
- 4.2 A judgement is also provided in Figures 4a, 4b and 4c as to the relative risk to delivery of each site. This should of course be read in the context of the relatively buoyant housing market of Stratford-on-Avon. Sites under construction are considered to be low-risk. Sites that have planning consent but where construction has not commenced are shown as having a low-medium risk, and sites with outline permission or resolution to grant are shown as medium risk. Sites shown as being comparatively higher risk are the remaining Core Strategy strategic allocations. This risk assessment reflects the fact that these sites have no current adopted policy status, although planning applications are expected in 2015. The risk assessment is not to suggest that development will not happen on these sites, simply that there is perhaps slightly less certainty at the current time regarding timescales for delivery. In addition, the risk assessment demonstrates that the trajectory is robust because delivery is not dependent solely on higher risk sites.
- 4.3 One location where market capacity issues may exist is Campden Road in Shipston-on-Stour where there are four sites that will deliver some 450 homes, possibly up to 482 homes. The four sites are: Norgren and South of Campden Road/West of Oldbutt Road, both being developed by CALA Homes; and North and South of Campden Road, being promoted by Ainscough Strategic Land<sup>11</sup>. Whilst individual site promoters are enthusiastic about individual site delivery timescales, phasing and delivery on the ground will be determined by likely market capacity, site ownerships, and final agreed mix and type of homes.
- 4.4 One further committed site is the Cattle Market, Stratford-upon-Avon. This edge of centre brownfield site achieved planning permission on appeal in 2009. Owing to viability issues, development (other than site clearance and implementation of the highway works) has not commenced as the developer sought to increase the number of units and reduce the affordable housing contributions. Although these new plans were granted on appeal in May 2014, the developer has now sold the site to Orbit Housing Association who are bringing forward their own scheme for 102 self-contained 'extra care' units and 87 apartments (application expected Autumn 2015). Whilst the status of the site is shown as having 'no permission', it is still appropriate to consider the site as deliverable and include it within the five year supply. Indeed, the purchase of this urban brownfield site by a new owner and the bringing forward of a new scheme is confirmation that development on this site is considered achievable by the market.

---

<sup>10</sup> A full schedule of sites with planning consent (i.e. full planning permission, outline planning permission and resolution to grant subject to s106 agreement) is available to view on the Council's website at [www.stratford.gov.uk/housingtrajectory](http://www.stratford.gov.uk/housingtrajectory).

<sup>11</sup> Land North of Campden Road was granted on appeal (23 February 2015) for a mixed use development comprising a total of 184 homes (54 homes and 130 self-contained extra care apartments and cottages)<sup>11</sup>. On 27<sup>th</sup> June 2015 a further appeal was granted for a revised scheme to omit the supermarket and provide 143 homes and 72 self-contained extra care apartments. The site promoters have indicated that the 184 unit scheme may be progressed. with an increased number and revised mix of units totalling 215 homes.



Figure 4a: Main Components of Housing Supply – Core Strategy and Summary of Committed Sites

For the plan period 1 April 2011 to 31 March 2031				Phase 1					Phase 2					Phase 3					Phase 4					Developer / Promoter	Delivery Commentary	Relative Risk	
Site	Reference	Site Status	Homes (Net)	1 2011/12	2 2012/13	3 2013/14	4 2014/15	5 2015/16	6 2016/17	7 2017/18	8 2018/19	9 2019/20	10 2020/21	11 2021/22	12 2022/23	13 2023/24	14 2024/25	15 2025/26	16 2026/27	17 2027/28	18 2028/29	19 2029/30	20 2030/31				
Stratford Canal Quarter (Warwick House)	SUA.1 (14/03338/FUL)	Resolution to Grant	82						82																Orbit Housing Association	SDC resolved to grant permission subject to s106 agreement 16 June 2015. Private rented scheme being delivered by housing association. Although part of the SUA.1 allocation, the site is a vacant building on a physically separate site and can come forward independently of the remainder of the allocation.	Low
Stratford Canal Quarter	SUA.1	No Permission	570										40	40	40	80	90	80	40	40	40	40	40		Various / unknown	Discussions between SDC and key landowners and occupiers are ongoing. No reason to assume whole site will not progress as expected given strong support and commitment to do so following adoption of the Core Strategy. Delivery of whole site dependent on relocation of occupiers, including to proposed employment allocation SUA.2. However, vacant parts of site could come forward prior to relocation. Work commencing on SPD to ensure co-ordinated approach to delivery. SDC has responded to potential viability concerns of redevelopment of PDL site with reduced affordable housing requirement.	High
South of Alcester Road, Stratford	SUA.2	No Permission	65								30	35												Taylor Wimpey	Application 14/02865/FUL for 68 homes by Barton Wilmore refused 2 April 2015, prior to identification of site as part of allocation SUA.2 primarily for prematurity reasons and inconsistency with emerging draft NDP, contrary to officer recommendation. Different policy context now exists to support application. Delivery assumption is arguably cautious providing flexibility over timescales with possibility of full delivery within 5 years.	Medium	
North of Bishopton Lane, Stratford	SUA.4	No Permission	450							40	80	80	80	90	80									Taylor Wimpey & Miller Homes	Reasonable to assume at least 2 sales outlets with delivery expected over some 6 years with 7 year build programme. Reasonable to start to see delivery in 3 years. Advice from agent suggests 500 units could be accommodated on site with 100 units per annum.	Medium	
North of Allimore Lane (South), Alcester	ALC.1 (11/02895/OUT)	Outline Permission	190						40	80	50	20												Bloor Homes	Single site with ALC.2. Conditions being discharged and RM expected summer 2015. 2 sales outlets each delivering 40-50 units per annum is considered reasonable and bulk of the two sites will deliver in 5 years.	Low	
North of Allimore Lane (North), Alcester	ALC.2 (11/02767/OUT)	Outline Permission	160								50	80	30												Bloor Homes	Single site with ALC.1. Conditions being discharged and RM expected summer 2015. 2 sales outlets each delivering 40-50 units per annum is considered reasonable and bulk of the two sites will deliver in 5 years.	Low
West of Banbury Road, Southam	SOU.1 (13/00809/FUL)	Permission - Not Started	236						40	50	60	60	26												Bloor Homes	Hybrid permission - residential aspects have full permission. S106 complete and discharge of conditions submitted as of June 2015. Start on site expected summer 2015 so not unreasonable to get completions by end of 2015/16. Scope in 2016/17 should 2015/16 rate not deliver as expected. Reasonable that bulk of site will deliver within 5 years.	Low
West of Coventry Road, Southam	SOU.2 (13/03407/REM)	Permission - Not Started	165						40	40	40	45												Taylor Wimpey	S106 expected shortly and reserved matters to follow. Understand that developers want to move quickly on this site. Reasonable to assume completion with 5 years.	Low	
South of Daventry Road, Southam	SOU.3	No Permission	500							30	80	80	80	80	80	70							Hallam Land	Similar proposal to SUA.4 but land and financial contribution for the primary school. However, currently no developer in place, but still not unreasonable given infrastructure requirements to expect to see delivery commence in year 3.	Medium		
Gaydon Lighthorne Heath	GLH	Application Pending Consideration	2,300							50	75	150	150	150	150	175	200	200	200	200	200	200	200	CEG Bird Group	No significant infrastructure provision required. Application submitted and work on SPD progressing. M40 junction works and highway associated improvements funded separately and being implemented independently of this proposal.	Medium-High	
Long Marston Airfield	LMA	Application Pending Consideration	2,100							80	120	120	80	50	100	150	200	200	200	200	200	200	200	CALA	Housebuilder in place and application for initial 400 units submitted as a standalone scheme. Major infrastructure component is the Stratford relief road. Sufficient time for delivery to support commencement of phase 2 from 2021. Potential for increased rate of delivery to exceed 2,100 units by 2031.	Medium-High	
<b>Core Strategy Allocations Sub-Total</b>			6,818	0	0	0	0	0	120	452	585	670	486	410	450	475	490	480	440	440	440	440	440				

Table continues over page

Figure 4a continued

For the plan period 1 April 2011 to 31 March 2031				Phase 1					Phase 2					Phase 3					Phase 4					Developer / Promoter	Delivery Commentry	Relative Risk	
Site	Reference	Site Status	Homes (Net)	1 2011/12	2 2012/13	3 2013/14	4 2014/15	5 2015/16	6 2016/17	7 2017/18	8 2018/19	9 2019/20	10 2020/21	11 2021/22	12 2022/23	13 2023/24	14 2024/25	15 2025/26	16 2026/27	17 2027/28	18 2028/29	19 2029/30	20 2030/31				
Core Strategy Allocations Sub-Total (carried over from previous page)			6,818	0	0	0	0	0	120	452	585	670	486	410	450	475	490	480	440	440	440	440	440				
SUA & MRC SHLAA Allowance			140									60	60	20											Various / unknown	The bulk of the SHLAA allowance has largely been met through the granting of planning consents by SDC in the past six months. A residual of 140 remains as of October 2015 which, depending on the sites and any appeal decisions may come forward sooner than set out in the trajectory.	Low
LSV Residual Allocations			211								40	40	21	22	22	22	22							Various / unknown	The bulk of the LSV requirement has been met. Whilst some LSVs have exceeded their "requirement" there is still sufficient capacity in remaining villages to accommodate this scale of development. Neighbourhood Development Plans can also identify additional development.	Low	
Small Sites Windfall Allowance			297										27	27	27	27	27	27	27	27	27	27	27	Various / unknown	Windfall rate is based on sample capacity analysis reduced by a further 50% to take account rate that not all sites deemed likely to be deliverable will actually come forward for development. Assumption of 27 per annum is also 60% of past rate of equivalent windfall supply since 2011. Given rural and affluent nature and size of District, and changes to permitted development regime, highly likely that this rate will be exceeded in reality.	Low	
Core Strategy Assigned Sub-Total			648	0	0	0	0	0	0	0	40	100	108	69	49	49	49	49	27	27	27	27	27				
Core Strategy Total			7,466	0	0	0	0	0	120	452	625	770	594	479	499	524	539	529	467	467	467	467	467				
Committed Small Sites (1-4 homes)			850	22	54	70	120	33	212	184	121	24	10	0	0	0	0	0	0	0	0	0	0	Various / unknown	Delivery from 864 individual sites, including a number of replacement dwellings. Given the large number of separate sites, risk of non-delivery considered low, although potential less certainty about exact timescales of delivery. Bulk of delivery expected in years 2 and 3 of the five year period, but with significant capacity in years 3 and 4, should there be slippage on individual sites.  See Figure 4b for more information  See Figure 4c for more information	Medium	
Committed Medium Sites (5-30 homes)			1,167	8	65	76	132	180	155	205	168	168	10	0	0	0	0	0	0	0	0	0	Various / unknown	Low			
Committed Large Sites (31-99 homes)			1,757	102	83	8	91	231	226	234	378	384	20	0	0	0	0	0	0	0	0	0					
Committed Super Sites (100+ homes)			4,364	0	93	164	360	330	463	429	600	529	495	378	303	170	50	0	0	0	0	0	0				
Committed Total			8,138	132	295	318	703	774	1,056	1,052	1,267	1,105	535	378	303	170	50	0	0	0	0	0	0				
District Total			15,604	132	295	318	703	774	1,176	1,504	1,892	1,875	1,129	857	802	694	589	529	467	467	467	467	467				

