

Authority Monitoring Report 2015-2016

March 2017

Authority Monitoring Report 2015-2016

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Contents

1. Introduction	1
• Stratford District Census Profile 2011	
2. Local Development Scheme	7
• Table 1: Local Development Scheme Progress 2015 - 2017	
3. Housing	9
• Housing - Monitoring 2015/16 including:	
• Completed Affordable Housing Schemes - past 10 years	
• Gypsy and Traveller Land Supply 2011-2016	
4. Employment, Retail and Leisure	44
• Table 2: Provision of Employment Land Schedule 2011-2031 (as at 2016)	
• Table 3: Schedule of Retail Developments in Stratford-on-Avon District since 2011	
• Table 4: Schedule of Leisure & Hotel Developments in Stratford-on-Avon District 2011-2031	
5. Neighbourhood Plans	58
• Table 5: Parish Index of Neighbourhood/ Parish Plan Progress and Housing Need Surveys	
6. Core Strategy Monitoring Framework	64
• Table 6: Core Strategy Monitoring Indicators	
• Table 7: Sustainability Appraisal Monitoring Indicators	

1. Introduction

The Authority Monitoring Report (AMR) provides information on a range of topics related to planning and development in Stratford-on-Avon District. Monitoring is important as it enables the District Council to check the implementation of its policies and to take any management action as appropriate. It also helps inform future policy.

Regulation 34 of the Town and Country Planning (Local Planning) (England) Regulation 2012 sets out what information AMRs should contain:

- Progress with Development Plan preparation (documents listed in the Local Development Scheme).
- Activity relating to the Duty to Co-Operate
- Development Plan or Supplementary Planning Document adoption.
- Housing development (including affordable) progress against targets.
- Neighbourhood Plan adoption and progress.
- Community Infrastructure Levy (CIL) receipts and expenditure information.

This 2015-2016 AMR brings up to date core monitoring information to support the Submission Core Strategy. Topics covered are:

- Stratford District Census Profile 2011. Further demographic, economic and social information can be found in the Council's State of the District Report - October 2016. The estimated population for Stratford District in mid-2015 was 121,522.
- Progress against the October 2015 Local Development Scheme (LDS).
- Housing Supply 2011-2016, Affordable Housing Schemes and Gypsy and Traveller accommodation land supply.
- Employment land, retail, leisure and hotel development 2011-2016.
- Neighbourhood Plan progress
- The proposed Core Strategy Monitoring Framework which will be developed with targets to be reported in future AMRs. Indicators identified by the accompanying Sustainability Appraisal will also be incorporated where appropriate.

Future AMRs will report CIL information when the Council's CIL Charging Schedule is adopted.

Monitoring data for housing and employment is reported for regional monitoring purposes. This is also being used at sub-regional level to inform the work of the Coventry Solihull and Warwickshire Association of Planning Officers (CSWAPO) and the Coventry and Warwickshire Local Enterprise Partnership (CWLEP) under the Duty to Co-operate provisions.

Housing and employment data is reported by financial year April 2015 – March 2016. Other data is reported to be as up to date as possible.

2011 Census Profile for Stratford with Warwickshire included as a comparison geography

Demography							All Ranks are of percentages with 1 as the highest value						
Demography	Borough or District: Stratford			County: Warwickshire			Demography	Borough or District: Stratford			County: Warwickshire		
	Number	Percentage	Rank (5)	Number	Percentage	Rank (1)		Number	Percentage	Rank (5)	Number	Percentage	Rank (1)
Total Population	120,485		3	545,474		N/A	Males	58,497	48.6%	5	269,076	49.3%	N/A
							Females	61,988	51.4%	1	276,398	50.7%	N/A
Age Structure	Number	Percentage	Rank (5)	Number	Percentage	Rank	Population Density (Persons per Hectare)	1.20		5	2.80		N/A
0-4 years	5,965	5.0%	5	31,364	5.7%	N/A	Median Age	46		1	41		N/A
5-9 years	6,176	5.1%	5	29,180	5.3%	N/A	Household Composition	Number	Percentage	Rank (5)	Number	Percentage	Rank (1)
10-14 years	6,849	5.7%	4	31,267	5.7%	N/A	All Households	51,928		3	231,005		N/A
15-19 years	6,737	5.6%	5	32,485	6.0%	N/A	Person per Household	2.32		5	2.36		N/A
20-24 years	5,257	4.4%	5	32,734	6.0%	N/A	One person households (All)	14,804	28.5%	3	67,054	29.0%	N/A
25-29 years	5,382	4.5%	5	32,277	5.9%	N/A	One person Households (65+)	7,482	14.4%	1	29,209	12.6%	N/A
30-34 years	5,558	4.6%	5	32,038	5.9%	N/A	Lone parent, with dependent children	2,533	4.9%	5	14,037	6.1%	N/A
35-39 years	7,242	6.0%	5	36,064	6.6%	N/A	Households with no adults in employment with dependent children	930	1.8%	5	6,471	2.8%	N/A
40-44 years	8,897	7.4%	4	40,816	7.5%	N/A	Households with one person with long term health problem and dependent children	1,785	3.4%	5	9,285	4.0%	N/A
45-49 years	9,596	8.0%	2	42,004	7.7%	N/A	Migration	Number	Percentage	Rank (5)	Number	Percentage	Rank (1)
50-54 years	8,718	7.2%	2	36,566	6.7%	N/A	Residents born outside of UK	7,462	6.2%	4	45,356	8.3%	N/A
55-59 years	8,187	6.8%	1	33,291	6.1%	N/A	Residents born outside of UK that have arrived in last 10 years	3,404	45.6%	3	22,006	48.5%	N/A
60-64 years	9,341	7.8%	1	36,117	6.6%	N/A							
65-69 years	8,117	6.7%	1	30,654	5.6%	N/A							
70-74 years	6,149	5.1%	1	23,172	4.2%	N/A							
75-79 years	4,931	4.1%	1	18,257	3.3%	N/A							
80-84 years	3,761	3.1%	1	14,031	2.6%	N/A							
85-89 years	2,317	1.9%	1	8,663	1.6%	N/A							
90 years and over	1,305	1.1%	1	4,494	0.8%	N/A							

Health & Care							All Ranks are of percentages with 1 as the highest value						
Health	Borough or District: Stratford			County: Warwickshire			Provision of unpaid care (per week)	Borough or District: Stratford			County: Warwickshire		
	Number	Percentage	Rank (5)	Number	Percentage	Rank (1)		Number	Percentage	Rank (5)	Number	Percentage	Rank (1)
Very good health	58,094	48.2%	2	258,530	47.4%	N/A	Provides 1 - 19 hours care	9,685	8.0%	1	39,871	7.3%	N/A
Good health	41,966	34.8%	4	189,851	34.8%	N/A	Provides 20 - 49 hours care	1,413	1.2%	4	6,917	1.3%	N/A
Fair health	15,315	12.7%	3	70,472	12.9%	N/A	Provides 50+ hours care	2,553	2.1%	3	12,452	2.3%	N/A
Bad health	4,049	3.4%	4	20,701	3.8%	N/A	All providing unpaid care	13,651	11.3%	3	59,240	10.9%	N/A
Very bad health	1,061	0.9%	5	5,920	1.1%	N/A							

2011 Census Profile for Stratford with Warwickshire included as a comparison geography

Ethnicity, Language & Religion



All Ranks are of percentages with 1 as the highest value

Ethnicity	Borough or District: Stratford			County: Warwickshire			Country of Birth	Borough or District: Stratford			County: Warwickshire		
	Number	Percentage	Rank (5)	Number	Percentage	Rank (1)		Number	Percentage	Rank (5)	Number	Percentage	Rank (1)
White British	112,780	93.6%	2	482,607	88.5%	N/A	UK	113,023	93.8%	2	500,118	91.7%	N/A
White Irish	890	0.7%	3	5,216	1.0%	N/A	Europe	4,023	3.3%	3	21,016	3.9%	N/A
Gypsy or Irish Traveller	173	0.1%	2	494	0.1%	N/A	Poland	1,130	0.9%	2	5,935	1.1%	N/A
White Other	3,464	2.9%	3	17,371	3.2%	N/A	Ireland	708	0.6%	3	4,069	0.7%	N/A
Mixed: White & Black Caribbean	417	0.3%	5	3,090	0.6%	N/A	Germany	538	0.4%	2	2,237	0.4%	N/A
Mixed: White & Black African	106	0.1%	3	698	0.1%	N/A	Portugal	72	0.1%	3	890	0.2%	N/A
Mixed: White and Asian	448	0.4%	3	2,606	0.5%	N/A	France	179	0.1%	2	822	0.2%	N/A
Mixed: Other	287	0.2%	3	1,555	0.3%	N/A	Italy	154	0.1%	2	792	0.1%	N/A
Asian: Indian	564	0.5%	5	16,435	3.0%	N/A	Other	1,242	1.0%	3	6,271	1.1%	N/A
Asian: Pakistani	74	0.1%	4	1,728	0.3%	N/A	Africa	910	0.8%	4	6,032	1.1%	N/A
Asian: Bangladeshi	13	0.0%	5	284	0.1%	N/A	South Africa	363	0.3%	3	1,504	0.3%	N/A
Asian: Chinese	391	0.3%	3	2,349	0.4%	N/A	Kenya	102	0.1%	4	1,248	0.2%	N/A
Asian: Other	424	0.4%	4	4,300	0.8%	N/A	Zimbabwe	145	0.1%	3	824	0.2%	N/A
Black: African	112	0.1%	4	2,173	0.4%	N/A	Other	300	0.2%	4	2,456	0.5%	N/A
Black: Caribbean	115	0.1%	5	1,733	0.3%	N/A	Asia	1,320	1.1%	4	13,051	2.4%	N/A
Black: Other	37	0.0%	4	537	0.1%	N/A	India	360	0.3%	4	6,869	1.3%	N/A
Other: Arab	51	0.0%	4	467	0.1%	N/A	China	208	0.2%	2	914	0.2%	N/A
Any Other Ethnic Group	139	0.1%	4	1,831	0.3%	N/A	Hong Kong	141	0.1%	4	883	0.2%	N/A
							Pakistan	54	0.0%	4	747	0.1%	N/A
							Other	557	0.5%	4	3,638	0.7%	N/A
							Rest of the World	1,209	1.0%	3	5,257	1.0%	N/A
							United States	361	0.3%	2	1,129	0.2%	N/A
							Australia	216	0.2%	2	758	0.1%	N/A
							Jamaica	51	0.0%	5	625	0.1%	N/A
							Other	581	0.5%	3	2,745	0.5%	N/A

2011 Census Profile for Stratford with Warwickshire included as a comparison geography

Ethnicity, Language & Religion

All Ranks are of percentages with 1 as the highest value

Household Language	Borough or District: Stratford			County: Warwickshire		
	Number	Percentage	Rank (5)	Number	Percentage	Rank (1)
	51,928			231,005		
English as a Household language						
All in household have English as main language	50,423	97.1%	2	219,506	95.0%	N/A
At least one member of household has English as main language	756	1.5%	4	5,248	2.3%	N/A
No-one aged 16+ has English as main language but at least one aged 3 - 16 has English as main language	66	0.1%	4	704	0.3%	N/A
No-one in household has English as main language	683	1.3%	4	5,547	2.4%	N/A

Religion	Borough or District: Stratford			County: Warwickshire		
	Number	Percentage	Rank (5)	Number	Percentage	Rank (1)
Christian	84,697	70.3%	1	351,891	64.5%	N/A
Buddhist	325	0.3%	4	1,733	0.3%	N/A
Hindu	250	0.2%	5	5,699	1.0%	N/A
Jewish	150	0.1%	2	505	0.1%	N/A
Muslim	280	0.2%	4	5,820	1.1%	N/A
Sikh	243	0.2%	5	9,434	1.7%	N/A
Other	420	0.3%	5	2,008	0.4%	N/A
No religion	25,556	21.2%	5	131,408	24.1%	N/A
None stated	8,564	7.1%	2	36,976	6.8%	N/A

Qualifications & Students

All Ranks are of percentages with 1 as the highest value

Qualifications (those aged 16+)	Borough or District: Stratford			County: Warwickshire		
	Number	Percentage	Rank (5)	Number	Percentage	Rank (1)
Total	100,042			447,075		
No qualifications	19,345	19.3%	4	96,451	21.6%	N/A
Highest qualification: Level 1	11,971	12.0%	4	57,846	12.9%	N/A
Highest qualification: Level 2	15,619	15.6%	4	68,154	15.2%	N/A
Apprenticeship	3,619	3.6%	4	18,543	4.1%	N/A
Highest qualification: Level 3	11,712	11.7%	4	55,398	12.4%	N/A
Highest qualification: Level 4	33,396	33.4%	2	128,864	28.8%	N/A
Other (including vocational)	4,380	4.4%	4	21,819	4.9%	N/A
Full-time students (aged 18-74)	2,445	2.0%	4	18,537	3.4%	N/A

Car or Van Availability

All Ranks are of percentages with 1 as the highest value

Car or Van Availability	Borough or District: Stratford			County: Warwickshire		
	Number	Percentage	Rank (5)	Number	Percentage	Rank (1)
Without car/van	6,622	12.8%	5	40,619	17.6%	N/A
With 1 car/van	19,840	38.2%	5	94,540	40.9%	N/A
With 2 cars/vans	18,347	35.3%	1	72,338	31.3%	N/A
With 3+ cars/vans	7,119	13.7%	1	23,508	10.2%	N/A
All cars in area	81,143		1	319,093		N/A



2011 Census Small Area Profiles



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2011 Census Profile for Stratford with Warwickshire included as a comparison geography

Housing & Accommodation



All Ranks are of percentages with 1 as the highest value

Housing tenure	Borough or District: Stratford			County: Warwickshire		
	Number	Percentage	Rank (5)	Number	Percentage	Rank (5)
Owned outright	20,315	39.1%	1	79,796	34.5%	N/A
Owned with mortgage	16,989	32.7%	5	82,008	35.5%	N/A
Shared ownership	561	1.1%	1	1,920	0.8%	N/A
Rented					0.0%	
Local Authority	594	1.1%	5	18,263	7.9%	N/A
Other social rented	6,119	11.8%	1	13,661	5.9%	N/A
Private landlord/agency	5,885	11.3%	4	29,628	12.8%	N/A
Other private	711	1.4%	2	2,980	1.3%	N/A
Living rent free	754	1.5%	1	2,749	1.2%	N/A
Dwelling type	Number	Percentage	Rank (5)	Number	Percentage	Rank (5)
All household spaces	54,814		2	239,966		N/A
with at least one resident	51,928	94.7%	5	231,005	96.3%	N/A
with no usual residents	2,886	5.3%	1	8,961	3.7%	N/A
Detached	Number	Percentage	Rank (5)	Number	Percentage	Rank (5)
Detached	20,169	36.8%	1	67,542	28.1%	N/A
Semi-detached	16,588	30.3%	5	80,643	33.6%	N/A
Terraced	10,617	19.4%	5	54,911	22.9%	N/A
Flat, maisonette, apartment						
Purpose built block of flats	5,056	9.2%	4	27,686	11.5%	N/A
Part of shared house	847	1.5%	2	5,211	2.2%	N/A
In commercial building	522	1.0%	3	2,326	1.0%	N/A
Caravan or other mobile home	1,015	1.9%	1	1,647	0.7%	N/A

Communal establishment residents	Borough or District: Stratford			County: Warwickshire		
	Number	Percentage	Rank (5)	Number	Percentage	Rank (5)
All communal establishments	209		1	640		N/A
All residents in communal establishments	1,632		3	7,973		N/A
All medical and care establishments	1,006	61.6%	3	4,097	51.4%	N/A
NHS	0	0.0%	4	45	0.6%	N/A
Local Authority (car home or other home)	61	3.7%	3	193	2.4%	N/A
Registered Social Landlord / Housing Assoc.	25	1.5%	2	83	1.0%	N/A
Care home with nursing	407	24.9%	2	1,458	18.3%	N/A
Care home without nursing	483	29.6%	3	2,178	27.3%	N/A
Children's home	0	0.0%	3	19	0.2%	N/A
Other	30	1.8%	2	121	1.5%	N/A
All other establishments	626	38.4%	3	3,876	48.6%	N/A
Household size	Number	Percentage	Rank (5)	Number	Percentage	Rank (5)
Average household size	2.30		3	2.30		N/A
Average number rooms per household	6.10		1	5.70		N/A
Average number of bedrooms per household	3.00		1	2.90		N/A
Household amenities	Number	Percentage	Rank (5)	Number	Percentage	Rank (5)
Households without central heating	1,115	2.1%	2	4,659	2.0%	N/A

Travel To Work



All Ranks are of percentages with 1 as the highest value

Travel to Work	Borough or District: Stratford			County: Warwickshire		
	Number	Percentage	Rank (5)	Number	Percentage	Rank (5)
Total	87,728			401,630		
Work mainly at or from home	6,059	6.9%	1	17,191	4.3%	N/A
Underground, light rail, tram	109	0.1%	1	276	0.1%	N/A
Train	1,121	1.3%	3	6,040	1.5%	N/A
Bus, minibus or coach	1,083	1.2%	5	8,373	2.1%	N/A
Taxi	108	0.1%	5	784	0.2%	N/A
Motorcycle, scooter or moped	369	0.4%	4	1,957	0.5%	N/A
Driving a car or van	41,227	47.0%	3	186,088	46.3%	N/A
Passenger in a car or van	2,762	3.1%	5	15,797	3.9%	N/A
Bicycle	1,313	1.5%	3	6,744	1.7%	N/A
On foot	6,298	7.2%	3	27,748	6.9%	N/A
Other method of travel to work	316	0.4%	1	1,323	0.3%	N/A
Not in employment	26,963	30.7%	4	129,309	32.2%	N/A

2011 Census Profile for Stratford with Warwickshire included as a comparison geography

Labour Market



All Ranks are of percentages with 1 as the highest value

Economic Activity	Borough or District: Stratford			County: Warwickshire			Industry	Borough or District: Stratford			County: Warwickshire		
	Number	Percentage	Rank (5)	Number	Percentage	Rank (5)		Number	Percentage	Rank (5)	Number	Percentage	Rank (5)
Males (aged 16 - 74)	42,947		3	200,111		N/A	Total	60,765			272,321		
Economically Active	33,306	77.6%	2	153,252	76.6%	N/A	Agriculture, forestry & fishing	1,408	2.3%	1	2,662	1.0%	N/A
Part-time	2,283	5.3%	3	10,613	5.3%	N/A	Mining & quarrying	34	0.1%	4	437	0.2%	N/A
Full-time	20,666	48.1%	5	102,098	51.0%	N/A	Manufacturing	5,830	9.6%	5	31,646	11.6%	N/A
Self-employed	8,123	18.9%	1	27,206	13.6%	N/A	Electricity, gas, steam, air conditioning supply	399	0.7%	5	2,475	0.9%	N/A
Unemployed	1,278	3.0%	5	8,368	4.2%	N/A	Water supply, sewerage, waste management	493	0.8%	2	2,049	0.8%	N/A
Full-time student	956	2.2%	4	4,967	2.5%	N/A	Construction	4,367	7.2%	2	18,182	6.7%	N/A
Economically Inactive	9,641	22.4%	4	46,859	23.4%	N/A	Wholesale & retail trade; repair of motor vehicles	9,936	16.4%	4	46,514	17.1%	N/A
Retired	6,411	14.9%	1	26,368	13.2%	N/A	Transport & storage	2,100	3.5%	4	16,148	5.9%	N/A
Student (including full-time)	1,442	3.4%	5	10,282	5.1%	N/A	Accommodation & food service activities	3,894	6.4%	1	14,249	5.2%	N/A
Looking after home/family	215	0.5%	4	1,212	0.6%	N/A	Information & communication	2,641	4.3%	2	10,576	3.9%	N/A
Long-term sick or disabled	1,035	2.4%	5	6,431	3.2%	N/A	Financial & insurance activities	2,433	4.0%	1	8,245	3.0%	N/A
Other	538	1.3%	3	2,566	1.3%	N/A	Real estate activities	998	1.6%	1	3,361	1.2%	N/A
Economic Activity	Number	Percentage	Rank (5)	Number	Percentage	Rank (5)	Professional, scientific and technical activities	5,226	8.6%	2	18,595	6.8%	N/A
Females (aged 16 - 74)	44,781		3	201,519		N/A	Administrative and support service activities	3,295	5.4%	1	12,807	4.7%	N/A
Economically Active	29,947	66.9%	4	135,091	67.0%	N/A	Public administration and defence; social security	2,444	4.0%	5	13,164	4.8%	N/A
Part-time	10,368	23.2%	3	45,910	22.8%	N/A	Education	6,009	9.9%	3	27,788	10.2%	N/A
Full-time	13,151	29.4%	5	64,606	32.1%	N/A	Human health and social work activities	5,761	9.5%	5	30,233	11.1%	N/A
Self-employed	4,253	9.5%	1	12,695	6.3%	N/A	Other	3,497	5.8%	1	13,190	4.8%	N/A
Unemployed	876	2.0%	5	5,542	2.8%	N/A							
Full-time student	1,299	2.9%	3	6,338	3.1%	N/A	Hours worked (aged 16 - 74 in employment)	Number	Percentage	Rank (5)	Number	Percentage	Rank (5)
Economically Inactive	14,834	33.1%	2	66,428	33.0%	N/A	15 hours or less	6,578	10.8%	1	25,642	9.4%	N/A
Retired	8,744	19.5%	1	34,837	17.3%	N/A	16 - 30 hours	11,645	19.2%	2	50,485	18.5%	N/A
Student (including full-time)	1,545	3.5%	4	9,598	4.8%	N/A	31 - 48 hours	32,298	53.2%	5	158,104	58.1%	N/A
Looking after home/family	2,841	6.3%	3	12,571	6.2%	N/A	49+ hours	10,244	16.9%	1	38,090	14.0%	N/A
Long-term sick or disabled	994	2.2%	5	5,982	3.0%	N/A							
Other	710	1.6%	4	3,440	1.7%	N/A							

2. Local Development Scheme

Table 1 below sets out the current position on each of the documents listed in the District Council's Local Development Scheme (LDS) - October 2015. This LDS represents a comprehensive project plan for the preparation of Local Development Documents for the period up to 2017.

