

**Stratford-on-Avon District
Council**

SHLAA Review 2012

Final Report



Peter Brett Associates LLP
10 Queen Square
Bristol
BS1 4NT
T: 0117 9281560
F: 0117 9281570
E: bristol@peterbrett.com



SHLAA Review 2012
Final Report

We print on 100% recycled paper from sustainable suppliers accredited to ISO 14001.



Document Control Sheet

Project Name: SHLAA Review 2012
Project Ref: 26106
Report Title: Final Report
Doc Ref: Final/Rev 6
Date: January 2013

	Name	Position	Signature	Date
Prepared by:	Mark Russell	Associate		18/01/2013
Reviewed by:	John Baker	Partner		18/01/2013
Approved by:	John Baker	Partner		18/01/2013
For and on behalf of Peter Brett Associates LLP				

Revision	Date	Description	Prepared	Reviewed	Approved
Draft	27/06/12	Draft for comment	MR		
Draft	03/07/12	Draft for approval	MR	JB	JB
Draft	16/07/12	Draft report	MR	JB	JB
Final	25/09/2012	Final draft	MR	JB	JB
Final	26/10/2012	Final for submission	MR	JB	JB
Final	16/11/2012	Final with amendments	MR	JB	JB

Peter Brett Associates LLP disclaims any responsibility to the Client and others in respect of any matters outside the scope of this report. This report has been prepared with reasonable skill, care and diligence within the terms of the Contract with the Client and generally in accordance with the appropriate ACE Agreement and taking account of the manpower, resources, investigations and testing devoted to it by agreement with the Client. This report is confidential to the Client and Peter Brett Associates LLP accepts no responsibility of whatsoever nature to third parties to whom this report or any part thereof is made known. Any such party relies upon the report at their own risk.

© Peter Brett Associates LLP 2012



SHLAA Review 2012
Final Report



Contents

1 Executive Summary..... 1

1.1 Background..... 1

1.2 Methodology 1

1.3 Market Assessment 1

1.4 Completions 2

1.5 Sites with Planning Permission for Housing 2

1.6 Site Specific Sources within Settlements 3

1.7 Summary of Housing Supply 3

1.8 Comparing Against Plan Requirements 3

1.9 Five Year Land Supply 4

1.10 Site Specific Sources outside Settlements and Broad Locations 5

1.11 Windfall 5

1.12 Summary..... 5

2 Introduction 7

2.1 Background..... 7

2.2 Commission 8

2.3 Document Format 8

3 Methodology 10

3.1 Introduction 10

3.2 Stage 1 Planning the Assessment..... 10

3.3 Stages 2 and 3 Sources of Sites and Desktop Review of Information 11

3.4 Stage 4 Determining which Sites and Areas will be Surveyed & Stage 5 Site Survey 12

3.5 Stage 6 Estimating the Housing Potential of Each Site..... 13

3.6 Stage 7 Assessing When and Whether Sites are Likely to be Developed 13

3.7 Stage 8 Review of the Assessment..... 17

3.8 Stage 9 Identifying and Assessing the Housing Potential of Broad Locations 17

3.9 Stage 10 Determining the Housing Potential of Windfall (where justified) 18

3.10 Reporting 18

3.11 Summary..... 18

4 Market assessment..... 19

4.1 Introduction 19

4.2 Future Market Demand 20

4.3 Overall Conclusion..... 24

5 Completions 26

6 Sites with Planning Permission for Housing 27

6.1 Introduction 27

6.2 Large Sites..... 27

6.3 Small Sites 27

6.4 Sites with Planning Permission April 2011 to June 2012 28

6.5 Summary..... 28

7 Site Specific Sources within Settlements 29

7.1 Introduction 29

7.2 Findings 29

8 Summary of Housing Supply 31

8.2 Comparing Against Plan Requirements 32

8.3 Five Year Land Supply 33

8.4 Future Monitoring..... 34

9 Site Specific Sources outside Settlements and Broad Locations..... 35

9.1 Introduction 35



9.2 Methodology 36

9.3 Existing Settlement Findings 39

9.4 New Settlement Findings..... 66

10 Windfall..... 67

10.1 Introduction 67

10.2 Findings 67

10.3 Determining a Future Windfall Rate..... 72

11 Summary 74

Tables

Table A: Potential housing supply within Stratford-on-Avon District 3

Table B: Comparing potential supply with current policy requirements 4

Table C: Housing land supply position (draft Stratford-on-Avon Core Strategy/Local Plan) 4

Table 1: Potential housing supply within Stratford-on-Avon District 31

Table 2: Comparing potential supply with current policy requirements..... 32

Table 3: Housing land supply position (draft Stratford-on-Avon Core Strategy/Local Plan) 33

Table 4: Analysis of previous delivery of brownfield windfall sites 72

Appendices

- Appendix 1: The SHLAA Panel and Call for Sites Letter
- Appendix 2: Agreed Site Assessment Criteria
- Appendix 3: Sites with Planning Permission
- Appendix 4: Sites within Settlements with Potential - Summary
- Appendix 5: Sites within Settlements with Potential - Detail
- Appendix 6: Sites outside Settlements with Future Potential - Summary
- Appendix 7: Sites outside Settlements with Future Potential - Detail
- Appendix 8: Rejected Sites
- Appendix 9: Settlement Maps
- Appendix 10: Rural Brownfield Sites



1 Executive Summary

1.1 Background

- 1.1.1** This document is the final version of the Strategic Housing Land Availability Assessment (SHLAA) Review 2012 for Stratford-on-Avon District Council which commenced in March 2012 and has been developed during the period to January 2013.
- 1.1.2** The SHLAA provides an informed estimate of land availability for housing at a given point in time, to inform plan-making and to ensure that councils maintain a five-year supply of housing land.
- 1.1.3** This document must be considered as part of the wider evidence base for the Core Strategy/Local Plan but cannot be construed as committing the Council to allocate any particular parcel of land for a particular use, nor approve any application for development.

1.2 Methodology

- 1.2.1** The National Planning Framework (NPPF) states that local planning authorities should carry out a SHLAA to meet the identified need for housing over the plan period.
- 1.2.2** In July 2007 CLG published the Practice Guidance 'Strategic Housing Land Availability Assessment' setting out the recommended methodology for SHLAAs and in January 2008 the Planning Officers' Society published a note 'SHLAA and development plan preparation' setting out further advice on how they should be prepared and integrated into the development plan preparation process.
- 1.2.3** The Council set up a SHLAA Panel to consider the SHLAA methodology, to validate each site assessment and to consider the draft report before it was finalised.
- 1.2.4** The SHLAA review has been undertaken in line with the NPPF and the advice of the CLG Practice Guidance 2007 and develops the methodology from the 2008 and 2009 SHLAAs.

1.3 Market Assessment

- 1.3.1** Consultations have been undertaken with people familiar with the areas and knowledgeable about the operation of the local markets, such as the local agents and housebuilders, to assist in building up knowledge of the factors affecting the type of development, and when it might be expected to be completed.
- 1.3.2** In addition, the assessment has tried to take account of the variety of 'deliverability' factors, assessing whether sites are suitable, available and achievable. These factors include access, ownership, adjacent land uses and economic viability in the light of local market considerations, though exhaustive investigations have not been possible in every instance.

1.3.3 Whilst short-term demand has fallen, with reduced completion rates, medium and long-term demand is still considered by the market to be strong. This is underpinned by national policy to deliver a much increased level of housing to meet a national shortage, arising from a continuing high level of new household formation. In the medium term, the housing land market in the Stratford-on-Avon will continue to be comparatively strong for most house types in all locations, whilst housebuilders and private vendors will adjust prices to align with demand.

1.3.4 It is considered that, due to the still relatively high sales values in the Stratford-upon-Avon area, compared with competing uses such as employment land, economic viability is only likely to be in doubt for the housing sites identified in this study at Studley and sites within the main settlements if the level of CIL is set at £100 per sq.m and the percentage of affordable housing is set at 35%. If CIL is set at £50 or £0 per sq.m or the percentage of affordable housing is reduced below 35% then all sites should be viable. All sites on the edge of the main settlements except Studley are viable even if the level of CIL is set at £100 per sq.m and the percentage of affordable housing is set at 35%.

1.3.5 The Council will need to monitor carefully the housing market over the coming years in order to be able to respond in whatever way it can to assist in the provision of housing across the market area.

1.4 Completions

1.4.1 The total (net) numbers of dwellings completed since 1st April 2008 are:

▪ 2008/09	176
▪ 2009/10	219
▪ 2010/11	105

1.4.2 These figures can be set against the total requirement for housing from the emerging Core Strategy/Local Plan.

1.5 Sites with Planning Permission for Housing

1.5.1 Sites with planning permission for housing are the most deliverable, having already overcome any barriers to the principle of development from the planning system.

1.5.2 Sites with permission for housing in Stratford-on-Avon District at 1 April 2011 are set out in a table in **Appendix 3**.

1.5.3 Analysis indicates that a total of **2185 dwellings** (net) have planning permission for development as at July 2012 and are considered deliverable. This is made up of **1176 dwellings** (net) from large sites with permission as at 1 April 2011, **142 dwellings** (net) from small sites with permission as at 1 April 2011 and **867 dwellings** from sites which have recently gained planning permission after the base date and before the end of June 2012.

1.6 Site Specific Sources within Settlements

- 1.6.1** From a wide range of sources, 218 sites were identified for site assessment within the study settlements. Each site was mapped on the GIS base and linked to an access database to store information about the site and the assessment of its potential for housing.
- 1.6.2** The analysis indicates that from a total of **24 sites** identified across the study area, a total of **459 dwellings** could potentially be developed in the period to 2028. The majority of these are considered likely to be developed in the period before 2023, i.e. within the first 10 years of the emerging Core Strategy/Local Plan.
- 1.6.1** A summary of the potential yield from sites with potential within settlements is set out in **Appendix 4** and a detailed site assessment for each site is set out in **Appendix 5**.
- 1.6.2** **Appendix 8** identifies all those sites which were identified but not considered to fulfil the criteria for identification as a site with potential. This includes sites that are not considered to be suitable, available or achievable. It also includes sites which fall below the study threshold of 6+ dwellings which may be developable but which are too small to be considered within this SHLAA.

1.7 Summary of Housing Supply

- 1.7.1** **Table A** summarises the potential housing supply for the period 2011 to 2028 from sites with planning permission and potential sites within the study settlements of Stratford-on-Avon District as at July 2012. All figures are net of any loss to existing stock through demolitions.
- 1.7.2** **Table A** also shows the potential housing supply from April 2013 to March 2028, which is 15 years from the expected adoption of the Stratford-on-Avon Core Strategy/Local Plan in 2013.

Table A: Potential housing supply within Stratford-on-Avon District

Source of housing potential	2011 - 13	2013 - 18	2018 - 23	2023 - 28	2011 - 28
Sites with planning permission (at 1 April 2012)					
Large sites	347	667	162	0	1176
Small sites	105	37	0	0	142
Sites with planning permission (1 April 2011 to 30 June 2012)	0	867	0	0	867
Sites with potential within settlements	129	310	20	0	459
Total housing	581	1881	182	0	2644
Average per annum	290	376	36	0	156

1.8 Comparing Against Plan Requirements

- 1.8.1** Stratford-on-Avon District Council is currently preparing its Core Strategy/Local Plan and on 5 September 2011 stated a preference for an annual housing target of 400 units per annum for the period 2008 to 2028, providing 8,000 homes in total. Whilst this local housing target has yet to be adopted through the development plan process, it is set out below to compare the current supply against a potential requirement.

- 1.8.2** Taking account of past completions, the supply from identified sites within settlements and from deliverable permissions is as follows:

Table B: Comparing potential supply with current policy requirements

Source of housing potential	2008 - 11	2011 - 13	2013 - 18	2018 - 23	2023 - 28	2008 -2028
Completions - all sites	500					500
Sites with planning permission (31 March 2011)						
Large sites	0	347	667	162	0	1176
Small sites	0	105	37	0	0	142
Sites with planning permission (April 2011 onwards)	0	0	867	0	0	867
Sites with potential within settlements	0	129	310	20	0	459
Total housing supply	500	581	1881	182	0	3144
Stratford-on-Avon Core Strategy/Local Plan Draft Target						8000
Average per annum						400
Shortfall / surplus						- 4856

- 1.8.3** **Table B** indicates that there is a need to find additional homes to achieve the draft Stratford-on-Avon Core Strategy/Local Plan 20 year requirement. There is therefore a need for the Council to consider bringing forward further housing allocations through a Site Allocations Development Plan Document (DPD).

1.9 Five Year Land Supply

- 1.9.1** The NPPF requires local planning authorities to plan for a continuous five year supply of deliverable sites. Local planning authorities are expected to report regularly on how it is performing relating to this target and the Planning Inspectorate has previously published CLG advice on how to undertake the calculation.

- 1.9.2** Set out below is a table which assesses the extent to which the supply identified in this SHLAA from sources set out above satisfy the five year land supply requirement from the draft Core Strategy/Local Plan and an additional 5% buffer. The figures in brackets show the calculation if a 20% buffer is applied.

Table C: Housing land supply position (draft Stratford-on-Avon Core Strategy/Local Plan)

		Estimated Dwelling Completions 1 st April 2012 to 31 st March 2017
1	Sites with planning permission (at 31 March 2011) and sites under construction: Large sites	760
2	Sites with planning permission (at 31 March 2011) and sites under construction: Small sites	105
3	Sites with planning permission after base date (1 April to 31 June 2012):	867
4	SHLAA sites with potential within settlements	332
5	Five year requirement to 2017 including 5% buffer (including 20% buffer)	2,100 (2,400)
6	% of five year housing land supply with 5% buffer allowance (with 20% buffer allowance)	99% (87%)
7	In terms of years	5.0 (4.4)

1.9.3 The table shows that the SHLAA site assessment work has identified 5.0 years supply of deliverable sites (99% of requirement, taking account of 5% buffer allowance).

1.10 Site Specific Sources outside Settlements and Broad Locations

1.10.1 The consultant team has assessed specific identified greenfield sites which could form extensions to existing settlements and broad locations where specific sites are not necessarily identified.

1.10.2 As part of undertaking this SHLAA review, broad locations at the Main Rural Centres of Alcester, Bidford-on-Avon, Henley in Arden, Kineton, Shipston-on-Stour, Southam, Stratford-upon-Avon, Studley and Wellesbourne have been reassessed, taking account of the latest evidence on constraints. The analysis has been extended to include the 39 Local Service Villages identified in the draft Core Strategy/Local Plan as potentially suitable settlements for further development and large rural brownfield sites which might have potential as part of a new settlement option.

1.10.3 This SHLAA review has also assessed the potential for a new settlement option and has assessed four large rural brownfield sites put forward by the Council for consideration, set out within **Appendix 10**. The consultant team concludes that there are no rural sites within the district that are large enough to create a sustainable new settlement, in line with Government guidance. Further to this, the sites have a series of ecological designations which are constraints to residential development in the SHLAA assessment.

1.11 Windfall

1.11.1 Windfall sites are defined in the NPPF as being “sites which have not been specifically identified as available in the Local Plan process. They normally comprise previously developed sites that have unexpectedly become available.”¹

1.11.2 Local planning authorities can make an allowance for windfall sites in their five year supply if they have compelling evidence that such sites have consistently become available in the past and will continue to provide a reliable future source of supply.

1.11.3 From a review of the evidence, it is recommended that a realistic windfall rate for future completions would be around 156 dwellings per annum.

1.12 Summary

1.12.1 This SHLAA review has been prepared in line with the new National Planning Policy Framework published by CLG in March 2012, the Practice Guidance prepared by CLG in 2007 and best practice in undertaking such studies. It has been based on the original Stratford-on-Avon District SHLAA completed in 2008 and the methodology has been informed by the views of a stakeholder panel brought together for that purpose.

¹ National Planning Policy Framework, Annex 2: Glossary (CLG, 2012)

- 1.12.2** The focus of the study has been Stratford-upon-Avon, the 8 Main Rural Centres and the 39 Local Service Villages. These settlements are the focus for services and facilities and are identified in the emerging Core Strategy/Local Plan as the main focus for development.
- 1.12.3** This SHLAA has identified a potential source of **3144 dwellings** from specific identifiable, deliverable and developable sites for the 20 year period 2008 to 2028, compared with an emerging Core Strategy/Local Plan requirement of 8000 dwellings. There is therefore a need for the Council to consider bringing forward further housing allocations through its emerging Core Strategy/Local Plan.
- 1.12.4** The implication for the Core Strategy/Local Plan is that the Council will be required to consider options for the delivery of housing and in order to inform this process the SHLAA includes a consideration of the areas around each of Stratford-upon-Avon, the 8 Main Rural Centres and 39 Local Service Villages to identify potential broad locations for future development.
- 1.12.5** The findings of this SHLAA indicate a **5.0 years** potential supply of dwellings from the most deliverable categories of sites: planning permissions and deliverable sites.
- 1.12.6** A supply of housing is expected to continue into the future from brownfield windfall sites. It is recommended that a realistic windfall rate for future completions would be around 156 dwellings per annum. Taking account of this windfall rate, this SHLAA indicates a **6.8 years** potential supply of dwellings.
- 1.12.7** This SHLAA provides a substantial stock of potential dwellings with future potential, but it is for the Core Strategy/Local Plan to identify which settlements should be the focus for development and around those settlements which areas should be judged more appropriate for development.

2 Introduction

2.1 Background

- 2.1.1** This document is the final version of the Strategic Housing Land Availability Assessment (SHLAA) Review 2012 for Stratford-on-Avon District Council which commenced in March 2012 and has been developed during the period to October 2012. The progress of this study is described in the section below and illustrates how the process has evolved over the period of the study.
- 2.1.2** The first SHLAA for Stratford-on-Avon District was produced in February 2008 by Baker Associates on behalf of the Council. An update of this SHLAA was then carried out in 2009. The Council has commissioned Peter Brett Associates LLP (formerly Baker Associates) in 2012 to undertake a further update to the study.
- 2.1.3** The SHLAA provides an informed estimate of land availability for housing at a given point in time, to inform plan-making and to ensure that councils maintain a five-year supply of housing land.
- 2.1.4** In July 2007, Communities and Local Government (CLG) published the Practice Guidance 'Strategic Housing Land Availability Assessment'. The Guidance provides the government's view on how it considers SHLAA should be undertaken and therefore provides the basis for conducting such studies. All the relevant stages of the SHLAA process, as outlined in the guidance, have been followed in this study.
- 2.1.5** The Practice Guidance is intended to be "practical" (paragraph 1) and essentially contains a step by step guide to undertaking an assessment. It is made clear that the methodology set out in the document is intended as a blueprint for assessments to follow and that "*When followed, a local planning authority should not need to justify the methodology used in preparing its assessment, including at independent examination*" (paragraph 15).
- 2.1.6** The study has been produced based on the best available information at the time of writing, drawing on the professional judgement of those involved.
- 2.1.7** The study now provides a key element of the evidence base for the Core Strategy/Local Plan and is intended to be used by Stratford-on-Avon District Council in preparing further planning documents and annual monitoring reporting.
- 2.1.8** The Practice Guidance is however very clear "The Assessment is an important evidence source to inform plan making but does not in itself determine whether a site should be allocated for housing development" (paragraph 8).
- 2.1.9** Therefore, this document must be considered as part of the wider evidence base for the Core Strategy/Local Plan but cannot be construed as committing the Council to allocate any particular parcel of land for a particular use, nor approve any application for development.