Figure 4b: Main Components of Housing Supply – Large-Sized Committed Sites

For the plan period 1 April 2011 to 31 March 2031				Phase 1		Phase 2		Phase 3				Phase 4				Developer / Promoter	Delivery Commentary	Relative Risk										
Site	Reference	Site Status	Homes (Net)	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23				2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	2029/30	2030/31		
Wattons Lane, Southam (Phase 1)	07/01977/REM	Completed	6	6																					Banner Homes	Site complete (Residual for 27 units)	n/a	
Giebe Road & Mount Crescent, Stratford-upon-Avon	10/00262/FUL	Completed	19	-2	7	14																				Orbit Housing Association	Site complete (Redevelopment of 38 existing homes to provide 57)	n/a
Equity House, Ettington Road, Wellesbourne	14/01945/FUL & 13/02044/COUJPA	Permission - Not Started	27						27																	Equity House Developments Ltd	Original consent for conversion offices to 24 flats reduced to 20 with granting of additional 7 units on site. Development considered achievable within 5 years.	Low-Medium
Station Road, Bishop's Itchington	13/01979/FUL	Under Construction	31					31																		CALA Homes	All 11 AH units expected 2015/16. Full completion expected within 5 yrs	Low
Shottery Hall, Stratford-upon-Avon	13/02784/FUL	Under Construction	32					24	8																	Spitefire Properties	Developer on-site and first completions expected 2015/16. Properties for sale with likley part-occupation this year and completion within circa 12 months. 11 AH units by June 16.	Low
South of Napton Road, Stockton	14/03206/OUT	Outline Permission	33								13	20														Cemex UK	Site to be marketed and sold to developer. Neighbouring site (north of Napton Road) - could be sold separately or as a package and development could be sequential. Either way, reasonable to assume completion within 5 years.	Medium
The Burrows, Newbold-on-Stour	13/03317/OUT	Outline Permission	35								35															Bloor Homes	Site has outline planning permission.Given size of site and allowing for development timescales, no reason to assume full permission and completion can not occur within 5 years.	Medium
North of Napton Road, Stockton	14/03205/OUT	Outline Permission	40								20	20														Cemex UK	Site to be marketed and sold to developer. Neighbouring site (south of Napton Road) - could be sold separately or as a package and development could be sequential. Either way, reasonable to assume completion within 5 years.	Medium
Warwick Road, Cattle Market	10/02458/FUL	Completed	40		38	2																				Taylor Wimpey	Site complete	n/a
Main Road & Goose Lane, Lower Quinton	14/01449/OUT	Outline Permission	44								22	22														Rosconn Group	Awaiting s106. Full permission expected to be issued in summer 2015. Likely to be sold and marketed. Allowing for reserved matters, no reason to assume completion can't be achieved within 5 years.	Medium
Darlingscote Road / Tilemans Lane, Shipton House	10/00907/FUL	Completed	45	43	2																					David Wilson Homes	Site complete	n/a
North of Bramley Way, Bidford-on-Avon	14/00720/REM	Under Construction	45					30	15																	Taylor Wimpey	Site under construction with 10 completions in QTR2 . 12 AH units expected 2015/16 and 7 AH units 2016/17. No reason to assume completion can't be achieved within 5 years.	Low
Land East of Waterloo Road, Bidford-on-Avon	11/02817/FUL	Completed	46				46																			Persimmon	Site Complete	n/a
Victor Hodges House, Southam	12/02602/FUL	Under Construction	47			-28	34	41																		Orbit Housing Association	Site under construction. Balance of units to be completed 2015.	Low
Banbury Road, Stratford-upon-Avon	11/02072/FUL, 12/02647/FUL & 14/01807/FUL	Under Construction	49	-1	15	20	11		4																	Charles Church (outstanding 4 units)	Local Plan Allocation SUA.Z being delivered through a number of components, including further 31 completed pre-2011 (05/02181/FUL). Bulk of site complete. Potential 6 further units through 15/02476/FUL pending consideration.	Low
Wellesbourne House, Wellesbourne	15/02349/COUO	Permission - not started	50									50														Not known	Site has extant planning permission. No evidence that site cannot be delivered in 5 yrs and given size of site, this is likely. Given flatted nature of scheme, delivery will be lumpy.	Low-medium
Mansell Farm, Newbold-on-Stour	14/03181/OUT	Resolution to Grant	52								4	48														Not known	Although a large site, considered reasonable to assume completion within 5 years taking into account timescales for s106 resolution, RM and start on site. Application for relocation of Mansell Farm (15/01672/REM) granted PP 21 Jul 15.	Medium
Marston Road Farm, Long Itchington	14/03065/FUL	Resolution to Grant	58								10	48														Bloor Homes	Although a large site, considered reasonable to assume completion within 5 years taking into account timescales for s106 resolution, RM and start on site.	Medium
Large Committed Sites Sub-Total			699	46	62	8	91	126	54	0	104	208	0	0	0	0	0	0	0	0	0	0	0	0	0			

Table continues over page

Figure 4b continued

For the plan period 1 April 2011 to 31 March 2031				Phase 1		Phase 2				Phase 3				Phase 4				Developer / Promoter	Delivery Commentary	Relative Risk			
Site	Reference	Site Status	Homes (Net)	2011/12	2012/13	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24	2024/25				2025/26	2026/27	2027/28
Large Unallocated Sites Sub-Total (Carried over from previous page)			699	46	62	8	91	126	54	0	104	208	0	0	0	0	0	0	0	0	0	0	0
Station Road, Salford Priors	14/01126/OUT	Outline Permission	60							15	30	15											
Binton Bridges Park, nr Welford-on-Avon	14/02624/LDP	Lawful Development	60					30	30														
East of Birmingham Road, Stratford-upon-Avon	13/02542/OUT	Outline Permission	60								30	30											
Napton Brickworks, Napton-on-the-Hill	08/00410/OUT	Outline Permission	65							-1	30	36											
Land between 256 and 346, Birmingham Road, Stratford-upon-Avon	14/01539/FUL	Permission - Not Started	67						15	37	15												
South of Campden Road & West of Oldbutt Road, Shipston-on-Stour	13/02571/OUT	Outline Permission	69							40	29												
West of Bush Heath Lane, Harbury	14/02869/OUT	Outline Permission	75								35	40											
Compton Buildings, Fenny Compton	13/02734/OUT	Outline Permission	80							40	40												
Loxley Road & Dovehouse Drive, Wellesbourne	13/03173/FUL	Under Construction	80						20	40	20												
Gaydon Road & Plough Lane, Bishops Itchington	13/00914/FUL	Under Construction	81					47	34														
Egg Packing Station, Stratford-upon-Avon	09/02368/FUL	Completed	77	56	21																		
South of Campden Road, Shipston-on-Stour	14/02607/OUT	Resolution to Grant	95								20	55	20										
East of Southam Road, Kineton	14/00755/REM	Under Construction	90					20	40	30													
Wellesbourne Distribution Park, Loxley Road	14/03428/REM	Under Construction	99					8	33	33	25												
<b>Large Committed Sites Total</b>			<b>1,757</b>	<b>102</b>	<b>83</b>	<b>8</b>	<b>91</b>	<b>231</b>	<b>226</b>	<b>234</b>	<b>378</b>	<b>384</b>	<b>20</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>

Figure 4c: Main Components of Housing Supply – Super-Sized Committed Sites

For the plan period 1 April 2011 to 31 March 2031				Phase 1		Phase 2				Phase 3				Phase 4				Developer / Promoter	Delivery Commentary	Relative Risk							
Site	Reference	Site Status	Homes (Net)	1 2011/12	2 2012/13	3 2013/14	4 2014/15	5 2015/16	6 2016/17	7 2017/18	8 2018/19	9 2019/20	10 2020/21	11 2021/22	12 2022/23	13 2023/24	14 2024/25				15 2025/26	16 2026/27	17 2027/28	18 2028/29	19 2029/30	20 2030/31	
Norgren, Campden Road, Shipston-on-Stour	14/00101/REM	Permission - Not Started	101					-1	36	36	30														CALA	1 of 4 sites on Campden Road delivering some 450 homes, possibly up to 482 homes, subject to which scheme is implemented North of Campden Road. Site promoters enthusiastic about individual site delivery timescales, although market capacity, site ownerships, and final mix and type of homes agreed at RM stage will affect phasing and delivery on the ground. Developer in place and initial works commenced with construction expected to start Autumn 2015. Agent suggests completions starting 2016/17 and full completion within 5 years. Deed to vary AH provision from floorspace to units ongoing. No reason to assume full completion cannot occur within 5 years.	Low-Medium
Kipling Road, Stratford-upon-Avon	12/00127/REM	Completed	106		33	65	8																		Taylor Wimpey	Site completed.	n/a
NC Joseph, Birmingham Road, Stratford-upon-Avon (Phases 3, 4a & 4b)	10/01177/REM, 11/02692/FUL & 12/02496/FUL	Completed	117		60	46	11																		Barratt	Site completed.	n/a
Kinwarton Farm Road, Alcester	12/02952/REM	Under Construction	119			48	39	32																	Redrow	Marketed as "The Pastures" and part complete and occupied with remaining units under construction - possible full completion within 2015/16. Shared ownership units provided by Bromford - only 2 remaining as of May 2015. Last 2 units outstanding as of 1 Oct 15.	Low
Milestone Road, Stratford-upon-Avon (Phase 1)	13/01342/FUL	Under Construction	85					48	37																Charles Church (Persimmon)	Site has extant planning permission and is under construction as of May 2015. 10 AH expected 2015/16. No evidence that site cannot be delivered in 5 yrs. 27 units complete in first half of 2015/16.	Low
Milestone Road, Stratford-upon-Avon (Phase 2)	15/00390/FUL	Resolution to Grant	41							11	30														Charles Church (Persimmon)	Phase 2 of Milestone Road site currently under construction. Phase 2 will follow phase 1 and reasonable to assume completion within 5 years, taking account of signing s106.	Low-Medium
Salford Road, Bidford-on-Avon	13/03323/OUT	Under Construction	149					9	20	40	40	40													Wellbeck Strategic Land	Construction commenced. No reason to assume completions / bulk of completions cannot occur within 5 years.	Low
Stockton Road, Long Itchington	13/03307/OUT	Outline Permission	150							20	40	40	40	10											Rosconn Group	Site for sale and understood negotiations progressing. Not unreasonable to expect bulk of completions within 5 years taking account of timescales required for RM, start on site and time to first completion.	Medium
West of Birmingham Road, Stratford-upon-Avon	13/01361/REM	Under Construction	160				23	55	48	34															Bovis	Site under construction and marketed as "Stratford Leys". Units for sale/sold - some occupation. Build-out rate of 40 units pa reasonable from a single outlet as confirmed by developer. Affordable housing units provided by Orbit expected 2014/15 - 2016/17. 66 completions as of 1 Oct 15.	Low
Friday Furlong, Bidford-on-Avon	13/03115/FUL & 13/00251/REM	Under Construction	169				64	51	40	14															Taylor Wimpey	Marketed as "Avon meadows". Phase 1 (108 units) delivering and selling well, with number of homes already occupied and construction started on remaining units. Developer expects to start on site with Phase 2 in summer 2015. Full completion within 5 years considered reasonable. 33 units complete 2015/16.	Low
Maudslay Park, Great Alne	12/02231/VARY, 12/02571/REM & 13/00710/REM	Under Construction	169					5	25	30	30	32	47												Renaissance Villages	Under construction and being marketed. Delay to anticipated delivery but first units on stream and for sale spring 2016. Outline PP for 132 market units but RM phasing totals 122. Developer seeking to re-negotiate affordable housing provision and provide it offsite. Reasonable to exclude this component from 5 years under issue resolved.	Low
Super-sized Committed Sites Sub-Total			1,366	0	93	159	145	190	195	165	170	112	127	10	0	0	0	0	0	0	0	0	0	0			