(The Local Development Scheme has been further updated to 2018 and adopted by the Council in December 2016.)

The following colour code is used to give a quick indication of whether the timescales for each document are on target:

Preparation on target	
Preparation delayed slightly < 6 months	
Preparation delayed considerably > 6 months	

Table 1: Local Development Scheme Progress 2015 - 2017

Name of Document	Position at October 2015	Progress 31 March 2016
Core Strategy Local Plan DPD	Proposed Submission Core Strategy Examination Part 1– January 2015 Further work required by Inspector – April – October 2015 Core Strategy Proposed Modifications submitted to the Secretary of State – October 2015	On target
		<i>Examination Part 2 – January 2016</i> <i>Inspector reports main modifications required to make the Core Strategy 'sound' – March 2016</i> <i>Main Modifications Consultation commenced 31 March 2016</i>
	Adoption – June 2016	(July 2016)
Policies Map	Will be maintained and updated to reflect the provisions of each DPD as it is adopted.	On target

Community Infrastructure Levy Charging Schedule	Submission Charging Schedule Consultation – Oct-Nov 2015	On target
	Submission to the Secretary of State - January 2016	
	Examination - March 2016 Adoption - June 2016	(September and December 2016) (July 2017)
Gypsy and Traveller Local Plan	Implementation and Options Consultation - Sept-Oct 2015	On target
	Test of Soundness Representations – Feb-Mar 2016	(Nov -Dec 2017)
	Submission to the Secretary of State - May 2016	(January 2018)
	Examination – Aug-Sept 2016 Adoption – February 2017	(Apr-May 2018) (December 2018)
Site Allocations DPD (Housing and Employment)	Preferred Options Consultation – Nov-Dec 2015	Jun- Jul 2017
	Test of Soundness Representations - May-Jun 2016	(Nov -Dec 2017)
	Submission to the Secretary of State - July 2016	(January 2018)
	Examination – Oct-Nov 2016	(Apr-May 2018)
	Adoption – April 2017	(December 2018)

3. Housing

The Housing Sites Schedule sets out the full list of housing sites allocated, built and with planning permission and is available to view on the Council's website at www.stratford.gov.uk/housingtrajectory.

Please note: The housing numbers presented in previous AMRs included self-contained C2 residential accommodation. Following the recommendations of the Core Strategy Inspector, these have now been excluded from the housing numbers. As such, the housing numbers recorded in this AMR for previous years differ from those recorded in previous AMRs.

3.1 Housing Requirement

- 3.1.1 The District Council is required to ensure that sufficient additional homes are built to meet the housing needs of Stratford-on-Avon District¹. The number of homes built each year (known as completions) is measured against the number of homes required to be built known as the housing requirement. The numbers of homes built are recorded as 'net' figures².
- 3.1.2 In previous years the housing requirement was set by the District Local Plan which set a target of 4,752 homes for the period 2001 to 2011 (i.e. 475 per annum) calculated by applying the proportion for Stratford-on-Avon District (i.e. 26.4%) to the Warwickshire Structure Plan figure of 18,000. Since 2011 the housing requirement has been set by the District Core Strategy based on an objective assessment of housing needs for the Coventry and Warwickshire Housing Market Area. This identified a need for Stratford-on-Avon District over the 20 year period 2011 to 2031 of 14,600 homes. Of these only some 2,258 are needed to house the increase expected from the existing population: the vast majority of new homes being to house in-migrants to the District. Based on the latest demographic assumptions as set out in the 2012 Sub-National Population Projections, the housing required to meet identified need is 9,236 (462 homes per annum), rising to 11,534 (577 homes per annum) to take account of migration rates over a 10 year period. However, once adjusted to take into account the factors outlined above, the calculation of OAN rises by 153 homes per annum to 14,600. This is the level of development required to balance the number of homes with the expected number of jobs in the District to 2031, whilst maintaining the 2011 commuting ratio of 0.96:1.

¹ Homes are defined as permanent self-contained units of accommodation for a household. Whilst it includes mobile homes with a permanent residential use, it excludes homes for Gypsies and Travellers whose needs are planned for through a separate Gypsy and Traveller requirement.

² I.e. they take into account any losses (i.e. demolitions) to the housing stock. Whilst replacement dwellings do not add to the overall supply of housing they can impact on individual years if a demolition occurs in one year and completion in a following year. Similarly, bringing empty homes back into use do not normally add to overall supply unless they have previously been removed.

- 3.1.3 The Core Strategy housing requirement of 14,600 equates to an annualised average of 730 homes each year for the 20 year plan period 2011 to 2031. However, the actual annual target is based on three different annual rates of delivery: 566 homes per annum in Phase 1 of the plan period, 894 homes per annum in Phase 2 and 730 homes per annum in Phases 3 and 4. This 'step-change' in delivery is considered appropriate firstly because of the fact that the Core Strategy period is at the end of Phase 1 and it would be perverse to retrospectively apply a significantly higher housing target to past years, and secondly because the Council recognises the importance of meeting the OAN and acknowledges the need to plan on the basis of an identified element of contingency or 'headroom'.
- 3.1.4 Figure H1a shows completions in previous years and how this supply compares to the annualised target³. Over the past 15 years the Council has achieved some 90% of the housing required, although for the current plan period since 2011 this figure falls slightly to 86%. For the last monitoring year 2015/16 completions significantly exceeded the target although a note of caution should be applied to the interpretation of this figure. It comprises completions from a high proportion of small sites (1-4 homes) resulting from improved monitoring practices. There is a possibility that some of these sites may actually have been completed in previous years. Having said that, even if supply from small sites was excluded the target of 566 was still significantly exceeded (i.e. 911), as supply from small sites comprises only 13% of this years' completions (see section H7).
- 3.1.5 Completions in 2015/16 continue the step-change in delivery returning to levels achieved some ten years previously. There are two reasons for the undersupply in housing between 2008 and 2014. Firstly, there was the wider economic recession which affected housing supply across the country. Secondly, in Stratford-on-Avon District, a housing moratorium was in operation between 2006 and 2011 in response to the high level of completions experienced between 2001 and 2006, which had significantly exceeded that envisaged under the West Midlands Regional Plan being prepared at the time. The moratorium presumed against the grant of permission for most planning applications seeking to provide new homes⁴.

³ Stratford-on-Avon District Council is committed to ensuring information recorded is accurate and continues to update its monitoring records as new information becomes available. As such, there may be changes to the information recorded for previous years compared to previous published versions of the AMR.

⁴ The exceptions were for the following specific types of schemes: affordable housing, housing to meet local needs, replacement dwellings, dwellings for rural workers, schemes that ensure the continued protection of buildings of historic interest, schemes on 'bad neighbour' sites and other exceptional circumstances. Due to the 'time-lag' between obtaining planning permission and actually building homes on site, although the moratorium 'ended' in 2011 the residual effects were still felt in 2011/12 and 2012/13. This is because the moratorium applied to permissions and not the construction of homes. As such, in order for homes to be completed in 2011/12 and 2012/13, applications would have needed to have been submitted and granted in 2010/11 or earlier i.e. during the moratorium. This effect can be seen in the high level of completions in 2006/07 and 2007/08 (during the moratorium) and the low level of completions in 2011/12 and 2012/13 (after the moratorium).

Figure H1a: Housing Completions and Housing Requirement

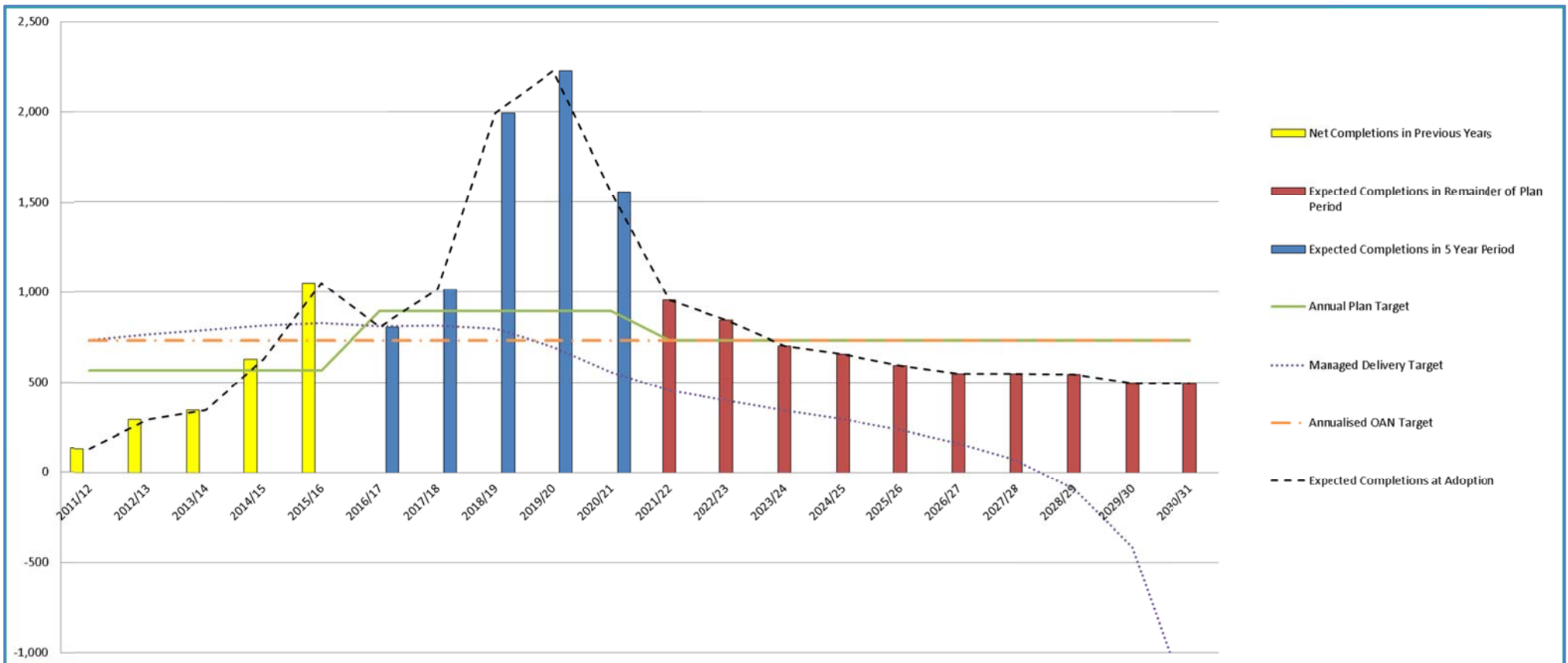
Year	Target	Built	Performance
2001/02	475	472	99.4%
2002/03	475	436	91.8%
2003/04	475	602	126.7%
2004/05	475	806	169.7%
2005/06	475	649	136.6%
2006/07	475	454	95.6%
2007/08	475	401	84.4%
2008/09	475	172	36.2%
2009/10	475	244	51.4%
2010/11	475	102	21.5%
2011/12	566	133	23.5%
2012/13	566	294	51.9%
2013/14	566	344	60.8%
2014/15	566	630	111.3%
2015/16	566	1,046	184.8%
Total	7,580	6,785	89.5%

Please note: previously the Council included self-contained Use Class C2 homes in its housing figures. Following the conclusions of the Core Strategy Examination Inspector, these homes have been removed from the figures in Figure H1 and as such, the annual totals may differ from corresponding figures previously published.

- 3.1.6 Figure H1b sets out the housing trajectory as at 31 March 2016 and adopted in July 2016. As such, it only presents a forward look from 2016/17 as the data for the period 2011/12 to 2015/16 was amended to reflect actual supply. The next AMR will enable comparison to be made between anticipated and actual supply.
- 3.1.7 The columns in Figure H1b show annual completions (actual, expected in current 5 year period and estimated in future years). The annualised OAN target of 730 (horizontal dashed-dotted line) and the annual plan target (horizontal solid line), with the step-change between 2015/16 and 2016/17 are also shown. The managed delivery target (dotted line) shows the number of homes still needing to be built to achieve the housing requirement. The slight rise between 2011/12 and 2016/17 above the annualised average rate reflects the shortfall in provision during the early years of the plan period whilst the tailing off reflects the overprovision between 2016/17 and 2020/21. The 'negative' end to the target corresponds to the over-provision in overall delivery that is anticipated by 2031 of some 12.5% (14,623). Lastly, the dashed line shows completions as expected as at 31 March 2016. As set out above, it matches the columns exactly.
- 3.1.8 The Council acknowledges that the anticipated high-level annual delivery between 2016/17 and 2020/21 is ambitious and exceeds by some margin the previous highest rate of annual supply of 806 homes in 2004/05. However, this reflects the need to correct the previous undersupply of housing in the short-term, as required by the NPPF. In doing so, it also requires commitment by developers and homebuilders to deliver new homes for which they have been granted planning permission.

Figure H1b: Housing Trajectory

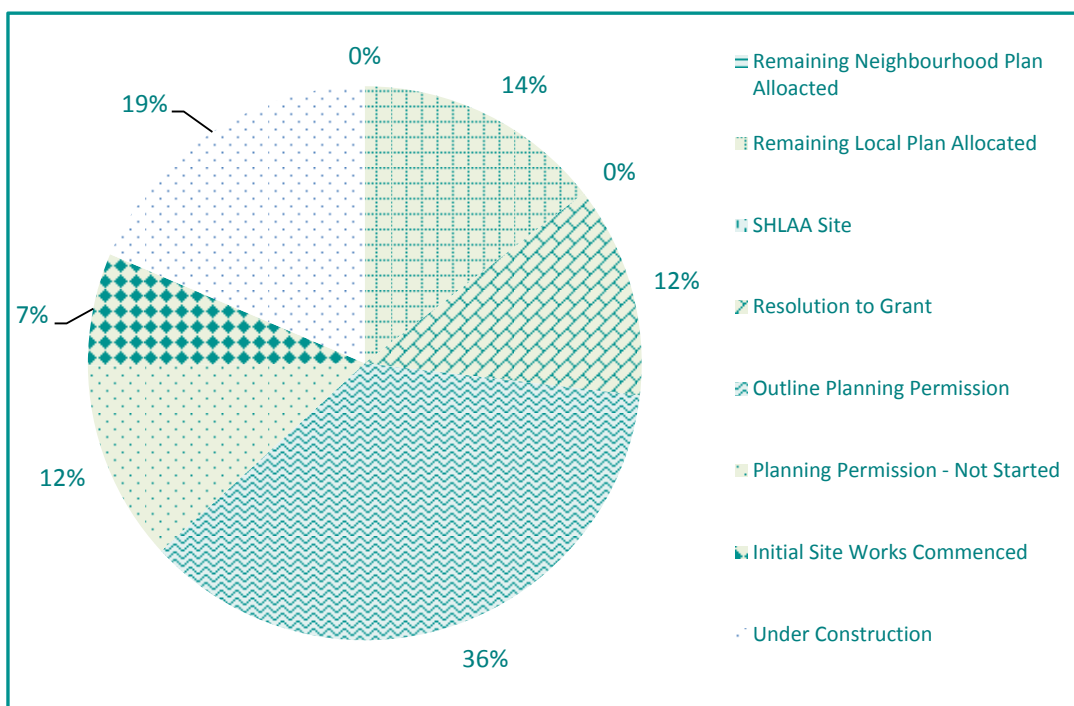
Plan Period Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
Financial Year	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22	22/23	23/24	24/25	25/26	26/27	27/28	28/29	29/30	30/31
Completions (at Adoption)	133	294	344	630	1,048	804	1,013	1,993	2,230	1,555	953	842	702	656	593	547	547	545	497	497
Completions in Previous Years	133	294	344	630	1,048	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Completions in 5 Years	0	0	0	0	0	804	1,013	1,993	2,230	1,555	0	0	0	0	0	0	0	0	0	0
Completions in Remaining Years	0	0	0	0	0	0	0	0	0	0	953	842	702	656	593	547	547	545	497	497
Cumulative Completions	133	427	771	1,401	2,449	3,253	4,266	6,259	8,489	10,044	10,997	11,839	12,541	13,197	13,790	14,337	14,884	15,429	15,926	16,423
Annualised OAN Target	730	730	730	730	730	730	730	730	730	730	730	730	730	730	730	730	730	730	730	730
Annualised Plan Target	566	566	566	566	566	894	894	894	894	894	730	730	730	730	730	730	730	730	730	730
Cumulative Plan Target	566	1,132	1,698	2,264	2,830	3,724	4,618	5,512	6,406	7,300	8,030	8,760	9,490	10,220	10,950	11,680	12,410	13,140	13,870	14,600
Managed Line	730	761	787	813	825	810	811	795	695	556	456	400	345	294	234	162	66	-95	-415	-1,326
Monitor Line	-433	-705	-927	-863	-381	-471	-352	747	2,083	2,744	2,967	3,079	3,051	2,977	2,840	2,657	2,474	2,289	2,056	1,823
Years Remaining in Plan Period	20	19	18	17	16	15	14	13	12	11	10	9	8	7	6	5	4	3	2	1



3.2 Five Year Housing Land Supply⁵

- 3.2.1 The Council is required to demonstrate the equivalent of 5 years' worth of housing land supply (5YHLS) on adoption and throughout the plan period. This is known as the 5YHLS calculation. It is a comparison of the anticipated supply of new homes against the number of new homes that are required to be built (the housing requirement). More information on the 5YHLS is available at www.stratford.gov.uk/5yearsupply.
- 3.2.2 Figures H2a and H2b set out the components of supply for the next 5 years. As can be seen, there is a good range of sources of supply although the bulk of current supply is from sites with outline planning consent.
- 3.2.3 Figure H2c below sets out the 5YHLS calculation. As of 31 March 2016, based on the housing trajectory set out in Figure H1b, the Council could demonstrate a 5-year supply with both a 5% and a 20% buffer applied.

Figure H2a: Components of 5 Year Supply



⁵ The 5YHLS is also published separately in Spring/Summer as an Information Sheet on the Council's website at www.stratford.gov.uk/5yearsupply.