2.2 Commission

- 2.2.1** An inception meeting was held on 20th March 2012 at which time the methodology for the study was set out and agreed. Work commenced on the study including identifying and agreeing assessment criteria and then applying these to assess each site's suitability, availability and achievability, having regard to all site information provided by the Council and relevant policy and other evidence based studies.
- 2.2.2** Sites identified from all sources, including those from the previous SHLAAs (2008 and 2009) and those promoted by landowners/agents were assessed.

2.3 Document Format

2.3.1 This document presents the findings of the site assessment work carried out by Peter Brett Associates on behalf of Stratford-on-Avon District Council and the methodology used to arrive at these findings and therefore its compliance with the Practice Guidance.

2.3.2 The sections of the report are therefore:

- **Section 3** describes the methodology which was followed in preparing this study. It is based on the original methodology agreed with the Council at the Inception Meeting.
- **Section 4** sets out a review of the housing market in the Stratford-on-Avon area which has been prepared in consultation with developers and agents in the study area. The market appraisal provides an important element of the SHLAA as it is drawn from consultations with a range of local agents and developers and has been used to provide the basis for understanding the local market.
- **Section 5** provides the first of the findings of the study, figures for the completion of dwellings since 2006, which are used to set against the housing requirement for the District.
- **Section 6** includes the stock of sites with planning permission at the base date, which is 1 April 2011. Details of all of these sites are included in **Appendix 3**. These sites are considered to be deliverable in accordance with national policy definitions.
- **Section 7** includes a summary of the assessment of site specific opportunities for housing within existing defined settlement boundaries (or built up area boundary where settlement boundaries do not exist) across the study area, namely Alcester, Bidford-on-Avon, Henley in Arden, Kineton, Shipston-on-Stour, Southam, Stratford-upon-Avon, Studley, Wellesbourne and the 39 Local Service Villages. The summary findings are based on an assessment of identified sites arising from all sources. A summary of the potential yield from sites with potential within settlements is set out in **Appendix 4** and a detailed site assessment for each site is set out in **Appendix 5**.
- **Section 8** summarises the housing supply from deliverable and developable sites identified in sections 4-6 and compares it against plan requirements and the 5 year housing land supply.

- **Section 9** includes an assessment of potential broad locations for future growth outside existing settlement boundaries and specific site opportunities outside settlements identified through the SHLAA process. Although these locations and types of sites are not currently suitable, as they are contrary to existing planning policies, a SHLAA needs to assess the future potential from such locations and sites to inform the development of future plans. A summary of the potential yield from sites with future potential outside settlements is set out in **Appendix 6** and a detailed site assessment for each site is set out in **Appendix 7**. Sites which have been assessed but are judged not to be currently developable or to have future potential are listed in **Appendix 8**, including a reason for their rejection. Some of these sites may be suitable but are not currently available or achievable and the Council should actively monitor these on a regular basis. Settlement maps, showing all of the sites considered in the study and potential broad locations are set out in **Appendix 9**. Large rural brownfield sites considered in the study are set out in **Appendix 10**. For ease of reference, sites are colour coded according to the conclusions reached in the study.
- **Section 10** identifies the housing potential from windfall sites, that is, sites which have not been specifically identified through the plan process but which are likely to become available. Figures have been identified by examining past completion rates, to identify an allowance for these sites coming forward in the future.
- **Section 11** sets out the conclusions of the study.

3 Methodology

3.1 Introduction

3.1.1 The delivery of housing continues to be one of the key objectives for the planning system. The National Planning Policy Framework (NPPF) (March 2012) states that the Government's key housing objective is to boost significantly the supply of new homes. The NPPF states that local planning authorities should carry out a Strategic Housing Land Availability Assessment (SHLAA) to meet the identified need for housing over the plan period. In July 2007 practice guidance was published setting out the recommended methodology for SHLAAs and in January 2008 the Planning Officers' Society published a note 'SHLAA and development plan preparation' setting out further advice on how they should be prepared and integrated into the development plan preparation process.

3.1.2 The SHLAA is not a one-off study but should be regularly updated, with the results reported through the Annual Monitoring Report.

3.1.3 The key objectives for the Council are to:

- (i) Inform the identification of a deliverable housing supply in the emerging Core Strategy/Local Plan;
- (ii) Provide sufficient information to enable the Council to identify and maintain a rolling 5 year supply of deliverable sites for housing;
- (iii) Identify a sufficient supply of deliverable housing sites which is sufficient to meet housing needs for 15 years where possible; and
- (iv) Provide a consistent framework for the assessment of housing sites within the District.

3.2 Stage 1 Planning the Assessment

3.2.1 We clarified and confirmed with the Council at an early inception meeting the scope and nature of the work to be carried out and whether other potential tasks identified by the Council could add to or improve the robustness of the suggested approach.

3.2.2 We clarified what information was to be updated as part of the review of the SHLAA. Paragraph 17 of the SHLAA Practice Guidance sets out the main information to record, but the Council's brief also included some specific requirements. We also discussed the content and format of the final report.

3.2.3 The inception meeting provided an early opportunity for the Council to set out progress with the emerging Core Strategy/Local Plan and potential future allocations, the current housing land supply and any significant changes which have occurred in the local context since 2009 which may be relevant to the work. We discussed potential housing targets at this initial stage and how the SHLAA update should reflect these changes to the policy context.

- 3.2.4 A project plan for the work was discussed at this meeting, including setting milestones and reporting arrangements.
- 3.2.5 We discussed with the Council and agreed the key stakeholders who should be involved in the SHLAA review, particularly in terms of the deliverability of sites.
- 3.2.6 The Council set up a SHLAA Panel to consider the SHLAA methodology, to validate each site assessment and to consider the draft report before it was finalised.
- 3.2.7 The membership of the SHLAA Panel is set out in **Appendix 1**, together with selection criteria, terms of reference and notes of the meetings held on 12 April, 24 May and 28 June 2012. These notes were subsequently put on the Council's website, to inform interested parties on progress with the SHLAA review.

3.3 Stages 2 and 3 Sources of Sites and Desktop Review of Information

- 3.3.1 There are two groups of potential housing sources: those sites within the planning process already and those which are not.

Sites within the Planning Process

Review of Completions

- 3.3.2 Data regarding annual completions was made available by the Council. Cumulative completions data is included within the Annual Monitoring Report undertaken by officers of the Council and the full figures were available for inclusion in the review.

Review Planning Permissions as at 1 April 2011

- 3.3.3 A list of planning permissions as at 1 April 2011 was produced by the Council and acted as the basis for identifying large (6 and more) and small (5 or less) sites. This also included sites which were currently under construction.
- 3.3.4 A letter was prepared and issued to all applicants or agents for the large planning applications, seeking information relating to the deliverability of sites.
- 3.3.5 Where no written response was received, phone calls were made to seek a response.
- 3.3.6 Findings of the review have been set out in a table which provides robust evidence that sites will be deliverable and when completions are likely to occur. Where no response had been received, sites were not discounted as the NPPF states that sites with permission should be considered deliverable unless there is clear evidence indicating otherwise. However, for these sites it is more uncertain as to the exact timing of delivery.

Sites outside the Planning Process

- 3.3.7 Sites outside the planning process include sites from previous SHLAAs and other studies which have no planning status but often are 'available' for development and therefore need to be reassessed as part of the project.

- 3.3.8** The basis of this was the comprehensive reassessment of sites contained within the previous 2009 SHLAA, together with an extension of the study to include a wider range of opportunities, as well as sites from the 2010 Core Strategy consultation (omitted sites) have been assessed.
- 3.3.9** A new 'call for sites' was undertaken to invite sites at not only Stratford-upon-Avon and the 8 Main Rural Centres, but also at the 39 Local Service Villages. The 'call for sites' letter is set out in **Appendix 1**. The sites submitted were considered along with all other site specific opportunities.
- 3.3.10** Further potential sites were identified by the Council, including sites subject to pre-application discussions and sites refused permission on detailed matters such as design, where the principal of development may be acceptable. Employment, open space and other evidence base studies were reviewed to identify any land potentially surplus to, or not fulfilling existing requirements, which may be suitable for housing development.
- 3.3.11** A thorough review of Ordnance Survey mapping and aerial photos was undertaken to identify any other vacant areas with potential.
- 3.3.12** Relevant published material was reviewed and reassessed. This included site based information such as the previous SHLAA database and report, permissions, appeals and other planning history, together with other site records, registers and databases.
- 3.3.13** Physical constraints and policy designations were identified together with studies which would assist in site selection. Ordnance Survey mapping is a key element to any SHLAA and provides the base for all assessment and presentation. The Council provided the GIS base for the study area and available designation and constraint data in the form of GIS map layers. The Council also gives permission for the SHLAA 2009 database to be made available for the update.
- 3.3.14** All sites received were plotted and entered into the GIS database which holds all sites previously identified.

3.4 Stage 4 Determining which Sites and Areas will be Surveyed & Stage 5 Site Survey

- 3.4.1** As stated above, as part of this update, we reassessed all of the sites previously identified in the 2009 SHLAA. Since these sites were previously visited there was no need to re-survey these sites at this stage. However, site descriptions were reviewed and at the initial inception meeting, we discussed with the Council whether any major physical changes or developments had occurred within Stratford-on-Avon district over the last two years which might affect the survey results of the existing SHLAA sites (for example major infrastructure developments, roads etc. which might have changed the local geography of SHLAA sites).
- 3.4.2** We carried out detailed survey of all new sites, using the site survey template designed for the 2008/2009 SHLAAs. Any sites where boundaries were in doubt were also surveyed at this stage.

3.5 Stage 6 Estimating the Housing Potential of Each Site

- 3.5.1** The practice guidance recommends that stages 6 and 7 are carried out concurrently. We believe that, in fact, these 2 stages are inextricably linked since the potential yield from a site is a product of any policy or physical constraints (suitability), the landowner's expectations (availability) and the local market and viability considerations (achievability) which are fully examined during stage 7.
- 3.5.2** During the 2009 SHLAA, yield was determined through the combination of a variety of factors. For some sites, proposals were sufficiently advanced so that a yield had already been indicated from either a masterplan or from a planning application. However, for many sites a yield was assessed, using generic layouts and the housing market analysis to identify what types of development were likely to come forward on different types of sites. We spoke to developers who had an interest to find out what they were proposing and we prepared simple sketch schemes in order to confirm our assumptions and arrive at reasonable levels of yield for any particular site.
- 3.5.3** We took the same approach during this review to identify the potential yield from each site, including new sites. The housing market in 2011/12 is different to that in 2008/09 and our review of the housing market required us to make changes to the potential yields likely to come forward, particularly within the short term.

3.6 Stage 7 Assessing When and Whether Sites are Likely to be Developed

- 3.6.1** We carried out stage 7 for all sites included within the 2009 SHLAA and for additional sites, as identified above. We undertook stages 7a-7d for these sites, as set out below, using the site assessment criteria set out in **Appendix 2** attached.
- 3.6.2** For the 2009 SHLAA, we rejected sites without planning permission which we concluded were too small to accommodate 6+ dwellings, the threshold for the study. For this review, we took the same approach, an approach agreed by the SHLAA Panel.
- 3.6.3** The study must be specific about the time period to which it relates. Housing supply information is required to be set against targets and against the 5+ year supply required by NPPF. The West Midlands Regional Spatial Strategy has previously set targets for Stratford-on-Avon District. However, once the RSS is formally revoked, the Council will set out housing requirements for a 15 year period from the commencement of the plan. Sites have therefore been placed in 5-year delivery periods and housing yields were specified in the database from which annual trajectories could be generated.

Stage 7a: Assessing Suitability for Housing

- 3.6.4** For all identified sites we reviewed their suitability for housing having regard to site characteristics, policy restrictions, physical constraints, potential impacts, and environmental conditions.

Policy Restrictions

- 3.6.5** For sites within settlements, we reviewed and agreed at the outset with the Council a list of existing policy criteria (such as policy designations, statutorily protected areas and development management policy criteria) which must be satisfied in order for a site to be considered suitable for housing development. Data was provided by the Council. Within this context, we discussed with the Council the potential implications for the review of the national redefinition of gardens and curtilage land as greenfield land which occurred post the 2009 SHLAA. We also reconsidered sites within the context of emerging policy changes including the draft Core Strategy 2012.
- 3.6.6** We reviewed the sites with reference to these planning policies and any recent planning history to determine whether sites are suitable for housing development. This included discussions with planning officers from the Council.
- 3.6.7** For greenfield sites adjacent to settlements, these sites are likely to be contrary to existing policies by their very nature, that is outside existing settlement boundaries. In these cases, the assessment of potential future suitability in policy terms related primarily to whether development would contravene a clear cut designation, such as an Area of Outstanding Natural Beauty (AONB) or an internationally/nationally designated wildlife site, as well as a consideration of its location in relation to employment, public transport, and key community facilities.

Physical Constraints

- 3.6.8** For each settlement, we reviewed the environmental constraints based upon information supplied by the Council. This included defined flood risk areas, known contaminated land, natural features and other physical constraints. We also had regard to the physical constraints identified during site visits and recorded on each site proforma.
- 3.6.9** We agreed with the Council from the outset those physical constraints that present a barrier to development (such as location within a flood risk area) and those that are capable of mitigation to overcome these constraints (such as access and contamination). We established early in the project those physical constraints which had changed since the 2009 SHLAA. This enabled the relative suitability of each site to be established.

Potential Impacts

- 3.6.10** We had regard to conservation area character appraisals carried out to identify any potential negative or positive impacts of development upon the character or appearance of a conservation area or upon the setting of listed buildings. Particular regard was given to opportunities to achieve recommended management proposals contained within these appraisals.
- 3.6.11** For greenfield sites, we reviewed the suitability of sites against the likely impact upon the landscape, informed by a review of the Council's Landscape Sensitivity Study (2011) for the nine main settlements, identifying the contribution that land around built up areas makes to the setting of settlements, and whether development provides opportunities to improve the

existing urban fringe and/or establish enduring settlement boundaries. For land around the 39 Local Service Centres, we assessed landscape impact informed by a review of the Council's Landscape and Visual Sensitivity Study (2012) for the 39 Local Service Villages, which has recently been completed.

- 3.6.12** The results of this exercise were entered onto the site proforma and added to the sites database. Any sites where constraints indicated that they are not suitable for housing development were rejected and recorded with the reason for rejection. Rejected sites appear in **Appendix 8**.

Stage 7b: Assessing Availability for Housing

- 3.6.13** Many sites were either promoted by landowners or developers either through planning applications, through pre-application discussions or other informal approaches to the Council. Other sites had been promoted through the development of the Core Strategy/Local Plan or as a response to the previous 'call for sites' exercise.

- 3.6.14** We sought to contact landowners and/or developers of all sites which were previously identified as suitable, available and achievable within the 2009 SHLAA, to confirm that sites continue to remain available. We sought to confirm whether there are tenants on any sites and whether they had been informed that the site is available. We used previous contact information from the 2009 SHLAA and where this information was no longer up to date, sought through discussions with planning officers to identify new contact information. Where it was not possible to identify or contact landowners, we recorded the fact but took a reasonable view as to site availability.

- 3.6.15** We also attempted to contact landowners and/or developers of sites previously rejected only on the grounds of a lack of availability, to determine whether the situation had changed since 2009.

- 3.6.16** We used the information from the new 'call for sites' exercise to inform the availability of new sites.

- 3.6.17** The results of this exercise were entered onto the site proforma and added to the site database. Any sites that are currently in an alternative use, with no evidence or obvious prospect of being available for housing were rejected and recorded with the reason for rejection.

Stage 7c: Assessing Achievability for Housing

- 3.6.18** The guidance is clear that achievability relates to the economic viability of a site and this was determined through a consideration of the market, as well as the particular circumstances of each site.

- 3.6.19** An updated market assessment forms a key part of this update and discussions were held with developers and agents regarding the local market conditions in the area for different types of housing. The 2012 update of the Strategic Housing Market Assessment (SHMA) has provided a context for understanding the local market.

- 3.6.20** Conclusions were reached about the profile of current market potential for different house types in contrasting locations. The market review has considered land values for competing land uses (not just residential), sales rates, selling prices, efficiency of residential land use, and the market for differing types of housing, in different areas.
- 3.6.21** This information enabled us to predict, with as much certainty as possible, the type of housing, and therefore the likely yield for each site, as well as the likely viability of marginal locations. This process is an essential part of assessing the deliverability of each site opportunity, and the time band, or trajectory, for likely development.
- 3.6.22** The effect of any community gain package was taken into account, in particular, by reference to existing or emerging policy and guidance. Within this context, we took into account the emerging Community Infrastructure Levy (CIL) requirements as they are likely to operate within Stratford-on-Avon district and had regard to the CIL Economic Viability Study (October 2012) produced by Peter Brett Associates. We have always considered viability to be critical, and have in-house expertise enabling the assessment of economic viability.
- 3.6.23** Much of the research was into current developments, including the particular house types being built in different locations, dwelling specification, selling prices, and construction costs. Consultation took place with developers of current schemes, RSLs, and surveyors and agents involved in land sales and acquisition.
- 3.6.24** In the event of marginal viability, where constraints are identified, an assessment of what might need to be done to achieve viability was carried out.
- 3.6.25** We worked with the SHLAA Panel to review and validate the achievability of the sites identified through the survey work. This provides a structured and transparent assessment of the local market and the consideration of specific sites.
- 3.6.26** The results of this exercise were entered onto the site proforma and added to the site database.

Stage 7d: Overcoming Constraints

- 3.6.27** In certain locations and on certain sites the potential for development is limited by a range of constraints. In some instances these constraints may be overcome through either shifts in policy or by the creation or improvement of infrastructure.
- 3.6.28** For all sites and locations, constraints to development were identified during the assessment process. If the constraints were considered to represent an insurmountable barrier to development the sites were recommended for rejection. The reasons for rejecting sites are identified explicitly in the final report.
- 3.6.29** Where constraints were considered to be able to be overcome within the timescales of the study, the sites have been included as an opportunity with recommendations as to actions required to enable them to be brought forward.