Table continues over page

Figure 4c continued

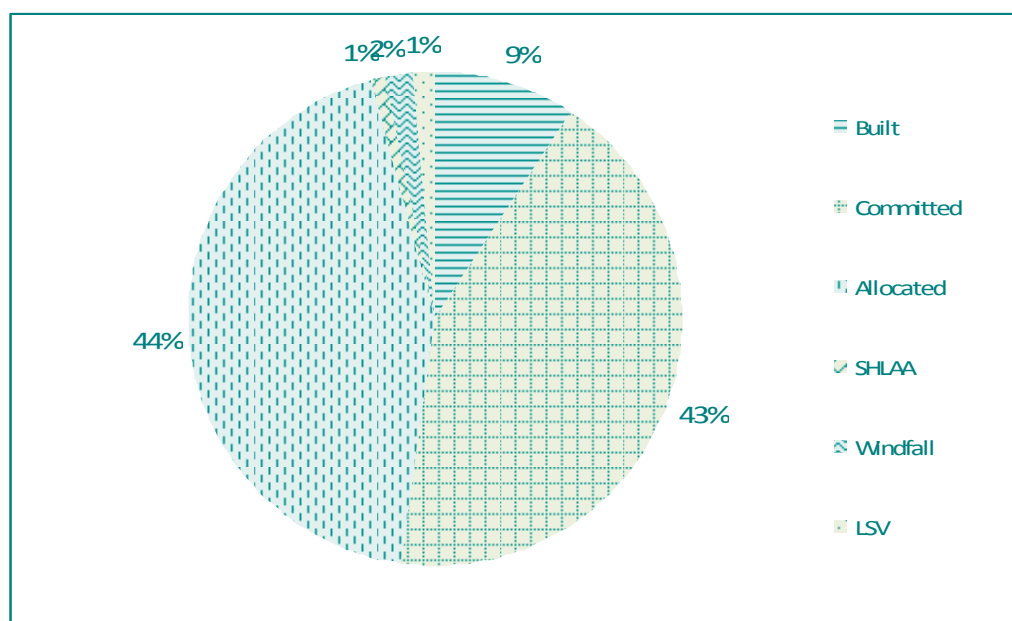
For the plan period 1 April 2011 to 31 March 2031				Phase 1		Phase 2				Phase 3				Phase 4				Developer / Promoter	Delivery Commentary	Relative Risk								
Site	Reference	Site Status	Homes (Net)	1 2011/12	2 2012/13	3 2013/14	4 2014/15	5 2015/16	6 2016/17	7 2017/18	8 2018/19	9 2019/20	10 2020/21	11 2021/22	12 2022/23	13 2023/24	14 2024/25				15 2025/26	16 2026/27	17 2027/28	18 2028/29	19 2029/30	20 2030/31		
Sub-Total (Carried over from previous page)			1,366	0	93	159	145	190	195	165	170	112	127	10	0	0	0	0	0	0	0	0	0					
North of Campden Road, Shipston-on-Stour	12/00403/OUT	Outline Permission	184							15	30	30	48	48	13										Ainscough Strategic Land	1 of 4 sites on Campden Road delivering some 450 homes, possibly up to 482 homes, subject to which scheme is implemented North of Campden Road. Site promoters enthusiastic about individual site delivery timescales, although market capacity, site ownerships, and final mix and type of homes agreed at RM stage will affect phasing and delivery on the ground. Replacement application 14/00318/OUT granted on appeal for 215 homes although scheme for 184 and supermarket may be progressed and promoters in negotiation with potential occupiers. Reasonable to expect residential development on this site within 5 years irrespective of whichever scheme goes ahead. Delivery of extra care units may be 'lumpy' and less affected by presence of other sites. First completions in year 3 to allow for sale of site, approval of RM, and construction start.	Medium	
Cattle Market, Stratford-upon-Avon	(13/00157/FUL)	"No permission"	189								102	87													Orbit Housing Association	Town centre brownfield site (former Local Plan allocation) with previous extant permission. Orbit Housing Association to submit fresh application in Autumn 2015 for 102 self-contained extra care units (100% affordable) and 87 residential units. Highway works already implemented. Delivery will be 'lumpy' given flatted nature of site. No reason to assume that development will not be completed within 5 years of consent. Reasonable to include as deliverable site.	Medium	
Harbury Cement Works, Bishop's Itchington	13/03177/OUT	Permission - Not Started	200								20	30	50	50	50										St Francis Group	Developer confirms 20 completions expected in 2018/19. Partial delivery within 5 years but bulk within years 6-10.	Low-Medium	
East of Ettington Road, Wellesbourne	13/00428/REM & 14/01893/VARY	Under Construction	225				60	48	98	19															Charles Church & Orbit Housing Association	Development progressing well. Affordable housing units expected 2014/15 - 2017/18 (24 units expected June-Dec 2015). Delivery expected within 5 years. 50 extra care units will be completed as a 'job-lot', expected in 2016/17 by Orbit Housing Association. Pre-commencement conditions for this aspect pending decision as of April 2015.	Low	
East and West of Ettington Road, Wellesbourne	15/00596/OUT	Resolution to Grant	350								60	80	80	80	50											Persimmon	RM application expected by end of 2015. Start on site expected 2016/17. 2 market outlets + AH	Medium
West of Shottery, Stratford-upon-Avon	09/02196/OUT	Outline Permission	800						50	100	100	100	100	100	100	100	50									Bloor Homes & Hallam Land	Discharging of conditions underway and submission of Phase 1 reserved matters submitted. 40-50 units per outlet per annum is reasonable. Assume at least 2 sales outlets on site, but likely to be 3 (including affordable) so annual rates achievable and may be conservative. Highway issues have been finalised, although irrespective of this 350 can be delivered without relief road. Phase 2 would come on stream to ensure continuity of supply. Developer very keen to deliver this site and reasonable to expect 350 within 5 years.	Low-Medium
Meon Vale, Long Marston Depot (Phase 1 and 1a)	13/00476/REM & 12/02404/REM	Under Construction	302			5	155	92	50																	Persimmon & Charles Church (St Modwen)	Construction progressing well with high level of completions and occupation achieved to date. Work commenced on remaining areas. 2 private outlets with affordable housing provided by Orbit. Expected delivery rates deemed reasonable given completions already achieved. 59 units complete in first half of 2015/16.	Low
Meon Vale, Long Marston Depot (Phase 2)	12/00484/VARY	Permission - Not Started	116						50	50	16															Persimmon & Charles Church (St Modwen)	Phase 2a for 82 units pending, with developer confirming approximate build rate of 4 units per month. St Modwen to develop site. Phase 2b for residual 116 will follow at same rate of completion.	Low-Medium
Meon Vale, Long Marston Depot (Phase 3 and 3a)	15/01357/REM	Permission - Not Started	82							40	42															St Modwen	Site has extant planning permission. No evidence that site cannot be delivered in 5 yrs and given size of site, this is likely.	Low-Medium
Meon Vale, Long Marston Depot (Phase 4)	14/01186/OUT	Outline Permission	550						20	40	60	90	90	90	90	70										St Modwen	Planning permission granted (s106 signed) 2 April 2015. Initial infrastructure being implemented and first completions likely in Q3 2015/16. Other permissions @ Meon Vale selling well and no evidence that this additional development would not follow at similar rate (e.g. assume 3-4 units per month). However, assumption of 70 units pa takes account of fact this site will come on stream alongside residual of phase 2, hence ramping up to 90 units outside of the 5 year period, although this could be an underestimation given likelihood of 3 outlets (2 private and 1 affordable).	Low-Medium
Super-sized Committed Sites Total			4,364	0	93	164	360	330	463	429	600	529	495	378	303	170	50	0	0	0	0	0	0	0	0			

- 4.5 In terms of the proposed Core Strategy allocations, the Canal Quarter allocation (SUA.1) is considered to be comparatively higher risk as it involves numerous landownerships and the relocation of existing businesses to proposed new employment sites. However, there is strong desire and commitment at the local level to realise the potential of this site. This proposal is also being promoted in the emerging Stratford-upon-Avon Neighbourhood Plan, and is supported by a number of local organisations including Stratford-upon-Avon Town Council, Stratford Voice, Stratford Vision, the Alveston and Shottery Village Associations, Stratford College and Stratford-upon-Avon Town Trust. This demonstrates a shared vision at the local level, in accordance with Paragraphs 69 and 183 of the NPPF.
- 4.6 A driver of the allocation is the District Employment Land Study which identified scope for certain industrial and commercial areas that have become outworn, such as the Western Road area and land off Masons Road, to be considered for mixed-use purposes, including residential. It is desirable to plan the site comprehensively and to establish a manageable basis on which to progress individual planning applications. As such, the Canal Quarter proposal will be supported by a Supplementary Planning Document (SPD) to ensure comprehensive solutions are proposed and adhered to, and that development in one location does not prejudice development elsewhere. It is evident from initial enquiries that some parts of the site are relatively unconstrained by virtue of either land ownership or current occupation.