Figure H2b: Components of 5 Year Supply

Components of Supply as at 31 March...	Remaining Neighbourhood Plan Allocated	Remaining Local Plan Allocated	SHLAA Site	Resolution to Grant	Outline Planning Permission	Planning Permission - Not Started	Initial Site Works Commenced	Under Construction	Total
2016	0	1,025	0	875	2,566	829	464	1,313	7,072

Figure H2c: 5YHLSC as at 31 March

5YHLSC as at 31 March...	Requirement since 1 April 2011	Completions since 1 April 2011	Surplus / Shortfall	5YHLS Requirement (excluding buffer)	Expected Supply*	5 Year Land Supply (5% buffer)	5 Year Land Supply (20% buffer)
2016	2,830	2,447	383	4,853	6,785	6.66	5.82

* Including 5% deduction for non-implementation

3.3 Source of Supply

- 3.3.1 Completions occur from a variety of sources including on both allocated sites (i.e. sites that have been specifically identified for development in the plan) and unallocated sites (i.e. sites that get planning permission). In the latter, there is a distinction between sites identified for development and unidentified or 'windfall' sites that get permission.
- 3.3.2 In terms of allocated sites, there are four types (as at 31 March 2016):
- Remaining allocations that were identified in the Local Plan Review 2006
 - Proposed strategic allocations identified in the emerging Core Strategy
 - Proposed allocations identified in the emerging Site Allocations Plan
 - Proposed allocations identified in emerging Neighbourhood Plans
- 3.3.3 In terms of unallocated sites, there are four types:
- Windfall sites granted permission by the Council or on appeal
 - Windfall sites allowed through the prior notifications / permitted development regime
 - Sites identified as affordable housing schemes
 - Sites identified in the Strategic Housing Land Availability assessment (SHLAA)
- 3.3.4 It is particularly useful to monitor the delivery of allocated sites to ensure that they get built as expected. In terms of unallocated sites, the Council has specific policies that encourage the provision of affordable housing schemes, particularly to meet an identified local need in rural areas, and the role of the Rural Housing Enabler is crucial in helping to bring these schemes to fruition. The Council also prepares a Strategic Housing Land Availability Assessment (SHLAA) technical study which seeks to identify land on which housing development may be suitable, available and achievable. Identifying such sites in advance helps to ensure that the right sites come forward for development.
- 3.3.5 Homes can also come forward on unidentified unallocated sites known as 'windfalls'. There will always be an element of windfall development as it is not possible to identify every individual site, particularly small sites such as conversion of other uses to residential or the creation, for example, of flats above shops. However, recent changes to the planning system have introduced a new class of development known as 'prior approval'. This allows homes to be built in certain circumstances without the need to obtain detailed planning permission. It is likely that prior approval will be an increasing source of supply.
- 3.3.6 Figure H3a shows completions by source of supply.

Figure H3a: Net Completions by Source of Supply

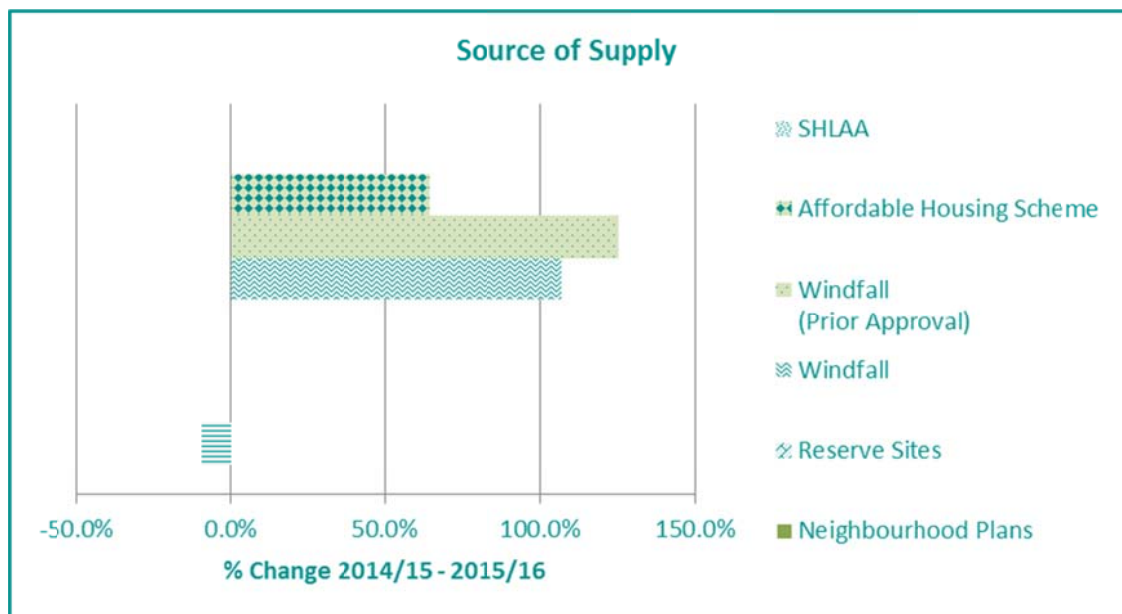
Source of Supply		Allocated Sites				Unallocated Sites				Total
		Local Plan	Core Strategy	Site Allocations Plan	Neighbourhood Plan	Windfall	Windfall (Prior Approval)	Affordable Housing Scheme	SHLAA	
2011/12	No.	104	0	0	0	29	0	0	0	133
	%	78%	0%	0%	0%	22%	0%	0%	0%	100.0%
2012/13	No.	109	0	0	0	185	0	0	0	294
	%	37%	0%	0%	0%	63%	0%	0%	0%	100.0%
2013/14	No.	92	0	0	0	242	0	10	0	344
	%	27%	0%	0%	0%	70%	0%	3%	0%	100.0%
2014/15	No.	218	0	0	0	394	4	14	0	630
	%	35%	0%	0%	0%	63%	1%	2%	0%	100.0%
2015/16	No.	197	2	0	0	815	9	23	0	1046
	%	19%	0%	0%	0%	78%	1%	2%	0%	100%
Total	No.	720	2	0	0	1,665	13	47	0	2,447
	%	29.4%	0.1%	0.0%	0.0%	68.0%	0.5%	1.9%	0.0%	100.0%

3.3.7 As can be seen, in 2015/16 the vast majority of supply (78%) was from windfall sites. In respect of the proposed Core Strategy allocations, whilst a number of sites now have planning permission there have been no completions by 31 March 2016.

3.3.8 Over the period from 2011, supply from windfalls has increased both in absolute and relative terms from 29 homes representing just 22% of annual supply in 2011/12 to 815 homes representing 78% of annual supply in 2015/16. Overall since 2011, windfalls have been the largest source of supply at 68%. The primary reason for this has been the resultant need, in light of an increased housing requirement, to maintain a five year supply of housing land.

3.3.9 Figure H3b shows the change from the previous monitoring year 2014/15.

Figure H3b: Change 2014/15 to 2015/16



3.4 Housing Allocations

- 3.4.1 As well as actual supply, it is also useful to monitor the progress of allocated sites. Core Strategy allocations are listed in Figure H4.
- 3.4.2 As can be seen, of the ten allocations listed, seven already have some form of planning consent and progress has been made on the remaining three sites, with applications pending on each. Delivery is currently as expected with the Council's housing trajectory.
- 3.4.3 Supplementary Planning Documents (SPD) are being prepared for allocations SUA.1, GLH and LMA to ensure a comprehensive and co-ordinated master-planning approach to the development of these sites.

Figure H4: Supply from Core Strategy Allocations

Ref	Site	Expected Supply	Expected Delivery	Status (as of 31 March 2016)	Planning Reference	Actual Delivery	Actual Supply (To Date)	Supply Remaining	Notes
SUA.1	Stratford Canal Quarter (Warwick House)	1,011	2017/18 - 2030/31+	Initial Site Works Commenced	14/03338/FUL	As expected	0	1,011	Current application is for 82 homes on the Warwick House part of the site to be delivered by 2018/19. Whole site expected to deliver 652 by 2031.
SUA.2	South of Alcester Road, Stratford	65	2017/18-2018/19	Permission - Not Started	15/03408/FUL	As expected	0	65	Part of a mixed-use employment & housing allocation
SUA.3	North of Bishopton Lane, Stratford	500	2017/18 - 2022/23	No Permission	15/04499/OUT	As expected	0	500	Previously allocation reference SUA.4. Application submitted for 500 homes by two national housebuilders.
ALC.1	North of Allimore Lane (South), Alcester	190	2017/18 - 2020/21	Outline Permission	11/02895/OUT	As expected	0	190	Two Allimore Lane allocations under same ownership and likely to be brought forward as single site
ALC.2	North of Allimore Lane (North), Alcester	160	2019/20 - 2022/23	Outline Permission	11/02767/OUT	As expected	0	160	Two Allimore Lane allocations under same ownership and likely to be brought forward as single site
SOU.1	West of Banbury Road, Southam	236	2015/16 - 2020/21	Under Construction	13/00809/FUL	2015/16+	2	234	Hybrid application including employment aspects and relocation of football club. Development commenced Summer 2015.
SOU.2	West of Coventry Road, Southam	165	2018/19 - 2023/24	Under Construction	13/02947/OUT	As expected	0	165	First completions expected late summer 2016
SOU.3	South of Daventry Road, Southam	530	2017/18 - 2023/24	No Permission	15/04473/OUT	As expected	0	530	Application submitted and permission expected 2016 for 535 units.
GLH	Gaydon Lighthorne Heath	3,000	2018/19 - 2030/31+	No Permission	15/00976/OUT & 15/04200/OUT	As expected	0	3,000	New settlement including employment, retail and community uses. Site expected to deliver 2,300 by 2031. Applications submitted by two separate site promoters delivering 2,000 in southern area and 1,000 in northern area, respectively.
LMA	Long Marston Airfield	3,500	2018/19 - 2030/31+	Resolution to Grant	14/03579/OUT	As expected	0	3,500	New settlement including employment, retail and community uses. Site expected to deliver 2,100 by 2032. Application for Phase 1 (400 units) submitted with resolution to grant subject to s106 26 November 2015.

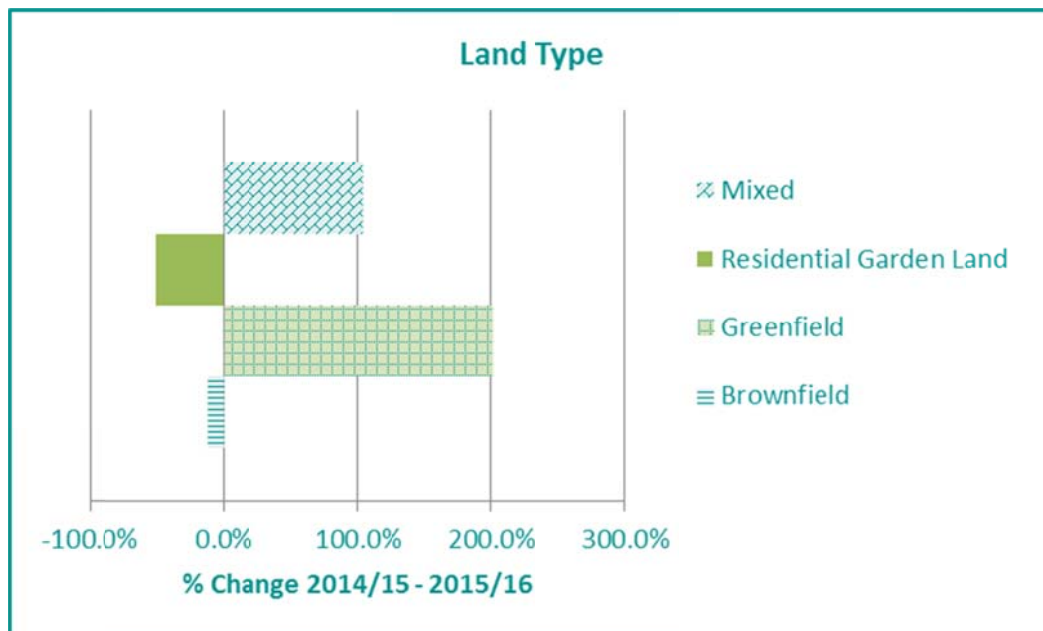
3.5 Land Type

- 3.5.1 In addition to understanding the source of housing sites, it is useful to monitor the type of land being developed for housing. National planning policy stresses the importance of making the most efficient use of land by re-using land that has been previously developed (i.e. brownfield land). Whilst residential garden land is also classed as greenfield it is useful to monitor it separately from building on other types of greenfield land (e.g. agricultural land or scrubland), particularly as there is a potential overlap, in that whilst residential gardens are greenfield, actual houses are brownfield. It should also be noted that farm buildings are classed as greenfield.
- 3.5.2 Figure H5a shows net completions by land type and Figure H5b shows the change from the previous monitoring year.
- 3.5.3 As can be seen, since 2011 the majority of homes (49%) were built on greenfield land and this increases to some 58% when residential garden land is included.
- 3.5.4 In the latest monitoring year 2015/16, the majority of homes (63%) were delivered on greenfield sites (the highest rate since 2011), with 23% on brownfield land, a reduction of 20% from the previous year. This could reflect both the lack of availability of brownfield land (relative to greenfield land) as well as the complexities of bringing such land forward for development.

Figure H5a: Net Completions by Land Type

Land Type		Brownfield	Greenfield	Residential Garden Land	Mixed	Total
2011/12	No.	58	77	-1	-1	133
	%	44%	58%	-1%	-1%	100.0%
2012/13	No.	170	86	31	7	294
	%	58%	29%	11%	2%	100.0%
2013/14	No.	125	164	39	16	344
	%	36%	48%	11%	5%	100.0%
2014/15	No.	277	220	85	48	630
	%	44%	35%	13%	8%	100.0%
2015/16	No.	243	663	42	98	1,046
	%	23%	63%	4%	9%	100.0%
Total	No.	873	1,210	196	168	2,447
	%	35.7%	49.4%	8.0%	6.9%	100.0%

Figure H5b: Change 2014/15 to 2015/16



3.6 Land Use

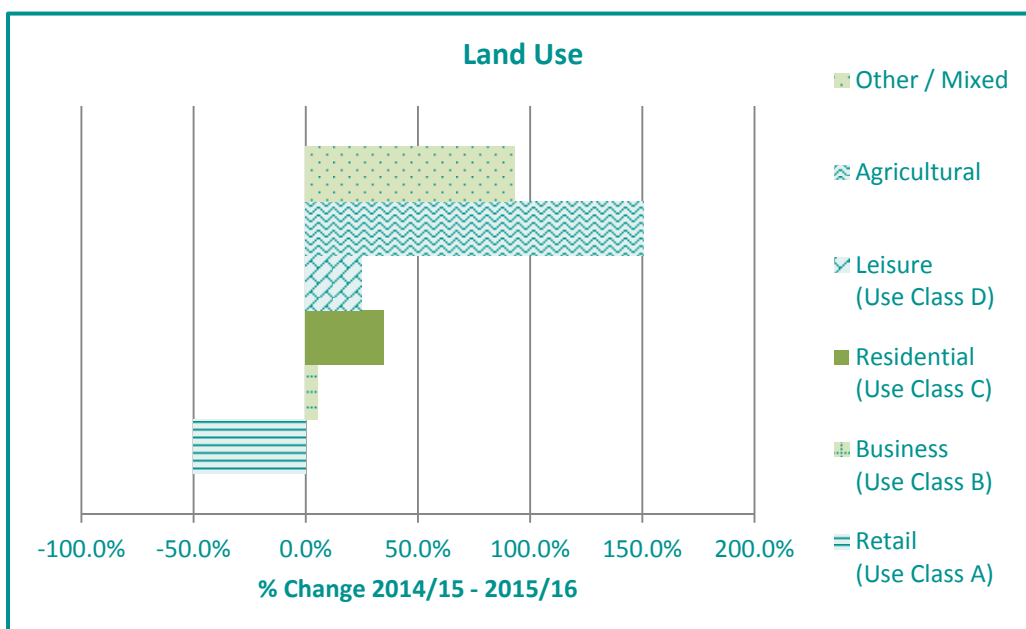
- 3.6.1 Understanding on which sites homes are being built is not only useful from a housing perspective, but also in terms of understanding what types of land uses are being lost to residential development.
- 3.6.2 Figure H6a shows net completions by previous land use and demonstrates how much housing development is being provided on which types of former land-uses⁶. Figure H6b shows the change from the previous monitoring year.
- 3.6.3 The high proportion of homes from mixed/other/unknown land uses in 2011/12 reflects the lack of monitoring data for this particular monitoring year. The proportion of new homes from residential uses is similar to those in agricultural uses. These figures are reflective of the fact that there was a moratorium on new housing.
- 3.6.4 In the latest monitoring year 2015/16, the majority of new homes (49%) are being provided on agricultural land uses (although this will include barn conversions allowed under the new permitted development rules), followed by homes from residential land uses at 22%. These comprise not only homes on residential garden land but also conversions and sub-divisions from other residential uses such as holiday cottages. The supply on greenfield land represents an increase of some 17% from the previous year. There has also been a deduction in supply from B use classes since last year; perhaps reflecting a slowing down of the effects of changes to the permitted development regime.

⁶ The 'other' category refers to homes built on sites recorded as being mixed land use, amenity land, scrubland and vacant or unknown land uses.

Figure H6a: Net Completions by Land Use

Land Use		Retail (Use Class A)	Business (Use Class B)	Residential (Use Class C)	Leisure (Use Class D)	Agricultural	Other	Total
2011/12	No.	0	0	9	0	16	108	133
	%	0.0%	0.0%	6.8%	0.0%	12.0%	81.2%	100.0%
2012/13	No.	0	61	84	2	64	83	294
	%	0.0%	20.7%	28.6%	0.7%	21.8%	28.2%	100.0%
2013/14	No.	5	70	81	11	160	17	344
	%	1.5%	20.3%	23.5%	3.2%	46.5%	4.9%	100.0%
2014/15	No.	16	169	169	28	206	42	630
	%	3%	27%	27%	4%	32.7%	7%	100.0%
2015/16	No.	8	178	228	35	516	81	1046
	%	1%	17%	22%	3%	49.3%	8%	100.0%
Total	No.	29	478	571	76	962	331	2447
	%	1.2%	19.5%	23.3%	3.1%	39.3%	13.5%	100.0%

Figure H6b: Change 2014/15 to 2015/16



3.7 Development Type

- 3.7.1 It is also useful to consider the development type of sites on which homes have been built, such as whether the new homes have been achieved as a result of new build, demolition and redevelopment of an existing building or the conversion of an existing building to residential. Whilst there is no overall net increase from replacement dwellings, there may be annual fluctuations where the existing dwelling is demolished in one year and rebuilt in another.
- 3.7.2 Figure H7 shows net completions in previous years by the development type for each site.
- 3.7.3 As can be seen, since 2011, the majority of development (55%) has been on greenfield 'new build' sites, with redevelopment of brownfield sites providing 32% of overall supply.
- 3.7.4 This split is reflected in the figures for the latest monitoring year 2015/16 which has broadly seen a corresponding increase in new build and decrease in redevelopment compared to the previous year.