3.7 Stage 8 Review of the Assessment

- 3.7.1** Following the review of all sites within the 2012 SHLAA, all information was collated. At this stage, we prepared a housing trajectory, identifying the likely housing supply, measured against the emerging Stratford-on-Avon local housing target, which will replace the RSS when revoked. We have indicated the components of this housing supply within each 5-year period to the end of the Core Strategy/Local Plan period.
- 3.7.2** We have calculated the rolling supply of deliverable sites from the SHLAA, relating it back to the national policy requirement for a 5+ years supply. We have also shown how a supply of developable sites could contribute to the supply for the period 6-15 years.
- 3.7.3** We have drawn conclusions and made recommendations relating to the relationship between the identified potential supply and the housing target.
- 3.7.4** Having examined all sites, we have identified that there are insufficient sites to meet the likely long term targets and have therefore made recommendations as to how the Council could identify further sources of supply, including undertaking stages 9 and 10.

3.8 Stage 9 Identifying and Assessing the Housing Potential of Broad Locations

- 3.8.1** The 2009 SHLAA included a comprehensive analysis of specific site options on the periphery of Stratford-upon-Avon and the 8 Main Rural Centres. However, the 2008 SHLAA also looked at broad locations and this analysis was reproduced in the 2009 SHLAA. These assessments took account of broad planning designations, landscape appraisal and an assessment of accessibility to services. We have reviewed the conclusions of the broad locations analysis, taking into account the Council's emerging spatial strategy and the updated landscape sensitivity evidence base.
- 3.8.2** This SHLAA has extended the broad locations analysis to include the 39 Local Service Villages and we have assessed sites put forward for consideration during the 'call for sites'. We have therefore included a commentary on potential broad locations at these villages and have identified the potential from these sources.
- 3.8.3** As part of this review, we have assessed the potential for a new settlement option involving the redevelopment of existing brownfield sites in a rural location, should the Council decide to further investigate this option, taking into account responses to the draft Core Strategy/Local Plan. Previously, the Council identified potential strategic options to meet housing scenarios, including a new (or expanded) settlement of 2,000 or 4,500 or 6,000 dwellings.
- 3.8.4** However, we have not examined the most sustainable location for a freestanding greenfield site new settlement, as this should involve a rigorous assessment of all land within the District, looking at all aspects of sustainability, which goes well beyond the scope of a SHLAA review.

3.9 Stage 10 Determining the Housing Potential of Windfall (where justified)

3.9.1 The expectation of the NPPF is that housing should come forward on identified sites or in the broad locations identified previously. Allowances for windfalls should not generally be included within the first 5 years of the land supply unless councils have compelling evidence that such sites have consistently become available and will continue to provide a reliable source of supply.

3.9.2 We have therefore examined the contribution which windfall might make to the overall supply, using data made available by the Council. This has worked in parallel with stage 9.

3.10 Reporting

3.10.1 We reported the emerging results of the site assessment process to the SHLAA Panel for validation during stage 7 at meetings held on 24 May and 28 June 2012. We then drew together the results of the assessment process to prepare the draft report, which identified in tables and on individual site forms all sites considered during the process and allocated them to one of the following categories, reflecting the practice guidance:

- (i) Deliverable – available now and with a reasonable prospect of development within 5 years; or
- (ii) Developable – sites suitable for housing and having a reasonable prospect of being delivered within the period of the plan; or
- (iii) Not currently developable – these are the identified sites which, for whatever reason, cannot currently come forward for housing. These are included within the rejected sites list.

3.10.2 Sites have been grouped by settlements and split between those within and those outside settlements. The site specific information includes the site reference number and name, the site capacity and the time period when it can be delivered.

3.10.3 The exact form and structure of the report was discussed with the Council at the inception meeting and with the SHLAA Panel and is designed to provide, in a user friendly way, all of the required outputs to support the emerging Core Strategy/Local Plan.

3.10.4 We provided the SHLAA Panel and the Council with a draft report and completed the final report taking into account the comments received.

3.11 Summary

3.11.1 The SHLAA review has been undertaken in line with the NPPF and the advice of the CLG Practice Guidance 2007 and develops the methodology from the 2008 and 2009 SHLAAs.

3.11.2 It seeks to provide the Council with a robust evidence base in order to inform the emerging Core Strategy/Local Plan.

4 Market assessment

4.1 Introduction

4.1.1 The SHLAA Practice Guidance advocates a partnership approach working together with stakeholders such as house builders and local agents to help shape the approach, and to assist in the assessment of the deliverability of sites, and how market conditions may affect viability.

4.1.2 Therefore, in reaching conclusions about whether and when sites will come forward, and for which kind of dwellings, it is first essential to assess the suitability of each of the identified sites for housing development, taking account of:

- The characteristics of the site;
- Alternative possible land uses;
- Environmental and policy constraints to development such as nature conservation value;
- Physical development constraints such as access, flood risk, and ground conditions; and
- Market considerations.

4.1.3 A key element in understanding where, how much and what type of housing is likely to come forward in any particular area is the operation of the local housing market. Understanding the economics of the local market is identified as a central component of a SHLAA by the practice guidance and the input of house builders and local property agents is important to this understanding.

4.1.4 Therefore in preparing this study a brief overview of the current state of the housing market has been undertaken, and has been utilised in considering the likely type and number of dwellings which will come forward on sites identified in the SHLAA, in line with advice in paragraph 41 of the practice guidance.

4.1.5 The assessment of opportunities has been assisted by an analysis of the housing market operating the different parts of the district. All the new developments currently on the market have been assessed for house type, selling price, (both asking and achieved), floor area, leading to conclusions about achievable sales prices per sq.m.

4.1.6 Consultations have also been undertaken with people familiar with the areas and knowledgeable about the operation of the local markets, such as the local agents and housebuilders, to assist in building up knowledge of the factors affecting the type of development, and when it might be expected to be completed.

4.1.7 In addition, the assessment has tried to take account of the variety of 'deliverability' factors, assessing whether sites are suitable, available and achievable. These factors include

access, ownership, adjacent land uses and economic viability in the light of local market considerations, though exhaustive investigations have not been possible in every instance.

- 4.1.8** Those familiar with the housing market over the long-term appreciate that any analysis is a view at a particular time. The market will undoubtedly vary over the period considered by this study, and it should be reviewed at regular intervals. This is particularly relevant at the time of this study during a relatively long economic downturn.
- 4.1.9** Due to the current market downturn resulting from the reduced availability of credit apparent since 2008, developers, agents and private housing developers confirm a significantly downturned, but recovering, local housing market.
- 4.1.10** Developers are in particular wary of large schemes of flats, volume sales of which were highly dependent upon the buy to let market that relied on short-term capital growth, and which were frequently financed by mortgage schemes that are no longer viable. No one can predict how long the industry will remain in the current downturn, but its effects still limit market capacity in the short term.
- 4.1.11** The market has responded in seeking a more balanced delivery of a mix of house types, avoiding an over-reliance on one type of dwelling, such as flats, which creates over-supply and low demand problems.
- 4.1.12** The market for flats remains in relatively low demand, except for good quality, well located schemes in the town centres. Developers are unanimous in confirming that the market in the Stratford-on-Avon district is firmly for family housing, mostly 2, 3 and 4-bed units on 2 storeys, although there are some examples of 3-storey townhouses on the market.

4.2 Future Market Demand

- 4.2.1** Demand for market homes for sale in 2012 is effectively subdued. This reflects a number of factors, including purchasers' ability to secure mortgage, inflationary pressures within the economy, as well as wider market confidence. Market confidence has also been influenced by the wider economic outlook and concerns regarding the performance of Eurozone economies. In July 2012 the UK economy is technically in recession, with little prospect of any form of recovery until 2013.
- 4.2.2** The average house price in Stratford-on-Avon District was £269,000 in Spring 2012 compared to £203,000 for Warwickshire as a whole. Average prices across the district vary from £130,000 for a flat or maisonette, to £414,000 for detached properties. House prices in the District have grown just 1.7% between 2006-2012. However taking account of inflation, house prices have fallen in real terms over this period.
- 4.2.3** Effective market demand for homes is around 35-40% down on pre-2008 level in mid-2012, a very substantial reduction. A key influence here is that many young purchasers have insufficient savings to put down a deposit. A 20% deposit is currently required to secure most competitive mortgage deals. The housing market in the District is however performing in comparative terms more strongly than other parts of Warwickshire and the wider region. It is a market which is less dependent on first-time buyer and investment purchases.

- 4.2.4** A weak sales market does not mean that there is not underlying need/demand for new homes. The corollary of the weak sales market is strong demand for housing to rent. The average rent for a 2-bed property in the District in November 2011 was £695 per month, an 11% increase on April 2009. Young households unable to buy are renting for longer, and strong demand is driving growth in rents. This is affecting the ability of lower-income households to secure market housing. An income of over £29,000 is generally required to afford market housing in the District.
- 4.2.5** The delivery of new homes in the District has declined notably over the last few years. Over the ten year period from 2001-11 an average of 437 dwellings per annum (dpa) were built in the District. A housing moratorium has however been in place between 2006-11 which, combined with economic conditions, has led to a substantial reduction in housing delivery over the last 7 years from a peak of over 800 homes built in 2004-5 to just 109 in 2010/11.
- 4.2.6** It seems likely that market conditions will continue to influence the new-build market in the short-term. However the recent low delivery rates appear to be particularly influenced by the Council's moratorium policy and the market would support stronger delivery than achieved over the last few years.
- 4.2.7** Whilst short-term demand has fallen, with reduced completion rates, medium and long-term demand is still considered by the market to be strong. This is underpinned by government policy to deliver a much increased level of housing to meet a national shortage, arising from a continuing high level of new household formation. In the medium term, the housing land market in the Stratford-on-Avon will continue to be comparatively strong for most house types in all locations, whilst housebuilders and private vendors will adjust prices to align with demand.
- 4.2.8** It is considered that, due to the historically strong land values in the area, it is unlikely that many sites will become unviable because of abnormal development costs or competing land uses.
- 4.2.9** Most abnormal development costs should be able to be absorbed without falling below the value for alternative uses, such as general employment and warehousing land. Housing land is worth at least £1.5m more per developable hectare than employment land, which enables most community gain packages and abnormal development costs to be allowed for, still producing a higher land value.
- 4.2.10** The CIL Economic Viability Study (October 2012) produced by Peter Brett Associates has confirmed that economic viability is only likely to be in doubt for the housing sites identified in this study at Studley and sites within the main settlements if the level of CIL is set at £100 per sq.m and the percentage of affordable housing is set at 35%. If CIL is set at £50 or £0 per sq.m or the percentage of affordable housing is reduced below 35% then all sites should be viable. All sites on the edge of the main settlements except Studley are viable even if the level of CIL is set at £100 per sq.m and the percentage of affordable housing is set at 35%.
- 4.2.11** Each identified site has a dwelling yield attributed based on the market analysis discussed, as well as the individual characteristics of the site. For some sites proposals will be

sufficiently advanced that a yield is already indicated from either a masterplan or from a planning application. However, for many sites a yield has been assessed. The starting point for assessing yield was the generation of indicative yields through the use of density multipliers, which provides an indication of the likely levels of housing provision.

4.2.12 However, every site is different and therefore the density multiplier is only an initial indication. In some cases, indicative layouts of typical sites have been used as a basis for considering appropriate developments and therefore yields.

4.2.13 There are very many factors affecting whether an opportunity should be used and is likely to be developed, and design considerations are only one part of this spectrum of relevant issues. The design that proves to be 'right' for a site when it is eventually developed may well be different from, though just as appropriate as, what is suggested during the study, and for this reason, annual monitoring by the LPA is an essential element of the SHLAA.

4.2.14 The Council is currently finalising a Strategic Housing Market Assessment Review, which considers housing market mix for both affordable and open market dwellings. Consultant GL Hearn has carried out an assessment of typical housing mix of dwelling types to reflect the needs of the population over the plan period. It considers the following issues:

- An overview of housing market conditions - before 2008 & after 2008;
- A market appraisal - analysing house price & sale trends - housing stock & understanding affordability;
- Profiles of spatial variations and trends in house prices, market turnover and new build sales in Stratford-upon-Avon, main rural centres and rural areas;
- Housing market dynamics includes consulting estate agents and letting agents. including buy to let / investment market, checking supply and demand trends; and
- Assessing entry level housing costs between tenures and assessment of income, to assess social rent, affordable rent, private rent and owner occupation.

4.2.15 Our discussions with developers and agents sought views on the state of the housing market, land values in different parts of the district, sales vales, the types of development, or dwelling mix, targeted by developers on different sites, and sales rates. These discussions reveal the following open market housing mix that is generally sought by developers on new sites:

- 1-bed 5%
- 2-bed 35%
- 3-bed 40%
- 4-bed 15%

- 5-bed 5%

4.2.16 These findings are broadly compatible with the conclusions of the Housing Options Study, completed by GL Hearn on 2011, (and reviewed in 2012) which found the following future dwelling mix requirements in the period to 2028:

- 1-bed 8%
- 2-bed 36%
- 3-bed 42%
- 4+ bed 14%

4.2.17 In reaching conclusions for site assessment yields, we have used these proportions as a guideline, but taken account of individual site characteristics, and rounded total proportions up or down to suit these characteristics.

4.2.18 Set out below is a selection of schemes currently, or soon to be, on the market. These were sourced from the surveys, from discussions with developers, from local newspapers, developer's websites, and generic websites such as The Right Move.

Development & Developer	House Type	Floor Area sq.m	Asking Price	Achieved Price [asking price- 5%]	Achievable £/sq.m
The Old Bakery, Shipston-On-Stour, Seccombes	2-bed flat	56	155,000	147,250	2,629
The Old Bakery, Shipston-On-Stour, Seccombes	2-bed flat	58	180,000	171,000	2,948
Portia Road, Stratford-upon-Avon, Wigwam	2- bed flat	58	160,000	152,000	2,621
Minstrel Park, Cordelia Close, Stratford-upon-Avon, Barratt	2-bed flat	56	180,000	171,000	3,054
Minstrel Park, Cordelia Close, Stratford-upon-Avon, Barratt	3-bed townhouse	104	249,000	236,550	2,275
Minstrel Park, Cordelia Close, Stratford-upon-Avon, Barratt	3-bed townhouse	104	256,000	243,200	2,338
Poppy Meadow, Kipling Road, Stratford-Upon-Avon, Taylor Wimpey	2-bed semi	60	200,000	190,000	3,167
Poppy Meadow, Kipling Road, Stratford-Upon-Avon, Taylor Wimpey	3-bed semi	72	237,000	225,150	3,127
Poppy Meadow, Kipling Road, Stratford-Upon-Avon, Taylor Wimpey	4-bed detached	110	325,000	308,750	2,807
Poppy Meadow, Kipling Road, Stratford-Upon-Avon, Taylor Wimpey	4-bed detached	120	335,000	318,250	2,652
Poppy Meadow, Kipling Road, Stratford-Upon-Avon, Taylor Wimpey	4-bed detached	125	360,000	342,000	2,736
Farriers Cross, Warwick Road, Henley-In-Arden, Taylor Wimpey	2-bed flat	55	200,000	190,000	3,455

Development & Developer	House Type	Floor Area sq.m	Asking Price	Achieved Price [asking price- 5%]	Achievable £/sq.m
Farriers Cross, Warwick Road, Henley-In-Arden, Taylor Wimpey	3-bed terrace	72	260,000	247,000	3,431
Farriers Cross, Warwick Road, Henley-In-Arden, Taylor Wimpey	4-bed detached	120	365,000	346,750	2,890
Farriers Cross, Warwick Road, Henley-In-Arden, Taylor Wimpey	5-bed detached	165	435,000	413,250	2,505
The Hathaways, Bishopton Lane, Bishopton, Stratford-Upon-Avon, Taylor Wimpey	2-bed semi	60	218,000	207,100	3,452
The Hathaways, Bishopton Lane, Bishopton, Stratford-Upon-Avon, Taylor Wimpey	3-bed terrace	75	250,000	237,500	3,167
The Hathaways, Bishopton Lane, Bishopton, Stratford-Upon-Avon, Taylor Wimpey	4-bed detached	110	310,000	294,500	2,677
The Hathaways, Bishopton Lane, Bishopton, Stratford-Upon-Avon, Taylor Wimpey	3-bed detached	105	320,000	304,000	2,895
Barton Road, Welford-on-Avon, Peter Clarke	4-bed detached	140	700,000	665,000	4,750
Average achievable sales price £ /sq.m (without Welford-on-Avon)					2,885

4.2.19 A summary of the market in terms of the theoretically achievable land values, sales price per sq. ft. coverage and house types is shown in the table below:

Land value / net dev ha	Sale price /sq.m	Coverage sq.m / ha	Target house types by market
£2.5m to £4.2m	£2700 - £3500	3,000 – 3,600 for housing 4,000 - 5,000 for flats/town houses	Preference of developers is firmly for traditional 2-storey 2-4 bed family housing with gardens. Limited up-market flatted schemes can achieve high prices in the best town centre locations

4.3 Overall Conclusion

4.3.1 It is considered that, due to the still relatively high sales values in the Stratford-upon-Avon District, compared with competing uses such as employment land, economic viability is only likely to be in doubt for the housing sites identified in this study at Studley and sites within the main settlements if the level of CIL is set at £100 per sq.m and the percentage of affordable housing is set at 35%. If CIL is set at £50 or £0 per sq.m or the percentage of affordable housing is reduced below 35% then all sites should be viable. All sites on the edge of the main settlements except Studley are viable even if the level of CIL is set at £100 per sq.m and the percentage of affordable housing is set at 35%.

4.3.2 Most abnormal development costs, (such as piled foundations, or remediation of contaminated land) can be able to be absorbed without falling below the value for alternative

uses, such as general employment and warehousing land, (as opposed to office and retail); employment land (B1/B8) is worth about £700k-£1m per ha across the district. Housing land is worth at least £1.5m/ha more than employment land, which enables most instances of abnormal development costs to be allowed for, including affordable housing, still producing a higher land value. Viability is an issue that may start to be raised by developers in negotiating planning obligations if the market does not recover, or indeed falls back still further.

4.3.3 As an overall conclusion, and despite the recent downturn, a summary of the views of agents, private housing developers and housing associations confirms a strong underlying local market for both open market and affordable housing. No-one can predict accurately how long a full recovery in the market will take, but most accept that markets operate in cycles. The last housing recession started in 1990 and did not recover until about 1995, but was caused by different economic circumstances. The Council will need to monitor carefully the housing market over the coming years in order to be able to respond in whatever way it can to assist in the provision of housing across the market area.

5 Completions

5.1.1 Figures for the completion of dwellings on an annual basis are included in Stratford-on-Avon District Council's Annual Monitoring Reports.

5.1.2 The total (net) numbers of dwellings completed since 1st April 2008 are:

- 2008/09 176
- 2009/10 219
- 2010/11 105

5.1.3 These figures are net of any demolitions or other losses during the same period.

5.1.4 The numbers are relatively low because of market conditions and policy implications, such as the housing moratorium between 22 June 2006 and 31 March 2011.