## 5. Housing Trajectory Analysis

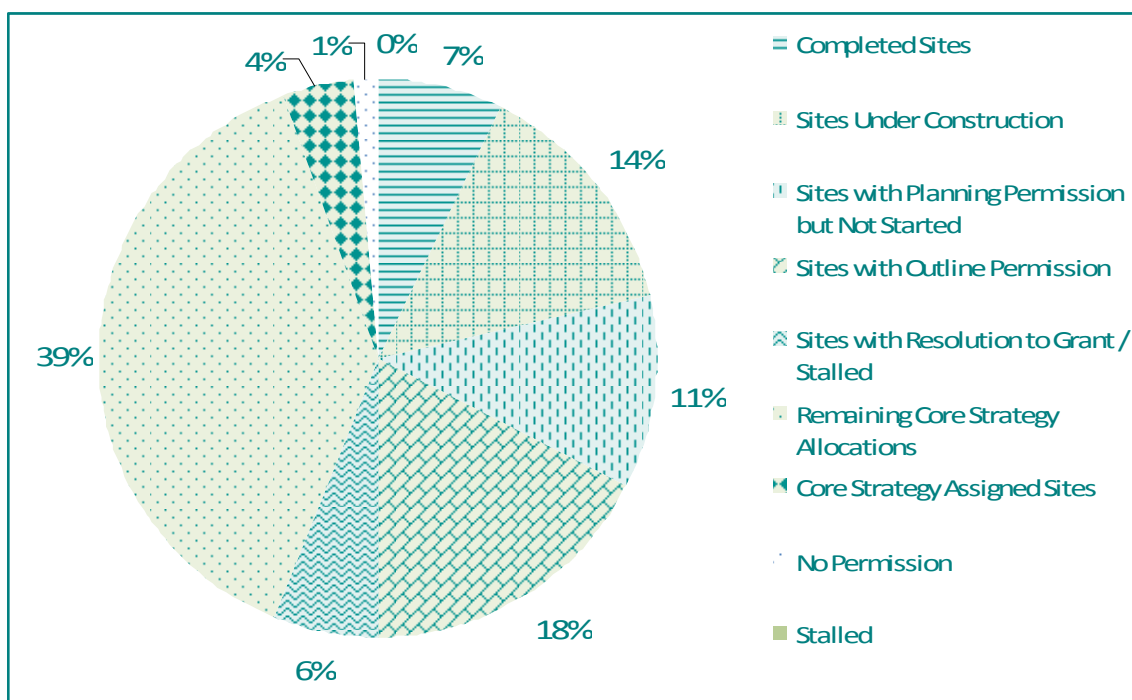
- 5.1 Figure 5a shows the various components of the housing trajectory. As can be seen, the Core Strategy is specifically allocating 44% of homes across the District. The 'assigned sites' comprise less than 5% of homes, including 2% of homes from a small sites windfall allowance. There is no requirement for the Core Strategy to allocate every site and the mixed approach set out in the Core Strategy is pragmatic, flexible and robust.

Figure 5a: Trajectory Components



- 5.2 It should also be noted, that whilst the numbers in Figure 5a are useful, they are also perhaps slightly misleading as they show the breakdown of the planned supply of 15,604 homes, rather than the breakdown of the actual housing requirement of 14,485 (i.e. allocated sites would comprise 47%).
- 5.3 Whilst the Council must demonstrate that any allocation has to be deliverable and/or developable, sites have to obtain planning permission in order for homes to be built. Generally speaking, sites with planning permission can be seen as ‘oven-ready’ and are more likely to deliver homes within a shorter timescale. In essence, this is the function of the five year housing land supply calculation (see section 7), but a broader look across the whole plan period is also helpful in demonstrating the Council’s commitment to meeting its housing needs.
- 5.4 As can be seen from Figure 5b, over a third of the planned supply (35% of homes), has got some form of planning consent (including four Core Strategy Allocations ALC.1, ALC.2, SOU.1 & SOU.2) whilst a further fifth (21%) are on sites that have already been built or are under construction. This clearly demonstrates that not only are planning permissions being sought, but equally importantly, they are being implemented, providing a useful indication of the increasingly buoyant housing market in Stratford-on-Avon District.

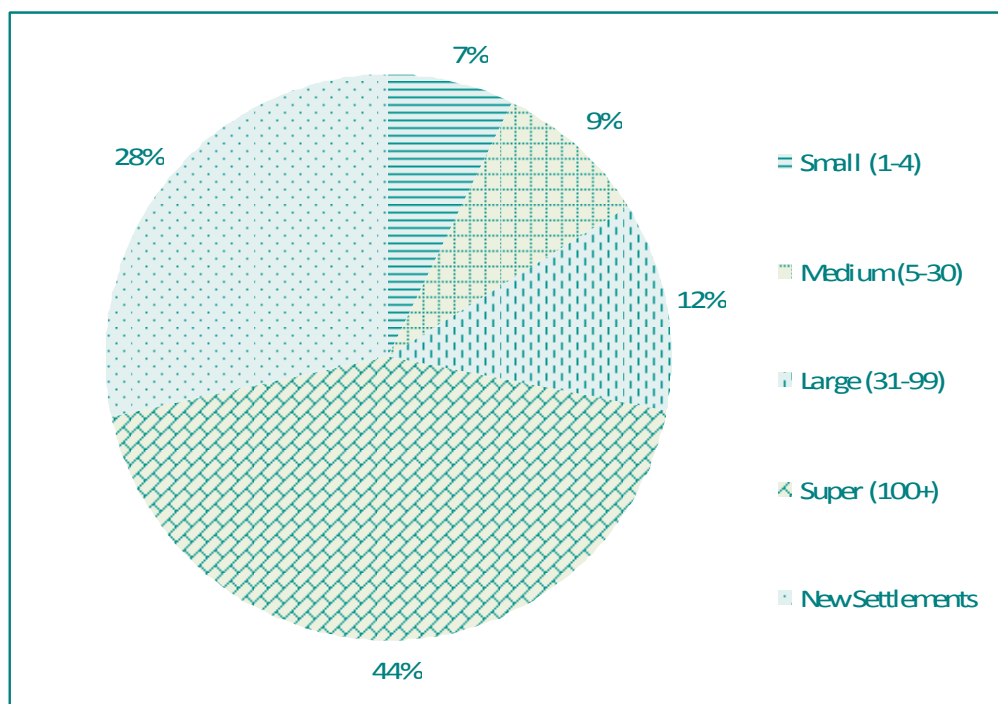
Figure 5b: Planning Status of Trajectory Sites





5.5 It is also useful to consider the size of site that will deliver the housing requirement<sup>12</sup>. As can be seen in Figure 5c, the bulk of supply will be on super-sized sites, with the remainder provided (on similar proportions) through the New Settlements and on sites of less than 99 homes. The 6,841 homes expected on super-sized sites come from 23 sites, resulting in an average size of 297 homes. However, this figure includes the Core Strategy strategic allocations, 1,050 homes at Meon Vale and 800 homes West of Shottery. When these sites are excluded, average size site is 238 homes.

Figure 5c: Housing Trajectory Analysis - Size of site

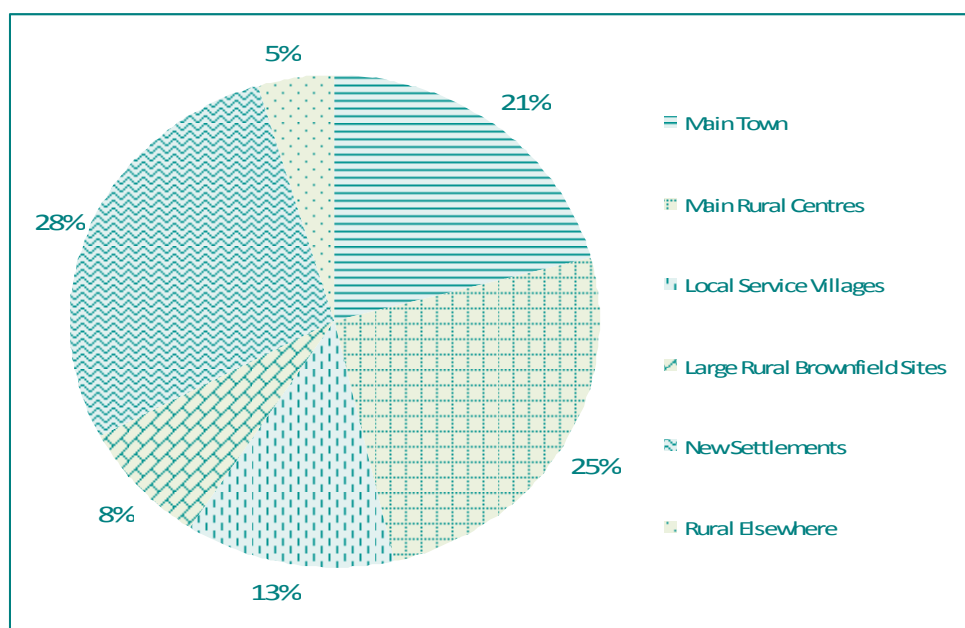


5.6 Arguably, the different sizes of site are targeting different sectors of the housing market. Generally speaking, the small sites can arguably be seen as targeting niche sectors such as the higher end of the market, whilst the larger sites will be built by volume house builders targeting the mass market, although even within this sector there are the lower and higher ends to be catered for. This strengthens the robustness of the Council’s housing trajectory, minimising the risk of sites failing to deliver or the prospect of under-delivery.

5.7 Figure 5d shows the distribution of housing supply by location type. Broadly speaking, a quarter of new homes are distributed to each of the following areas: Stratford-upon-Avon, the 8 Main Rural Centres, the rural area (including LSVs and Large Rural Brownfield Sites), and the New Settlements. Importantly, this dispersed approach does not simply replicate the spread of the existing population across the District, but rather takes into account the relative sustainability credentials of the broad locations concerned.

<sup>12</sup> For the purposes of this analysis, it has been assumed that of the SHLAA allowance for Stratford-upon-Avon and the 8 Main Rural Centre will be met on super-sized and large-sized sites. The allowance for the Local Service Villages will be met on medium-sized sites. As the windfall rate of 297 is based on an assumption for small sites, it has been added to the small site total. Allocations have been ascribed accordingly.