Figure H7: Net Completions by Development Type

Development Type		Conversion	COU from BF	COU from GF	New Build	Redevelopment	Replacement Dwellings	Replacement Dwellings (Bungalow to House)	Replacement Dwellings (Mobile Home to House)	Temporary to Permanent	Mixed / Other	Demolition	Total
2011/12	No.	1	0	5	68	50	6	4	0	0	1	-2	133
	%	0.8%	0.0%	3.8%	51.1%	37.6%	4.5%	3.0%	0.0%	0.0%	0.8%	-1.5%	101.5%
2012/13	No.	19	10	14	101	134	17	-2	0	0	0	1	294
	%	6.5%	3.4%	4.8%	34.4%	45.6%	5.8%	-0.7%	0.0%	0.0%	0.0%	0.3%	99.7%
2013/14	No.	13	28	8	212	80	5	-2	0	0	0	0	344
	%	3.8%	8.1%	2.3%	61.6%	23.3%	1.5%	-0.6%	0.0%	0.0%	0.0%	0.0%	100.0%
2014/15	No.	35	38	7	301	252	-2	0	1	0	1	-3	630
	%	6%	6%	1.1%	47.8%	40.0%	-0.3%	0.0%	0.2%	0.0%	0%	0%	100.5%
2015/16	No.	32	36	18	667	270	1	0	1	31	-2	-8	1046
	%	3%	3%	1.7%	63.8%	25.8%	0.1%	0.0%	0.1%	3.0%	0%	-1%	100.8%
Total	No.	100	112	52	1349	786	27	0	2	31	0	-12	2447
	%	4.1%	4.6%	2.1%	55.1%	32.1%	1.1%	0.0%	0.1%	1.3%	0.0%	-0.5%	100.0%

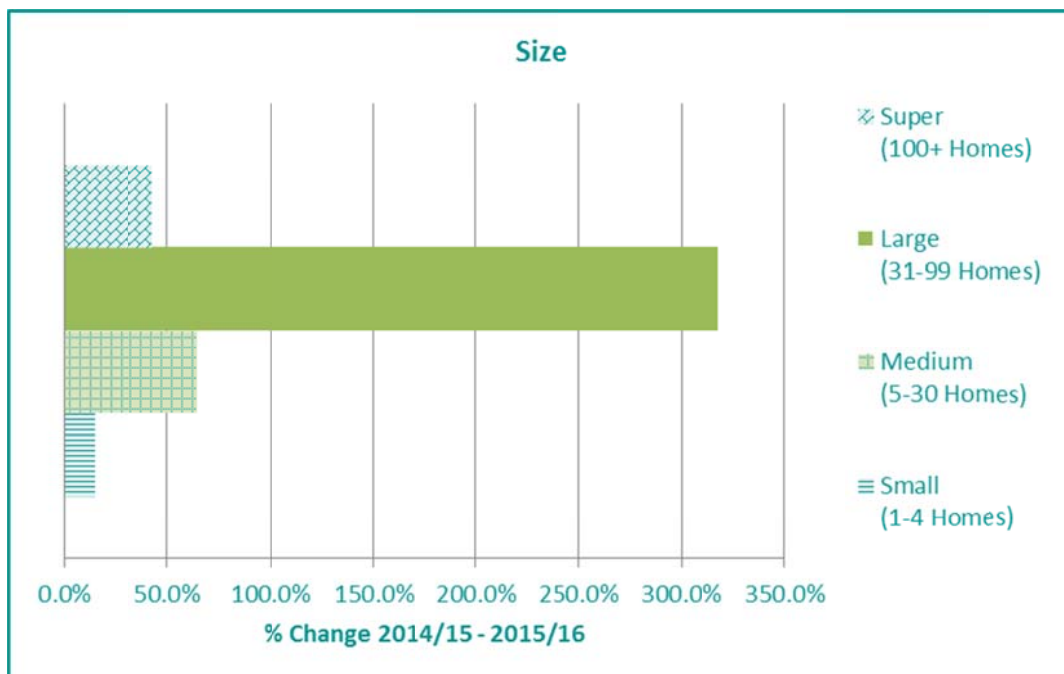
3.8 Size of Site

- 3.8.1 Homes are built on a range of sizes of sites across Stratford-on-Avon District. Site size can be classified by the gross number of homes built. The threshold of 5 homes (i.e. the distinction between small and larger sites) is a long-established monitoring indicator. However, in Stratford-on-Avon District, it is considered more useful to provide a more detailed breakdown of larger sites and in particular, distinguish between sites of more than 30 and 100 homes (the former being an indicative density standard of the number of homes per hectare).
- 3.8.2 Figure H8a shows net completions in previous years by the development type for each site. Figure H8b shows the change from the previous monitoring year.
- 3.8.3 As can be seen, since 2011, the majority (44%) of development has been on 'super-sized' sites. The quantum of development on small, medium and large sites are all broadly similar, being 16%, 18% and 21% respectively. In the latest monitoring year 2015/16, the quantum from 'super-sized' sites (46%) is down from the previous year at 54%. The biggest change is the increase from 9% in 2014/15 to 23% in 2015/16 for large sites, although this is nowhere near the 77% from large sites achieved in 2011/12.
- 3.8.4 The proportion of homes built on 'small-sized' sites has remained relatively constant, representing some 16% since 2011. However, there has been a reduction in supply of 6% since the previous monitoring year, and 13% does represent the lowest quantum of supply from this source since 2011. This perhaps reflects an increase in absolute numbers of larger sites (needed to deliver the housing requirement) as opposed to a reduction in the capacity of small sites. Supply from medium sites has also remained relatively constant.
- 3.8.5 The movement towards larger sites is not only a reflection of the demand for homes in Stratford-on-Avon District, but a reflection of structural changes in the housebuilding industry which has seen an increase in larger 'volume' housebuilding companies and a reduction in smaller and medium-sized house builders. Although not always the case, larger sites will tend to be built by larger-sized companies. The on-going implementation of the Core Strategy should see a change in size of sites coming forward as larger sites are more likely to be considered contrary to policy. However, this change will be over the longer term as a high number of larger sites already have planning consent and are in the process of being built out.

Figure H8a: Net Completions by Site Size

Size of Site		Small (1-4 Homes)	Medium (5-30 Homes)	Large (31-99 Homes)	Super (100+ Homes)	Total
2011/12	No.	23	8	102	0	133
	%	17%	6%	77%	0%	100.0%
2012/13	No.	53	65	83	93	294
	%	18%	22%	28%	32%	100.0%
2013/14	No.	68	76	36	164	344
	%	20%	22%	10%	48%	100.0%
2014/15	No.	118	115	57	340	630
	%	19%	18%	9%	54%	100.0%
2015/16	No.	135	189	238	484	1046
	%	13%	18%	23%	46%	100.0%
Total	No.	397	453	516	1081	2447
	%	16.2%	18.5%	21.1%	44.2%	100.0%

Figure H8b: Change 2014/15 to 2015/16



3.9 Development Location

- 3.9.1 Stratford-on-Avon is a large rural District characterised by a dispersed settlement pattern. It is useful to understand in which locations housing development is being focused and how this relates to the existing settlement pattern. The Core Strategy establishes the following distribution:
- Stratford-upon-Avon as the Main Town
 - Alcester, Bidford-on-Avon, Henley-in-Arden, Kineton, Shipston-on-Stour, Southam, Studley and Wellesbourne as Main Rural Centres
 - 45 of the larger villages as Local Service Villages arranged over 4 categories
 - Large Rural Brownfield Sites
 - Elsewhere in the District
- 3.9.2 For monitoring purposes, the settlement figures include sites in and adjacent to the settlement, even if this is outside the current boundary for that settlement. Isolated sites in the countryside or in and adjacent to smaller villages and hamlets are recorded as elsewhere in the District. A full list of net completions by settlement is included at Appendix 1 and by parish at Appendix 2.
- 3.9.3 Figure H9a summarises the distribution of housing development across the District by settlement location. Figure H9b shows the change from the previous monitoring year.
- 3.9.4 As can be seen, since 2011 the bulk of new homes (63%) have been built in around the main town of Stratford-upon-Avon and the 8 Main Rural Centres. This suggests that on the whole, new homes have been built in locations that can be considered the most sustainable in terms of access to services and facilities.
- 3.9.5 However, in the latest monitoring year 2015/16, it is the Main Rural Centres and the Local Service Villages that have delivered the bulk of new homes at 60% (although only by 3%). The biggest change compared to the previous monitoring year has been the 7% increase in Local Service Villages and the 14% reduction in Large Rural Brownfield Sites. This is consistent with the greenfield/brownfield split discussed in previous sections.
- 3.9.6 Notwithstanding the above, Stratford-on-Avon is a large rural District (comprising approximately half of Warwickshire) and it is also useful to consider how the distribution of homes varies by geographical area across the District. Whilst the various parts of Stratford-on-Avon share numerous qualities, the District is not homogenous and is subject to various different cross-boundary influences (e.g. travel to work areas). As such, the geography of Stratford-on-Avon is complex and no one measure provides a satisfactory means of dividing the District into smaller sub-district functional areas. Taking account of Travel to Work Areas, Housing Market Areas and Broad Private Rental Market Areas, for housing monitoring purposes, a best fit is achieved with four broad functional areas: Central, Northeast, Southeast and West. However, it is considered appropriate to further sub-divide the Central area to better reflect the local geography and the presence of the main town of Stratford-upon-Avon. A map showing the sub-areas is included at Appendix 3.
- 3.9.7 The distribution of housing completions since 2011 by sub-area is shown in Figure H9c. Figure H9d shows the change from the previous monitoring year.

Figure H9a: Summary of Net Completions by Settlement Location

Location		Main Town	Main Rural Centres	Local Service Villages	Large Rural Brownfield Sites	Rural Village	Rural Elsewhere	Total
2011/12	52	48	24	0	7	2	7	133
	39%	36%	18%	0%	5%	2%	5%	100.0%
2012/13	149	79	22	0	29	15	29	294
	51%	27%	7%	0%	10%	5%	10%	100.0%
2013/14	164	107	39	5	24	5	24	344
	48%	31%	11%	1%	7%	1%	7%	100.0%
2014/15	93	244	93	155	38	7	38	630
	15%	39%	15%	25%	6%	1%	6%	100.0%
2015/16	201	398	232	115	75	25	75	1046
	19%	38%	22%	11%	7%	2%	7%	100.0%
Total	659	876	410	275	173	54	173	2447
	26.9 %	35.8%	16.8%	11.2%	7.1%	2.2%	7.1%	100.0%

Figure H9b: Change 2014/15 to 2015/16

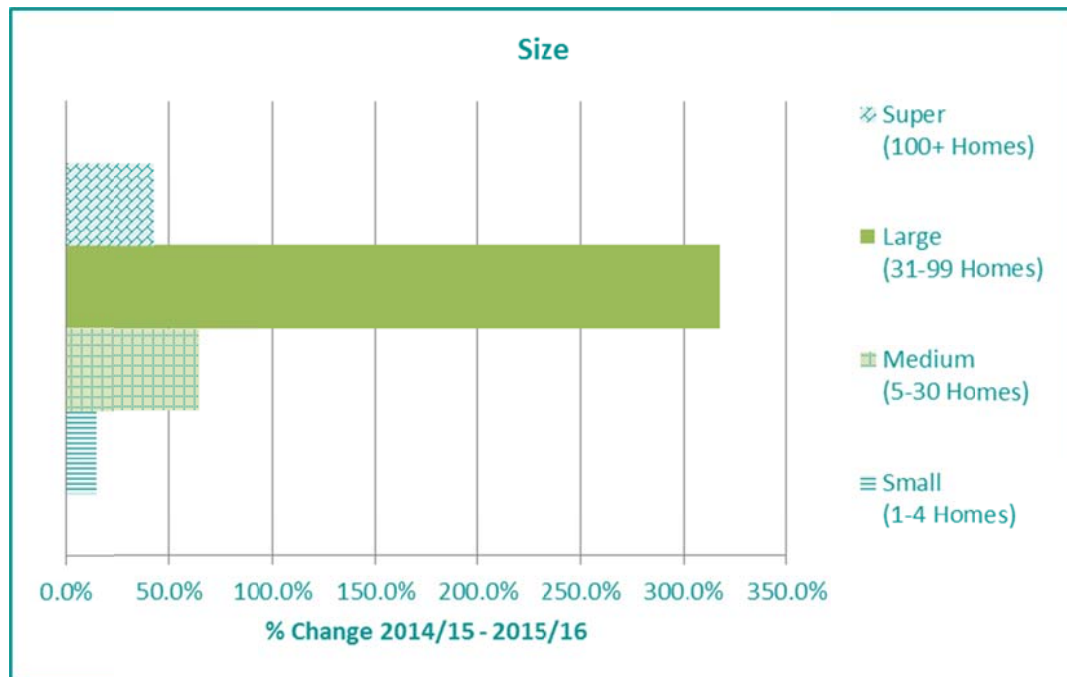
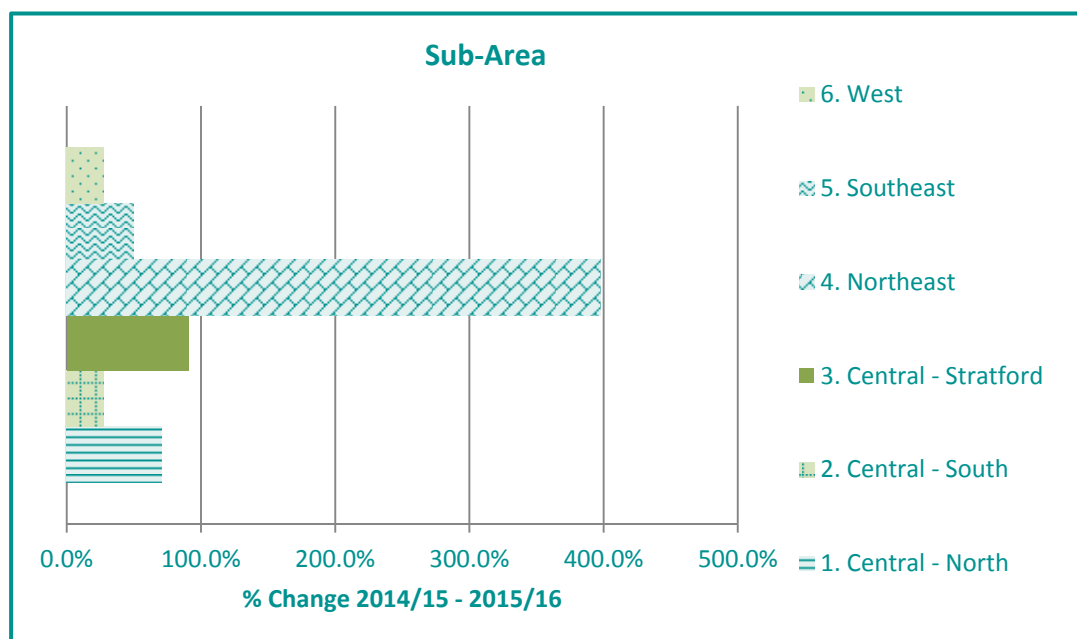


Figure H9c: Summary of Net Completions by Geographic Area

Development Type		1. Central - North	2. Central - South	3. Central - Stratford	4. Northeast	5. Northeast	6. Southeast	Total
2011/12	No.	4	4	54	17	47	7	133
	%	3.0%	3.0%	40.6%	12.8%	35.3%	5.3%	100.0%
2012/13	No.	5	38	150	15	19	67	294
	%	1.7%	12.9%	51.0%	5.1%	6.5%	22.8%	100.0%
2013/14	No.	11	20	165	32	29	87	344
	%	3.2%	5.8%	48.0%	9.3%	8.4%	25.3%	100.0%
2014/15	No.	17	258	106	44	28	177	630
	%	3%	41.0%	17%	7.0%	4.4%	28.1%	100.0%
2015/16	No.	29	329	202	219	42	225	1046
	%	3%	31.5%	19%	20.9%	4.0%	21.5%	100.0%
Total	No.	66	649	677	327	165	563	2447
	%	2.7%	26.5%	27.7%	13.4%	6.7%	23.0%	100.0%

Figure H9d: Change 2014/15 to 2015/16



- 3.9.8 As can be seen, since 2011 the bulk of completions have been in the Central Stratford (28%) and Central South (27%) sub-areas. This is perhaps not surprising given that Stratford-upon-Avon is the main town and the Central South sub-area is unconstrained by Green Belt (unlike Central North) and Cotswolds Area of Outstanding Natural Beauty (AONB) (unlike part of Southeast) designations. Just under a quarter of completions have been in the West sub-area which, although it includes Green Belt is also home to 4 of the 8 Main Rural Centres.
- 3.9.9 However, these figures for the period since 2011 belie a significant change in the latest monitoring year which has seen an increase in the Northeast sub-area from 7% in 2014/15 to 21% in 2015/16.

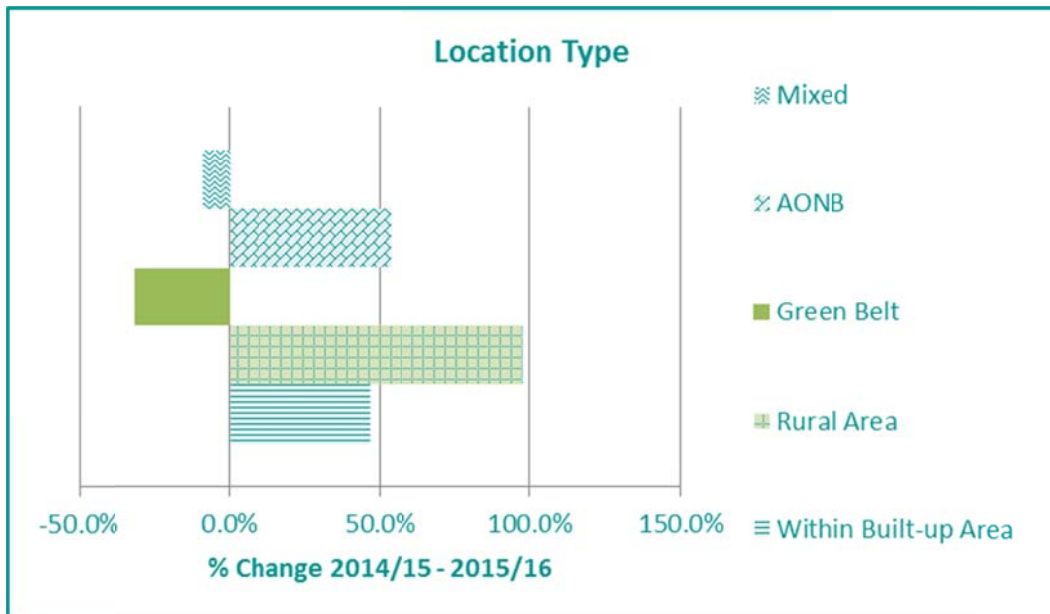
3.10 Location Type

- 3.10.1 As well as the physical location of homes, the type of location is also important, particularly to understand the number of homes being built in areas designated as Green Belt or the Cotswolds Area of Outstanding Natural Beauty (AONB).
- 3.10.2 Net completions in previous years by location type are shown in Figure H10a. Figure H10b shows the change from the previous monitoring year.
- 3.10.3 As can be seen, since 2011 over some 62% of new homes have been built in the rural area, although this includes rural land adjacent to existing settlements as well as development in the Local Service Villages which do not have defined built-up area boundaries. The figures for the rural area also include homes built on large rural brownfield sites.
- 3.10.4 In the latest monitoring year, the quantum of development in the rural area has increased by 11% from 62% in 2014/15 to 73% in 2015/16. The scale of development in the Cotswolds AONB (2%) appears compatible with its special designation. The quantum of development in the Green Belt has also reduced by over half down from 5% in 2014/15 to 2% in 2015/16.

Figure H10a: Net Completions by Location Type

Location Type		Within Built-up Area	Rural Area	Green Belt	AONB	Mixed	Total
2011/12	No.	43	79	10	1	0	133
	%	32%	59%	8%	1%	0%	100.0%
2012/13	No.	175	94	17	8	0	294
	%	60%	32%	6%	3%	0%	100.0%
2013/14	No.	148	177	16	3	0	344
	%	43%	51%	5%	1%	0%	100.0%
2014/15	No.	103	389	32	15	91	630
	%	16%	62%	5%	2%	14%	100.0%
2015/16	No.	151	767	22	23	83	1046
	%	14%	73%	2%	2%	8%	100.0%
Total	No.	620	1506	97	50	174	2447
	%	25.3%	61.5%	4.0%	2.0%	7.1%	100.0%

Figure H10b: Change 2014/15 to 2015/16



3.11 Affordable Housing

- 3.11.1 The Council also monitors the supply of affordable housing. Affordable housing is a specific type of housing provided for eligible households whose needs are not met by the market. It typically includes 'social rented' and 'shared ownership' affordable housing. Affordable housing is usually provided as a proportion of homes (i.e. 35%) on eligible general housing sites (also known as s106 sites) but can also be delivered on affordable housing schemes (e.g. rural exceptions or local choice sites).
- 3.11.2 Figure H11 shows affordable housing completions since 2001/02.
- 3.11.3 As can be seen, since 2011/12 826 affordable homes have been provided representing some 33% of overall provision. The vast majority of these have been on 'new build' sites.
- 3.11.4 In 2015/16 the overall quantum of affordable homes increased to 288 homes, the highest level of supply since 2001. However, relative to supply, the proportion decreased from 34% in 2014/16 to 27.5% in 2015/16. This is not considered to be a particular concern because as noted elsewhere slight caution should be applied to the overall supply figure of 1,046. Indeed, in the plan period, net supply is at 33% from all sites which is close to the target of 35% of eligible sites. The high figures achieved in 2010/11 and 2011/12 reflect the very low overall supply and the fact that the majority of supply was from affordable housing schemes in line with the housing moratorium.
- 3.11.5 The Council will look at monitoring affordable housing supply from eligible sites in future AMRs.