5.1.5 These figures can be set against the total requirement for housing from the emerging Core Strategy/Local Plan.

6 Sites with Planning Permission for Housing

6.1 Introduction

- 6.1.1** Sites with planning permission for housing are the most deliverable, having already overcome any barriers to the principle of development from the planning system.
- 6.1.2** Sites with permission for housing in Stratford-on-Avon District at 1 April 2011 are set out in a table in **Appendix 3**. The analysis of sites is split between large and small sites (more or less than 6 units) in order to reflect the information coming forward from site specific sources in later sections.
- 6.1.3** Monitoring information has been provided by the District Council based on the annual returns at 1 April 2011. In accordance with the NPPF (March 2012), all extant permissions are considered to be deliverable, unless there is clear evidence that schemes will not be implemented within five years. As part of the SHLAA all applicants of planning permissions on large sites have been contacted to determine when permissions will be implemented.
- 6.1.4** Sites with planning permission on both brownfield and greenfield locations have been included, as have sites within any settlement in the District. This differs from the approach regarding site specific opportunities as the planning permissions have already been given and therefore form part of the available land.
- 6.1.5** Each planning consent will be limited by condition requiring commencement within 3 years. Generally, the market for such sites is good, even allowing for current market conditions and it is considered that the majority will come forward for development during the next 5 years.

6.2 Large Sites

- 6.2.1** The table in **Appendix 3** shows that from a total of 1341 dwellings (net) approved as at 1 April 2011, a total of **1176 dwellings** (net) may come forward from large sites with current planning permission. A total of 17 dwellings are unlikely to come forward from large sites.
- 6.2.2** This total is derived from sites within Stratford-on-Avon District which had permission for 6 or more dwellings at 31 March 2011 and which are currently considered deliverable.

6.3 Small Sites

- 6.3.1** Figures for small sites (less than 6 dwellings) with planning permission have also been provided and included in **Appendix 3**. From a total of 148 dwellings (net) approved as at 1 April 2011 on small sites, a total of 6 dwellings are unlikely to come forward from small sites.
- 6.3.2** A total figure of **142 dwellings** (net) is generated from this analysis.

6.4 Sites with Planning Permission April 2011 to June 2012

- 6.4.1** Sites which have recently gained planning permission after the base date and before the end of June 2012 have also been included in this SHLAA update. The recent nature of these permissions would suggest that the applicants are actively seeking development of these sites within the current market and, in accordance with the NPPF, these permissions should be considered deliverable.
- 6.4.2** The total net additional dwellings from this source are **867 dwellings** and figures are set out in **Appendix 3**.

6.5 Summary

- 6.5.1** Analysis indicates that a total of **2185 dwellings** (net) have planning permission for development as at July 2012 and are considered deliverable. This is made up of **1176 dwellings** (net) from large sites with permission as at 1 April 2011, **142 dwellings** (net) from small sites with permission as at 1 April 2011 and **867 dwellings** from sites which have recently gained planning permission after the base date and before the end of June 2012.
- 6.5.2** The figures provide a clear indication of the level of housing which might come forward and there is considered to be no material reason why the full number cannot be achieved.
- 6.5.3** There may be some instances when sites do not come forward for unforeseen circumstances. However, it will be equally the case that other sites come forward in the short term which have otherwise not been identified, which will make up for any loss.
- 6.5.4** It will be for the Council to continually monitor the provision of housing land and completions in order to confirm that the figures are being achieved.

7 Site Specific Sources within Settlements

7.1 Introduction

- 7.1.1** The identification of a range of sites from various sources is discussed in earlier sections; including sites previously proposed for development and those promoted through the 'call for sites' process. From this wide range of sources 218 sites have been identified within the study settlements. Each site was mapped on the GIS base and linked to an access database to store information about the site and the assessment of its potential for housing.
- 7.1.2** Based on a review of the 2009 SHLAA site assessments and an assessment of newly promoted sites, the consultant team has identified a total of 24 sites within settlements which are considered to continue to provide opportunities for housing within the current policy framework.
- 7.1.3** The list of these sites is included in **Appendix 4** and each is considered in detail in **Appendix 5**. For each site, consideration of its particular characteristics, assessment of the local market and owner expectations all combined to provide a likely yield for the site and, in line with the practice guidance, was indicated in one of three time periods.
- 7.1.4** A large number of sites were considered as not being suitable, available or achievable and these are included in the list of rejected sites in the area assessments **Appendix 8**.
- 7.1.5** A number of sites identified through the study, mainly from promotion by landowners or developers were outside of existing settlement boundaries, within the countryside. These are considered not currently developable as they are in locations contrary to existing policy as set out in the adopted development plan. However, they may be acceptable in the future if policy changes are made in the proposed Core Strategy/Local Plan resulting from local requirements to provide additional housing land. As a result, the future potential from these sites has been assessed against national and local criteria for achieving sustainable development, and the results of this exercise are set out in **Section 11** of the SHLAA.
- 7.1.6** In order to make the most efficient use of resources, a study threshold of 6 or more dwellings was set at the outset of the review. Sites which obviously aren't capable of delivering 6 or more dwellings are excluded from detailed assessment in this review. Some of these sites may be suitable for development and may come forward for development. As they do these sites will be identified as sites with planning permission in future SHLAAs.

7.2 Findings

- 7.2.1** The analysis of sites set out in **Appendix 4** indicates that from a total of **24 sites** identified across the study area, a total of **459 dwellings** could potentially be developed in the period to 2028. The majority of these are considered likely to be developed in the period before 2023, i.e. within the first 10 years of the emerging Core Strategy/Local Plan.

- 7.2.2** A summary of the potential yield from sites with potential within settlements is set out in **Appendix 4** and a detailed site assessment for each site is set out in **Appendix 5**.
- 7.2.3** **Appendix 8** identifies all those sites which were identified but not considered to fulfil the criteria for identification as a site with potential. This includes sites that are not considered to be suitable, available or achievable. It also includes sites which fall below the study threshold of 6+ dwellings which may be developable but which are too small to be considered within this SHLAA.

8 Summary of Housing Supply

8.1.1 The SHLAA Practice Guidance identifies that once site assessments have been completed, the housing potential of all sites can be summarised as an indicative housing trajectory, setting out how much housing can be provided and at what point in time.

8.1.2 **Table 1** summarises the potential housing supply for the period 2011 to 2028 from sites with planning permission and potential sites within the study settlements of Stratford-on-Avon District as at July 2012. All figures are net of any loss to existing stock through demolitions.

8.1.3 **Table 1** also shows the potential housing supply from April 2013 to March 2028, which is 15 years from the expected adoption of the Stratford-on-Avon Core Strategy/Local Plan in 2013.

Table 1: Potential housing supply within Stratford-on-Avon District

Source of housing potential	2011 - 13	2013 - 18	2018 - 23	2023 - 28	2011 - 28
Sites with planning permission (at 1 April 2012)					
Large sites	347	667	162	0	1176
Small sites	105	37	0	0	142
Sites with planning permission (1 April 2011 to 30 June 2012)	0	867	0	0	867
Sites with potential within settlements	129	310	20	0	459
Total housing	581	1881	182	0	2644
Average per annum	290	376	36	0	156

8.1.4 All these identified sites with planning permission and SHLAA sites within settlements can be identified as being either deliverable or developable, as set out in the NPPF (footnotes 11 and 12 on page 12 of the NPPF):

- **Deliverable** – To be considered deliverable, sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years and in particular that development of the site is viable. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years, for example they will not be viable, there is no longer a demand for the type of units or sites have long term phasing plans.
- **Developable** – To be considered developable, sites should be in a suitable location for housing development and there should be a reasonable prospect that the site is available and could be viably developed at the point envisaged.

8.1.5 Sites which are not currently developable include all sites within settlements identified in this SHLAA which have been rejected on the grounds of not being currently suitable, available or achievable for housing. In addition, whilst identified sites outside settlements may have future potential for development, because of the current policy context, they are not currently developable.

8.2 Comparing Against Plan Requirements

8.2.1 The West Midlands Regional Spatial Strategy was adopted in 2004 and provides a housing requirement for Stratford-on-Avon for the period 2001 onwards. However, the Government is in the process of revoking regional strategies and replacing them with a requirement for local authorities to set local targets.

8.2.2 Stratford-on-Avon District Council is currently preparing its Core Strategy/Local Plan and on 5 September 2011 stated a preference for an annual housing target of 400 units per annum for the period 2008 to 2028, providing 8,000 homes in total. Whilst this local housing target has yet to be adopted through the development plan process, it is set out below to compare the current supply against a potential requirement.

8.2.3 Figures for the completion of dwellings have been provided by Stratford-on-Avon District Council.

8.2.4 Taking account of past completions, the supply from identified sites within settlements and from deliverable permissions is as follows:

Table 2: Comparing potential supply with current policy requirements

Source of housing potential	2008 - 11	2011 - 13	2013 - 18	2018 - 23	2023 - 28	2008 -2028
Completions - all sites	500					500
Sites with planning permission (31 March 2011)						
Large sites	0	347	667	162	0	1176
Small sites	0	105	37	0	0	142
Sites with planning permission (April 2011 onwards)	0	0	867	0	0	867
Sites with potential within settlements	0	129	310	20	0	459
Total housing supply	500	581	1881	182	0	3144
Stratford-on-Avon Core Strategy/Local Plan Draft Target						8000
Average per annum						400
Shortfall / surplus						- 4856

8.2.5 **Table 2** indicates that there is a need to find additional homes to achieve the draft Stratford-on-Avon Core Strategy/Local Plan 20 year requirement. There is therefore a need for the Council to consider bringing forward further housing allocations through a Site Allocations Development Plan Document (DPD).

8.2.6 This SHLAA Review has therefore investigated the potential additional provision of housing from broad locations and site specific opportunities outside settlements. **Section 9** below sets out the conclusions from these investigations.

8.2.7 The NPPF (paragraph 48) provides for local authorities to include a windfall allowance in the five year supply, provided there is compelling evidence that such sites have consistently become available and will continue to provide a reliable source of supply. The NPPF also requires that any allowance included does not include residential gardens and should be realistic, having regard to the Council's SHLAA, historic windfall delivery rates and expected

future trends. **Section 10** below investigates this potential source of supply within Stratford-on-Avon District.

8.3 Five Year Land Supply

8.3.1 The NPPF requires local planning authorities to plan for a continuous five year supply of deliverable sites. Local planning authorities are expected to report regularly on how it is performing relating to this target and the Planning Inspectorate has previously published CLG advice on how to undertake the calculation.

8.3.2 The NPPF refers to an additional buffer of 5% (moved forward from later in the plan period) to ensure choice and competition in the market for land. Where there has been a persistent under delivery of housing, the buffer should be increased to 20%.

8.3.3 Set out below is a table which assesses the extent to which the supply identified in this SHLAA from sources set out above satisfy the five year land supply requirement from the draft Core Strategy/Local Plan and the additional 5% buffer. The figures in brackets show the calculation if a 20% buffer is applied.

Table 3: Housing land supply position (draft Stratford-on-Avon Core Strategy/Local Plan)

		Estimated Dwelling Completions 1 st April 2012 to 31 st March 2017
1	Sites with planning permission (at 31 March 2011) and sites under construction: Large sites	760
2	Sites with planning permission (at 31 March 2011) and sites under construction: Small sites	105
3	Sites with planning permission after base date (1 April to 31 June 2012):	867
4	SHLAA sites with potential within settlements	357
5	Five year requirement to 2017 including 5% buffer (including 20% buffer)	2,100 (2,400)
6	% of five year housing land supply with 5% buffer allowance (with 20% buffer allowance)	99% (87%)
7	In terms of years	5.0 (4.4)

8.3.4 The table shows that the SHLAA site assessment work has identified 5.0 years supply of deliverable sites (99% of requirement, taking account of 5% buffer allowance).

8.4 Future Monitoring

- 8.4.1** Our assessment of sites within settlement boundaries has identified a number of sites which we consider suitable for development, but which are currently not available for development. These are included in the rejected sites list in **Appendix 8**, and the Council needs to actively monitor these on a regular basis, to determine their future availability.
- 8.4.2** This study includes a market assessment and various techniques have been used to determine the achievability of sites. Whilst the current market is challenging, one of our main conclusions is that within Stratford-on-Avon District there is a relatively strong underlying local market for both open market and affordable housing, which is temporarily depressed, but which is anticipated to be relatively strong in the foreseeable future. Whilst housing completions will slow for the next 1-3 years therefore and the mix of house types may change, we consider most suitable and available sites are capable of being delivered over the next 5, 10 and 15 years.
- 8.4.3** We consider that it would be useful for the Council to regularly review the state of the market and deliverability issues, perhaps through setting up a stakeholder group of developers and agents as part of the process of policy development.

9 Site Specific Sources outside Settlements and Broad Locations

9.1 Introduction

- 9.1.1** The NPPF requires local planning authorities to ensure that their local plans meet the full objectively assessed needs for housing and allocate sites or broad locations for strategic development. Larger scale development can include new settlements or extensions to existing villages and towns.
- 9.1.2** The SHLAA Practice Guidance supports the surveying of specific locations outside of settlements for future housing potential. The 2009 SHLAA “call for sites” consultation identified a number of these sites which landowners and developers wished to be considered as part of the SHLAA.
- 9.1.3** The Practice Guidance also requires that, where there is a shortfall of available housing sites compared with requirements, a SHLAA should identify broad locations for development which could include small extensions to settlements or where signalled by the relevant RSS major urban extensions, growth points, growth areas, new free-standing settlements and eco-towns.
- 9.1.4** However, this SHLAA cannot replace the appropriate process of plan making, which is the Core Strategy/Local Plan. If this study, without appropriate public consultation and consideration of options, were to identify preferred locations for development, this would negate the local plan process and raise significant issues for the role of plan making.
- 9.1.5** Therefore the following analysis seeks to identify opportunities for future housing provision outside of existing settlements as evidence for the Stratford-on-Avon Core Strategy/Local Plan. This evidence will then be rightly considered through the plan making process in order to support appropriate locations for development.
- 9.1.6** The consultant team has assessed specific identified greenfield sites which could form extensions to existing settlements and broad locations where specific sites are not necessarily identified.
- 9.1.7** The SHLAA 2008 included assessment of broad locations at the Main Rural Centres of Alcester, Bidford-on-Avon, Henley in Arden, Kineton, Shipston-on-Stour, Southam, Stratford-upon-Avon, Studley and Wellesbourne. Based on clear cut designations, a landscape study and accessibility assessment. This analysis was reproduced in the SHLAA 2009.
- 9.1.8** As part of undertaking this SHLAA review, broad locations at these settlements have been reassessed, taking account of the latest evidence on constraints and, in particular, taking account of the results of the Council’s Landscape Sensitivity Study (2011) which is the latest evidence available on landscape matters.

- 9.1.9** The analysis has been extended to include the 39 Local Service Villages identified in the draft Core Strategy/Local Plan as potentially suitable settlements for further development and large rural brownfield sites which might have potential as part of a new settlement option.
- 9.1.10** As part of this review, we have also assessed the potential for a new settlement option involving the redevelopment of existing brownfield sites in a rural location, should the Council decide to further investigate this option, taking into account responses to the draft Core Strategy/Local Plan.
- 9.1.11** The methodology adopted in assessing site specific opportunities and broad locations is set out in the section below, followed by the findings relating to each of the settlements considered.

9.2 Methodology

- 9.2.1** This study seeks to assess locations outside of settlement boundaries which may be potentially suitable for development in the future to meet housing requirements, subject to further analysis and scrutiny through the plan making process. In order to achieve this, a process has been followed to assess areas for development.

Designations and Constraints

- 9.2.2** Constraints relating to each of the settlements were considered. This follows advice in the Practice Guidance that the scope of any assessment should not be “narrowed down by existing policies designed to constrain development” but that “clear cut designations such as SSSI” (paragraph 21) may be excluded from the areas of search.
- 9.2.3** The initial analysis considered the presence and extent of designations particularly focusing on the edge of the urban area for each settlement.
- 9.2.4** A review of all designations identified in the existing saved local plan indicated that a certain number of them were considered to be “clear –cut” as they related to resources which were generally irreplaceable without significant cost, if at all.
- 9.2.5** These are generally wildlife, nature conservation and/or geological designations such as Sites of Special Scientific Interest (SSSIs), Special Protection Areas (SPA), RAMSAR sites, Regionally Important Geological and Geomorphological Sites (RIGS), Sites of Nature Conservation Interest (SNCI) and nature reserves.
- 9.2.6** In addition, designations which seek to protect the historic built environment such as Scheduled Ancient Monuments and historic parks and gardens were included in the initial analysis.
- 9.2.7** Finally, Flood Zones 2 and 3 are identified as they indicate areas where there may be greatest sensitivity to development.
- 9.2.8** All of these designations were mapped and areas or sites which are subject to clear cut designations and areas within flood zone 3b were rejected.

9.2.9 The assessment has not included any consideration of current local constraint policies such as Green Belt and Area of Restraint as it is considered that these are specifically excluded from such a study by the Practice Guidance as these are essentially policies specifically targeted at restricting development. They are not generally applied to land with intrinsic value but are applied in order to protect land for the sake of preserving openness only.

9.2.10 Therefore such designations are not considered a clear cut constraint in order that the study can consider the widest possible range of locations. It will be for the Council to consider the operation of these policies through the emerging Core Strategy/Local Plan.

Accessibility

9.2.11 An important consideration in assessing the suitability of locations for development relates to the range of services located within settlements accessible by a range of modes of transport, notably walking and public transport.

9.2.12 Facilities within each settlement have been identified through survey and discussions with Council officers. These have been mapped on the settlement maps in **Appendix 9**.

9.2.13 This assessment provides a broad indication of the relative accessibility of sites to existing local facilities and services. However, it is recognised that larger urban extensions and freestanding new settlements will provide for a range of facilities and services themselves which may overcome any existing deficiencies. Proximity to public transport services is also an important consideration, although bus routes are susceptible to change and therefore need to be regularly monitored.

Landscape Appraisal

9.2.14 A key consideration for identifying locations for future urban extensions is the characteristics of the landscape and its sensitivity to change.

9.2.15 For the SHLAA 2008, a review of urban fringe areas was undertaken which drew upon previously published material, notably the Stratford-upon-Avon Town's Urban Edge Study, but undertook a simple assessment of all urban fringe locations for the Major Rural Centres.

9.2.16 In 2011 a full and comprehensive Landscape Sensitivity Assessment of these nine settlements was published by the Council, using a methodology based on national guidance originally published by the former Countryside Agency in 2004. This guidance remains current although it is under review by Natural England. Sensitivity is taken to mean the sensitivity of the landscape to a particular type of change or development. It is defined in terms of the interactions between the landscape itself, the way it is perceived and the nature of the development, in this case housing or commercial uses. The areas around each settlement were divided into land zones and each zone subject to analysis and a grading of landscape sensitivity to housing and commercial development.

9.2.17 This Landscape Sensitivity Assessment has now been extended to include all of the 39 Local Service Villages.

9.2.18 The findings from these assessments have been used within this SHLAA to provide an up-to-date and comprehensive assessment of landscape appraisal to assist with the identification of future potential sites and broad locations. However, further work is required to consider any locations which may be promoted for future development.