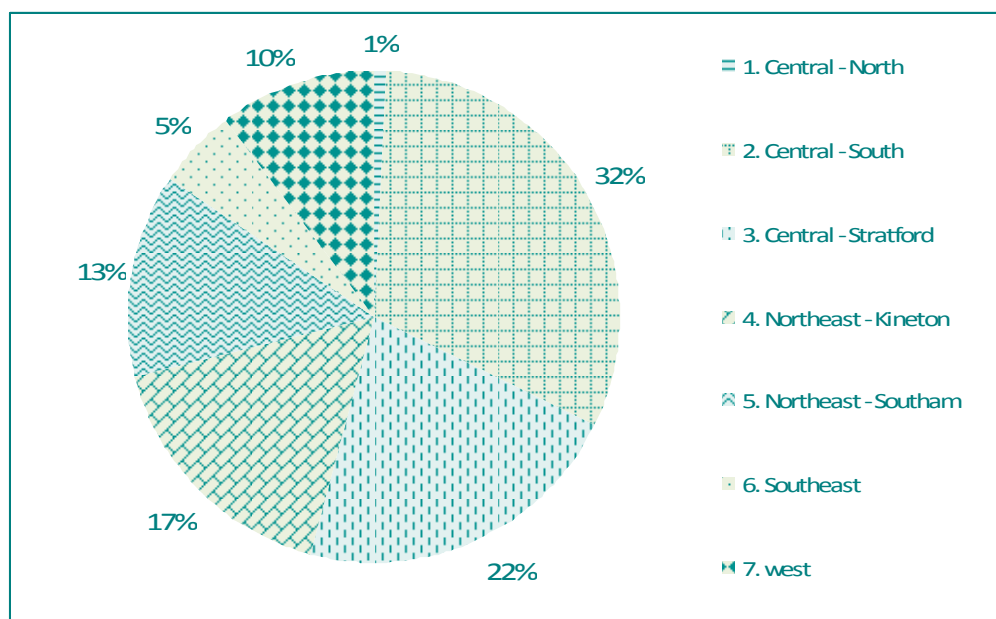
Figure 5d: Trajectory Analysis – Location Type



- 5.8 Within each of the location types, it is important to remember that all, apart from the Main Town of Stratford-upon-Avon, comprise more than one single location i.e. 8 Main Rural Centres, 45 Local Service Villages, 2 New Settlements etc. It may therefore, be more useful to consider how the distribution of homes varies by geographical sub-area. However, whilst the various parts of Stratford-on-Avon share numerous qualities, the District is not homogenous and is subject to various different cross-boundary influences. Looking at housing delivery at the sub-district level is useful, but with such a complex geography no one measure provides a satisfactory means of dividing the District into smaller sub-district functional areas. Taking account of Travel to Work Areas, Housing Market Areas and Broad Private Rental Market Areas, for housing monitoring purposes, a best fit is achieved with four broad functional areas: Central, Northeast, Southeast and West. However, it is considered appropriate to further sub-divide two of these areas (Central and Northeast) to better reflect the local geography of these areas, resulting in seven sub-areas. A map showing the Sub-areas is attached at Appendix 1.
- 5.9 The distribution by sub-area is shown in Figure 5e<sup>13</sup>. As can be seen, three sub-areas will accommodate the majority of development to 2031: 2. Central – South (which includes Long Marston Depot and Long Marston Airfield new settlement); 3. Central – Stratford (i.e. the main town of Stratford-upon-Avon); and, 4. Northeast – Kington (which includes the new settlement at Gaydon Lighthorne Heath). The wide geographic dispersal is a cornerstone of the Council’s Core Strategy, and was a key message the Council took from its various rounds of public consultation. Importantly, it demonstrates that the delivery of housing across Stratford-on-Avon District is not dependent upon any one single area that may be subject to market capacity constraints. Rather, it shows that the trajectory will deliver housing on an ongoing basis because the various areas can deliver concurrently.

<sup>13</sup> This analysis excludes allowances for SHLAA, LSV and Windfall as the specific locations are yet to be identified. Although the majority of the new settlement at Gaydon Lighthorne Heath is within Chesterton & Kington parish, it is west of the M40 and relates functionally to Lighthorne Heath and has therefore been included within Sub-area 4.

Figure 5e: Trajectory Analysis – Geographic Area



5.10 The key aspect of the housing trajectory is timing and the housing trajectory is based on assumptions about when sites will be delivered. These assumptions are based on information from site developers and informed professional planning judgement, including analysis of past build-out rates. As a general rule of thumb, it is considered reasonable to assume that a single sales outlet can achieve an average of 40-50 sales per annum in Stratford-on-Avon District. Figures 5f and 5g provide more detail as to the build out rates of a selection of sites across Stratford-on-Avon District. As can be seen in Figure 5f, for completed sites an average of 55 homes have been built per annum, although this includes the average figure of 70 for the NC Joseph site, derived because 35 completions were achieved in six months<sup>14</sup>. Excluding this site, the average falls to 51 homes per annum.

Figure 5f: Average Delivery Timescales – Completed Sites

Completed Sites	Homes	Decision Date	First Completion	Last Completion	Approximate Time to First Completion (Months)	Approximate Build Period (Years)	Average Homes Per Year
Wattons Lane, Southam	87	14-Sep-07	03-Apr-09	06-May-11	19	2.08	42
Egg Packing Station, Stratford-Upon-Avon	77	09-Feb-10	15-Apr-11	21-Aug-12	14	1.33	58
Kipling Road, Stratford-upon-Avon	106	13-May-11	07-Sep-12	05-Jun-14	16	1.67	63
NC Joseph, Stratford-upon-Avon (Phase 4b)	35	22-May-13	13-Dec-13	13-Jun-14	7	0.5	70
Warwick Road Cattle Market, Henley-in-Arden	40	24-Jun-11	13-Apr-12	08-Apr-13	10	1.0	40
<b>Total Averages</b>					13.2	1.316	55

<sup>14</sup> In reality, build rates cannot necessarily be extrapolated forwards in this way as they are determined by a range of factors including site type, scheme type, planning obligations and infrastructure, capacity of the developer, the housing market itself and scheme finance and funding.

5.11 Figure 5g shows that on the two sample under construction sites, an annual average of 93 homes has been achieved.

*Figure 5g: Average Delivery Timescales – Under Construction Sites*

Sites Under Construction	Homes (to Date)	Decision Date	First Completion	Latest Completion	Approximate Time to First Completion (Months)	Approximate Build Period (Years)	Average Homes Per Year
Kinwarton Farm Road, Alcester	117	05-Sep-12	10-May-13	30-Sep-15	8	2.33	50
Meon Vale, Long Marston	219	04-Dec-12	29-Jan-14	30-Sep-15	13	1.66	132
<b>Total Averages</b>					10.5	1.995	91

5.12 Taken together, Figures 5f and 5g suggest an annual average from the sample completed and under construction sites of 65 homes per annum. Whilst this analysis is purely indicative (and the results need to be treated with a degree of caution<sup>15</sup>), it does at least suggest that the assumption of 40-50 units per annum is not unreasonable. Notwithstanding the above, forecasting when homes will be built is not a ‘science’ and there are numerous externalities at play for every individual site which will affect when and how quickly a site will be delivered (the majority of which are outside the Council’s control). The key point is whether the assumptions made about the expected delivery of sites in the trajectory are reasonable.

## 6. Windfalls

6.1 The housing trajectory also includes an allowance for ‘windfalls’. These are sites that have not previously been identified and become available unexpectedly. Given the rural nature of the District, with numerous settlements each comprising older built-up areas (that generally have more opportunities for infilling), the Council considers it appropriate to include a modest allowance for windfalls from small sites of 1-4 homes in the Core Strategy. This approach is not inconsistent with the NPPF which requires plans to meet housing needs in full.

6.2 The inclusion of a windfall component in the Core Strategy provides greater flexibility to the delivery of housing, and gives clarity to both applicants and communities that such schemes are supported in principle. The allowance is assumed for Stratford-upon-Avon, the 8 Main Rural Centres and across the rural area on both greenfield and brownfield sites. Windfalls from residential garden land have been excluded in accordance with the NPPF, although if there were to get permission, they would of course count towards supply. It should also be noted that the Council is currently reviewing its Strategic Housing Land Availability Assessment (SHLAA). In line with national guidance, a minimum site size threshold of five units has been applied. Thus, there will not be any double-counting between sites coming forward as small windfalls and sites identified in the SHLAA.

<sup>15</sup> For example, it does not take account of the number of sales outlets on each site.

6.3 A summary of past rates of windfall development is set out in Figure 6a<sup>16</sup>. The average annual windfall rate from the previous four years (excluding residential garden land) equates to an average of 47 homes across the District. When windfalls from Local Service Villages are excluded it reduces to an average of 37 homes per annum. Analysis has not been extended to before 2011 primarily because of the fact that between 2006 and 2011, a moratorium of new housing operated in Stratford-on-Avon District. The moratorium influenced the types of sites that could obtain planning permission and this will have skewed the results<sup>17</sup>.

Figure 6a: Past Rates of Windfall Development

Small Sites 2011/12-2014/15	Main Town	Main Rural Centres	Local Service Villages	Rural	Total
Brownfield	12	36	24	55	127
Greenfield	2	3	16	37	58
Residential Garden Land	13	16	13	3	45
Mixed	0	0	0	3	3
<b>Total</b>	<b>27</b>	<b>55</b>	<b>53</b>	<b>98</b>	<b>233</b>
<b>Total (exc. Residential Garden Land)</b>	<b>14</b>	<b>39</b>	<b>40</b>	<b>95</b>	<b>188</b>
<b>Average per annum</b>	<b>4</b>	<b>10</b>	<b>10</b>	<b>24</b>	<b>47</b>

Figures may not sum due to rounding

6.4 Whilst it is tempting to take the past average annual rate and apply this to future years, it is still important to establish whether future rates of windfall can be maintained and whether, moving forward, there is confidence that the windfall allowance is reasonable. The Council has therefore undertaken some sample urban capacity modelling to establish whether there are likely to be sufficient sites available to justify the windfall allowance. The results are shown in Figure 6b.

6.5 As can be seen, the analysis concludes that a total of 62 homes are likely to come forward across the sample settlements on non-residential garden land sites<sup>18</sup>. Extrapolating this potential across the number of settlements in the settlement hierarchy, results in a total of 600 homes<sup>19</sup>. This equates to an average of 54 homes per annum from 2020 onwards<sup>20</sup>. To ensure full robustness, this average annual figure is discounted by 50% to take account of the fact that not all of the sites identified will actually come forward for development over the plan period, resulting in a figure of 27 per annum.

16 Figures are from completed sites, as of 31 March 2015. They exclude windfalls from replacement dwellings.

17 The Government approved moratorium was introduced because the rate of development experienced between 2001 and 2006 had significantly exceeded that envisaged under the West Midlands Regional Plan. The moratorium presumed against the grant of permission for most planning applications seeking to provide new homes other than those for: affordable housing, housing to meet local needs, replacement dwellings, dwellings for rural workers, schemes that ensure the continued protection of buildings of historic interest, schemes on 'bad neighbour' sites and other exceptional circumstances.

18 This figure is not the total urban capacity of the sites identified. It is a discounted figure to which a judgement has been applied to take account of the actual likelihood of delivery, i.e. to remove sites that are considered unlikely to be redeveloped such as amenity land. Thus the figure is considered robust.

19 8 Main Rural Centres, 10 Category 2 LSVs, 19 Category 4 LSVs

20 Windfalls expected in the years to 2020 already have planning permission and are included as commitments. Including the windfall allowance in these years would be double-counting.

Figure 6b: Sample Urban Capacity Analysis

Sample Small Sites Urban Capacity Analysis	MRC	LSV2	LSV4	Total
Brownfield	33	11	0	44
Greenfield	4	8	6	18
Residential Garden Land	13	5	3	21
Mixed	0	0	0	0
<b>Total</b>	<b>50</b>	<b>24</b>	<b>9</b>	<b>83</b>
<b>Total (exc. Residential Garden Land)</b>	<b>37</b>	<b>19</b>	<b>6</b>	<b>62</b>
<b>Extrapolated District Total</b>	<b>296</b>	<b>190</b>	<b>114</b>	<b>600</b>
<i>Figures may not sum due to rounding</i>				

- 6.6 Although the Council is not basing its windfall allowance on supply from the Local Service Villages, the discounted figure is considered to be a reasonable and robust proxy for the potential windfall capacity from Stratford-upon-Avon, the Main Rural Centres and the rural area, particularly since the highest rate of past windfalls has come from the rural area<sup>21</sup>. Notwithstanding this conservative windfall allowance, it is likely that, in reality, windfalls will continue at a higher level, including making an additional contribution to supply within the next five years, particularly given the recent changes to the permitted development regime.