Figure H11: Affordable Housing Completions

Period (1 April to 31 March)	Total dwellings		Of which: affordable:			New Build as % of Total Net Housing Supply
	All ⁷	Affordable	New build	Other ⁸	SDC funded (post 1 April 2004)	
2001/02	472	96	75	21		
2002/03	436	73	58	15		
2003/04	602	57	51	6		
2004/05	806	201	187	14	26	
2005/06	649	200	178	22	15	
2006/07	454	54	45	9	8	9.9%
2007/08	401	139	136	3	0	33.9%
2008/09	172	51	44	7	0	25.6%
2009/10	244	75	63	12	0 ⁹	25.8%
2010/11	102	76	74	2	61	72.5%
2011/12	133	105	101	4	0	75.9%
2012/13	294	96	91	5	8	31.0%
2013/14	344	122	120	2	20	34.9%
2014/15	630	215	215	0	10	34.1%
2015/16	1,046	288	288	0	12	27.5%
Core Strategy Period	2,447	826	815	11	50	33.3%

⁷ Figures 2001/02 to 2005/06 are gross. As such, net % not available.

⁸ Includes existing dwelling purchases and purchases under Homebuy schemes.

⁹ Excludes indirect support for Briar Croft Extra Care scheme from developer land and cash contribution secured via S.106 Agreement.

3.12 Gypsy and Travellers

3.12.1 In addition to general housing, the Council also monitors the provision of pitches for Gypsies and Travellers and plots for Travelling Showpeople.

3.12.2 Figure H12a shows the Gypsy and Traveller land supply since 2011 (net increase in pitches). A number of pitches also have temporary planning permission and these are shown in Figure H12b.

3.12.3 As can be seen, since 2011 a total of 25 (net) new permanent pitches have been provided.

Figure H12a: Permanent Gypsy and Traveller Pitches

Year	Pitches	Comments
2015		
2014	1	14/03293/VARY The Stables Mollington Lane, Warmington. Permanent permission with personal occupancy
2014	16	12/01925/FUL The Crossroads Caravan Park, Darlingscote Road, Shipston-on-Stour
2013	2	13/02455/FUL Old Railway Yard, Waterloo Road Bidford on Avon (Greenacres), net gain of two pitches
2012	-	
2011	6	2 pitches at Rainbow Nurseries Welford on Avon and 4 pitches at Warwick Rd Blackhill, Stratford - upon - Avon. A further application was granted for one pitch on 4/9/12 but includes an occupancy restriction.
Total	25	

Figure H12b: Temporary Gypsy and Traveller Pitches

Year	Pitches	Site(s)	Duration	Comments
2015	5	Field View, Croft Lane, Temple Grafton	3 years	15/00229/VARY temporary permission for 3 years
2014	1	Land adjacent Gospel Oak Lane, Pathlow	3 years	Renewal of temporary consent, restricted to applicant and immediate family - Expires April 2017.
2013	16	Darlingscott, Shipston on Stour	3 years	Appealed against temporary consent (3 years), granted permanent permission on appeal.
	N/A	Land adjacent to Daventry Rd Southam	3 years	Temporary consent for an Emergency Stopping Place for up to 12 touring caravans and touring vehicles
2012	3	The Paddock, Poolhead Lane, Tanworth in Arden	18 months	Appealed against temporary consent
2011	1	The Stables, Mollington Lane Warmington		Permanent consent with occupancy restriction granted February 2015.
	5	Croft Lane Temple Grafton	3 years	Expires March 2015 (appeal decision was March 2012), occupancy restriction.

Appendix 1: Net Completions by Location

Location		2011/12	2012/13	2013/14	2014/15	2015/16	Total
Main Town							
Stratford-upon-Avon		52	149	164	93	201	659
Main Rural Centres							
Alcester	MRC	0	0	57	39	35	131
Bidford-on-Avon	MRC	2	0	-1	97	132	230
Henley-in-Arden	MRC	-1	39	10	9	6	63
Kineton	MRC	-3	11	0	0	60	68
Shipston-on-Stour	MRC	43	3	20	10	14	90
Southam	MRC	6	2	4	1	3	16
Studley	MRC	1	4	15	15	33	68
Wellesbourne	MRC	0	20	2	73	115	210
MRC Total		48	79	107	244	398	876
Local Service Villages							
<i>Category 1 LSV</i>							
Bishop's Itchington	LSV1	0	0	0	3	96	99
Harbury	LSV1	9	0	3	26	0	38
Long Itchington	LSV1	3	0	10	0	1	14
Quinton (Lower)	LSV1	0	0	4	6	5	15
Tiddington	LSV1	1	0	0	5	1	7
<i>Category 2 LSV</i>							
Brailes (Lower & Upper)	LSV2	0	8	1	1	5	15
Fenny Compton	LSV2	2	1	0	2	1	6
Lighthorne Heath	LSV2	0	0	1	0	2	3
Napton-on-the-Hill	LSV2	1	0	1	2	7	11
Salford Priors	LSV2	0	0	0	0	22	22
Tysoe (Upper & Middle)	LSV2	0	0	2	1	5	8
Welford-on-Avon	LSV2	1	-1	1	4	29	34
Wilmcote	LSV2	0	0	1	7	1	9
Wootton Wawen	LSV2	0	0	-1	3	0	2
Stockton	LSV2	1	0	0	2	0	3
<i>Category 3 LSV</i>							
Claverdon	LSV3	1	0	-1	0	1	1
Earlswood	LSV3	0	0	0	0	0	0
Ettington	LSV3	2	5	0	1	2	10
Great Alne	LSV3	0	0	1	0	0	1
Ilmington	LSV3	0	0	0	14	2	16
Long Compton	LSV3	1	0	0	6	10	17
Newbold-on-Stour	LSV3	0	0	0	1	11	12
Snitterfield	LSV3	0	0	0	-1	5	4
Temple Herdewycke	LSV3	0	0	10	4	1	15
Tredington	LSV3	0	0	0	0	0	0
Long Marston	LSV3	0	0	0	-1	1	0
<i>Category 4 LSV</i>							
Alderminster	LSV4	0	0	0	1	0	1
Alveston	LSV4	0	1	0	1	0	2
Aston Cantlow	LSV4	0	0	0	0	0	0
Bearley	LSV4	0	0	0	0	0	0
Clifford Chambers	LSV4	0	0	0	0	1	1
Gaydon	LSV4	0	0	8	0	0	8

Location		2011/12	2012/13	2013/14	2014/15	2015/16	Total
Halford	LSV4	0	0	0	0	0	0
Hampton Lucy	LSV4	0	0	0	0	14	14
Ladbroke	LSV4	0	0	0	0	0	0
Lighthorne	LSV4	0	0	0	0	0	0
Loxley	LSV4	0	0	0	0	-1	-1
Mappleborough Green	LSV4	1	7	-1	3	4	14
Moreton Morrell	LSV4	0	0	0	0	0	0
Northend	LSV4	0	1	1	0	0	2
Oxhill	LSV4	0	0	0	-1	3	2
Pillerton Priors	LSV4	0	0	-1	2	0	1
Priors Marston	LSV4	0	0	0	0	2	2
Tanworth-in-Arden	LSV4	0	0	0	-1	1	0
Wood End	LSV4	1	0	-1	2	0	2
LSV Total		23	24	22	39	93	232
Rural Area							
Large Rural Brownfield Sites		0	0	5	155	115	275
Rural Villages		2	15	5	7	25	54
Rural Elsewhere		7	29	24	38	75	173
Rural Area Total		9	44	34	200	215	502
District							
District Total		133	294	344	630	1046	2447

* Denotes change to categorisation of LSV since last AMR

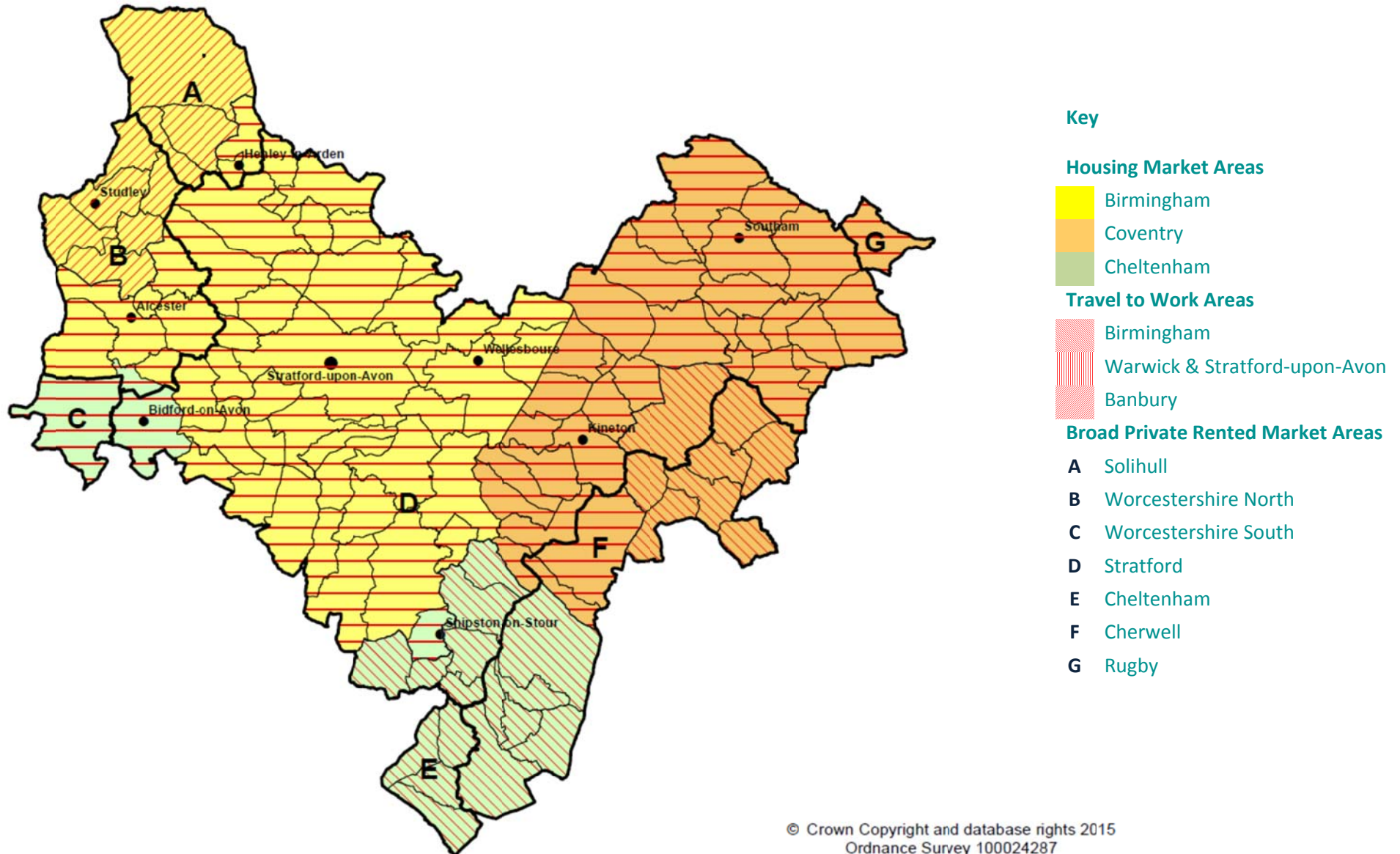
Appendix 2: Net Completions by Parish

Parish	Sub-area	2011/12	2012/13	2013/14	2014/15	2015/16	Total
Admington	2. Central - South	1	0	0	0	1	2
Alcester Town	6. West	0	0	9	0	3	12
Aldermminster	2. Central - South	0	1	0	1	1	3
Arrow with Weethley	6. West	0	0	0	0	0	0
Aston Cantlow	1. Central - North	0	0	0	0	3	3
Atherstone-on-Stour	2. Central - South	0	0	0	1	0	1
Avon Dasset	5. Southeast	1	0	0	0	0	1
Barcheston and Willington	5. Southeast	0	1	0	1	0	2
Barton-on-the-Heath	5. Southeast	0	0	0	1	2	3
Bearley	1. Central - North	0	0	0	0	-1	-1
Beaudesert	6. West	1	2	2	1	1	7
Bidford-on-Avon	6. West	2	5	0	99	136	242
Billesley	1. Central - North	0	0	0	0	0	0
Binton	1. Central - North	0	1	0	0	0	1
Bishops Itchington	4. Northeast	0	0	0	3	96	99
Brailes	5. Southeast	0	8	1	5	5	19
Burmington	5. Southeast	0	0	-1	0	1	0
Burton Dasset	5. Southeast	0	1	1	1	0	3
Butlers Marston	4. Northeast	0	0	0	0	0	0
Chadshunt	4. Northeast	0	0	0	0	5	5
Chapel Ascote	4. Northeast	0	0	0	0	0	0
Charlecote	2. Central - South	0	0	0	0	1	1
Cherington	5. Southeast	0	0	1	0	0	1
Chesterton and Kingston	4. Northeast	1	0	0	0	1	2
Claverdon	1. Central - North	2	0	0	1	2	5
Clifford Chambers and Milcote	2. Central - South	0	0	0	1	2	3
Combroke	4. Northeast	0	1	1	0	4	6
Compton Verney	4. Northeast	0	0	0	0	1	1
Compton Wynyates	5. Southeast	0	0	0	0	0	0
Coughton	6. West	0	0	0	0	0	0
Dorsington	2. Central - South	0	1	0	0	3	4
Ettington	2. Central - South	2	9	0	2	3	16
Exhall	6. West	-2	1	0	0	0	-1
Farnborough	5. Southeast	0	0	1	1	0	2
Fenny Compton	5. Southeast	2	1	0	2	1	6
Fulbrook	1. Central - North	0	0	0	0	0	0
Gaydon	4. Northeast	0	0	8	0	0	8
Great Alne	6. West	0	0	1	1	1	3
Great Wolford	5. Southeast	0	1	1	0	1	3
Halford	2. Central - South	0	0	0	1	0	1
Hampton Lucy	1. Central - North	1	6	0	0	14	21
Harbury	4. Northeast	7	0	5	25	1	38
Haselor	6. West	0	0	0	2	0	2
Henley-in-Arden	6. West	-2	39	9	9	6	61
Hodnell & Wills Pastures	4. Northeast	0	0	0	0	0	0
Honington	5. Southeast	0	0	0	0	0	0
Idlicote	5. Southeast	0	0	0	-1	1	0
Ilmington	2. Central - South	0	0	0	14	2	16
Kineton	4. Northeast	-3	11	0	0	60	68
Kinwarton	6. West	0	0	48	39	32	119
Ladbroke	4. Northeast	0	0	3	4	1	8
Langley	1. Central - North	0	0	0	0	0	0
Lighthorne	4. Northeast	0	0	1	0	0	1
Lighthorne Heath	4. Northeast	0	0	0	0	2	2
Little Compton	5. Southeast	0	0	2	0	0	2
Little Wolford	5. Southeast	0	0	0	0	0	0
Long Compton	5. Southeast	1	4	0	6	9	20
Long Itchington	4. Northeast	3	0	10	0	1	14
Long Marston	2. Central - South	0	0	2	19	11	32
Loxley	2. Central - South	0	0	0	0	-1	-1
Luddington	1. Central - North	0	-1	0	2	2	3
Mappleborough Green	6. West	2	8	-1	2	8	19

Parish	Sub-area	2011/12	2012/13	2013/14	2014/15	2015/16	Total
Moreton Morrell	2. Central - South	0	0	-1	0	0	-1
Morton Bagot	6. West	0	1	0	2	0	3
Napton-on-the-Hill	4. Northeast	1	0	1	5	7	14
Newbold Pacey & Ashorne	2. Central - South	0	3	1	2	1	7
Old Stratford & Drayton	3. Central - Stratford	0	0	0	0	8	8
Oldberrow	6. West	1	0	2	0	0	3
Oxhill	4. Northeast	0	0	0	-1	3	2
Pillerton Hersey	4. Northeast	0	0	0	0	0	0
Pillerton Priors	4. Northeast	0	0	-1	2	0	1
Preston Bagot	1. Central - North	1	0	0	0	0	1
Preston-on-Stour	2. Central - South	0	0	1	0	0	1
Priors Hardwick	4. Northeast	0	0	0	0	-1	-1
Priors Marston	4. Northeast	0	0	0	1	2	3
Quinton	2. Central - South	0	0	9	143	117	269
Radbourne	4. Northeast	0	0	0	0	1	1
Radway	5. Southeast	0	0	0	0	0	0
Ratley & Upton	5. Southeast	0	0	0	0	0	0
Salford Priors	6. West	0	0	0	0	1	1
Sambourne	6. West	0	0	0	1	-1	0
Shipston-on-Stour Town	5. Southeast	43	3	20	10	14	90
Shotteswell	5. Southeast	0	0	0	0	0	0
Snitterfield	1. Central - North	0	0	10	4	1	15
Southam Town	4. Northeast	6	2	4	2	12	26
Sperrall	6. West	0	1	0	0	0	1
Stockton	4. Northeast	1	0	0	2	23	26
Stoneton	4. Northeast	0	0	0	0	0	0
Stourton	5. Southeast	0	0	0	0	1	1
Stratford-upon-Avon Town	3. Central - Stratford	54	150	165	106	194	669
Stretton-on-Fosse	5. Southeast	0	0	0	0	0	0
Studley	6. West	1	5	15	15	33	69
Sutton-under-Brailes	5. Southeast	0	0	0	0	1	1
Tanworth-in-Arden	6. West	5	2	-1	6	-1	11
Temple Grafton	1. Central - North	0	-1	-1	-2	6	2
Tidmington	5. Southeast	0	0	0	0	0	0
Tredington	2. Central - South	0	0	0	-2	6	4
Tysoe	5. Southeast	0	0	2	1	5	8
Ufton	4. Northeast	1	1	0	0	0	2
Ullenhall	6. West	-1	3	2	0	2	6
Upper & Lower Shuckburgh	4. Northeast	0	0	0	0	0	0
Warmington	5. Southeast	0	0	0	0	0	0
Watergall	4. Northeast	0	0	0	0	0	0
Welford-on-Avon	2. Central - South	1	4	2	4	60	71
Wellesbourne & Walton	2. Central - South	0	20	4	73	118	215
Weston-on-Avon	2. Central - South	0	0	1	0	1	2
Whatcote	4. Northeast	0	0	0	0	0	0
Whichford	5. Southeast	0	0	1	1	1	3
Whitchurch	2. Central - South	0	0	1	0	3	4
Wilmcote	1. Central - North	0	0	2	9	3	14
Wixford	6. West	0	0	1	0	2	3
Wolverton	1. Central - North	0	0	0	-1	1	0
Wootton Wawen	1. Central - North	0	0	0	3	0	3
Wormleighton	4. Northeast	0	0	0	1	0	1
District Total		133	294	344	630	1046	2447

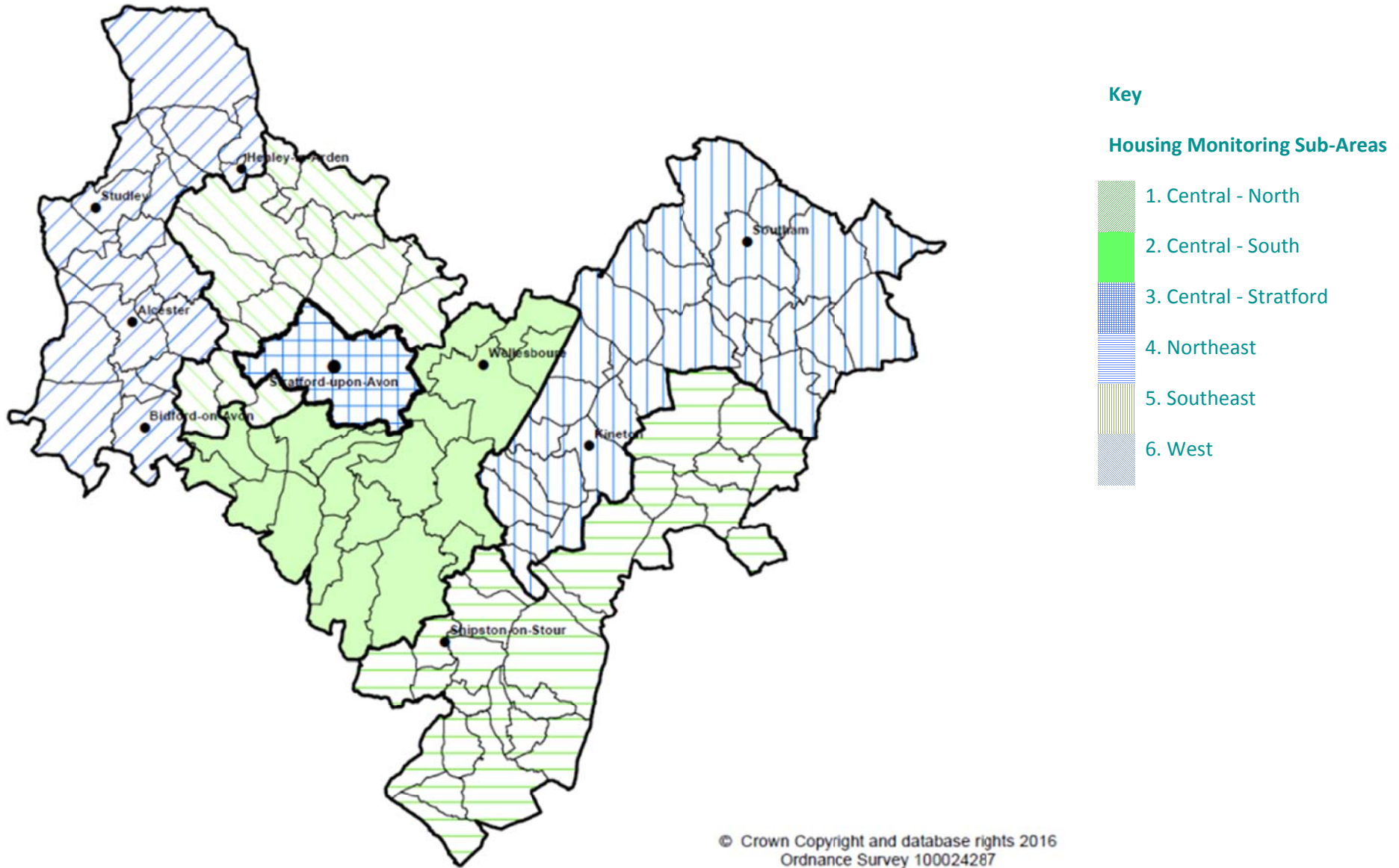
Appendix 3: Housing Monitoring Sub-areas

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



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



4. Employment, Retail and Leisure

Commentary on Employment Land Provision at 1 April 2016

The overall position is that 73.1 hectares of land has been made available in the District for Class B employment uses during the Core Strategy plan period so far.