9.2.19 Sites not contiguous with existing settlement boundaries have been considered not likely to be appropriate for development on landscape and accessibility grounds.

Yields

9.2.20 In many cases, sites promoted by developers or landowners have been subject to indicative layouts and masterplans which have established potential yields and desired mixes of uses. Where this is not the case, in order to give the Council some guidance about the potential level of dwelling yield from sites outside settlement boundaries, the study has made some basic assumptions about densities, reflecting local circumstances.

9.2.21 Generally, the larger the urban extension, the greater the need for land to be used for other supporting uses. In the first instance, we have sought to identify the net developable area, that is, the area available for development other than open space, strategic landscaping and distributor roads. We have used the following general guide, based on our experience of promoting a large number of urban extensions across the country over a 20-year period, although individual circumstances will then need to be applied.

gross area	% gross to net
Up to 1 ha	95%
1-4 ha	80%-90%
4-10 ha	75%-80%
10-50 ha	70%-75%
50-100 ha	60%-65%
100 ha+	50%-55%

Urban extensions, gross to net area calculations

9.2.22 Once a net developable area has been established, assumptions need to be made regarding the mix of types of development. A small site is likely to be all housing, whilst a large urban extension, over 500 dwellings, will have a correspondingly lower proportion of net housing land since there will be a requirement for employment, retail and community uses including primary schools, in addition to infrastructure and open space. We have used standard land budget assumptions regarding other appropriate uses.

9.2.23 Once a net developable area for residential uses has been established, average densities reflecting the character and location of each site have been applied. The yields are allocated to a development period based on an assumed start date, and completion rates. This takes account of the likely number of developers, with large urban extensions likely to have 2 to 6 developers on site at any one time. Each developer is likely to complete about 40 dpa, plus an allowance for affordable dwellings.

9.2.24 In addition, we have looked at an adjacent urban fringe neighbourhood that appears to function well and have identified its net residential density. This has then been used to inform

the greenfield site yield, taking care to make an allowance for the other land uses which should be located within a sustainable urban extension.

9.3 Existing Settlement Findings

9.3.1 The following tables set out the findings of our broad locations work for each settlement, including Stratford upon Avon, the 8 Main Rural Centres and the 39 Local Service Villages, as defined and set out in the emerging Core Strategy/Local Plan. The settlements are listed in alphabetical order.

Alcester

Designations	Accessibility	Landscape Sensitivity	Conclusions
<p>The principal constraints are the flood plains of two rivers, the Alne which joins the Arrow south of the town. The Arrow runs through the centre of the town, its floodplain providing public open space within the settlement. The Alne is located south of the town, inhibiting its development southwards.</p> <p>The other main constraint to development around the town is the Scheduled Ancient Monument to the north, at Beauchamp Court, part of which is also in the flood plain.</p>	<p>The settlement is identified as a Main Rural Centre in the Draft Core Strategy/Local Plan and provides a range of facilities as well as employment opportunities.</p> <p>There are three primary schools, two secondary schools as well as a community centre, library, two sports pitches, GP and a range of shops. They are generally grouped to the south of the settlement, though the main employment area is at the north of the town.</p> <p>Due to the scale of the settlement, most of the urban fringe areas are located in relatively close proximity to all of the services such that it is considered feasible for residents of new homes on the edge of the settlement to at least cycle to most facilities.</p>	<p>There is medium/low landscape sensitivity in one zone: A13 to the west of the settlement.</p> <p>There is medium landscape sensitivity in four zones: A01 to the north A03 to the east A14 and A15 to the west</p> <p>There is high/medium landscape sensitivity in two zones: A04 to the east A08 to the south west.</p> <p>All other areas have high sensitivity to housing development.</p> <p>The most potential in landscape terms is identified within zones A01 to the north, the western portion of A03 (now subject to planning permission), A13 and parts of A14 and A15 to the west outside the stream corridor and floodplain.</p>	<p>Land to the north of the settlement is divorced from the main urban area by the existing employment area and adjacent Scheduled Ancient Monument, which prohibit the connection of any new residential areas with the existing settlement.</p> <p>Land to the west of the town is contained within the A435, and may provide a sustainable location given the relative proximity to facilities within the urban area. The land in the south of the area is part of the flood plain and therefore not considered suitable for development. However, the majority of the area within the western bypass could form a broad location for development.</p> <p>Sites ALC702, ALC703 and ALC704 outside settlement boundaries at Alcester may provide future potential subject to further consideration through the plan making process.</p>

Alderminster

Designations	Accessibility	Landscape Sensitivity	Conclusions
<p>The principal physical constraint is the floodplain of the river Stour.</p> <p>There is a local wildlife site located to the north of the village centre.</p> <p>The settlement currently does not have settlement boundaries.</p>	<p>The settlement is identified as a Local Service Village in the Draft Core Strategy/Local Plan. There is a limited range of facilities.</p>	<p>All areas are identified as being of high or high/medium sensitivity to housing development.</p> <p>The small south western part of zone AI03 may have some potential.</p>	<p>No broad locations for further growth have been identified.</p> <p>No specific sites have been identified as having future potential.</p>

Alveston

Designations	Accessibility	Landscape Sensitivity	Conclusions
<p>The principal physical constraint is the floodplain around the north of the village.</p> <p>There is a Conservation Area covering the majority of the village and a number of listed buildings on the village boundary.</p> <p>There are local wildlife sites located to the west and east of the village centre.</p> <p>The settlement currently does not have settlement boundaries.</p>	<p>The settlement is identified as a Local Service Village in the Draft Core Strategy/Local Plan. There is a limited range of facilities.</p>	<p>All areas are identified as being of high or high/medium sensitivity to housing development.</p> <p>There are no parts of the landscape zones which have any potential for residential development.</p>	<p>No broad locations for further growth have been identified.</p> <p>No specific sites have been identified as having future potential.</p>

SHLAA Review 2012

Final Report

Bearley

Designations	Accessibility	Landscape Sensitivity	Conclusions
<p>The principal physical constraint is Green Belt.</p> <p>There is an area of Ancient Woodland to the east of the village.</p> <p>There is a local wildlife site located to the south west of the village center.</p>	<p>The settlement is identified as a Local Service Village in the Draft Core Strategy/Local Plan. There is a limited range of facilities.</p>	<p>All areas are identified as being of high or high/medium or medium sensitivity to housing development.</p> <p>The most potential in landscape terms is identified within zones BE08 to the west of the village.</p>	<p>There may be 1 broad location for further growth around the settlement:</p> <p>Land to the west of the settlement at Snitterfield Road</p> <p>No specific sites have been identified as having future potential.</p>

Bidford-on-Avon

Designations	Accessibility	Landscape Sensitivity	Conclusions
<p>The principal constraint is the flood plain of the River Avon which dominates the southern side of the village.</p>	<p>The settlement is identified as a Main Rural Centre in the Draft Core Strategy/Local Plan but provides only a limited range of services, including a single primary school but no secondary provision. The settlement has food stores, a primary school, GP and a sports pitch.</p> <p>There is a small industrial estate at the north of the settlement and the remainder of services are focused around the historic core, to the south.</p> <p>Due to the scale of the settlement, most of the urban fringe areas are located in relatively close proximity to all of the services such that it is considered feasible for residents of new homes on the edge of the settlement to at least cycle to most facilities.</p>	<p>There is medium/low landscape sensitivity in two zones: B04 to the north B07 to the north east</p> <p>Medium landscape sensitivity in 6 zones: B03 to the north B08 to the north east B10 to the south east BA14 and BA15 to the south west B01 to the west</p> <p>There is high/medium landscape sensitivity in three zones: B02 to the north west B05 and B06 to the north east</p> <p>All other areas have high sensitivity to housing development.</p> <p>The most potential in landscape terms is identified within zones B01 excluding the playing fields and Marriage Farm complex, B03 south of Small Brook, B04 and B07, B10 but not to extend further than existing ribbon development, B14 in the fields adjacent to the B439 west of the allotments and B15.</p>	<p>The consideration of designations, accessibility and landscape indicates that there may be four broad locations for further growth around the village.</p> <p>Land north of the village south of Small Brook and between Victoria and Waterloo Roads. Land north east of the village on land between Waterloo Road and Grafton Lane, to the south of the commercial area. Land south west of the village on land between Victoria Road and Salford Road (excluding the playing fields and Marriage Farm complex) Land south west of the village on land south of Salford Road.</p> <p>Sites BID101d (part only), BID102, BID701, BID702, BID704, BID705, BID901 and BID902 outside settlement boundaries at Bidford-on-Avon may provide future potential subject to further consideration through the plan making process.</p>

Bishops Itchington

Designations	Accessibility	Landscape Sensitivity	Conclusions
<p>The principal physical constraint is the area of Tree Preservation Orders (TPOs) to the north.</p> <p>There are local wildlife sites located to the north, west, south and north/east of the village.</p>	<p>The settlement is identified as a Local Service Village in the Draft Core Strategy/Local Plan.</p> <p>The village has 1 primary school, 2 food stores and 4 bus stops.</p>	<p>All areas are identified as being of high or high/medium sensitivity to housing development.</p> <p>There are no parts of the landscape zones which have any potential for residential development.</p>	<p>No broad locations for further growth have been identified.</p> <p>No specific sites have been identified as having future potential.</p>

Brailes (Upper and Lower)

Designations	Accessibility	Landscape Sensitivity	Conclusions
<p>The principal physical constraint is AONB which covers the whole village and beyond.</p> <p>There is a flood zone running from north to south through the village.</p> <p>A Conservation Area covers the eastern part of the village centre.</p> <p>Within the centre and north of the village is designated as a park/amenity land.</p> <p>There is a Scheduled Ancient Monument north of the village.</p>	<p>The settlement is identified as a Local Service Village in the Draft Core Strategy/Local Plan.</p> <p>The village has 1 primary school, 1 food store and 10 bus stops.</p>	<p>All areas are identified as being of high or high/medium sensitivity to housing development.</p> <p>The most potential in landscape terms is identified within zones BR01 to the west of the village.</p>	<p>There may be 1 broad location for further growth around the settlement:</p> <p>Land to the south of the settlement at Sutton Lane</p> <p>No specific sites have been identified as having future potential.</p>

SHLAA Review 2012

Final Report

Claverdon

Designations	Accessibility	Landscape Sensitivity	Conclusions
<p>The principal physical constraint is Green Belt.</p> <p>There are two Conservation Areas to the north and east of the village and a number of Conservation Areas.</p>	<p>The settlement is identified as a Local Service Village in the Draft Core Strategy/Local Plan.</p> <p>The village has 1 primary school, 1 food store and 7 bus stops. The A4189 runs through the village.</p>	<p>All areas are identified as being of high or high/medium or medium sensitivity to housing development.</p> <p>The most potential in landscape terms is identified within zones CA01 to the west of the village.</p>	<p>There may be 1 broad location for further growth around the settlement:</p> <p>Land to the west of the settlement at Breach Lane</p> <p>Sites CLAV101 and CLAV102 may provide future potential subject to further consideration through the plan making process.</p>

Clifford Chambers

Designations	Accessibility	Landscape Sensitivity	Conclusions
<p>The principal physical constraint is the flood zone to the north east.</p> <p>There is a Conservation Area covering most of the village.</p> <p>Registered Park and Garden is located to the east.</p>	<p>The settlement is identified as a Local Service Village in the Draft Core Strategy/Local Plan. There is a limited range of facilities.</p>	<p>All areas are identified as being of high or high/medium sensitivity to housing development.</p> <p>The most potential in landscape terms is identified within zones CI03 to the south of the village.</p>	<p>There may be 1 broad location for further growth around the settlement:</p> <p>Land to the east of the settlement at Campden Road</p> <p>No specific sites have been identified as having future potential.</p>

Earlswood

Designations	Accessibility	Landscape Sensitivity	Conclusions
<p>The principal physical constraint is Green Belt and flood zone.</p> <p>There is Ancient Woodland to the west of the village.</p> <p>There are wildlife sites around and through the centre of the village.</p> <p>There is a Registered Parks and Gardens to the west of the village.</p>	<p>The settlement is identified as a Local Service Village in the Draft Core Strategy/Local Plan.</p> <p>The village has 1 food store and 2 bus stops.</p>	<p>All areas are identified as being of high or high/medium or medium sensitivity to housing development.</p> <p>The most potential in landscape terms is identified within zone E06 to the south of the village.</p>	<p>There may be 1 broad location for further growth around the settlement:</p> <p>Land off Clowswood Lane</p> <p>No specific sites have been identified as having future potential.</p>

SHLAA Review 2012

Final Report

Ettington

Designations	Accessibility	Landscape Sensitivity	Conclusions
<p>There are local wildlife sites located to the west and north of the village.</p> <p>There is Registered Park and Garden to the south of the village.</p>	<p>The settlement is identified as a Local Service Village in the Draft Core Strategy/Local Plan.</p> <p>The village has 1 primary school, 1 food store and 6 bus stops. The A422 runs through the village.</p>	<p>All areas are identified as being of high or high/medium or medium sensitivity to housing development.</p> <p>The most potential in landscape terms is identified within zone ET01 and ET06 to the east and south of the village.</p>	<p>There may be 2 broad locations for further growth around the settlement:</p> <p>Land to the north of the settlement at Banbury Road Land to the north west of the settlement at Rogers Lane</p> <p>No specific sites have been identified as having future potential.</p>

Fenny Compton

Designations	Accessibility	Landscape Sensitivity	Conclusions
<p>There is Park, Garden and Amenity Greenspace to the north east of the village.</p> <p>There is a Local Wildlife Site to the north east of the village.</p>	<p>The settlement is identified as a Local Service Village in the Draft Core Strategy/Local Plan.</p> <p>The village has 1 primary school, 1 GP, 1 food store and 6 bus stops.</p>	<p>All areas are identified as being of high/medium or medium sensitivity to housing development.</p> <p>The most potential in landscape terms is identified within zone FO1 and FO4 to the north of the village.</p>	<p>There may be 2 broad locations for further growth around the settlement:</p> <p>Land to the north of the settlement west of the High Street Land to the east of the settlement east of the High Street</p> <p>Sites FEN101 and FEN102 may provide future potential subject to further consideration through the plan making process.</p>

Gaydon

Designations	Accessibility	Landscape Sensitivity	Conclusions
<p>There are a couple of Local Wildlife Sites to the east and south of the village.</p>	<p>The settlement is identified as a Local Service Village in the Draft Core Strategy/Local Plan. There is a limited range of facilities.</p>	<p>All areas are identified as being of high or high/medium or medium sensitivity to housing development.</p> <p>There are no parts of the landscape zones which have any potential for residential development.</p>	<p>No broad locations for further growth have been identified.</p> <p>No specific sites have been identified as having future potential.</p>

SHLAA Review 2012

Final Report

Great Alne

Designations	Accessibility	Landscape Sensitivity	Conclusions
<p>The principal physical constraint is Green Belt and flood zone.</p> <p>There is a Conservation Area covering a large area of the village.</p> <p>There are Local Wildlife Sites to the south and north of the village.</p>	<p>The settlement is identified as a Local Service Village in the Draft Core Strategy/Local Plan. There is a limited range of facilities.</p>	<p>All areas are identified as being of high or high/medium or medium sensitivity to housing development.</p> <p>The most potential in landscape terms is identified within zones GR10 to the south west of the village, south of School Road.</p>	<p>There may be 1 broad location for further growth around the settlement:</p> <p>Land to the south west of the settlement south of School Road.</p> <p>No specific sites have been identified as having future potential.</p>

Halford

Designations	Accessibility	Landscape Sensitivity	Conclusions
<p>The principal physical constraint is flood zone.</p> <p>There is a Conservation Area covering most of the village.</p> <p>There are Local Wildlife Sites to the west and south of the village.</p>	<p>The settlement is identified as a Local Service Village in the Draft Core Strategy/Local Plan. There is a limited range of facilities.</p>	<p>All areas are identified as being of high or high/medium or medium sensitivity to housing development.</p> <p>The most potential in landscape terms is identified within zones HA1 to the east of the village.</p>	<p>There may be 2 broad locations for further growth around the settlement:</p> <p>Land to the east of the settlement to the east of The Close Land to the east of the settlement to the north of The Close and The Leys</p> <p>No specific sites have been identified as having future potential.</p>

Hampton Lucy

Designations	Accessibility	Landscape Sensitivity	Conclusions
<p>The principal physical constraint is flood zone.</p> <p>There is a Conservation Area covering south of the village.</p> <p>There are Local Wildlife Sites to the east of the village.</p> <p>There are Park, Garden and Amenity Greenspaces to the west and centre of the village.</p>	<p>The settlement is identified as a Local Service Village in the Draft Core Strategy/Local Plan. There is a limited range of facilities.</p>	<p>All areas are identified as being of high or high/medium or medium sensitivity to housing development.</p> <p>The most potential in landscape terms is identified within zone HM06 to the west of the village.</p>	<p>There may be 1 broad location for further growth around the settlement:</p> <p>Land to the west of the settlement north of Stratford Road</p> <p>Site HAM101b may provide future potential subject to further consideration through the plan making process.</p>

Harbury

Designations	Accessibility	Landscape Sensitivity	Conclusions
<p>The principal physical constraint is SSSI north of the village.</p> <p>There are a couple of areas covered by Conservation Area.</p> <p>There is Local Wildlife Site to the north of the village.</p> <p>There is a Park, Gardens and Amenity Greenspaces south of the village.</p>	<p>The settlement is identified as a Local Service Village in the Draft Core Strategy/Local Plan.</p> <p>The village has 1 primary school, 1 GP, 3 food stores and 16 bus stops.</p>	<p>All areas are identified as being of high or high/medium or medium sensitivity to housing development.</p> <p>The most potential in landscape terms is identified within zones HR03 and HR05.</p>	<p>There may be 2 broad locations for further growth around the settlement:</p> <p>Land to the north of the settlement Land to the south east of the settlement at Bush Heath Road</p> <p>Sites Har107b may provide future potential subject to further consideration through the plan making process.</p>

Henley-in-Arden

Designations	Accessibility	Landscape Sensitivity	Conclusions
<p>The principal constraint is the floodplain which bisects the town and, in combination with the Scheduled Ancient Monument, severely restricts development to the north east of the town.</p> <p>The other boundaries of the settlement are relatively unconstrained by clear cut designations. However, the built up area is coterminous with the Green Belt boundary. Also, significant parts of the urban fringe are also designated as Conservation Area. Therefore, though there are no clear cut designations impacting the boundary of the settlement, there are significant policy constraints which would need to be overcome if development were to be promoted.</p>	<p>The settlement is identified as a Main Rural Centre in the Draft Core Strategy/Local Plan. The town has a small shopping centre and no identified employment area. It does have a range of local facilities including a train station, two primary schools, a secondary school, medical centres and food stores. The A3400 and A4189 runs through the settlement. Due to the scale of the settlement, most of the urban fringe areas are located in relatively close proximity to all of the services such that it is considered feasible for residents of new homes on the edge of the settlement to at least cycle to most facilities.</p>	<p>There is medium landscape sensitivity in one zone: H09 to the south west of the settlement.</p> <p>There is high/medium landscape sensitivity in nine zones: H10,H11,H12 to the west H04,H05,H07,H08 to the south H06 to the north H02 to the east</p> <p>All other areas have high sensitivity to housing development.</p> <p>The most potential in landscape terms is identified in zone HO9, on land to the south of Glenhurst Road.</p>	<p>The consideration of designations, accessibility and landscape indicates that there may be one broad location for further growth around the village.</p> <p>Land south of the town on land south of Glenhurst Road.</p> <p>Site HEN701 may provide future potential but currently the site has no access. Land within this area should be subject to further consideration through the plan making process,</p>