## 7. Five Year Housing Land Supply

- 7.1 The five year housing land supply calculation is a comparison between the anticipated supply of new homes and the housing requirement. It is expressed as the number of years' worth of supply. So as to avoid being skewed by annual fluctuations in housing supply, it is calculated over a five year period. It should therefore exceed 5.0. It takes into account the number of homes built since the start of the plan period<sup>22</sup>.
- 7.2 In accordance with the NPPF, a percentage 'buffer' is applied to the five year requirement moved forward from the remainder of the plan period to ensure choice in the market. The purpose of this buffer is to provide an element of 'headroom' to ensure that the required number of homes is actually achieved: the logic being that the Council is more likely to achieve its target if the market has a larger 'pot' of homes from which to choose. Stratford-on-Avon District Council considers that a 20% buffer should currently be applied to the five year housing supply calculation because housing delivery has been at a low rate in previous years. This will of course be reviewed as the housing trajectory is implemented and supply exceeds the annual requirement.
- 7.3 Acknowledging this undersupply, the Council is taking action to remedy the shortfall by granting permissions for sustainable development in order to deal with the shortfall in the in

<sup>21</sup> Because of the nature of windfalls in the rural area and the nature of the rural area itself, it was not considered practical to undertake sample capacity analysis. As such, sample Local Service Villages were used as a proxy.

<sup>22</sup> More information on how the five year housing land supply is calculated can also be found at [www.stratford.gov.uk/5yearsupply](http://www.stratford.gov.uk/5yearsupply).

the first five years. This is evident in the stepped increase in supply since 2011. The Core Strategy Housing Trajectory is predicated on meeting the shortfall in the short-term.

- 7.4 A lapse rate has also been applied to all commitments to reflect the fact that not all sites with planning permission will necessarily get built. A 5% deduction has been applied to sites with full/detailed planning permission and a 10% deduction to all other commitments<sup>23</sup>, including Core Strategy allocations, and allowances for SHLAA sites and the residual in the LSVs. Whilst it is reasonable to apply a deduction to all commitments, it is important that a distinction is made between sites with full/detailed permission and other commitments as this reflects the likely level of risk associated with non-delivery. For example, a site owner who wants to realise the value of their land will typically seek outline consent to establish the principle of development as opposed to gaining full permission given the costs involved in doing so and the fact that buyers tend to want to implement their own schemes as opposed to delivering an existing detailed permission. A 5% deduction has also been applied to the Core Strategy allocations reflecting the fact that the allocation status effectively establishes the principle of development and reduces the risks associated with developing such sites.
- 7.5 The five year housing land supply is calculated against the Core Strategy housing requirement of 14,485 and the annualised plan target of 566 homes between 2011/12 and 2015/16, rising to 777 homes each year in the remaining years between 2016/17 and 2030/31. As of 30 September 2015, as shown in Figure 7a, the Council can demonstrate the equivalent of over 5 years supply irrespective of the buffer applied.<sup>24</sup>

*Figure 7a: Five Year Housing Land Supply Calculation as of 30 September 2015*

5 Year Period 2015/16-2019/20 (October-September)	Requirement (to Start of 5 Year Period)	Completions (2011/12 - 2014/15)	Shortfall	Commitments (within 5 Year Period)	5 Year Requirement (inc. Shortfall & % Buffer)	5 Year Annualised Average	Land Supply (Years)
<b>5 % Buffer</b>	2,547	1,832	715	6,922	4,719	944	<b>7.3</b>
<b>20% Buffer</b>	2,547	1,832	715	6,922	5,393	1,079	<b>6.4</b>

#### Notes

- **Completions in Previous Years:** The number of homes built from the start of the plan period to 30 Sept 15 = 1,449

- **Commitments:** The number of homes expected to be built within the five year period from the following sources:

- Under Construction: 1,473
- Full Planning Permission / not started (5% discount): 1,482
- Outline planning permission (10% discount): 1,742
- Resolution to Grant (10% discount): 710
- No Permission (10% discount): 170
- Core Strategy Strategic Allocations (5% discount): 1,183
- Core Strategy SHLAA Allowance (10% discount): 81
- Core Strategy LSV Allowance (10% discount): 81

<sup>23</sup> Appeal Ref APP/J3720/A/14/2217495 dated Dec 2014 concluded that a 5% lapse rate to all sites with planning permission which increases to 10% in relation to other identified sites was robust.

<sup>24</sup> For comparison, calculating supply against the annualised objectively assessed need figure of 724, results in a land supply equivalent to 6.5 years (5% buffer) and 5.7 years (20% buffer).

- 7.6 The calculation should also be seen in the context of the Core Strategy over-supplying by some 8%, with the very real prospect of additional capacity being delivered on some of the strategic sites within the plan period. Given this additional flexibility, the five year supply is considered fully robust.
- 7.7 The Council has undertaken further modelling to test whether a five year supply can be maintained throughout the plan period. This modelling can only be indicative because the development status of homes and sites at any future point in time is unknown<sup>25</sup>. The results of this modelling are shown in Figure 7b.

*Figure 7b: Indicative Five Year Supply Modelling*

5 Year Period		5% Buffer	20% Buffer
2016/17	2020/21	7.4	6.5
2017/18	2021/22	7.3	6.4
2018/19	2022/23	8.5	7.5
2019/20	2023/24	10.4	9.1
2020/21	2024/25	15.5	13.5
2021/22	2025/26	19.0	16.6
2022/23	2026/27	18.7	16.4
2023/24	2027/28	17.3	15.1
2024/25	2028/29	14.1	12.4
2025/26	2029/30	10.8	9.5
2026/27	2030/31	8.4	7.4

- 7.8 As can be seen, the Council can maintain an (indicative) five year supply to at least 2026/27. It should be noted that the modelling cannot strictly be run post 2027/28 as this would extend the five year period beyond the end of the current plan period. Because the five year supply calculation is relative to the requirement, it cannot be calculated for years where the annual plan requirement is unknown, and it would not be robust to assume a continuation of the annual requirement of 777 beyond 2031. The calculation would also only be partial because additional sites have not been identified post 2031, save for continuation of delivery from three strategic sites Gaydon Lighthorne Heath, Long Marston Airfield, and the Canal Quarter Regeneration Zone that could deliver up to 480 homes per annum between them in the subsequent years. This additional supply further adds to the robustness of the Core Strategy housing trajectory as it builds in potential extra capacity and certainty as to where homes will be delivered.<sup>26</sup>

<sup>25</sup> Because development timescales are unknown, for modelling purposes, a generic 8% deduction has been applied to all commitments including homes under construction. This percentage is based on the difference in the actual commitments figures for 2014/15 before and after deductions. It is assumed that completions occur as expected.

<sup>26</sup> Notwithstanding this, if the annual OAN target of 724 were to be assumed post 2031, a five year supply could be maintained to 2028/29 solely based on commitments from the strategic sites identified in the Core Strategy continuing to deliver.



## 8. Affordable Housing Delivery

- 8.1 Stratford-on-Avon District Council has a good record of securing affordable housing<sup>27</sup>. Whilst past levels of supply are an indicator of future performance, they need to be seen in the policy context that existed at the time (e.g. policy thresholds and distributional strategies) which was different from the policy approach now being proposed in the Core Strategy.
- 8.2 Development opportunities will mainly arise through the acquisition of affordable housing on market-led schemes (i.e. s106 sites) although such provision assumes 'nil-grant'. Provision will also come from rural schemes, such as 100% Rural Exceptions Affordable Housing and Local Needs Schemes, and through existing dwelling purchases, although the latter is unlikely to provide a significant amount of supply. The Rural Housing Enabler has played an important role in helping to bring forward community-led rural schemes in the past and this role is likely to be just as critical in the future.
- 8.3 It is important to note that affordable housing is a component of objectively assessed housing needs / the housing requirement, and not in addition to it. The Updated Assessment of Housing Need for Coventry and Warwickshire Housing Market Area (September 2015) identifies a level of affordable housing need in the District at approximately 233 homes per annum. Taking this into account along with evidence of development viability, data from the Council's housing register (Home Choice Plus), findings of local needs surveys and contextual research undertaken for the Housing Strategy, Policy CS.17 of the Submission Core Strategy seeks 35% affordable housing provision from eligible sites of 11 or more homes in 'urban' parishes and 6 or more homes in 'rural' parishes. This approach is in line with the former national affordable homes thresholds. Provision is also made for a 'commuted sum' where provision is not made on-site. Also of importance is the strategy of distribution set out in Policies CS.15 and CS.16 which set a dispersed approach to development across the District and the rural area.
- 8.4 Figure 8 sets out the indicative affordable housing trajectory for the plan period 2011 to 2031. As can be seen, the Council has achieved an average of 33% affordable housing provision from committed market schemes<sup>28</sup>. This demonstrates that the figure of 35% provision from eligible sites is achievable. Figure 8 also shows that over 500 homes are being delivered on 100% affordable or Local Choice schemes. The actual affordable homes figure for these sites is 91% of the total, as some schemes include an element of local market housing. In terms of Core Strategy allocations, an average of 34% affordable housing provision is expected. This figure takes account of viability issues at two mixed-use sites: Banbury Road, Southam and the Canal Quarter Regeneration Zone<sup>29</sup>.

---

<sup>27</sup> Stratford-on-Avon District Council is a stock transfer authority having sold its entire Council housing stock in 1996. Thus, delivery of affordable housing over the plan period will primarily be through the Council's partner housing associations.

<sup>28</sup> Owing to viability considerations, and in accordance with emerging Policy CS.17, a small number of sites have provided slightly less affordable housing provision on-site whilst others are providing a commuted sum in lieu of on-site affordable housing provision (e.g. Napton Brickworks (08/00410/OUT) and Stratford-upon-Avon Business Park (12/02712/OUT)). Negotiations are also currently ongoing at Maudsaly Park, Great Alne (12/02231/VARY).

<sup>29</sup> For the purposes of this analysis, it has been assumed that the SHLAA allowance and residual LSV allowance will all be provided on sites of 11 homes or more, and thus be eligible for and provide affordable housing on-site. No affordable housing is assumed from the windfall allowance. The annual rates are purely indicative and an annualised rate has been applied for modelling purposes as delivery of affordable housing is still subject to detailed phasing.