Of this, 22.7 hectares has been built and 22.2 hectares¹ is under construction. A further 28.2 hectares has not been started. However, this figure includes the redevelopment of 11.6 hectares at the Distribution Park (off Loxley Road) at Wellesbourne where there is no net gain in employment land. On that basis, there is 16.6 hectares of additional land available for Class B employment development. It is anticipated that 13.7 hectares of this is likely to be implemented.

The largest contributor to the employment land supply is Gaydon Proving Ground where 19.9 hectares have been provided. The District Council has consistently discounted development on this site from the District's employment land supply because the companies operating there (ie. Jaguar Landrover and Aston Martin Lagonda) fulfil a strategic role in the sub-regional and national economy rather than meeting local employment needs.

Besides Gaydon Proving Ground and Wellesbourne, the largest employment sites available are at Shipston (1.9 hectares) and Southam (2.4 hectares), both of which are the residual areas of existing industrial estates. Otherwise, employment land provision mostly comprises a substantial number of small sites (many of which are less than 0.5 hectares) throughout the rural parts of the District.

There have also been a number of sites lost to Class B uses since 2011. This comprises 21.9 hectares, of which 7.0 hectares relate to the redevelopment of the Maudslay Works at Great Alne. The majority of other lost sites are also to housing.

In summary, between 1 April 2011 and 31 March 2016, the net supply of new employment land in the District to provide job opportunities mainly for its own residents is approx. 40 hectares, ie. 17.7 hectares already built plus 8.2 hectares under construction (both figures exclude Gaydon Proving Ground), and 13.7 hectares available and likely to be implemented.

Taking into account the 21.9 hectares already or due to be lost from Class B uses, the overall net supply of employment land in the District during the plan period to date is approx. 18 hectares.

¹ 14 hectares is at Gaydon Proving Ground for a large office building that was commenced a number of years ago but cannot be completed and occupied until a new road link from M40 Junction 12 is opened.

Table 2: Provision of Employment Land in Stratford-on-Avon District 2011-2031 (as at 1 April 2016)

For the purposes of this Schedule, employment land is defined as that used for Class B development

SITE LOCATION	LOCAL PLAN REF.	AREA (HA.)	USE CLASS	FLOOR SPACE (Sq.m)	CATEGORY			STATUS				PROGRESS			Likely to be implemented	Comments
					Brownfield		Green-Field	Outline p.p	Detailed p.p.		Commitment	Built 1.4.11 - 31.3.16	Under Const. 31.3.16	Not Started 31.3.16		
					Similar Use	Different Use			Not Started	U/C + Built						
Stratford-upon-Avon - Saved Local Plan Proposals																
Arden Street	SUA.J	0.2	B1a/b			0.2					0.2					No progress for many years
Other sites																
Alcester Rd - Drayton Manor Fm		0.1	B1b	260		0.1			0.1			0.1				
Masons Road		0.4	B2	970	0.4				0.4			0.4				
The Ridgeway - Cadle Pool Fm		2.4	B1/B2/B8	4270			2.4		2.4			2.4				Retrospective
Timothy's Bridge Road		0.2	B1a/B8	1260		0.2			0.2			0.2				
Remainder of District Saved Local Plan Proposals																
Napton Brickworks	CTY.F	1.0	B1	3160		1.0	1.0							1.0		O/L app permitted Jan 2015
Tilemans Lane, Shipston	SHIP.B	3.2	B1/B2/B8				0.3	0.7	1.3		0.7	0.6	1.9	1.9		Various permissions
Wellesbourne - Fletchers Way	WEL.C	2.8	B1/B2/B8			2.8			2.8			2.8				No further progress
Other sites																
Alcester - Arden Road		0.5	B1	1890					0.5		0.3	0.2				
Alcester - Tything Road West		0.2	B8	520	0.2			0.2					0.2	0.2		
Alderminster - Goldicote		0.2	B1/B2/B8			0.2			0.2		0.2					
Ashorne - Harwoods House		0.2	B1a	810		0.2			0.2		0.2					
Atherstone Airfield		0.5	B2/B8	2810		0.5		0.5					0.5	0.5		
Bidford - Waterloo Road		0.2	B2/B8	740		0.2		0.2					0.2	0.2		O/L application. Adj to retail
Bearley - College Farm		0.5	B1			0.5		0.5				0.5				No progress for many years
Chesterton - Fosse Way		0.2	B1c			0.2			0.2		0.2					
Claverdon - Station Road		0.2	B8			0.2			0.2		0.2					
Clifford Chambers - Forge Farm		0.2	B1c	600		0.2			0.2			0.2				
Clifford Chambers - Willicote Farm		0.2	B8	460 270		0.2			0.2		0.2					
Clifford Chambers - Wincot Land		0.5	B1/B2	840		0.5		0.5					0.5	0.5		
Coughton - Haydon Way Farm		1.1	B1a/B8	2280				1.1					1.1	1.1		
Earlswood - Poolhead Lane		2.0	B1/B8						2.0		2.0					
Fenny Compton - Station Rd		0.2	B1c	570	0.2				0.2		0.2					

SITE LOCATION	LOCAL PLAN REF.	AREA (HA.)	USE CLASS	FLOOR SPACE (Sq.m)	CATEGORY			STATUS				PROGRESS			Likely to be implemented	Comments
					Brownfield		Green-Field	Outline p.p	Detailed p.p.		Commitment	Built 1.4.11 - 31.3.16	Under Const. 31.3.16	Not Started 31.3.16		
					Similar Use	Different Use			Not Started	U/C + Built						
Forshaw Heath - Poplars Farm		0.7	B1c/B8	2200			0.7			0.7						
Gaydon - Warwick Road		0.2	B1a/B8	760		0.2				0.2		0.2		0.2		
Gaydon Proving Ground		5.9	B1/B2/B8	20880		5.9				5.9		0.9				Various permissions
Gaydon Proving Ground		14.0	B1a	23550		14.0				14.0		14.0				Material commencement only
Great Alne - Upper Spernal Fm		0.3	B2				0.3			0.3						
Halford - Fosse Way		0.2	B1c			0.2				0.2						
Harbury - Bull Ring Farm		0.2	B1c	830		0.2				0.2						
Harbury - Churchlands Farm		0.2	B1c/B2	750		0.2				0.2						Not occupied
Harbury Cement Works		1.2	B1c/B2	6050		1.2	1.2						1.2	1.2		
Ilmington - Caley Fields Farm		0.4	B8				0.4			0.4						
Kings Coughton - Mill Ind. Park		0.2	B2	1210	0.2				0.2					0.2	0.2	
Kinwarton - Kinwarton Farm Rd		0.2	B2/B8	340	0.2				0.2					0.2	0.2	
Kinwarton - Tything Road West		0.2	B8	520	0.2				0.2					0.2	0.2	
Lighthorne - Banbury Road		0.2	B1c			0.2				0.2						
Lighthorne Rough		0.3	B8			0.3				0.3						
Long Marston - Springfield Farm		0.4	B1/B8	1120		0.4				0.4						
Long Marston - Station Road		0.5	B2	520		0.5				0.5						
Lower Tysoe - Orchard Farm		0.4	B1c	1060		0.4				0.4						
Salford Priors - Station Road		1.0	B2	5360		1.0				1.0						
Sambourne - Jill Lane		0.2	B8	250	0.2					0.2						
Shipston - Campden Road		0.2	B1			0.2	0.2							0.2	0.2	
Southam - E of Kineton Road		1.6	B1/B2/B8				1.6	1.6						1.6		O/L app (part of hybrid app)
Southam - Kineton Road		2.4	B1/B2/B8				2.4		2.4					2.4	2.4	
Southam - Northfield Road		0.2	B1c	1000		0.2			0.2					0.2	0.2	
Southam - Stoneythorpe		3.0	B1a	6790			3.0	3.0						3.0	3.0	
Southam - Welsh Road East		2.1	B1/B2			2.1			2.1			2.1				
Southam - Welsh Road East		0.6	B1b/B1c	1480		0.6			0.6					0.6	0.6	
Stockton - Tomlow Road		0.2	B8	600		0.2			0.2					0.2	0.2	
Studley - Birmingham Road		0.2	B2	1600	0.2				0.2			0.2				
Studley - Icknield Street Drive		0.2	B8	470		0.2			0.2							
Studley - Needle Industries		0.7	B1/B2/B8			0.7			0.7					0.7		No progress for many years
Studley - The Slough		0.4	B8		0.4				0.4							
Tanworth-in-Arden - Broad La		0.3	B8	1030			0.3			0.3						
Ufton - Southam Road		0.9	B2	1200		0.9			0.9							
Welford - Rainbow Nurseries		0.3	B1c			0.3			0.3					0.3	0.3	
Walton - Mount Pleasant Farm		0.4	B1a	580			0.4					0.4		0.4		
Wellesbourne - Loxley Road		11.6	B1/B2/B8	39300	11.6			11.6						11.6		O/L app

SITE LOCATION	LOCAL PLAN REF.	AREA (HA.)	USE CLASS	FLOOR SPACE (Sq.m)	CATEGORY			STATUS				PROGRESS			Likely to be implemented	Comments
					Brownfield		Green-Field	Outline p.p	Detailed p.p.		Built 1.4.11 - 31.3.16	Under Const. 31.3.16	Not Started 31.3.16			
					Similar Use	Different Use			Not Started	U/C + Built				Commitment		
Wellesbourne - Loxley Road		3.4	B2/B8	21560	3.4				3.4			3.4				
Wixford - Lodge Farm		0.3	B2			0.3			0.3							
TOTAL PROVISION		73.1			17.2	36.8	19.1	18.9	8.7	44.4	0.2	22.7	22.2	28.2	13.7	

Net losses																
Beoley - Gorcott Hill		-0.1	B1	-350		-0.1				-0.1				-0.1	-0.1	To housing
Fenny Compton - Station Wks		-4.2	B2/B8	-11742		-4.2		-4.2						-4.2	-4.2	To housing
Great Alne - Maudslay Works		-7.0	B2			-7.0			-7.0				-7.0			To care village
Iron Cross - Burleigh House		-0.2	B1a	-450		-0.2			-0.2				-0.2			To housing
Kinwarton - Kinwarton Farm Rd		-0.7	B1/B2/B8	-3420		-0.7			-0.7			-0.7				To mixed use A1/3/5/B1/2/8/SG
			B1a	-320												To C1 hotel
Oxhill - Windmill Farm		-0.2	B8	-800		-0.2		-0.2						-0.2	-0.2	To retail
Pathlow - Featherbed Lane		-0.2	B1c	-410		-0.2			-0.2			-0.2				To D2 leisure
Shipston - Campden Road		-1.2	B2			-1.2		-1.2				-1.2				To housing. Industrial blds demolished
Shipston - Tilemans Lane	SHIP.C	-1.0	B1			-1.0			-1.0					-1.0	-1.0	To housing
Stratford - Aintree Road		-0.2	B1a			-0.2			-0.2			-0.2				To dental surgery
Stratford - Arden St etc.	SUA.K	-0.6	B1			-0.6				-0.6				-0.6		No progress
Stratford - Birmingham Rd		-0.5	B1a			-0.5			-0.5			-0.5				To housing
Stratford - Birmingham Rd		-0.6	B8			-0.6			-0.6			-0.6				To housing, retail, care home
Stratford - Birmingham Rd		-0.1	B1a	-250		-0.1			-0.1			-0.1				To housing
Stratford - Birmingham Rd		-0.4	B1a	-2525		-0.4			-0.4			-0.4				To housing, offices demolished
Stratford - Ingon Lane		-0.1	B8	-500		-0.1		-0.1						-0.1	-0.1	To housing
Stratford - Ingon Lane		-0.1	B8	-250		-0.1		-0.1						-0.1	-0.1	To housing
Stratford - Scholars Lane		-0.2	B1a			-0.2			-0.2			-0.2				To care home
Stratford - Wood Street		-0.1	B1a	-760		-0.1			-0.1				-0.1			To housing
Studley - Bell Lane		-0.2	B2/B8	-330		-0.2			-0.2			-0.2				To housing 2015/16. Industrial blds demolished 2014/15
Tanworth-in-Arden - Well Lane		-1.8	B2	-1470		-1.8		-1.8						-1.8	-1.8	To housing
Wellesbourne - Ettington Road		-0.5	B1a	-1800		-0.5			-0.5					-0.5	-0.5	To housing
Wellesbourne - Loxley Road		-1.4	B2/B8	-1500		-1.4			-1.4			-1.4				To retail
Willington - Green End Farm		-0.2	B1a/B8	-640		-0.2		-0.2						-0.2	-0.2	To housing
Wooton Wawen - Wawensmere Road		-0.2	B1a	-750		-0.2		-0.2						-0.2	-0.2	To housing
Net losses total		-21.9				-21.9		-7.4	-1.1	-12.8	-0.6	-4.6	-8.4	-8.9	-8.3	

Notes to assist interpretation of table:

The category, status and progress sections of the table each assess the situation for individual sites and the overall supply. Therefore, the sum of all the figures in each section equates to the same overall amount of 71.5 hectares.

Notes relating to table:

1. Industrial land is defined as falling within Use Classes B1, B2 and B8
2. Class B element of sites for mixed-use development is estimated until a detailed scheme is approved.
3. Mainly includes sites of at least 0.2 hectares and/or comprising at least 500 square metres (gross) of Class B floorspace, although individual plots within sites can be smaller. There are also small remnants of larger sites shown.
4. Under 'brownfield' category of site
 - similar use means redevelopment within Class B or comparable type of use
 - different use means redevelopment/conversion to Class B from another Use Class

Table 3: Schedule of Retail Developments in Stratford-on-Avon District since 2011

As at 31 March 2016

NB. Only includes schemes over 250 square metres (gross) or thereabouts

The shaded cells show the changes from the situation at 31 March 2015

Ref.no	Site	Description	Type of Location	Floorspace (sq.m. gross)	Status	Progress/ comments
07/00509/FUL	Avenue Farm Industrial Estate, Stratford-upon-Avon	Change of use and sub-division of building from B1/B2 Light Industrial to form two Class A1 retail units and one Class B8 storage unit	Elsewhere in urban area	1,600	Granted pp 18.04.07	Completed 2011
08/03082/FUL	Birmingham Road, Stratford-upon-Avon	Construction of new food store (Aldi)	Elsewhere in urban area	1,410	Granted pp 08.03.11	Completed 2012
10/01692/FUL	Shipston Road, Stratford-upon-Avon	Construction of new food store	Edge of urban area	3,430	Granted pp 06.04.11	Completed 2012 (occupied by Waitrose)
11/00609/FUL	Town Square, Stratford-upon-Avon	Reconfiguration and extension of existing retail units and cinema	Town/ commercial centre	-380 (A1) +1,900 (A3-A5)	Granted pp 07.01.14.	Under construction
11/00989/FUL	Birmingham Road, Stratford-upon-Avon	Extension to food store (Tesco)	Elsewhere in urban area	2,930	Granted pp 21.5.13	Not started
12/02085/FUL	Salford Road, Bidford-on-Avon	Extension to food store (Budgen)	Elsewhere in urban area	450	Granted pp 31.10.12	Not started
12/00403/OUT	Campden Road, Shipston-on-Stour	Foodstore	Edge of urban area	2,500	Appeal allowed 23.02.15	Reserved matters application not yet submitted
12/02256/VARY	Maybrook Road, Stratford-upon-Avon	Change of use from warehouse (B8) to non-food retail/showroom	Elsewhere in urban area	530	Granted pp 23.11.12	Completed

Ref.no	Site	Description	Type of Location	Floorspace (sq.m. gross)	Status	Progress/ comments
13/00476/REM	Long Marston Depot, Campden Road, Quinton	New settlement including a community shop	Rural	390	Granted pp 02.05.13.	Completed early 2015 (occupied by Londis)
13/00843/FUL	Loxley Road, Wellesbourne	Foodstore	Elsewhere in urban area	3,510	Granted pp 16.12.13	Completed Spring 2015 (occupied by Sainsbury's)
13/01871/FUL	Windmill Farm, Oxhill	Erection of new retail unit	Rural	240	Granted pp 22.11.13.	Not started
13/00157/FUL	Former Cattle Market, Alcester Road, Stratford-upon-Avon	Erection of 214 dwellings (Class C3) and 721 sq.m of commercial floorspace (Classes A1, A2, A3, A4, A5), car parking, landscaping and all other ancillary and enabling works.	Town/ commercial centre	720	Appeal allowed 07.05.14	Not started
13/02950/FUL	12C Greenhill Street, Stratford-upon-Avon	Change of use from A1 Retail to A3 Cafe/B1 Office	Town/ commercial centre	-520	Granted pp 22.01.14	Not started
13/02405/FUL	Unit 2-3 Avenue Farm, Stratford-upon-Avon	Change of use from Class A1 Retail to Class B8 Storage	Elsewhere in urban area	-800	Granted pp 15.11.13.	Completed
13/00572/FUL	2 Swan House, Guild Street, Stratford-upon-Avon	Change of use to A1 retail	Edge of town/ commercial centre	650	Granted pp 13.05.13	Completed
11/02803/FUL	Dudfield Nursery, Shottery, Stratford-upon-Avon	Redevelopment of garden centre to residential	Elsewhere in urban area	-500	Granted pp 06.05.15	Garden centre use ceased
13/02896/FUL	Church Street, Shipston-on-Stour	A1 retail unit	Town/ commercial centre	350	Granted pp 25.07.14	Not started