SHLAA Review 2012

Final Report

Ilmington

Designations	Accessibility	Landscape Sensitivity	Conclusions
<p>The principal physical constraint is AONB to the south west.</p> <p>There is a Conservation Area covering the majority of the village.</p> <p>There are Park, Garden and Amenity Greenspaces to the north and south of the village.</p>	<p>The settlement is identified as a Local Service Village in the Draft Core Strategy/Local Plan. There is a limited range of facilities.</p>	<p>All areas are identified as being of high or high/medium or medium sensitivity to housing development.</p> <p>The most potential in landscape terms is identified within zones IM1, IM3 and IM12.</p>	<p>There may be 3 broad locations for further growth around the settlement:</p> <p>Land to the north of the settlement north of Armscote Road Land to the east of the settlement south of Armscote Road</p> <p>Sites ILM101, ILM102a and ILM102b may provide future potential subject to further consideration through the plan making process.</p>

Kineton

Designations	Accessibility	Landscape Sensitivity	Conclusions
<p>The principal constraint is the floodplain which lies south of the village and provides a clear barrier to growth and coalescence of the town with Little Kineton.</p> <p>In conjunction with this, the Battle of Edgehill Historic Battlefield provides a clear constraint to development south of the settlement.</p>	<p>The settlement is identified as a Main Rural Centre in the Draft Core Strategy/Local Plan. The village has a small shopping centre and a small employment area. It does have a range of local facilities including a primary school, a secondary school and shop. Due to the scale of the settlement, most of the urban fringe areas are located in relatively close proximity to all of the services such that it is considered feasible for residents of new homes on the edge of the settlement to at least cycle to most facilities.</p>	<p>There is medium landscape sensitivity in one zone: K05 to the north east and east of the settlement.</p> <p>There is high/medium landscape sensitivity in eight zones: K03,K04,K06 to the north K01,K02 to the west K08,K09 and K10 to the south</p> <p>All other areas have high sensitivity to housing development.</p> <p>The most potential in landscape terms is zone K05 to the north east and east of the settlement.</p>	<p>The consideration of designations, accessibility and landscape indicates that there may be two broad locations for further growth around the village.</p> <p>Land north of the village on land between the sports fields and recreation ground. Land to the east of the village along the Banbury Road between the college and new housing estate.</p> <p>Sites KIN702 and KIN901 outside settlement boundaries at Kineton may provide future potential subject to further consideration through the plan making process.</p>

Lighthorne Heath

Designations	Accessibility	Landscape Sensitivity	Conclusions
<p>The principal physical constraint is Local Wildlife Sites to the north and south of the village.</p> <p>There is Park, Garden and Amenity Greenspace to the south of the village.</p>	<p>The settlement is identified as a Local Service Village in the Draft Core Strategy/Local Plan.</p> <p>The village has 1 primary school, 1 food store and 1 bus stop.</p>	<p>All areas are identified as being of high/medium or medium sensitivity to housing development.</p> <p>The most potential in landscape terms is identified within zone L01.</p>	<p>There may be 1 broad location for further growth around the settlement:</p> <p>Land to the north east of the settlement at Banbury Road</p> <p>No specific sites have been identified as having future potential.</p>

Long Compton

Designations	Accessibility	Landscape Sensitivity	Conclusions
<p>The principal physical constraint is AONB.</p> <p>There is a flood zone running across from east to west, in the north of the village.</p> <p>There is a Conservation Area covering most of the village.</p>	<p>The settlement is identified as a Local Service Village in the Draft Core Strategy/Local Plan.</p> <p>The village has 1 primary school, and 9 bus stops. The A3400 runs through the village.</p>	<p>All areas are identified as being of high or high/medium or medium sensitivity to housing development.</p> <p>The most potential in landscape terms is identified within zones LC02, LC06 and LC08 to the east and south of the village.</p>	<p>There may be 3 broad locations for further growth around the settlement:</p> <p>Land to the east of the settlement at Butlers Road</p> <p>Land to the east of the settlement off the A3400</p> <p>Land to the south of the settlement south of College Farmhouse</p> <p>Site LONG105 may provide future potential subject to further consideration through the plan making process.</p>

Long Itchington

Designations	Accessibility	Landscape Sensitivity	Conclusions
<p>The principal physical constraint is flood zone.</p> <p>There are Local Wildlife Sites to the located around the village in various locations.</p> <p>Conservation Area covers the centre of the village.</p>	<p>The settlement is identified as a Local Service Village in the Draft Core Strategy/Local Plan.</p> <p>The village has 1 primary school, 3 food store and 10 bus stops. The A423 runs through the village.</p>	<p>All areas are identified as being of high or high/medium or medium sensitivity to housing development.</p> <p>The most potential in landscape terms is identified within zones LI01, LI02 and LI03 to the north and east of the village.</p>	<p>There may be 5 broad locations for further growth around the settlement:</p> <p>Land to the east of the settlement opposite the school on Stockton Road</p> <p>Land in the centre of the settlement at Southam Road</p> <p>Land to the north of the settlement south of Marton Road Farm</p> <p>Land to the north of the settlement north of the recreation ground on Marton Road</p> <p>Land to the north of the settlement on Leamington Road</p> <p>Sites LITC101, LITC105c and LITC105b may provide future potential subject to further consideration through the plan making process.</p>

Long Marston

Designations	Accessibility	Landscape Sensitivity	Conclusions
<p>There are Local Wildlife Sites to the north, south and west.</p>	<p>The settlement is identified as a Local Service Village in the Draft Core Strategy/Local Plan. There is a limited range of facilities.</p> <p>There is 1 village shop, at least 1 pub, GP and 2 hourly bus service but does not operate from late afternoon.</p>	<p>All areas are identified as being of high/medium or medium sensitivity to housing development.</p> <p>The most potential in landscape terms is identified within zones LM01 and LM04 to the east and the west of the settlement.</p>	<p>There may be 2 broad locations for further growth around the settlement:</p> <p>Land to the east of the settlement at Wyre Lane</p> <p>Land to the west of the settlement behind the public house on Pear Tree Close</p> <p>No specific sites have been identified as having future potential.</p>

Mappleborough Green

Designations	Accessibility	Landscape Sensitivity	Conclusions
<p>The principal physical constraint is Green Belt.</p> <p>There are areas of TPOs to the west of the village.</p>	<p>The settlement is identified as a Local Service Village in the Draft Core Strategy/Local Plan. There is a limited range of facilities.</p>	<p>All areas are identified as being of high or high/medium or medium sensitivity to housing development.</p> <p>The most potential in landscape terms is identified within zones MO3, MO6 and MO9 to the east and south of the village.</p>	<p>There may be 3 broad locations for further growth around the settlement:</p> <p>Land to the east of the settlement south of Haye Lane Land to the east of the settlement at Birmingham Road Land to the south of the settlement at Birmingham Road</p> <p>Site MAP102 may provide future potential subject to further consideration through the plan making process.</p>

Moreton Morrell

Designations	Accessibility	Landscape Sensitivity	Conclusions
<p>There is a Conservation Area covering most of the village.</p> <p>There is Park, Garden and Amenity Greenspace area to the east of the village.</p>	<p>The settlement is identified as a Local Service Village in the Draft Core Strategy/Local Plan. There is a limited range of facilities.</p>	<p>All areas are identified as being of high or high/medium or medium sensitivity to housing development.</p> <p>The most potential in landscape terms is identified within zone MO05 to the north west of the village.</p>	<p>There may be 1 broad location for further growth around the settlement:</p> <p>Land to the north west of the settlement at John Taylor Drive</p> <p>No specific sites have been identified as having future potential.</p>

Napton-on-the-Hill

Designations	Accessibility	Landscape Sensitivity	Conclusions
<p>The principal physical constraint is flood zone.</p> <p>There are Local Wildlife Sites to the north, south and west of the village.</p>	<p>The settlement is identified as a Local Service Village in the Draft Core Strategy/Local Plan.</p> <p>The village has 1 primary school and 3 bus stops. The A425 runs through the village.</p>	<p>All areas are identified as being of high or high/medium or medium sensitivity to housing development.</p> <p>The most potential in landscape terms is identified within zones N07 and N08 to the north and east of the village.</p>	<p>There may be 2 broad locations for further growth around the settlement:</p> <p>Land to the north of the settlement on the A425 Land to the east of the settlement at Dog Lane</p> <p>No specific sites have been identified as having future potential.</p>

Newbold-on-Stour

Designations	Accessibility	Landscape Sensitivity	Conclusions
<p>The principal physical constraint is flood zone.</p> <p>There is a Local Wildlife Site to the east of the village.</p>	<p>The settlement is identified as a Local Service Village in the Draft Core Strategy/Local Plan.</p> <p>The village has 1 food store and 3 bus stops. The A3400 runs through the village.</p>	<p>All areas are identified as being of high or high/medium or medium sensitivity to housing development.</p> <p>The most potential in landscape terms is identified within zones NE02 to the south east of the village</p>	<p>There may be 2 broad locations for further growth around the settlement:</p> <p>Land to the south east of the settlement off Heron Way Land to the south of the settlement at Mill Lane</p> <p>Sites NEW701a and NEW701b may provide future potential subject to further consideration through the plan making process.</p>

Northend

Designations	Accessibility	Landscape Sensitivity	Conclusions
<p>There is a Local Wildlife Site to the south and north of the village.</p> <p>There is Park, Garden and Amenity Greenspace to the north east of the village.</p>	<p>The settlement is identified as a Local Service Village in the Draft Core Strategy/Local Plan. There is a limited range of facilities.</p>	<p>All areas are identified as being of high or high/medium sensitivity to housing development.</p> <p>There are no parts of the landscape zones which have any potential for residential development.</p>	<p>No broad locations for further growth have been identified.</p> <p>No specific sites have been identified as having future potential.</p>

Oxhill

Designations	Accessibility	Landscape Sensitivity	Conclusions
<p>The principal physical constraint is the floodplain and stream corridor.</p> <p>There is a conservation area containing a number of listed buildings.</p> <p>The settlement currently does not have settlement boundaries.</p>	<p>The settlement is identified as a Local Service Village in the Draft Core Strategy/Local Plan. There is a limited range of facilities.</p>	<p>The most potential in landscape terms is identified within zones Ox02 to the centre and Ox04 to the north west.</p>	<p>There may be two broad locations for further growth around the settlement: Land to the north west of the settlement between the existing edge and Oxhill Farm. Land within the centre of the settlement (central part of landscape zone Ox02)</p> <p>No specific sites have been identified as having future potential.</p>

Pillerton Priors

Designations	Accessibility	Landscape Sensitivity	Conclusions
<p>There are local wildlife sites located to the north west and north east of the village.</p> <p>There is amenity land to the north of the village and roadside trees subject to Tree Preservation Orders on the northern and eastern approaches to the village.</p> <p>The settlement currently does not have settlement boundaries.</p>	<p>The settlement is identified as a Local Service Village in the Draft Core Strategy/Local Plan. There is a limited range of facilities.</p>	<p>The most potential in landscape terms is identified within zone P02 on the southern edge of the village.</p>	<p>There may be one broad location for further growth around the settlement, located at the farm to the south of the settlement.</p> <p>No specific sites have been identified as having future potential.</p>

Priors Marston

Designations	Accessibility	Landscape Sensitivity	Conclusions
<p>There are a number of small watercourses and ponds which provide a physical constraint.</p> <p>There is a Conservation Area containing a number of listed buildings.</p> <p>There are local wildlife sites located to the west, east and south of the village.</p> <p>There are a number of groups of trees subject to Tree Preservation Orders on the west and east of the village.</p> <p>The settlement currently does not have settlement boundaries.</p>	<p>The settlement is identified as a Local Service Village in the Draft Core Strategy/Local Plan. There is a limited range of facilities.</p>	<p>All areas are identified as being of high or high/medium sensitivity to housing development.</p> <p>The most potential in landscape terms is identified within zone PR02 on the south western edge of the village and, in the longer term, within zone PR05 to the north of the settlement.</p>	<p>There may be one broad location for limited further growth, located to the south of houses along Hardwick Road to the south west of the settlement.</p> <p>No specific sites have been identified as having future potential.</p>

Quinton (Lower)

Designations	Accessibility	Landscape Sensitivity	Conclusions
<p>The east of the settlement contains a number of listed buildings.</p> <p>There is amenity greenspace located to the north of The Close and woodland containing Tree Preservation Orders at The Lodge located to the west of the village.</p>	<p>The settlement is identified as a Local Service Village in the Draft Core Strategy/Local Plan. There is a limited range of facilities including a primary school and a foodstore.</p>	<p>The most potential in landscape terms is identified within zone Q01 on the south western edge of the village.</p>	<p>There may be two broad locations for further growth around the settlement: Land to the east of Goose Lane to the south of the settlement. Land north of Magdalene Close (in longer term).</p> <p>Site QUI101a may provide future potential subject to further consideration through the plan making process.</p>

Salford Priors

Designations	Accessibility	Landscape Sensitivity	Conclusions
<p>The principal physical constraint is the extensive Avon valley floodplain to the north, east and south of the settlement.</p> <p>There is a Conservation Area and listed buildings.</p> <p>There is amenity greenspace located to the east of School Avenue.</p>	<p>The settlement is identified as a Local Service Village in the Draft Core Strategy/Local Plan. There is a limited range of facilities including a primary school.</p>	<p>The most potential in landscape terms is identified within zone Sa03 and SA08.</p>	<p>There may be two broad locations for further growth around the settlement: Land to the east of School Road. Land north of Perkins Close.</p> <p>No specific sites have been identified as having future potential.</p>

Shipston-on-Stour

Designations	Accessibility	Landscape Sensitivity	Conclusions
<p>The principal constraint is the floodplain of the River Stour which lies to the east and south of the town. This coincides, on the eastern side of the town, with an Area of Restraint identified in the saved Local Plan and, in part, a Conservation Area.</p>	<p>The settlement is identified as a Main Rural Centre in the Draft Core Strategy/Local Plan. The town has a small shopping centre and an employment estate on the northern periphery of the settlement. It does have a range of local facilities including a primary school, a secondary school, GP and sports pitch. Due to the scale of the settlement, most of the urban fringe areas are located in relatively close proximity to all of the services such that it is considered feasible for residents of new homes on the edge of the settlement to at least cycle to most facilities.</p>	<p>There is medium landscape sensitivity in two zones: SH09 to the south west and SH07 to the south east</p> <p>There is high/medium landscape sensitivity in seven zones: SH10,SH12,SH14 and SH16 to the north SH02,SH03,SH06 to the south east</p> <p>All other areas have high sensitivity to housing development.</p> <p>The most potential in landscape terms is part of zone SH09 to the south west and SH07 to the south east.</p>	<p>The consideration of designations, accessibility and landscape indicates that there may be five broad locations for further growth around the town.</p> <p>Land south west of the village within a few lower fields either side of the main public right of way rising up the hill. Land south east of the village opposite the cemetery. Land to the west of the village (ex IMI Norgen facility) Land to the north east of the village off the Stratford Road. Land to the north of the village off Hornsby Close.</p> <p>Sites SHP101 (part only), SHP703, SHP704, SHP707 and SHP904 outside settlement boundaries at Shipston-on-Stour may provide future potential subject to further consideration through the plan making process.</p>

Southam

Designations	Accessibility	Landscape Sensitivity	Conclusions
<p>The principal constraint is the floodplain which bisects the town and forms the basis of a Public Open Space on the town's western edge.</p>	<p>The settlement is identified as a Main Rural Centre in the Draft Core Strategy/Local Plan. The town has a shopping centre and a significant and growing employment estate on the southern periphery of the settlement. It also has a good range of local facilities including 3 primary schools, a secondary school, food stores and 2 GPs.</p> <p>Due to the scale of the settlement, most of the urban fringe areas are located in relatively close proximity to all of the services such that it is considered feasible for residents of new homes on the edge of the settlement to at least cycle to most facilities. However, it is noticeable that all education facilities are located in the north of the town, whilst the main employers are in the south.</p>	<p>There is medium landscape sensitivity in three zones: So02 and So03 to the south So08 to the west</p> <p>There is high/medium landscape sensitivity in seven zones: So01 to the north east So04 to the south So5,So6,So10,So11,So13 to the west</p> <p>All other areas have high sensitivity to housing development.</p> <p>The most potential in landscape terms is in zones So02 and So03 to the south and So08 to the west.</p>	<p>The consideration of designations, accessibility and landscape indicates that there may be three broad locations for further growth around the settlement.</p> <p>Land to the west of the settlement between Watton's Lane and Holywell Road</p> <p>Land to the south east of the settlement adjacent to Kineton Road and employment area.</p> <p>Land to the south east of the settlement south of Galanos house.</p> <p>Sites SOM707, SOM903 (part of), SOM904 outside settlement boundaries at Southam may provide future potential subject to further consideration through the plan making process.</p>

Snitterfield

Designations	Accessibility	Landscape Sensitivity	Conclusions
<p>The principal physical constraint is the small stream and floodplain running down the middle of the village.</p> <p>There is a linear Conservation Area and listed buildings.</p> <p>The whole area is designated as Green Belt which will need to be addressed at a later stage if allocation of land is further considered.</p>	<p>The settlement is identified as a Local Service Village in the Draft Core Strategy/Local Plan. There is a limited range of facilities including a primary school and foodstore.</p>	<p>The most potential in landscape terms is identified within the centre and southern edge of the settlement, within zones Sn01 and Sn02.</p>	<p>There may be one broad locations for further growth outside the settlement: Land south east of The Green/south of Frogmore Close.</p> <p>No specific sites have been identified as having future potential.</p>

Stockton

Designations	Accessibility	Landscape Sensitivity	Conclusions
<p>There is an SSSI located beyond the north east of the settlement.</p> <p>There are listed buildings, located on the south eastern edge.</p> <p>There are local wildlife sites located to the west and south east of the village.</p> <p>There is amenity greenspace on the southern edge of the village.</p>	<p>The settlement is identified as a Local Service Village in the Draft Core Strategy/Local Plan. There is a limited range of facilities.</p>	<p>The most potential in landscape terms is identified on the north eastern edge of the settlement, within zone Stk01.</p>	<p>There may be one broad location for further growth outside the settlement: Land north of Napton Road and east of George Street.</p> <p>STOC102 may provide future potential subject to further consideration through the plan making process.</p>