Figure 8: Indicative Affordable Housing Trajectory

	Site Total (Gross)	Affordable Housing (Gross)	Affordable Housing %	Phase 1					Phase 2					Phase 3					Phase 4				
				1 2011/12	2 2012/13	3 2013/14	4 2014/15	5 2015/16	6 2016/17	7 2017/18	8 2018/19	9 2019/20	10 2020/21	11 2021/22	12 2022/23	13 2023/24	14 2024/25	15 2025/26	16 2026/27	17 2027/28	18 2028/29	19 2029/30	20 2030/31
Committed Sites (Market)	5803	1900	33%	25	53	83	146	217	184	238	256	205	239	156	98	0	0	0	0	0	0	0	0
Committed Sites (Affordable Core Strategy Allocated Core Strategy Assigned)	550	501	91%	76	36	34	78	53	50	14	0	102	58	0	0	0	0	0	0	0	0	0	0
	6818	2285	34%	0	0	0	0	0	16	112	219	218	153	140	146	179	190	180	156	156	140	140	140
	351	124	35%	0	0	0	0	0	0	0	14	35	28	15	8	8	8	8	0	0	0	0	0
<b>Total</b>	<b>13522</b>	<b>4810</b>	<b>36%</b>	<b>101</b>	<b>89</b>	<b>117</b>	<b>224</b>	<b>270</b>	<b>250</b>	<b>364</b>	<b>489</b>	<b>560</b>	<b>478</b>	<b>311</b>	<b>252</b>	<b>187</b>	<b>198</b>	<b>188</b>	<b>156</b>	<b>156</b>	<b>140</b>	<b>140</b>	<b>140</b>

- 8.5 As stated previously, predicting when homes will be built is not a science and there are numerous external factors that will affect actual build out rates. The task is even more uncertain for affordable housing as the majority of affordable housing is delivered as a component of market housing (e.g. through s106 agreements). Assumptions about average annual build-out rates that apply to market housing do not typically apply to affordable housing as affordable housing tends to be delivered in tranches and the timing of supply is dependent upon phasing, scheme viability and the specific funding package of the site. On many sites, the detailed scheme phasing is not yet known. A number of sites are still to be identified and the size of these sites will determine whether affordable housing should be provided at all, on-site or off-site through a commuted sum.
- 8.6 Notwithstanding this, in order to generate an indicative affordable housing trajectory, it is assumed that sites will provide 35% affordable housing and the site size assumptions used in Section 5 above have been applied. Thus it is assumed that there will be no affordable housing provision from small windfall sites. Three exceptions are as follows:
- 8.7 Because of issues of development viability and reflecting the type of units to be delivered, Policy SUA.1 seeks up to 25% affordable housing provision at the Canal Quarter Regeneration Zone. Delivery of Phases 1a, 1b and 2 (excluding Warwick House which is a private rented scheme) is expected between 2020/21 and 2029/30 although the quantum and timing of actual affordable housing provision on this site will be heavily dependent upon the detailed phasing.
- 8.8 Gaydon Lighthorne Heath and Long Marston Airfield may not provide the full affordable housing requirement on-site. Rather, a percentage of affordable housing provision could be made off-site to assist neighbouring local communities. This approach reflects the fact that, in existing settlements, whilst 35% provision is sought on new sites, affordable housing does not make up 35% of housing in the settlement as a whole. Since both Gaydon Lighthorne Heath and Long Marston Airfield will be settlements in their own right, it may not be appropriate for over a third of homes to be affordable. Delivery at both new settlements is expected in Phases 2, 3 and 4 of the Plan Period, although the actual percentage to be provided onsite and detailed phasing is still to be determined.

- 8.9 It is important to stress that meeting housing needs is about more than simply delivering on numbers of homes. It is also about providing the appropriate tenure, type and size of homes to ensure genuine affordability as well as the effectiveness of allocations and management arrangements. There are essentially three main types of affordable housing: general needs accommodation, supported housing and housing for older people. The latter two in particular will have more demanding locational criteria if they are to be successful. Developing supported housing requires access to revenue as well as the capital funding being mainly provided by Warwickshire County Council but is, at the present time, increasingly insecure. In respect of general needs accommodation, this should be on-site by developers in partnership with registered providers/housing associations. Affordable housing will also be provided directly by housing associations on sites in their control, as well as on rural exception sites or Local Needs Schemes.

## 9. Potential Risks to Delivery

- 9.1 This section examines the potential risks to the delivery of new dwellings in Stratford-on-Avon district and considers possible reasonable mitigation measures.

### *Economic Viability*

- 9.2 The general health of the wider economy is a major factor in the supply of housing, particularly the performance of the construction industry. The housing market is relatively buoyant in Stratford-on-Avon District and market demand is strong as reflected in the high house prices. This economic context is extremely unlikely to change but local economic performance is obviously relative to the performance of the wider economy. Confidence in the economy and the housing market is recovering and this can be seen in the increasing rates of annual completions in the last couple of years. Adoption of the Core Strategy followed by the Site Allocations Plan will provide more certainty to the market. However, if the housing market experiences another downturn then this will have a detrimental impact on completion rates and is something that Stratford-on-Avon District Council would have little influence over.
- 9.3 In terms of the development viability of individual schemes, the Core Strategy enables consideration to be given to such matters through the Development Management process. In addition, the Council has undertaken viability technical work to inform the Core Strategy and the Community Infrastructure Levy (CIL) which shows that the cumulative policy impact does not jeopardise the viability of schemes in the District.

### *Rates of Delivery*

- 9.4 It would be misleading to cite an average annual rate of completions over recent years as an indicator of what the market can deliver because of both the recession and the imposition and effects of the housing moratorium. It is perhaps more useful to consider completions in the five years prior to the moratorium (2001-2006) which averaged 593 per annum, peaking at 806 in 2004/05. Although the past average is some way below the expected annualised rate of 777, it should be remembered that these levels of delivery were achieved under a very different planning regime and certainly one in which there was no explicit Government requirement to boost significantly the supply of housing. It is reasonable to conclude

therefore, that with favourable economic conditions the annual plan target initially at 566 but rising to 777 in this plan period is achievable.

- 9.5 However, the Council is acutely conscious that the housing trajectory is predicated on achieving significant rates of completions in the short term, peaking at 1,892 homes in 2018/19; over double the 806 achieved in 2004/05. This figure is of course indicative. In reality, some of these homes could be delivered in the subsequent couple of years without impacting significantly upon the overall housing trajectory or the five year supply of housing. Looking at the average rate of expected delivery over phase 2 of the plan, annual supply equates to an average of 1,515 homes. There is also significant scope within the the later years of the plan should annual rates not be as high as expected in the short-term, for the housing requirement to be achieved by the end of the plan period.<sup>30</sup>
- 9.6 The level of supply also needs to be seen in the context of the sites themselves as well as the wider context of the District. The analysis in Section 5 demonstrates that the trajectory will be delivered on a range of sizes and types of sites in a range of different locations, which are subject to various market influences. High levels of supply are not considered unreasonable in this specific local context.
- 9.7 Ultimately however, the high rates of delivery are a result of the Council seeking to implement national planning policy. This step change in delivery reflects the Government's ambition to boost significantly the supply of housing but requires significant and genuine commitment from the housebuilding industry.

#### *Infrastructure*

- 9.8 The infrastructure deemed necessary to support the Core Strategy is set out in the Infrastructure Delivery Plan. The Council is seeking to implement its Community Infrastructure Levy (CIL) to ensure that development contributes towards the provision of infrastructure. Remaining infrastructure will be provided by the service providers as part of their service delivery plans. Overall it is considered that the necessary infrastructure will be available to support development. Whilst the District Council is not responsible for infrastructure provision as such, as the Local Planning Authority it will work with site developers, Warwickshire County Council and service providers to ensure that infrastructure is delivered to support development.

#### *Commitments*

- 9.9 There is always a risk that identified sites – whether allocated or with planning permission – will not actually get built. This is perhaps less likely in a District such as Stratford-on-Avon and certainly many of those permissions that do lapse tend to be superseded by alternative schemes. The risk of non-delivery of large sites is considered low.
- 9.10 It is acknowledged that some previous Local Plan allocations never came to fruition. However, the Council is confident that its approach of only allocating sites deemed to be deliverable will ensure that the allocations identified in the Core Strategy and Site Allocations Plan will come forward for development. The Council's assumptions regarding

---

<sup>30</sup> The primary reason for the high levels of delivery in the next five years is the requirement in the Planning practice Guidance that any shortfall from previous years should be met within the next five years (also known as the 'Sedgefield' approach) as opposed to distributing the shortfall across the remaining years of the plan period (also known as the 'Liverpool' methodology). As a result, all 715 homes are included within the next five years instead of 223 (715 divided by 16 years multiplied by 5). Applying the Liverpool methodology would reduce the average annual requirement over the next five years from 1,079 to 961).

phasing and average annual build-out rates on the allocated sites are also considered realistic, being based on delivery of similar sites. Notwithstanding this, the Council is overproviding against its housing requirement by some 7% in order to provide flexibility and maintain delivery of the housing trajectory.

- 9.11 The housing trajectory does include an element of windfall: some 297 homes over an 11 year period or an average of 27 per annum. This allowance is based solely on expected delivery from small sites (i.e. 1-4 homes) coming forward in Stratford-upon-Avon, the 8 Main Rural Centres and the rural area. This level of windfall is considered reasonable given past high-levels of supply and the rural nature of the District comprising numerous settlements with older built-up areas.