Ref.no	Site	Description	Type of Location	Floorspace (sq.m. gross)	Status	Progress/ comments
14/00351/FUL	Kinwarton Farm Road, Alcester	Change of use to A1 retail	Elsewhere in urban area	500	Granted pp 20.06.14	Completed
14/02180/FUL	Dodwell Trading Estate, Evesham Road, Luddington	Extension to retail unit	Rural	390	Granted pp 15.10.14	Not started
14/03579/OUT	Long Marston Airfield	New settlement with a community hub including a range of A1-A5 uses	Rural	400	Not yet determined	Planning permission now granted
15/00212/OUT	Waterloo Road, Bidford-on-Avon	Foodstore	Elsewhere in urban area	1,685	Granted pp 20.1.16	Not started (outline permission only)
15/00976/OUT	Lighthorne Heath	New settlement with a range of commercial and community uses	Rural	Foodstore +3,000 Other A1-A5 uses +2,050	Not yet determined	PP now granted
15/00250/FUL	21B and 21C Alcester Road, Studley	Change of use of fitness centre to form two retail units	Town/commercial centre	380	Granted pp 14.4.15	Not started
15/04335/OUT	19, Wood Street, Stratford-upon-Avon	Change of use from A1 retail to restaurant/bar	Town/ commercial centre	-350	Granted pp 25.1.16	Not started
15/03835/FUL	Bards Walk, Stratford-upon-Avon	Removal of covered mall to create up to 7 A1/A2/A3/A4 units	Town/ commercial centre	300 (net increase)	Granted pp 29.2.16	Not started

Notes re: 'Type of Location' column

Definition of Urban Area = Stratford-upon-Avon and Main Rural Centres (for monitoring purposes)

Definition of town/commercial centres = see boundaries defined on Policy Maps in Submission Core Strategy (June 2014)

Table 4a: Schedule of Visitor Accommodation Developments in Stratford-on-Avon District since 2011

As at 31 March 2016

NB. Only includes schemes comprising 5 or more bedrooms

The shaded cells show the changes from the situation at 31 March 2015

Ref.no	Site	Description	Type of Location	Number of bedrooms	Status	Progress/ Comments
06/01349/VARY	Bridgefoot, Stratford-upon-Avon	Extension to hotel (Holiday Inn)	Town / commercial centre	52	Granted pp 27.06.06	Material commencement No recent work on site
07/03246/FUL	Kings Court Hotel, Birmingham Rd, Kings Coughton	Extension to hotel	Edge of urban area	23	Granted pp 29.04.08	Completed 2011
07/03597/FUL	Payton Street, Stratford-upon-Avon	Hotel (Premier Inn)	Edge of town/ commercial centre	85	Granted pp 20.03.08	Completed 2011
08/02823/FUL	Birmingham Road, Stratford-upon-Avon	Construction of Hotel (Premier Inn)	Elsewhere in urban area	130	Granted pp 29.06.09	Completed 2012
08/00410/OUT	Napton Brickworks, Brickyard Lane, Napton-on-the-Hill	Mixed use redevelopment of site including holiday lodges	Rural	20 units	Granted pp 29.1.5	Not started
09/00873/OUT	Dallas Burston Polo Grounds, Stoneythorpe, Southam	Construction of Hotel	Rural	140	Granted pp 13.11.13	New outline application submitted
09/01789/REM 14/01703/VARY	Heritage Motor Centre, Banbury Road, Gaydon	Hotel	Rural	180	Granted pp 14.12.09	Material commencement
10/00046/FUL	16 Church Street, Stratford-upon-Avon	Change of use of dentist surgery to hotel	Town/ commercial centre	12	Granted pp 29.04.10.	Completed 2011
10/02362/FUL	Alveston Manor Hotel, Banbury Road, Stratford-upon-Avon	Extension to hotel	Edge of town/ commercial centre	38	Granted pp 01.02.13	Not started
10/02374/FUL	New Inn, Campden Road, Clifford Chambers	Extension to provide additional guest bedrooms	Rural	8	Granted pp 02.03.11	Completed 2012

Ref.no	Site	Description	Type of Location	Number of bedrooms	Status	Progress/ Comments
11/01695/FUL	Stratford Armouries, Gospel Oak Lane, Pathlow	Holiday chalets	Rural	11	Granted pp 1.12.11	Expired
12/00354/FUL	Bell Inn, Main Road, Alderminster	Conversion and extension to form letting bedrooms	Rural	5	Granted pp 12.04.12	Completed
12/01272/FUL 15/02123/VARY	Blackwell Grange, Ilmington Road, Blackwell	Conversion of agricultural buildings to letting rooms	Rural	8	Granted pp 26.10.12	Commenced
12/01299/FUL	Ashgrove House, Grove Road, Stratford-upon-Avon	Change of use of guest house to student accommodation	Edge of town/ commercial centre	-5	Granted pp 02.10.12	Not started
12/00147/FUL & 13/00789/VARY	Bidford Grange, Bidford-on-Avon	Holiday log cabins	Rural	25	Granted pp 25.02.13	Material commencement
12/02929/FUL	Stratford Road, Hockley Heath	Hotel accommodation (The Oak)	Rural	14	Granted pp 12.03.13	Completed 2014
12/00138/FUL	Bidford Grange Golf Club, Bidford-on-Avon	Change of use and conversion of existing hotel together with the erection of a new linked 3 storey building (54 Bedrooms) to a specialist (dementia) care home (C2)	Rural	-33	Granted pp 18.09.12	Not started
12/02478/FUL	Hill Farm, Wootton Wawen	Construction of marina	Rural	50 berths	Granted pp 31.7.13	Not started (work now commenced)
13/00383/FUL	Globe Hotel, 54 Birmingham Road, Alcester	Change of use and conversion of existing hotel and creation of 4 new flats	Elsewhere in urban area	-11	Granted pp 15.04.13	Completed
13/02400/FUL	The Wobbly Wheel, Warmington	Re-building of hotel destroyed by fire	Rural	40 (no net increase)	Granted pp 05.12.13	Not started

Ref.no	Site	Description	Type of Location	Number of bedrooms	Status	Progress/ Comments
13/03243/FUL	37 Shipston Road, Stratford-upon-Avon	Change of use from Bed and Breakfast establishment to single dwelling	Elsewhere in urban area	-10	Granted pp 06.02.14	Completed
13/03219/FUL	Holiday Inn, Bridgefoot, Stratford-upon-Avon	Erection of two-storey accommodation block.	Town/ commercial centre	24	Granted pp 10.03.14	Not started
13/02483/FUL	Harbury Fields Farm, Middle Road, Harbury	Extension of tourist caravan site to provide additional serviced caravan pitches	Rural	25	Granted pp 18.12.13	Commenced
13/00476/REM	Campden Road, Lower Quinton (Meon Vale)	Touring caravan pitches	Rural	30	Granted pp 02.05.13	Not started
13/02711/FUL	Stratford Armouries, Gospel Oak Lane, Pathlow	Holiday lets	Rural	5	Granted pp 02.01.14	Not started
13/02589/FUL	The Limes Country Lodge, Forshaw Heath Road, Earlswood	Extension to hotel	Rural	9	Granted pp 15.04.14	Completed
14/02660/FUL	Orchard House, Riverside, Tiddington	Change of use to guest house	Rural	5	Granted pp 29.01.15	Completed
14/01118/FUL	Grove Road, Stratford-upon-Avon	Change of use from guest house to dwelling	Edge of town/ commercial centre	-6	Granted pp 08.07.14	Completed
14/01008/FUL	Ingon Manor Hotel and Golf Club, Ingon Lane, Stratford-upon-Avon	Two storey extension	Rural	24	Granted pp 10.09.14	Not started
14/01186/OUT	Meon Vale, Campden Road, Long Marston	Mixed-use development including self catering lodges and holiday homes	Rural	Up to 300 units	Granted pp 2.2.15	Not started (outline permission only)
15/04054/FUL	Baraset Barn, Pimlico Lane, Alveston	New hotel building	Rural	18	Granted pp 22.1.16	Not started

Ref.no	Site	Description	Type of Location	Number of bedrooms	Status	Progress/ Comments
14/01836/FUL	192 Alcester Road, Stratford-upon-Avon	Change of use of guest house to flats	Elsewhere in urban area	-8	Granted pp 23.2.15	Completed
14/03115/FUL	Stratford Armouries, Gospel Oak Lane, Pathlow	Holiday home park comprising log style effect caravans	Rural	33	Granted pp 28.1.15	Not started
14/02635/FUL	4 Kinwarton Farm Road, Kinwarton, Alcester	Change of use from B1 to C1 budget hotel	Elsewhere in urban area	30	Granted pp 28.4.15	Not started
15/02803/FUL	17 Evesham Place, Stratford-upon-Avon	Change of use of guest house to dwelling	Edge of town/ commercial centre	-8	Granted pp 16.11.15	Completed
15/01378/FUL	217 Evesham Road, Stratford-upon-Avon	Change of use of guest house to dwelling	Edge of town/ commercial centre	-7	Granted pp 8.7.15	Not started
15/02704/FUL	Studley Castle, Studley	Extension to hotel	Rural	153	Granted pp 19.11.15	Not started
15/03024/FUL	Dorset House, Church Street, Alcester	Change of use of guest house to 2 dwellings	Town/ commercial centre	-12	Granted pp 18.12.15	Completed
15/02847/FUL	8 Rother Street, Stratford-upon-Avon	Change of use of offices to hotel	Town/ commercial centre	48	Granted pp 8.3.16	Not started

Notes re: 'Type of Location' column

Definition of Urban Area = Stratford-upon-Avon and Main Rural Centres (for monitoring purposes)

Definition of town/commercial centres = see boundaries defined on Policy Maps in Submission Core Strategy (June 2014)

Table 4b: Schedule of Leisure Developments in Stratford-on-Avon District since 2011

As at 31 March 2016

NB. Only includes schemes over 500 square metres (gross) or thereabouts

The shaded cells show the changes from the situation at 31 March 2015

Ref.no	Site	Description	Type of Location	Floorspace (sq.m. gross)	Status	Progress/ comments
11/01185/FUL	Ladbroke Road, Bishop's Itchington	Indoor Riding School	Rural	1,410	Granted pp 25.08.11	Completed
12/01768/FUL	Southern Lane, Stratford-upon-Avon	Studio Theatre (The Other Place)	Town/ Commercial centre	820	Granted pp 20.09.12	Completed
12/01282/FUL	Stratford Armouries Museum, Gospel Oak Lane, Pathlow	Museum building	Rural	600	Granted pp 08.11.12	Expired
12/00749/OUT	Lower Farm, Stoneythorpe, Southam	Extension to business including D2 leisure facilities	Rural	2,000	Granted pp 7.10.14	Not started
13/00809/FUL	Banbury Road, Southam	Football Club and Bowls Club	Edge of urban area	1,750	Granted pp 31.03.15	Not started
13/00476/REM	Campden Road, Lower Quinton (Meon Vale)	Sports Hall	Rural	1,500	Granted pp 02.05.13	Completed
14/03537/FUL	Heritage Motor Museum, Banbury Road, Gaydon	Museum building	Rural	4,440	Granted pp 19.03.15	Completed
14/00839/FUL	Sports and Community Centre, Loxley Close, Wellesbourne	Extension to sports hall	Elsewhere in urban area	760	Granted pp 4.6.14	Not started

Ref.no	Site	Description	Type of Location	Floorspace (sq.m. gross)	Status	Progress/ comments
14/01165/FUL	Dallas Burston Polo Grounds, Stoneythorpe, Southam	Camping, touring caravan and static holiday caravan site with facilities	Rural	470	Granted pp 3.8.15	Not started
15/00250/FUL	21B and 21C Alcester Road, Studley	Change of use from health and fitness centre (D2) to form two retail units	Town/ Commercial centre	-380	Granted pp 14.4.15	Completed
15/02784/FUL	Masons Road, Stratford-upon-Avon	Change of use to gymnasium	Elsewhere in urban area	460	Granted pp 13.10.15	Completed

Notes re: 'Type of Location' column

Definition of Urban Area = Stratford-upon-Avon and Main Rural Centres (for monitoring purposes)

Definition of town/commercial centres = see boundaries defined on Policy Maps in Submission Core Strategy (June 2014)

5. Neighbourhood Plans

Neighbourhood Development Plans (NDPs) were introduced in the Localism Act 2011. Stratford District has 34 Neighbourhood Plan Area designations, all by Parish area.

Progress during 2016 includes:

- Long Compton and Kineton NDPs proceeded to referendum and received YES votes from their local communities. Both were adopted by the District Council as part of the Local Development Plan in 2016.
- Bidford-on-Avon, Salford Priors, Welford-on-Avon and Wootton Wawen plans have reached Examination. Salford Priors proceeds to referendum in May 2017.
- Snitterfield and Wimcote & Pathlow plans are at the formal consultation stage.

The AMR will develop further monitoring as the plans progress towards adoption and beyond.

Stratford District is also covered by 53 Town and Parish Plans, 16 of these have either been produced or updated since 2011. Parish Plans are adopted by the Council as a material consideration in the determination of planning applications.

Table 5 is a schedule by Parish showing progress of relevant Neighbourhood and Parish Plans and Housing Need Surveys for local information. This will be displayed on the website and can be updated regularly to show progress – www.stratford.gov.uk/nplan. The website will also provide website links and contacts for Parishes to research local demographic and economic information.

Table 5: Index of Neighbourhood/Parish Plans and Local Housing Needs Surveys

Parish	2011 Census		Settlement(s)	Settlement status (Core Strategy 2016)	Year of adoption of most recent community plan	Neighbourhood planning status	Year of publication of most recent local housing needs survey	Site canvassing (since 2003)?	LC/RE scheme completed or in pipeline (since 2003)? (a)	Remarks
	Usual resident population	All dwellings								
Alcester	6273	2916	Alcester	MRC	2008 (b)	NADES	2012	YES		
Alderminster	491	230	Alderminster	LSV 4		NADES	2011	YES		Fresh HNS under consideration.
Aston Cantlow	437	201	Aston Cantlow	LSV 4						Parish Plan in preparation
Avon Dassett	210	101	Avon Dassett	...	2007		2007	YES		
Bearley	724	302	Bearley	LSV 4	2013	NADES	2012			Previous HNS 2007.
Beaudesert & Henley-in-Arden	3064	1576	Henley-in-Arden	MRC	2005	NADES	2014			Previous HNS 2006.
Bidford-on-Avon	5350	2232	Bidford-on-Avon	MRC	2003	SUB	2013	YES	n/a	B50 Parish Plan. Previous HNS 2005
Bidford-on-Avon	n/a	n/a	Broom	...	2003	SUB	2013	YES	YES	B50 Parish Plan. Previous HNS 2005
Bidford-on-Avon	n/a	n/a	Marldiff	...	2003	SUB	2013	YES	n/a	B50 Parish Plan. Previous HNS 2005
Binton	311	156	Binton	...	2016		2013			
Bishops Itchington	2082	873	Bishops Itchington	LSV 1	2008	NADES	2016	YES		Fresh HNS undertaken in parallel with NP survey - Aug 2016. Previous HNS 2007.
Brailes & Winderton	1149	547	Brailes	LSV 2	2012	DRAFT	2016	YES	YES	Brailes & Winderton PP originally adopted 2005. Previous HNS 2006.
Burton Dassett	1322	517	Burton Dassett	...			2010	YES		
Burton Dassett	n/a	n/a	Northend	LSV 4			2011	YES		
Burton Dassett	n/a	n/a	Temple Herdwycke	LSV 3			2012	YES		
Butlers Marston	232	107	Butlers Marston	...			2011			Previous HNS 2001 Fresh HNS underway.
Cherington & Stourton	373	211	Cherington, Stourton	...			2010	YES		
Claverdon	1261	540	Claverdon	LSV 3		NADES	2002		YES (c)	PP preparation abandoned in favour of NP.
Clifford Chambers & Milcote	432	214	Clifford Chambers	LSV 4		NADES	2016			Previous HNS 2009.
Clifford Chambers & Milcote	n/a	n/a	Milcote	...		NADES	2016			Previous HNS 2009.

Table 5: Index of Neighbourhood/Parish Plans and Local Housing Needs Surveys

Parish	2011 Census		Settlement(s)	Settlement status (Core Strategy 2016)	Year of adoption of most recent community plan	Neighbourhood planning status	Year of publication of most recent local housing needs survey	Site canvassing (since 2003)?	LC/RE scheme completed or in pipeline (since 2003)? (a)	Remarks
	Usual resident population	All dwellings								
Combroke	159	72	Combroke	...	2007					
Coughton	157	72	Coughton	...	2010		2016			2010 PP grant. Previous HNS 2009 & 2012.
Dorsington	150	58	Dorsington	...		APP	2009			Fresh NA designation application submitted
Ettington	1171	477	Ettington	LSV 3		NADES	2016	YES		Previous HNS 2006 & 2011
Exhall	203	92	Exhall	...	2007		2003			Open Gate Action Plan
Farnborough	265	123	Farnborough	...			Undated			HNS 2004? PP submitted for adoption. Fresh HNS underway.
Fenny Compton	808	332	Fenny Compton	LSV 2	2009	NADES	2008	YES	YES	Previous HNS 2005
Gaydon	446	185	Gaydon	LSV 4	2013		2006			PP 2012-17. HNS under consideration.
Great Alne	570	240	Great Alne	LSV 3	2009		2014	YES	YES	2010 PP grant. Previous HNS 2010
Great Wolford	278	152	Great Wolford	...			2015			
Halford	341	160	Halford	LSV 4			2007	YES		Decision taken not to undertake further HNS.
Hampton Lucy	566	231	Hampton Lucy	LSV 4		NADES	2011	YES		Fresh HNS awaiting adoption.
Harbury	2420	1050	Harbury	LSV 1	2012	DRAFT	2011	YES	YES	2010 PP grant. PP originally adopted 2005 Previous HNS 2004
Ilmington	712	353	Ilmington	LSV 3	2006	NADES	2006	YES	YES	
Kineton	2337	1003	Kineton	MRC	2016	MADE	2013	YES		NP referendum held on 01/09/2016. NP adopted on 24/10/2016.
Ladbroke	268	123	Ladbroke	...	2010 (e)		2008			No further action to be taken in respect of preparation of a NP.
Langley	162	67	Langley	...	2013					
Lighthorne	361	176	Lighthorne	LSV 4	2014		2013			
Lighthorne Heath	898	377	Lighthorne Heath	LSV 2	2005		Undated	YES	YES	HNS 2004? PP 2005-10.
Little Compton	365	209	Little Compton	...			2008	YES	YES	

Table 5: Index of Neighbourhood/Parish Plans and Local Housing Needs Surveys

Parish	2011 Census		Settlement(s)	Settlement status (Core Strategy 2016)	Year of adoption of most recent community plan	Neighbourhood planning status	Year of publication of most recent local housing needs survey	Site canvassing (since 2003)?	LC/RE scheme completed or in pipeline (since 2003)? (a)	Remarks
	Usual resident population	All dwellings								
Long Compton	764	368	Long Compton	LSV 3	2016	MADE	2012	YES	YES	Previous HNS 2004. NP referendum held on 24/03/2016. NP adopted on 25/04/2016.
Long Itchington	2013	861	Long Itchington	LSV 1	2009	NADES	2016	YES	YES	Previous HNS 2007.
Long Marston (Marston Sicca)	436	183	Long Marston	LSV 4	2007	NADES	2014			Also HNS 2007 & 2010. Revised NA designation agreed.
Loxley	399	157	Loxley	LSV 4	2007	NADES	2014	YES		
Luddington	475	228	Luddington	...	2006		2007			
Mappleborough Green	857	399	Mappleborough Green	LSV 4						NP &/or HNS not to be undertaken
Moreton Morrell	850	289	Moreton Morrell	LSV 4	2007		2015			VDS in lieu of NP.
Napton-on-the-Hill	1144	471	Napton-on-the-Hill	LSV 2	2011	ENQ	2012	YES	YES	Previous HNS 2004? PP originally prepared 2006
Newbold Pacey & Ashorne	267	115	Newbold Pacey & Ashorne	...	2007		Undated			HNS 2004?
Oxhill	305	146	Oxhill	LSV 4	2014		2016			Parish Plan prepared in lieu of NP.
Pillerton Priors	294	123	Pillerton Priors	LSV 4		NADES				Parish Plan to be prepared in lieu of NP.
Preston-on-Stour	244	121	Preston-on-Stour	...	2014		2015			2010 PP grant. Preparatory survey 2013. Previous HNS 2010
Priors Marston	579	250	Priors Marston	LSV 4	2005		2015	YES	YES	Previous HNS 2004
Quinton	1968	850	Quinton (Lower)	LSV 1		NADES	2007	YES		2010 PP grant. Fresh HNS not to be undertaken.
Radway	238	115	Radway	...	2003					PP review in progress
Ratley & Upton	327	149	Ratley & Upton	...	2008		2011	YES		Previous HNS 2005
Salford Priors	1546	830	Salford Priors	LSV 2	2005	SUB	2008	YES		LC scheme aborted. NP to proceed to referendum.
Sambourne	844	336	Sambourne	...	2014		2014			HNS commissioned by The Sambourne Trust, but proposed scheme abandoned.
Shipston-on-Stour	5038	2405	Shipston-on-Stour	MRC	2008	DRAFT	2014	YES	YES	Previous HNS 2005 TP 2008-13
Shotteswell	221	106	Shotteswell	...						PP in lieu of NP