Stratford-upon-Avon

Designations	Accessibility	Landscape Sensitivity	Conclusions
<p>The principal constraint is the floodplain of the River Avon which divides the town and provides the basis for recreational space.</p> <p>In addition, land to the north of the town is designated as a Local Nature Reserve, whilst to the south land is subject to a Section 106 agreement providing Community Woodland and Meadowland.</p> <p>Land to the north of the settlement is also designated as Green Belt. Land south of the town is designated as an Area of Restraint.</p> <p>None of these latter designations are considered to constitute a clear cut designation. Therefore sites in these areas have been subject of consideration, whilst sites within flood plains and the wildlife area have not.</p>	<p>The settlement is identified as the main town in the Draft Core Strategy/Local Plan. The town provides the main shopping and employment opportunities for the district. Retailing is not only provided in the town centre, but also on an out of centre retail park and in small district centres.</p> <p>The town also has 11 primary schools, 3 secondary schools and a sixth form college, which has recently been extended. It also has a range of GP surgeries and a train station. The A3400, A422, A4390 and A439 run through the settlement.</p> <p>There is a general dispersal of facilities across the town and the concentration of employment and medical facilities within the centre.</p>	<p>There is medium/low landscape sensitivity in one zone: St28 to the west</p> <p>There is medium landscape sensitivity in seven zones: St10,St11,St12,St14 to the east St01,St25,St29 to the west</p> <p>There is high/medium landscape sensitivity in nine zones: St21,St23,St26,St27 to the west St02 to the north St04,St06,St08 and St09 to the north east</p> <p>All other areas have high sensitivity to housing development.</p> <p>The most potential in landscape terms is within zones St28 and St01,St23,St25,St29 to the west and within zones St04,St10,St11,St12,St14, St21 to the east.</p>	<p>The assessment of urban fringe locations indicates that there are a number of locations where extensions to the existing urban area can be accommodated and which could link into the existing urban form.</p> <p>Land to the north west of the settlement between Bishopton Lane and the A46 Land to the west of the settlement south of Alcester Road and west of West Green Drive Land to the north of the settlement adjacent to the A46/A3400 roundabout and east of Birmingham Road. Land to the east of Avon Crescent. Land at Mason's Road industrial estate as part of mixed use redevelopment. Land south of the A422 and east of the Lodge. Land south of Evesham Road and west of Luddington Road. Land east of Blackthorn Road. Land to the east of the settlement north of B439.</p> <p>Sites STR105, STR712, STR714, STR716a, STR722a, STR723, STR726, STR727, STR729, STR738 outside settlement boundaries at Stratford-upon-Avon may provide future potential subject to further consideration through the plan making process.</p>

Studley

Designations	Accessibility	Landscape Sensitivity	Conclusions
<p>The principal constraint is the floodplain which lies to the east of the town.</p> <p>The whole area is designated as Green Belt, the boundary being drawn tightly around the existing urban area. This is not considered a “clear cut” designation for the purposes of this study (in line with advice in the CLG Practice Guidance). Therefore, neither are considered when assessing the merits of Broad Locations around the settlement, but will need to be addressed at a later stage if allocation of land is further considered.</p>	<p>The settlement is identified as a Main Rural Centre in the Draft Core Strategy/Local Plan. The village has a small shopping centre and employment estate on the northern periphery of the settlement. It also has a good range of local facilities including shops, 2 GPs, 2 primary schools and a secondary school. The A448 and A435 runs through the settlement.</p> <p>Due to the scale of the settlement, most of the urban fringe areas are located in relatively close proximity to all of the services such that it is considered feasible for residents of new homes on the edge of the settlement to at least cycle to most facilities. However, it is noticeable that most services are located at the northern part of the settlement, which is also relatively accessible to services in the southern part of Redditch.</p>	<p>There is medium/low landscape sensitivity in one zone: Su01 to the west</p> <p>There is medium landscape sensitivity in two zones: Su02 to the west Su05 to the north</p> <p>There is high/medium landscape sensitivity in five zones: Su03 and Su04 to the north Su12 to the south east Su13 to the south west Su14 to the west</p> <p>All other areas have high sensitivity to housing development.</p> <p>The most potential in landscape terms is within zones Su01 and Su02 to the west and zone Su05 to the north</p>	<p>The settlement is significantly influenced by its relationship with Redditch and the opportunities presented in the larger settlement mean that development close to Redditch would be the most sustainable location. However, the land between the two settlements is designated as Green Belt.</p> <p>There is one potential broad locations for development on the edge of Studley:</p> <p>Land to the west of the settlement at the corner of the A448 and Green Lane.</p> <p>Site STUD904 outside settlement boundaries at Studley may provide future potential subject to further consideration through the plan making process.</p>

Tanworth-in-Arden

Designations	Accessibility	Landscape Sensitivity	Conclusions
<p>There is a Conservation Area and listed buildings.</p> <p>There is a local wildlife site located at the southwestern edge the village.</p> <p>The whole area is designated as Green Belt which will need to be addressed at a later stage if allocation of land is further considered.</p>	<p>The settlement is identified as a Local Service Village in the Draft Core Strategy/Local Plan. There is a limited range of facilities.</p>	<p>All areas are identified as being of high or high/medium sensitivity to housing development.</p> <p>The most potential in landscape terms is identified on the south eastern edge of the settlement within zone T05 and on the eastern edge within zone T02.</p>	<p>There may be four broad locations for further growth outside the settlement: Land at Butts Lane. Land off Doctors Close Land at Cank Farm Land south of the sports ground</p> <p>TAN101, TAN102 and TAN103 may provide future potential subject to further consideration through the plan making process.</p>

Tredington

Designations	Accessibility	Landscape Sensitivity	Conclusions
<p>The principal physical constraint is the floodplain of the River Stour and the Back Brook which cover land to the east of the village.</p> <p>Tredington Conservation Area covers the eastern part of the village and Honington Hall Conservation Area covers the area to the south east. There are a number of listed buildings.</p> <p>Much of the river corridor is a local wildlife site and there is an extensive Registered Park and Garden to the east and south east of the village.</p> <p>The village does not currently have settlement boundaries.</p>	<p>The settlement is identified as a Local Service Village in the Draft Core Strategy/Local Plan. There is a limited range of facilities including a primary school and local foodstore. The A3400 runs through the village.</p>	<p>All areas are identified as being of high or high/medium sensitivity to housing development.</p> <p>No areas are identified as having potential for housing development.</p>	<p>No broad locations for further growth have been identified.</p> <p>No specific sites have been identified as having future potential.</p>

SHLAA Review 2012

Final Report

Tiddington

Designations	Accessibility	Landscape Sensitivity	Conclusions
<p>The principal physical constraint is the floodplain of the River Stour which covers land on the northern edge of the village.</p> <p>There are a number of listed buildings within the north of the settlement.</p> <p>Land to the west is in use for amenity uses including a Golf Course and contains a Scheduled Ancient Monument.</p> <p>The village does not currently have settlement boundaries.</p>	<p>The settlement is identified as a Local Service Village in the Draft Core Strategy/Local Plan. There is a limited range of facilities although the village is in close proximity to the edge of Stratford-upon-Avon.</p>	<p>The most potential in landscape terms is identified on the west of the settlement within zone St10 and on the south and east, within zone St11.</p>	<p>There may be two broad locations for further growth around the settlement: Land to the west of Knights Lane at junction with Townsend Road Land east of New Street and south of Margaret Court.</p> <p>Sites TIDD705 (part) and STR905 may provide future potential subject to further consideration through the plan making process.</p>

Tysoe (Upper & Middle)

Designations	Accessibility	Landscape Sensitivity	Conclusions
<p>Land to the south of the settlement includes an area of floodplain and a wild life site.</p> <p>Land immediately to the east of the settlement is within the Cotswolds Area of Outstanding Natural Beauty.</p> <p>There are two Conservation Areas covering Upper and Middle Tysoe, both of which include listed buildings.</p> <p>Land to the south east of Middle Tysoe is in use for amenity uses.</p>	<p>The settlement is identified as a Local Service Village in the Draft Core Strategy/Local Plan. There is a limited range of facilities including a primary school, a GP surgery and a foodstore.</p>	<p>The most potential in landscape terms is identified at Middle Tysoe within zone Ty03 to the west and within zone Ty06 to the north.</p> <p>There may be some potential within zone Ty04 immediately adjacent to the settlement edge.</p> <p>There may be some potential within zone Ty07 on land outside the AONB.</p>	<p>There may be five broad locations for further growth around the settlement: Farm buildings at Saddledon Street Land to the north of Oxhill Road and west of Sandpits Road Land to the north of Church Farm Court. Land to the rear of Windmill Way. Land to the east of Epwell Road</p> <p>Sites TYS102, TYS103, TYS104 (part) and TYS106d (part) may provide future potential subject to further consideration through the plan making process.</p>

Wellesbourne

Designations	Accessibility	Landscape Sensitivity	Conclusions
<p>The principal constraints are the floodplains which lie to the north and through the centre of the village (River Dene).</p>	<p>The settlement is identified as a Main Rural Centre in the Draft Core Strategy/Local Plan. The village has a small shopping centre and large employment estate on the southern periphery of the settlement (in conjunction with the operational airfield). It also has a small range of local facilities including a primary school, GP and sports pitch. The A429 runs through the settlement. Due to the scale of the settlement, most of the urban fringe areas are located in relatively close proximity to all of the services such that it is considered feasible for residents of new homes on the edge of the settlement to at least cycle to most facilities. However, it is noticeable that most services are located at the northern part of the settlement, though the main employers are located at the south.</p>	<p>There is medium landscape sensitivity in two zones: W03 to the east W07 to the south</p> <p>There is high/medium landscape sensitivity in nine zones: W01 and W02 to the north W9,W10,W11 and W13 to the west W8 to the south W4 and W6 to the east</p> <p>All other areas have high sensitivity to housing development.</p> <p>The most potential in landscape terms are within zones W03 to the east and W07 to the south</p>	<p>Opportunities for future development are restricted by the floodplain through and to the north of the settlement and by the presence of the airfield to the southwest. Opportunities for development to the north west are constrained by the existing landscape form and therefore opportunities for development are focused to the east and south of the settlement at the following locations:</p> <p>Land to the east of the settlement, north east of Kinton Road. Land to the south east of the settlement east of Ettington Road (A449).</p> <p>Sites WEL706 and WEL910 outside settlement boundaries at Wellesbourne may provide future potential subject to further consideration through the plan making process.</p>

Welford-on-Avon

Designations	Accessibility	Landscape Sensitivity	Conclusions
<p>The principal physical constraint is the floodplain of the River Avon which loops around the north west and east of the settlement.</p> <p>There is a Conservation Area containing a number of listed buildings within the centre of the settlement.</p> <p>There are two local wildlife sites within the river corridor and beyond the east of the settlement</p>	<p>The settlement is identified as a Local Service Village in the Draft Core Strategy/Local Plan. There is a limited range of facilities including a primary school and local foodstore.</p>	<p>The most potential in landscape terms is identified to the east of the settlement within zone We01, within the settlement in zone We03 and on the southern edge of the settlement within zones We09 and We12.</p> <p>There may be some limited potential within zone We02.</p>	<p>There may be five broad locations for further growth around the settlement: Land to the north of Millers Close Land north of Milcote Road Land to the east of Hunt Hall Lane Land to the west of Long Marston Road Land to the east of Quiney's Lea</p> <p>Sites WEL101 and WEL102 may provide future potential subject to further consideration through the plan making process.</p>

Wilmcote

Designations	Accessibility	Landscape Sensitivity	Conclusions
<p>The principal physical constraints are located on the eastern side of the settlement, consisting of the Stratford-on-Avon Canal, railway and an area of floodplain to the south east.</p> <p>There are two Conservation Areas within the central and eastern parts of the settlement and a number of listed buildings within the east.</p> <p>There is an SSSI to the south west and local wildlife sites and amenity areas located to the south and west of the settlement.</p> <p>The area is Green Belt which will need to be addressed at a later stage if allocation of land is further considered.</p>	<p>The settlement is identified as a Local Service Village in the Draft Core Strategy/Local Plan. There is a limited range of facilities including a primary school and local foodstore.</p>	<p>The most potential in landscape terms is identified to the east of the settlement within zone Wi05 to the south west of the settlement.</p> <p>There may be some limited potential within zone We02.</p>	<p>There may be one broad location for further growth around the settlement: Land to the south of Glebe Estate / Stone Pits Meadow</p> <p>No specific sites have been identified as having future potential.</p>

Wootton Wawen

Designations	Accessibility	Landscape Sensitivity	Conclusions
<p>The principal physical constraint is the floodplain of the River Alne which cuts through the centre of the settlement north to south.</p> <p>There is a Conservation Area containing a number of listed buildings and a Scheduled Ancient Monument within the central area.</p> <p>The whole area is designated as Green Belt which will need to be addressed at a later stage if allocation of land is further considered.</p>	<p>The settlement is identified as a Local Service Village in the Draft Core Strategy/Local Plan. There is a limited range of facilities, including 2 food stores. The A3400 runs through the village.</p>	<p>The most potential in landscape terms is identified to the east of the settlement within zone Wo09 where there is some limited potential.</p>	<p>There may be one broad location for further growth around the settlement: Land west of Pennyford Lane.</p> <p>No specific sites have been identified as having future potential.</p>

9.4 New Settlement Findings

- 9.4.1** There are a number of large brownfield sites in rural locations within the district. The Council is keen for the SHLAA to assess these sites as potential spatial strategy options for housing, within mixed use developments to create new sustainable settlements.
- 9.4.2** As set out in the CLG Eco-town Prospectus (2007) 'Any new settlement must be of sufficient size to ensure a good level of services, jobs and community facilities to create attractive and sustainable places to live. There also need to be adequate and sustainable links to nearby larger towns and cities.' Government guidance suggests there should be a minimum of between 5,000 and 20,000 dwellings to create a new sustainable settlement.
- 9.4.3** This SHLAA has assessed four large rural brownfield sites which have been put forward by the Council for consideration, as mapped within **Appendix 10**, including:
- Harbury Cement Works (site ref HAR108);
 - Former Southam Cement Works (site ref LITC106);
 - Long Marston Airfield (site ref LON102); and
 - Jaguar Car Plant, south of Lighthorne Heath (site ref GAY105).
- 9.4.4** The Jaguar Car Plant is an existing employment site and being promoted for employment use within the draft Core Strategy 2012. The three remaining sites are either covered completely, or in part, by ecological designations and constraints. These include Local Wildlife Sites, SSSI, TPOs and landfill buffer.
- 9.4.5** Warwickshire County Council will be providing transport comments to the Council on these sites as part of a strategic transport assessment to inform the Core Strategy/Local Plan.
- 9.4.6** All three sites are too small to support the critical mass of 5,000 and other supporting land uses needed to create a sustainable new settlement. They are also poorly related to existing settlements and local facilities.
- 9.4.7** The southern part of Harbury Cement Works has been subject to the Landscape Sensitivity Study, as it is immediately adjacent Bishops Itchington. This half of the site is identified as too sensitive for development due to its ecological value and setting of the village. The former Southam Cement Works and Long Marston Airfield have not been subject to landscape assessment as they lie in locations outside the scope of the Landscape Sensitivity Studies prepared by landscape consultants for the Council. Part of the former Southam Cement works is being quarried, probably until about 2020.
- 9.4.8** In conclusion, none of the rural brownfield sites examined are large enough to create a sustainable new settlement, in line with Government guidance. Further to this, the sites are poorly related to settlements and local facilities and have a series of ecological and/or landscape designations which are significant constraints to any residential development being considered suitable in this SHLAA assessment.

10 Windfall

10.1 Introduction

- 10.1.1** Windfall sites are defined in the NPPF as being “sites which have not been specifically identified as available in the Local Plan process. They normally comprise previously developed sites that have unexpectedly become available.”²
- 10.1.2** Local planning authorities can make an allowance for windfall sites in their five year supply if they have compelling evidence that such sites have consistently become available in the past and will continue to provide a reliable future source of supply.
- 10.1.3** An assessment of windfall was produced in Section 7 of the SHLAA 2008 and the SHLAA 2009 based on previous delivery rates (1987-2008) and an understanding of the likely delivery of dwellings from previously unidentified sites in the future.
- 10.1.4** The analysis looked at all windfall completions from small and large sites at Stratford upon Avon (SUA), the eight Main Rural Centres (MRC), the 21 Local Centre Villages (LCV) and Countryside (Cty).
- 10.1.5** This review extends the windfall analysis to look at previous delivery rates from 1987 to 2011 and windfall completions since 2003 by different type, looking at completions on former employment land (FE), former residential land (FR) and completions from other previously developed land (O) (e.g. hospitals schools, etc.).
- 10.1.6** As in the previous SHLAA analysis, there have been a small number of very large sites coming forward in recent years which are considered to be A-typical of the past completion rates. The sites in question include Tilemans Lane and Station Road, Shipston-on-Stour as well as the Paddock Lane and High School sites in Stratford-upon-Avon. It is considered that the delivery of these sites may not be replicated in future years and therefore the analysis excludes these “super” sites.
- 10.1.7** Past completion rates are used as a basis to consider future provision of housing on brownfield windfall sites. The figures for completion rates used in the analysis below therefore exclude greenfield sites which may have come forward in the past and any dwellings coming forward on allocated sites.

10.2 Findings

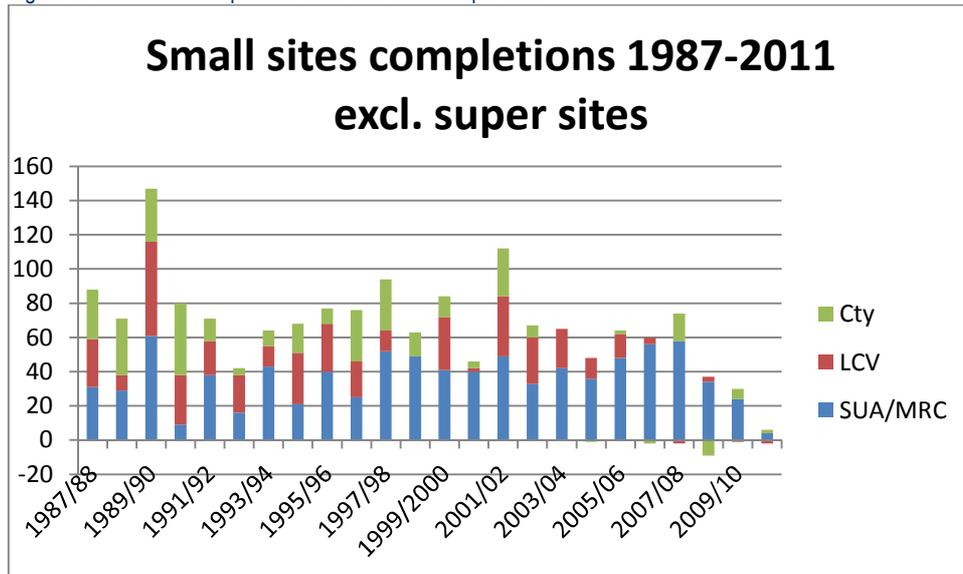
- 10.2.1** The assessment draws on the Council’s records of housing delivery across the District. Figures are included for the demolition as well as the completion of dwellings and therefore the figures presented are net delivery rates.