#### *Neighbourhood Plans*

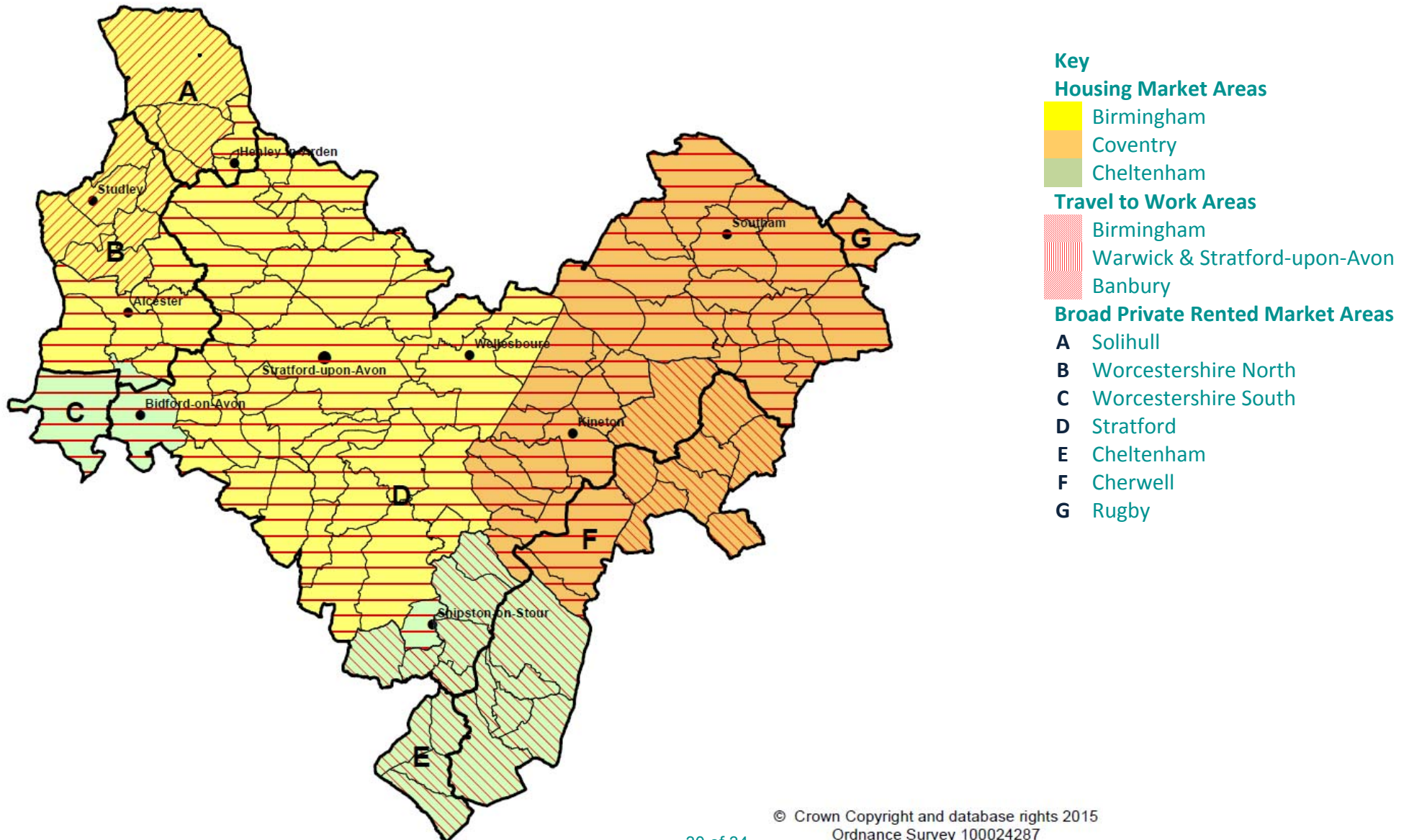
- 9.12 27 Neighbourhood Plan Areas have currently been designated across the District, including Stratford-upon-Avon town, 7 of the 8 Main Rural Centres and nearly half of the Local Service Villages. The Council supports this bottom-up approach to planning and has a dedicated Neighbourhood Planning Officer to support parishes to bring forward Neighbourhood Plans. Notwithstanding this, the Council understands there is a risk that any particular Neighbourhood Plan may not be 'made' and therefore not contribute allocated sites to the housing supply. In order to mitigate this risk, the Site Allocations Plan will act as a 'fall back' to ensure that sufficient sites are allocated to ensure that delivery of the housing trajectory is maintained.

## **10. Monitoring and Review**

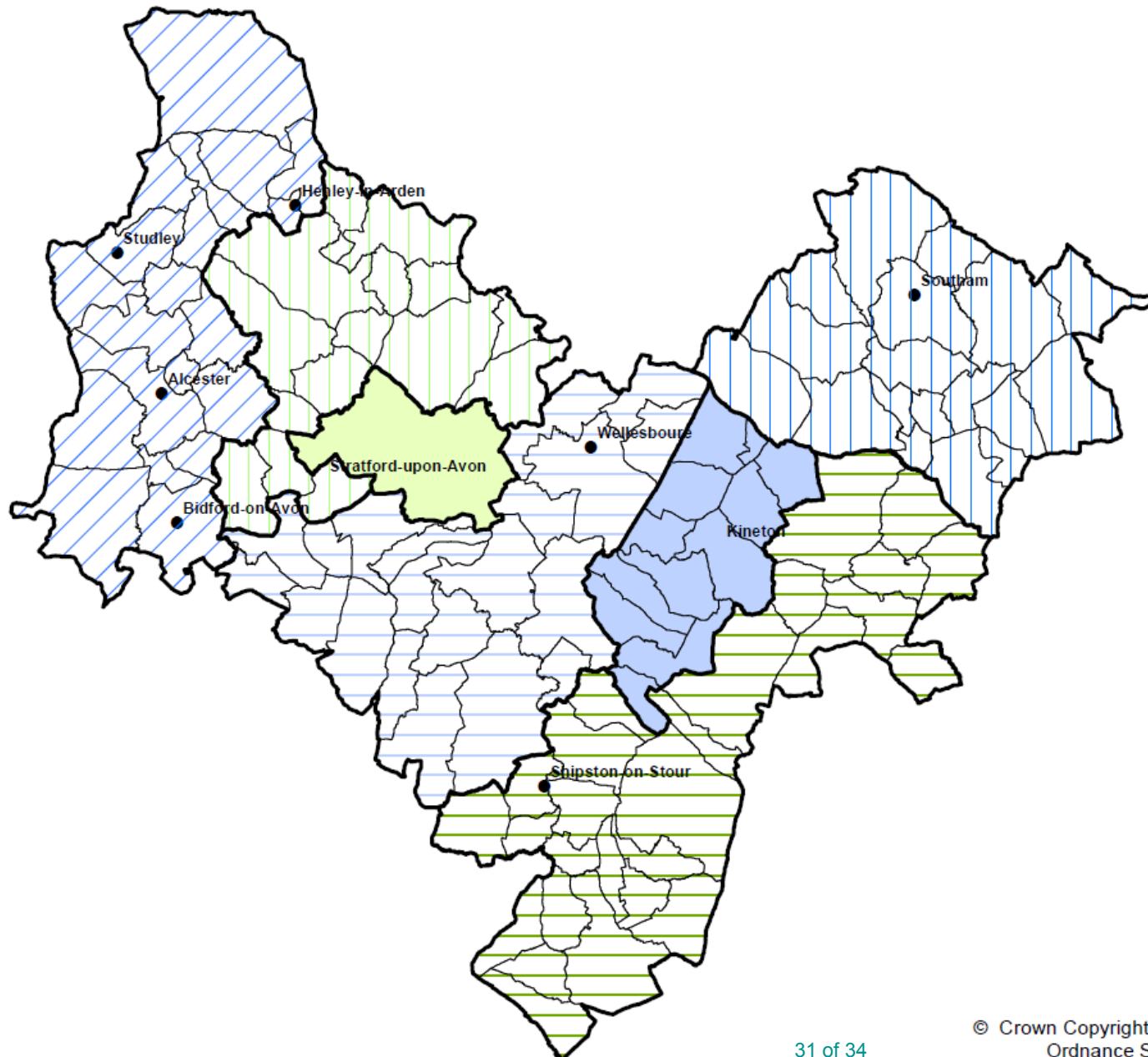
- 10.1 As set out in this Housing Implementation Strategy, the Council considers that mechanisms are in place to ensure that a five year supply of housing can be maintained and that the housing trajectory is deliverable to meet the housing needs of the District, without compromising its sustainable development objectives.
- 10.2 Progress on the delivery of housing will be checked through the Authority's Monitoring Report (AMR) and annual updates of the housing trajectory and five year supply calculation. The Strategic Housing Land Availability Assessment (SHLAA) will also be reviewed on a regular basis to ensure information on the deliverability of sites is kept up-to-date. Where the Council considers that a five year supply cannot be demonstrated, it will release contingent sites for development.
- 10.3 In respect of housing supply monitoring, the Council collates information on completions from a number of sources, including primarily from site visits, NHBC, LABC and Council Tax records. Assumptions regarding estimated delivery rates are based on professional planning judgement informed by information provided in discussion with site developers or submitted to the Council via the Housing Sites Monitoring Form (see Appendix 2).

# Appendix 1: Housing Monitoring Sub-areas

Map 1 showing the differing geographical extent of Housing Market Areas, Travel to Work Areas and Broad Private Rented Areas in Stratford-upon-Avon District.



Map 2 showing the identified sub-areas based on Housing Market Areas, Travel to Work Areas and Broad Private Rented Areas in Stratford-on-Avon District.



**Key**

**Housing Monitoring Sub-Areas**

- 1. Central – North
- 2. Central – South
- 3. Central - Stratford
- 4. Northeast - Kineton
- 5. Northeast – Southam
- 6. Southeast
- 7. West

NB: The analysis initially identifies four sub-areas: Central, Northeast, Southeast and West. However, it is considered appropriate to further sub-divide two of these areas (Central and Northeast) to better reflect the local geography of these areas, resulting in seven sub-areas.

## Appendix 2:

### Housing Sites Monitoring Form

The Council is collating information on the supply of new homes across Stratford-on-Avon District as part of its annual monitoring of its housing trajectory and 5 year housing land supply. The Council's records indicate that you are the agent/developer of the following site. To assist in the monitoring process Stratford-on-Avon District Council would be most grateful if you could complete the four sections of this form (to the best of your knowledge as appropriate) setting out the development position as of **XX XXXXXXXX XXXX**.



**PLEASE COMPLETE THIS FORM BY REPLYING TO THIS EMAIL BY XX XXXXXXXX XX.**

NB: information received will be made publicly available. Further information is available at [www.stratford.gov.uk/monitoring](http://www.stratford.gov.uk/monitoring). If you have any queries regarding this form, please telephone the Planning Policy Team on 01789 260334.

Application Reference:		Site Address:	
Proposal:			
Applicant:		Agent / Developer:	

1. Application Status		Please Provide Details
Pre-commencement Planning Conditions Discharged?	YES / NO / NA	
Legal Agreements (S106) Signed?	YES / NO / NA	
Subsequent Applications? (e.g. reserved matters, variations)	YES / NO / NA	



2. Site Status		Please Provide Details (including approximate dates)
Development not started (works yet to start on site)	YES / NO	
Development not progressed (e.g. developed stalled, site for sale)	YES / NO	
Site under construction (Inc. clearance, demolition, foundations)	YES / NO	
Site complete (e.g. all homes for sale / occupied)	YES / NO	

3. Completion Information (Number of homes built and expected to be built by tenure)	Built before 31 Mar 2014	Built 1 Apr 14 - 31 Mar 2015	Expected 1 Apr 15 - 31 Mar 2016	Expected 1 Apr 16 - 31 Mar 2017	Expected 1 Apr 17 - 31 Mar 2018	Expected 1 Apr 18 - 31 Mar 2019	Expected 1 Apr 19 - 31 Mar 2020	Expected beyond 1 Apr 20
Total Number of Homes								
Market Homes (e.g. homes for sale/rent on the open market)								
Affordable Homes (e.g. homes for rent/shared ownership by housing association)								
Other Homes								

4. Further Information (Any other information regarding delivery of homes e.g. details on site issues, phasing and sales rates)

Thank you for completing this form. Please send completed forms to the Planning Policy Team via email to [planning.policy@stratford-dc.gov.uk](mailto:planning.policy@stratford-dc.gov.uk).

**Policy Team,  
Chief Executive's Unit,  
Stratford-on-Avon District Council.**