Table 5: Index of Neighbourhood/Parish Plans and Local Housing Needs Surveys

Parish	2011 Census		Settlement(s)	Settlement status (Core Strategy 2016)	Year of adoption of most recent community plan	Neighbourhood planning status	Year of publication of most recent local housing needs survey	Site canvassing (since 2003)?	LC/RE scheme completed or in pipeline (since 2003)? (a)	Remarks
	Usual resident population	All dwellings								
Snitterfield	1226	520	Snitterfield	LSV 3	2005	SUB	2014	YES	YES	2010 PP grant. Previous HNS 2006
Southam	6567	2833	Southam	MRC	2007	NADES	2009	YES		Previous HNS 2005
Stockton	1347	542	Stockton	LSV 2	2006		2006/2013	YES	YES	
Stratford-upon-Avon	27445	13251	Alveston	LSV 4	2001 - 2015	DRAFT				Revised VDS adopted Nov 2015. HNS undertaken 2015 - report pending.
Stratford-upon-Avon	n/a	n/a	Stratford-upon-Avon	Main Town		DRAFT				HNS undertaken 2015 - report pending.
Stratford-upon-Avon	n/a	n/a	Tiddington	LSV 1		DRAFT				HNS undertaken 2015 - report pending.
Stretton-on-Fosse	439	214	Stretton-on-Fosse	...	2010		2011	YES	YES	2010 PP grant. Previous HNS 2006
Studley	5879	2600	Studley	MRC	2007		2014	YES	YES	PP for period 2015-2020 in preparation.
Tanworth-in-Arden	3104	1349	Earlwood	LSV 3		NADES				Fresh HNS undertaken Aug 2016.
Tanworth-in-Arden	n/a	n/a	Tanworth-in-Arden	LSV 4		NADES				Fresh HNS undertaken Aug 2016.
Tanworth-in-Arden	n/a	n/a	Wood End	LSV 4		NADES				Fresh HNS undertaken Aug 2016.
Temple Grafton	462	201	Temple Grafton	...	2007	ENQ	2014 (e)			Open Gate Action Plan. HNS under consideration.
Tredington	1422	653	Newbold-on-Stour	LSV 3	2015		2013			
Tredington	n/a	n/a	Tredington	LSV 3	2015		2013			
Tysoe	1143	511	Tysoe	LSV 2	2010	DRAFT	2012	YES		Fresh HNS awaiting adoption.
Ufton	319	147	Ufton	...		ENQ	2012			Appraisal 2001.
Warmington	304	138	Warmington	...			2011			2010 PP grant. Fresh HNS awaiting adoption.
Welford-on-Avon	1420	661	Welford-on-Avon	LSV 2	2007	SUB	2008	YES	YES	
Wellesbourne & Walton	5849	2606	Wellesbourne	MRC	2011	DRAFT	2011			2010 PP grant. Wellesbourne & Walton VDS adopted 2014
Whatcote	143	71	Whatcote	...			2014			

Table 5: Index of Neighbourhood/Parish Plans and Local Housing Needs Surveys

Parish	2011 Census		Settlement(s)	Settlement status (Core Strategy 2016)	Year of adoption of most recent community plan	Neighbourhood planning status	Year of publication of most recent local housing needs survey	Site canvassing (since 2003)?	LC/RE scheme completed or in pipeline (since 2003)? (a)	Remarks
	Usual resident population	All dwellings								
Whichford & Ascott	336	164	Whichford & Ascott	...	2010		2011			See also Cherington & Stourton.
Wilmcote & Pathlow	1299	549	Pathlow	...	2004	DRAFT	2015			Revised NA designation agreed.
Wilmcote & Pathlow	n/a	n/a	Wilmcote	LSV 2	2004	DRAFT	2015			Revised NA designation agreed.
Wixford	155	67	Wixford	...	2015		2012			No local housing need ID by HNS.
Wolverton	212	98	Wolverton	...	2014		2014		YES**	Previous HNS 2005
Wootton Wawen	1318	685	Wootton Wawen	LSV 2	2010	SUB	2011	YES	YES	

NOTES:

Settlement status:

Main Town
Main Rural Centre
Local Service Village

Border indicates Green Belt setting (full or partial)

Shading indicates Designated Rural Area

List is in alphabetical order of **parish** followed by **settlement**

(a) In addition, conventional market-led scheme(s) may also be under consideration (applicable to all parishes).

(b) Alcester Town Plan also covers the parishes of Kinwarton, Arrow and Weethly.

(c) Cluster scheme at Norton Lindsey (Claverdon Parish).

(d) Ladbroke Parish Plan also includes the parishes of Chapel Ascote, Radbourn and Hodenell & Wills Pasture.

(e) Only covers Temple Grafton village.

Methodology for determining LSV status and categorisation revised March 2014.

Neighbourhood planning status codes:

ENQ	Enquiry about neighbourhood planning received
APP	Neighbourhood Area application received
NADES	Neighbourhood Area designated
DRAFT	Draft plan published for public consultation
SUB	Plan submitted for independent examination
MADE	Plan adopted ('made') following referendum

6. Core Strategy Monitoring Framework

6.1 Core Strategy Monitoring Indicators

Table 6. lists Policy monitoring indicators identified in the adopted Core Strategy – July 2016. It should be noted that these will be reassessed and refined over time. Further work needs to be done as to how data will be collected and analysed.

In particular, given the uncertainties about the future which have had to be considered in deriving an appropriate housing requirement for Stratford-on-Avon District, monitoring must play an essential role in ensuring the housing requirement remains appropriate or is adjusted if necessary in future. The Core Strategy establishes indicators for the monitoring of individual policies but does not always treat them in an integrated way. It will be necessary to monitor not only changes in population level and structure, economy and employment and housing and employment-related development, but particularly the inter-relationships between these aspects. Key matters for monitoring will be changing patterns of migration, commuting, and housing occupancy and how all these relate to developments in neighbouring local authority areas.

Table 6: Core Strategy Policy Monitoring Indicators

Policy CS.1	Sustainable Development
Monitoring indicators	<ul style="list-style-type: none"> • Policy will be monitored through measuring the achievement of the stated objectives of the Sustainability Appraisal.
Policy CS.2	Climate change and Sustainable Construction
Monitoring indicators	<ul style="list-style-type: none"> • Number of non-commercial developments achieving BREEAM 'Good' or above. • Number of major installations for renewable energy and low carbon energy projects. • The amount of new development (ha) situated within a 1:100 year flood risk area, including an allowance for climate change (Flood Zone 3). • Number of planning permissions granted for development within Flood Zone 3, contrary to the Environment Agency guidance.
Policy CS.3	Sustainable Energy
Monitoring indicators	<ul style="list-style-type: none"> • Number of non-commercial developments achieving BREEAM 'Good' or above. • Number of major installations for renewable energy and low carbon energy projects.
Policy CS. 4	Water Environment and Flood Risk
Monitoring indicators	<ul style="list-style-type: none"> • Number of planning applications incorporating SUDS. • Number of planning applications granted contrary to Environment Agency advice. • Number of planning applications achieving the 'Good' BREEAM standard.

Policy CS. 5	Landscape
Monitoring indicators	<ul style="list-style-type: none"> • Assessment of development proposals incorporating landscaping schemes to mitigate the impact of development or provide enhancement, focusing on areas of landscape sensitivity on the edges of settlements. • Assessment of schemes affecting aged/veteran trees or ancient woodland. • Assessment of schemes and projects to expand native woodlands.
Policy CS. 6	Natural Environment
Monitoring indicators	<ul style="list-style-type: none"> • Impacts of development on national and local habitat designations such as SSSIs and Local Wildlife Sites, together with other locally known sites which contribute to biodiversity in the District. • Impacts of development on habitats that have triggered Biodiversity Impact Assessments within the Biodiversity Offsetting metrics measured as losses or gains. • Proportion of local sites where positive conservation management is being achieved. • Relevant sustainability indicators will be used to monitor species, including the extent of priority species in the District, and particularly those identified in the Warwickshire, Coventry and Solihull Biodiversity Action Plan.
Policy CS. 7	Green Infrastructure
Monitoring indicators	<ul style="list-style-type: none"> • Increase in percentage of residents with Accessible Natural Greenspace of at least 2 hectares in extent within 300 metres (or 5 minutes walk) from their home. • Percentage of residents that are satisfied with the quantity and quality of open space provided. • Area of public and private open space, including allotments, gained through development. • Area of public and private open space, including allotments, lost to development. • Assessment of schemes and projects that improve biodiversity connectivity for woodland, wetland and grassland GI assets. • Enhancement of GI assets as a result of management plans relating to outdoor recreation facilities. • Implementation of GI projects identified in Area Strategies.
Policy CS. 8	Historic Environment
Monitoring indicators	<ul style="list-style-type: none"> • Assessment of planning applications that affect a designated historic asset. • Assessment of planning applications that involve the loss of a non-designated historic feature. • Production of Conservation Area Appraisals and Management Plans. • Schemes providing public access to or interpretation of a historic asset.
Policy CS.9	Design and Distinctiveness
Monitoring indicators	<ul style="list-style-type: none"> • Planning applications for development should be assessed by SDC as to whether they meet the criteria set out in this Policy.

	<ul style="list-style-type: none"> In terms of design and distinctiveness which enhance the built and natural environment: % of applications approved for residential development with Design and Access statements taking account of Building for Life or replacement criteria. Parish Plans and Town/Village Design Statements plus future Neighbourhood Plans identify good design as a priority in their local areas and areas for improvement which should be taken into account when determining relevant planning applications. Every two years Building Control run Built in Quality awards for new development in Stratford-on-Avon District. Winners should be reported as exemplars of good quality, well designed and sustainable buildings. Public realm improvements identified in Area Profiles and Town/Parish Plans should be assessed by SDC.
Policy CS.10	Green Belt
Monitoring indicators	<ul style="list-style-type: none"> Number of applications granted planning permission despite being defined as 'inappropriate development' in the Green Belt. Assessment of very special circumstances identified to justify granting planning permission (including appeal decisions). Assessment of schemes involving extension to or replacement of an existing dwelling in relation to the scale of increase in volume of building involved.
Policy CS.11	Cotswolds AONB
Monitoring indicators	<ul style="list-style-type: none"> Assessment of the justification for granting planning permission for large-scale development proposals within or close to the AONB (including appeal decisions).
Policy CS.12	Special Landscape Areas
Monitoring indicators	<ul style="list-style-type: none"> Assessment of the justification for granting planning permission for large-scale development proposals within a Special Landscape Area (including appeal decisions).
Policy CS.13	Areas of Restraint
Monitoring indicators	<ul style="list-style-type: none"> Assessment of the justification for granting planning permission for large-scale development proposals within an Area of Restraint (including appeal decisions).
Policy CS.14	Vale of Evesham Control Zone
Monitoring indicators	<ul style="list-style-type: none"> Assessment of the justification for granting planning permission for development proposals which would generate significant HGV movements within the Vale of Evesham Control Zone (including appeal decisions).
Policy CS.15	Distribution of Development
Monitoring indicators	<ul style="list-style-type: none"> Amount and type of development that takes place in each category of location identified.
Policy CS.16	Housing Development
Monitoring indicators	<ul style="list-style-type: none"> Number of homes granted planning permission and number of homes completed against the annual housing target.
Policy CS.17	Accommodating Housing Need Arising from Outside Stratford District
Monitoring indicators	<ul style="list-style-type: none"> Non identified.

Policy CS.18	Affordable Housing
Monitoring indicators	<ul style="list-style-type: none"> • Number of affordable dwelling completions. • Percentage of affordable homes provided on site.
Policy CS.19	Housing Mix and Type
Monitoring indicators	<ul style="list-style-type: none"> • The type, size and tenure of completed dwellings. 100% of new homes to be designed and built to lifetime homes standard.
Policy CS.20	Existing Housing Stock and Buildings
Monitoring indicators	<ul style="list-style-type: none"> • Number of empty properties returned to residential use against the target in the Empty Homes Strategy. • Number of dwellings lost to other uses.
Policy CS.21	Gypsies and Travellers and Travelling Showpeople
Monitoring indicators	<ul style="list-style-type: none"> • 5 year supply of Gypsy and Traveller pitches.
Policy CS.22	Economic Development
Monitoring indicators	<ul style="list-style-type: none"> • Changes in the number and types of jobs provided in the District. • Amount of land developed for employment uses. • Implementation of sites allocated for employment purposes. • Amount of floorspace completed for different types of employment use. • Amount of land available for different types of employment use. • Loss of employment land through redevelopment to other uses.
Policy CS.23	Retail Development and Main Centres
Monitoring indicators	<ul style="list-style-type: none"> • Amount of new retail floorspace provided in the District. • Provision of new retail development within Stratford-upon-Avon town centre, on the edge of the town centre and elsewhere in the town, by type and occupancy. • Regular health check of Stratford-upon-Avon town centre to cover (inter alia): <ul style="list-style-type: none"> - diversity of main town centre uses - presence of national multiples and high profile retailers - retail rents - proportion of vacant properties at ground floor level - quality and mix of services - pedestrian flows. • Gains and losses of retail floorspace in commercial core of and elsewhere in Main Rural Centres.
Policy CS.24	Tourism and Leisure Development
Monitoring indicators	<ul style="list-style-type: none"> • Provision and location of new tourism and leisure related development, including conference facilities and visitor accommodation. • Number of domestic and international visitors to the District. • Amount of spending by visitors • Number of overnight stays and occupancy rates in hotels and guest houses. • Number of jobs in the District related to tourism sector.
Policy CS.25	Healthy Communities
Monitoring indicators	<ul style="list-style-type: none"> • New and enhanced community facilities including open space/play areas/sports pitches and recreation facilities.

	<ul style="list-style-type: none"> • Loss of community facilities including open space/play areas/sports pitches and recreation facilities. • Residents' satisfaction surveys will be undertaken relating to local areas, community facilities and the provision of open space. Parish and Neighbourhood Plans may identify the need for additional or improved open spaces and community facilities in their local areas. • Sustainability indicators relating to safeguarding and improving community health, safety and wellbeing are applicable to this Policy, as are those for reducing barriers to those living in rural areas.
Policy CS.26	Travel and Communication
Monitoring indicators	<ul style="list-style-type: none"> • Number of Travel Plans completed and the extent to which they have been implemented. • Percentage of residents finding it easy to access key local services. • Value of developer contributions towards sustainable transport. • Sustainability indicators relating to transport, climate change and to reducing barriers to those living in rural areas are applicable to this policy. • Extent of coverage of areas enabled for superfast broadband services.
Policy CS.27	Developer Contributions
Monitoring indicators	<ul style="list-style-type: none"> • The Infrastructure Delivery Plan and Regulation 123 List will be reviewed on an on-going basis (with appropriate consultation). • Maintenance and reporting of schedule of infrastructure projects delivered; • Maintenance and reporting of a Schedule of Section 106 agreements and the spending of monies received. • Maintenance and reporting of a Schedule of CIL contributions and spending. • Sustainability indicators relating to safeguarding and improving community health, safety and wellbeing, to transport and to reducing barriers to those living in rural areas are relevant to this policy.
Policy AS.10	Countryside and Villages
Monitoring indicators	<ul style="list-style-type: none"> • Number and nature of planning applications determined in relation to each provision of the policy. • Assessment of complex cases, the issues raised and how they were balanced out.
Policy AS.11	Large Rural Brownfield Sites
Monitoring indicators	<ul style="list-style-type: none"> • Assessment of the housing, business, commercial and tourism indicators in relation to development proposals on any sites covered by this policy.

6.2 Sustainability Appraisal Monitoring Indicators

Table 7. is taken from the Sustainability Appraisal of the Stratford-on-Avon Core Strategy: SA Report meeting the requirements of the SEA Directive - May 2014. Subsequent Sustainability Appraisals accompanying Core Strategy Modifications reports in 2015 have not amended the table.

The Sustainability Appraisal / Strategic Environmental Assessment for the Core Strategy (May 2014) includes consideration of monitoring.

The Strategic Environmental Assessment Directive states in (Article 10):

“Member States shall monitor the significant environmental effects of the implementation of plans and programmes in order, inter alia, to identify at an early stage unforeseen adverse effects, and to be able to undertake appropriate remedial action.”

Arrangements for monitoring do not need to be confirmed until production of the Post Adoption Statement that follows adoption of the Plan. The SEA Directive states in Article 7 that the Statement should include:

“the measures decided concerning monitoring in accordance with Article 10.”

The proposed indicators from the May 2014 report are set out below. The intention will be to integrate appropriate indicators into the indicators in the AMR or alternatively to take the indicators from the Core Strategy and indicate which SEA topics they relate to.

Table 7. Discussion of effects to be monitored

Potential adverse effect, or area to be monitored	Indicator	Frequency of monitoring and scale	Trigger
Increased use of private cars for transportation	Traffic flows on key routes	Annually, key routes.	Traffic flows increase year on year.
Lack of use of sustainable transport	Proportion of the population using public transport or travelling by foot / bike	Annually, key routes.	Sustainable transport use decreases year on year
Needs of those living in rural areas are not met locally	Accessibility and capacity of nearest necessary services and amenities	Annually, all rural settlements	No increase in accessibility and facilities are at capacity due to additional residents
Decrease air quality due to increases in traffic	Levels of air pollution	Annually, district-wide but focus on Studley and A435	Air pollution increases year on year

Degradation and reduction of areas of priority habitat	Area and quality of BAP priority habitat	Annually, Local to BAP priority habitats	Area and quality of priority habitat decreases year on year
Decline in biodiversity	Species richness in green areas	Annually, Local to BAP priority habitats and Gorcott Hill	Decrease in species richness year-on-year
Stratford-on-Avon's increasing contribution to climate change.	Carbon footprint of the District: carbon dioxide, methane and nitrous oxide emissions	Annually, borough wide.	When emissions increase year on year.
Lack of economic growth in the Vale of Evesham Control Zone	Number of jobs (vacant and occupied) and businesses in the Vale of Evesham Control Zone	Annually, Local to Vale of Evesham Control Zone	Number of jobs and businesses decrease year-on-year
Health services inaccessible to some residents	Accessibility and capacity of nearest doctors surgery	Annually, Local to Southam	No increase in accessibility and facilities are at capacity due to additional residents
Loss of historical and archaeological assets	Number of developments on sites with historic features (e.g. ridge and furrow) or historic finds (e.g. Roman coins)	Annually, Local to areas with known archaeological and historical assets	Increasing number of developments on sites with historic features and finds
Degradation in best and most sensitive landscape areas	Amount of new development within close proximity to best and most sensitive landscape areas and number of important landscape features lost	Annually, district-wide	Increasing development in close proximity to best and most sensitive landscape areas and loss of important landscape features
Loss of greenbelt land	Amount of new development on designated greenbelt land	Annually, local to areas in and surrounding greenbelt land	Increasing amount of development on greenbelt land
Loss of grade 3a and above agricultural land	Amount of new development on grade 3a or above agricultural land	Annually, local to areas of grade 3a or above agricultural land	Increasing amount of development on grade 3a or above agricultural land

Loss of important mineral resources and access to these	Availability of mineral resources	Annually, district-wide	Availability of mineral resources is lower than demand
Decreasing integrity of the countryside, including its soils	Quality and connectivity of countryside	Annually, district-wide	Decreasing quality and connectivity of countryside

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