² National Planning Policy Framework, Annex 2: Glossary (CLG, 2012)

Small Sites

10.2.2 The following graph illustrates the completion of dwellings on small brownfield windfall sites yielding 5 or less dwellings since 1987. The number of completions are identified by location: Stratford upon Avon and Main Rural Centres (SUA/MRC), the 21 Local Centre Villages (LCV) and Countryside (Cty).

Figure 1: Small sites completions 1987-2011 excl. super sites

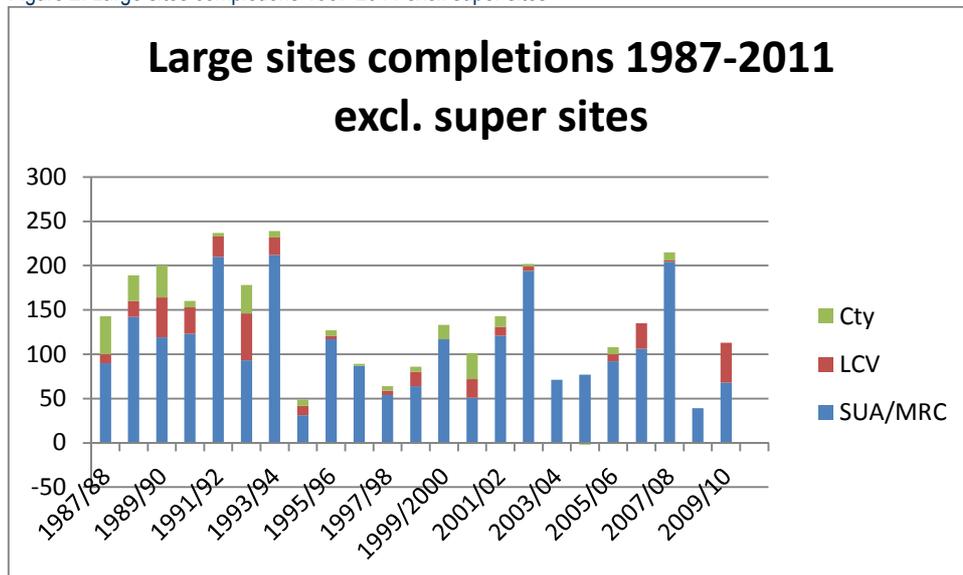


10.2.3 The graph reflects the fluctuation in delivery but illustrates, in particular, the reduction in windfall completions since the housing moratorium which was in operation between 22 June 2006 and 31 March 2011 and the increasing percentage of windfall sites coming forward at the main settlements. Negative completions data reflects losses due to demolitions.

Large Sites

10.2.4 The following graph illustrates the completion of dwellings on large brownfield windfall sites yielding 6 or more dwellings since 1987.

Figure 2: Large sites completions 1987-2011 excl. super sites



10.2.5 The graph reflects the fluctuation in delivery which is particularly influenced by completions on individual large sites. Again, the graph shows reduction in windfall completions since the housing moratorium was in operation and the increasing percentage of windfall sites coming forward at the main settlements. Negative completions data reflects losses due to demolitions.

Sources of Windfall

10.2.6 Since 2003, the Council has monitored brownfield windfall permissions and completions by the type of former use. These types include: former employment land (FE); former residential land (FR); other previously developed land (O) (e.g. hospitals schools, etc.) and greenfield (G).

10.2.7 The following graphs illustrate the rate of historic completions from each of the brownfield types referred to above, namely FE, FR and O.

Figure 3: Former employment land completions

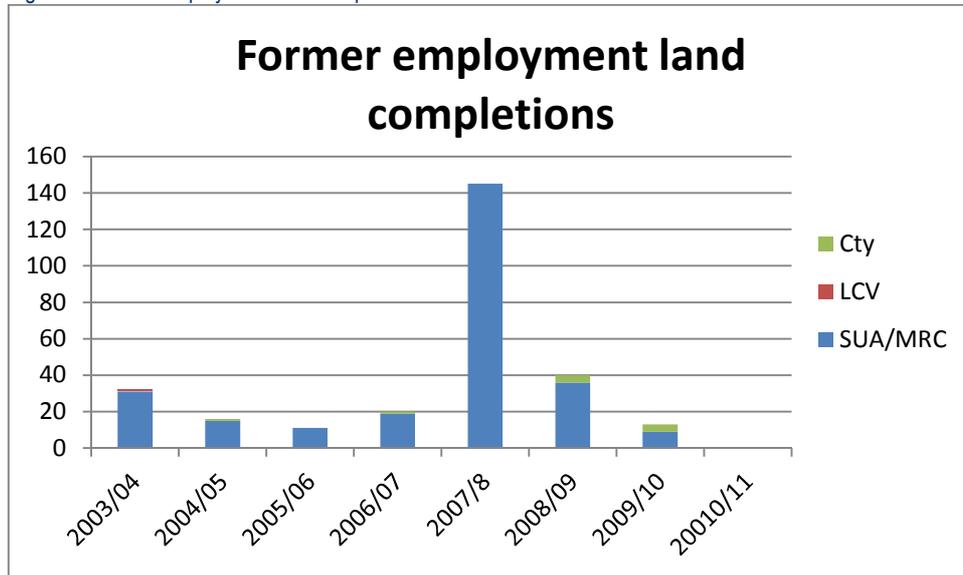


Figure 4: Former residential land completions

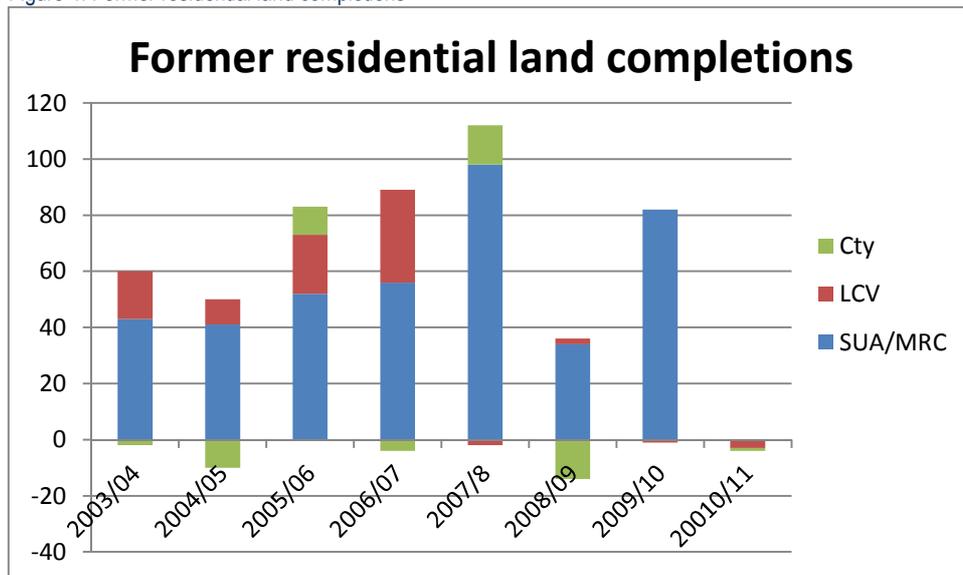
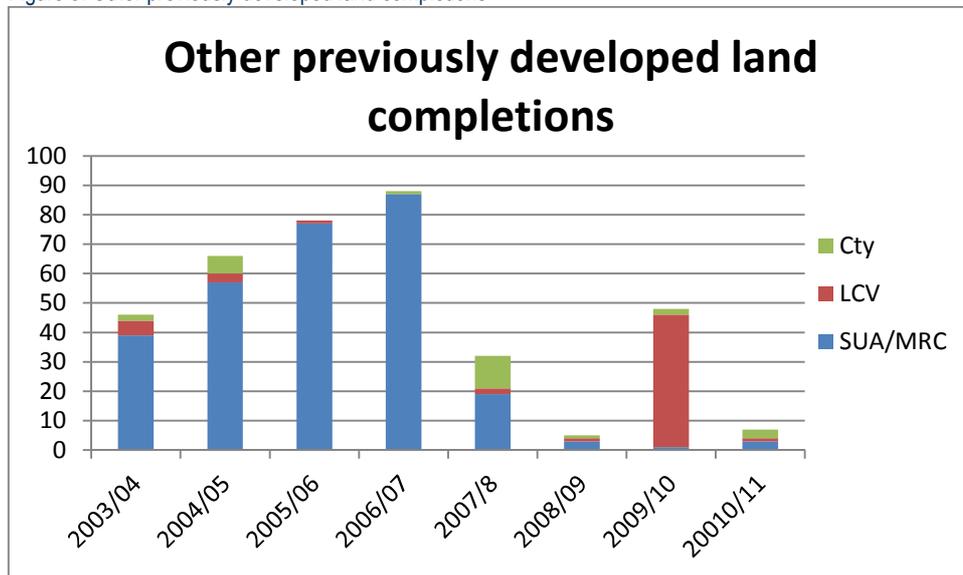


Figure 5: Other previously developed land completions



10.2.8 The greatest number of completions has come from former residential land which has been relatively consistent throughout the period until 2010/11. The second most important type of completions comes from other previously developed land but supply has dropped off since 2007 except for redevelopment of an existing healthcare facility at Tiddington in 2009/10. A much lower but consistent level of completions have come from former employment land, notwithstanding large completions in 2007/08 on two large sites at Stratford upon Avon. Negative completions data reflects losses due to demolitions.

10.2.9 The following table summarises the total number of dwellings completed from windfall sites between 1987 and 2011 and the split between types of sites since 2003.

Table 4: Analysis of previous delivery of brownfield windfall sites

Area	Total dwellings 1987-2003	Total dwellings 2003-2011	Total dwellings 1987-2011	Average completions		
				24 years (87-11)	16 years (87-03)	8 years (03-11)
Main Rural Centres						
Large sites	1825	656	2481	103	114	82
FE	Data not available	226	Data not available	Data not available	Data not available	28
FR		195				24
O		235				29
Small sites	577	302	879	37	36	38
FE	Data not available	40	Data not available	Data not available	Data not available	5
FR		211				26
O		51				6
Sub total	2402	958	3360	140	150	120
Local Service Villages						
Large sites	271	84	355	15	17	11
FE	Data not available	0	Data not available	Data not available	Data not available	0
FR		37				5
O		47				6
Small sites	361	51	412	17	23	6
FE	Data not available	1	Data not available	Data not available	Data not available	0
FR		39				5
O		11				1
Sub total	632	135	767	32	40	17
Countryside (Cty)						
Large sites	244	15	259	11	15	2
FE	Data not available	0	Data not available	Data not available	Data not available	0
FR		6				1
O		9				1
Small sites	312	14	326	14	20	2
FE	Data not available	10	Data not available	Data not available	Data not available	1
FR		-13				-2
O		17				2
Sub total	556	29	585	25	35	4
Total*	3590	1122	4712	196	224	140
Large sites	2340	755	3095			
Small sites	1250	367	1617			

*Please note sub totals may not total due to rounding

10.3 Determining a Future Windfall Rate

10.3.1 The figures show that the long term average of dwellings coming forward on windfall sites since 1987 is 196 dwellings from all sources. However, the last 8 year average is 140 dwellings per annum.

10.3.2 The first conclusion must be that there is good evidence that windfall sites have consistently come forward in the local area since 1987. Whether such sites will continue to provide a reliable source of supply in the future depends upon a number of factors.

10.3.3 Small sites (5 dwellings or less) will not be specifically identified in the Core Strategy/Local Plan and many of the smaller sites in the larger sites category will similarly not be identified specifically in plans. Therefore, there remains an expectation that sites remain to come forward from small sites. Given the intention of the Council to pursue a spatial strategy of a distribution of growth around a larger number of centres, there is a case for saying that numbers will increase to rates above the last 8 year average.

- 10.3.4** For larger sites, whilst many will be identified through the ongoing SHLAA and Core Strategy/Local Plan process, the evidence from recent completions indicates that a significant supply from unidentified sites has continued, despite the identification of sites through the SHLAA process in 2008 and 2009 and the operation of a local moratorium since 2006.
- 10.3.5** The analysis of types of windfall sites shows a consistent supply of windfall completions from former residential and other previously developed land until 2007 when numbers started to decline. This decline coincides with the operation of the moratorium which has now been lifted. It is reasonable to conclude that completions will recover from these types of windfalls. The level of completions from former employment land has been relatively low but consistent and it is reasonable to conclude that such completions will continue at a modest rate reflecting the current national and local policy position.
- 10.3.6** It is considered that the overall delivery of housing from windfall in the longer term is not likely to return to the long term rate which reflected a more dispersed development pattern and relatively few sites identified through the local plans process and through housing studies like SHLAAs. However, a recovering housing market, the removal of the short term moratorium and an emerging relatively dispersed growth strategy could see levels of windfall increasing beyond recent levels. Going forward, sites will be identified through the local plans process, however there will always be some level of “windfall”, as sites emerge which are not otherwise identified.
- 10.3.7** From a review of the evidence, a tentative conclusion could be that windfall completions at the main settlements will remain at the 8 year average of 120 dwellings per annum, reflecting the fact that most large sites will now be identified through the SHLAA and local plans process and the rate from small sites will reflect the long and short term averages which are consistent. However, there could be an increase in windfall completions at the local service villages, reflecting the removal of the moratorium and the new policy support for modest growth in a larger pool of such defined centres. In these locations the 24 year long term average of 32 dwellings per annum may be achievable. In the countryside, policies of restraint are expected to continue. In these locations, a rate based on the 8 year average of 4 per annum is realistic.
- 10.3.8** In conclusion it is recommended that a realistic windfall rate for future completions would be around 156 dwellings per annum.

11 Summary

- 11.1.1** This SHLAA review has been prepared in line with the new National Planning Policy Framework published by CLG in March 2012, the Practice Guidance prepared by CLG in 2007 and best practice in undertaking such studies. It has been based on the original Stratford-on-Avon District SHLAA completed in 2008 and the methodology has been informed by the views of a stakeholder panel brought together for that purpose.
- 11.1.2** The focus of the study has been Stratford-upon-Avon, the 8 Main Rural Centres and the 39 Local Service Villages. These settlements are the focus for services and facilities and are identified in the emerging Core Strategy/Local Plan as the main focus for development.
- 11.1.3** It is acknowledged throughout this review that the Core Strategy/Local Plan is the central policy document for the Council and this review is part of the evidence base which helps to inform the development plan. As such this review is intended to provide material which can be drawn upon when formulating policy but it must be appreciated that the Council has other sources of information available to it from a range of sources.
- 11.1.4** This review builds upon the 2008 and 2009 SHLAAs and expands the evidence base by extending the range of settlements to be assessed for their housing potential.
- 11.1.5** It updates material with regard to the status of sites with planning permission and the availability of other potential sites at settlements through discussions with land owners and developers with regard to their development intentions.
- 11.1.6** It also builds upon the work previously undertaken with regard to the identification of broad locations for development on the edge of settlements. It assesses specific sites within these locations in order to identify an available stock of land within areas which may be considered to have future potential, subject to a change in local planning policy.
- 11.1.7** However, further work is required to consider the relative merits of sites around settlements and also the relative merits of developing within or around particular settlements. This is work which is rightly being undertaken as part of the wider evidence base for the Core Strategy/Local Plan.
- 11.1.8** There will also be some delivery of housing from sites not identified in the SHLAA or elsewhere. An assessment of future windfall figures was included in the 2008 and 2009 SHLAA and has been updated to reflect current knowledge.
- 11.1.9** All assessments within the SHLAA must necessarily be based on existing information, which varies greatly for different sites. Also, in all cases the SHLAA considers the potential for housing delivery in principle and any identification of housing yield must always be considered to be an estimate based on current knowledge.
- 11.1.10** As sites progress through the planning process information improves and figures can be more accurately predicted. However, for many sites included in the SHLAA they remain in the very early stages of the process and the information available reflects this.

- 11.1.11** Future revisions of the SHLAA will revise figures and reconsider assessments and no doubt some sites currently considered to be developable will prove to be unsuitable in some way, whilst others which are currently discounted will provide to be deliverable.
- 11.1.12** The Council will monitor these changes over time through the SHLAA and these will inform the policies of the Council through the LDF.
- 11.1.13** This SHLAA has identified a potential source of **3144 dwellings** from specific identifiable, deliverable and developable sites for the 20 year period 2008 to 2028, compared with an emerging Core Strategy/Local Plan requirement of 8000 dwellings. There is therefore a need for the Council to consider bringing forward further housing allocations through its emerging Core Strategy/Local Plan.
- 11.1.14** The implication for the Core Strategy/Local Plan is that the Council will be required to consider options for the delivery of housing and in order to inform this process the SHLAA includes a consideration of the areas around each of Stratford-upon-Avon, the 8 Main Rural Centres and 39 Local Service Villages to identify potential broad locations for future development.
- 11.1.15** The findings of this SHLAA indicate a **5 years** potential supply of dwellings from the most deliverable categories of sites: planning permissions and deliverable sites.
- 11.1.16** A supply of housing is expected to continue into the future from brownfield windfall sites. It is recommended that a realistic windfall rate for future completions would be around 156 dwellings per annum. Taking account of this windfall rate, this SHLAA indicates a **6.8 years** potential supply of dwellings.
- 11.1.17** This SHLAA provides a substantial stock of potential dwellings with future potential, but it is for the Core Strategy/Local Plan to identify which settlements should be the focus for development and around those settlements which areas should be judged more appropriate for development.
- 11.1.18** In the meantime the inclusion of sites within the SHLAA should not be considered to support development proposals on any or all of these sites but will be one of the sources of evidence to be drawn from in the preparation of the Core Strategy/Local Plan and any subsequent development plan documents.

Appendix 1: The SHLAA Panel and Call for Sites Letter

SHLAA Review 2012
Final Report

Appendix 2: Agreed Site Assessment Criteria

SHLAA Review 2012
Final Report

Appendix 3: Sites with Planning Permission

SHLAA Review 2012
Final Report

Appendix 4: Sites within Settlements with Potential - Summary

SHLAA Review 2012
Final Report

Appendix 5: Sites within Settlements with Potential - Detail

SHLAA Review 2012
Final Report

Appendix 6: Sites outside Settlements with Future Potential - Summary

SHLAA Review 2012
Final Report

Appendix 7: Sites outside Settlements with Future Potential - Detail

SHLAA Review 2012
Final Report

Appendix 8: Rejected Sites

SHLAA Review 2012
Final Report

Appendix 9: Settlement Maps

SHLAA Review 2012
Final Report

Appendix 10: Rural Brownfield Sites

SHLAA Review 2012
Final Report