

# Stratford-on-Avon District Annual Monitoring Report 2006



DECEMBER 2006

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# **Stratford-on-Avon District**

## **Annual Monitoring Report 2006**

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# 1 Introduction

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The preparation and publication of an Annual Monitoring Report is one of the fundamental planks of the new planning system introduced by the Planning and Compulsory Purchase Act 2004.

To quote Government guidance, 'monitoring is essential to establish what is happening now, what may happen in the future and ... to determine what needs to be done.'

The Act requires each local planning authority to submit an annual report to the Secretary of State. It is expected to contain information on the implementation of the Local Development Scheme and the extent to which the policies set out in the local development documents are being achieved.

One of the key components of the new planning system is the importance of linking the development plan with the community strategy for the area. In this way it is possible for them to adopt common targets and indicators so that common progress can be gauged.

The development plan can be helpfully described as the physical manifestation of the community strategy, helping to ensure that land and buildings are used in ways that meet the expressed needs and priorities of communities.

The new form of monitoring is intended to take a positive approach, identifying key challenges and opportunities, and informing decisions so that the greatest benefit for the future of the area is derived.

This document is Stratford District Council's second Annual Monitoring Report (AMR) produced under the 2004 Act. It seeks to develop and improve on the first edition, taking into account feedback by the Government Office for the West Midlands on the contents of last year's AMRs from around the region. It also identifies where improvements to the scope of the monitoring process could be made by the District Council.

A significant achievement was reached on 14 July 2006 when the Stratford-on-Avon District Local Plan Review 1996-2011 was adopted.

This report covers the monitoring period 1 April 2005 to 31 March 2006, apart from the section on the Local Development Scheme which sets out the situation at the time of publication.

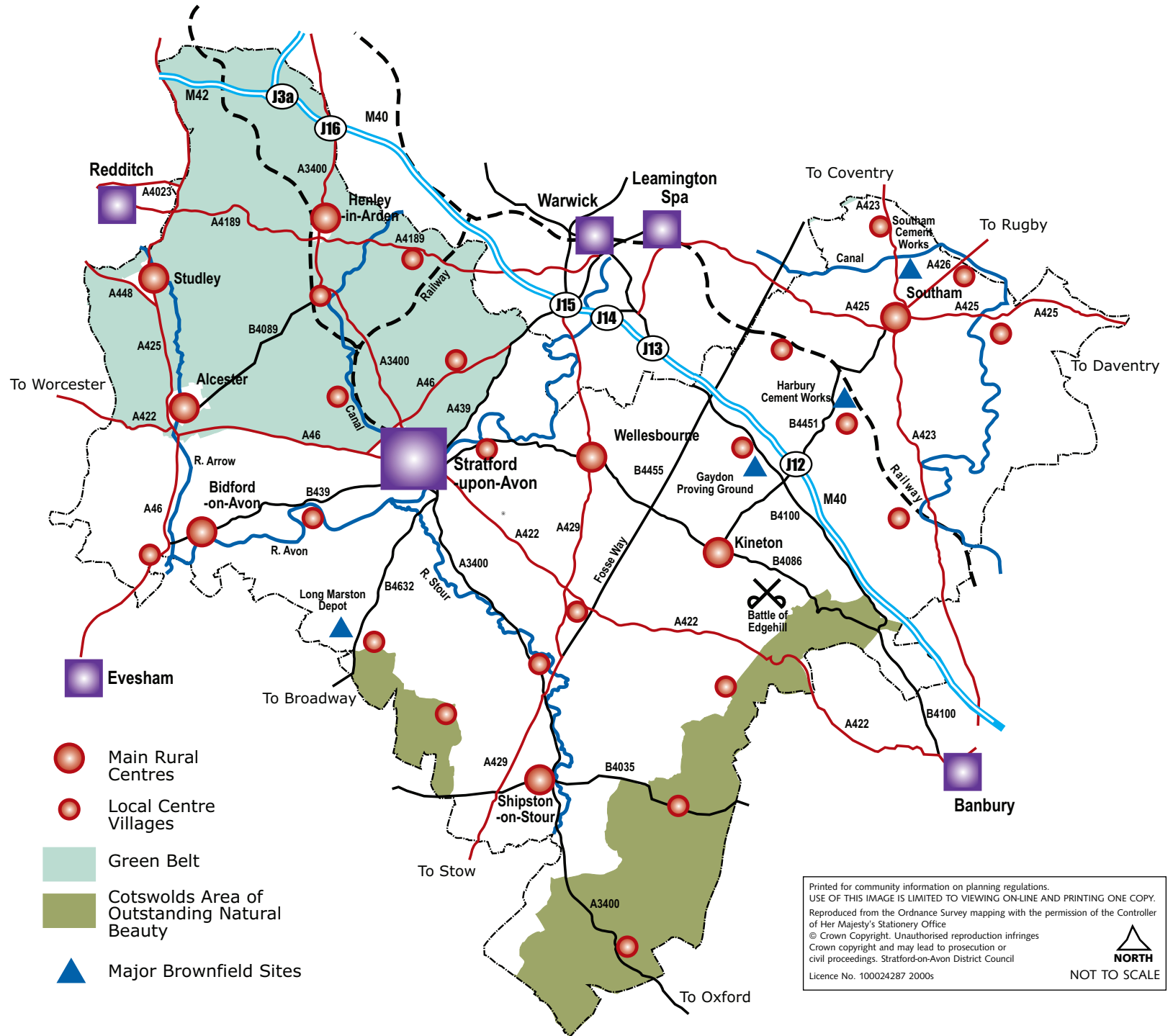
## 2 Summary

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This section draws out some of the key findings that have been established through producing this edition of the Annual Monitoring Report.

- The Stratford-on-Avon District Local Plan Review was finally adopted in July 2006.
- The Statement of Community Involvement was adopted in April 2006. However, because of the process in adopting the Local Plan Review, work on the Core Strategy Development Plan Document has slipped. Evidence gathering and the formulation of options has commenced and an initial consultation stage is scheduled for the first quarter of 2007.
- The Community Plan for Stratford-on-Avon District and the Corporate Strategy of the District Council set out a clear vision for the future and specific priorities for action. They will provide an important foundation for work on the new Local Development Framework.
- The level of industrial land in Stratford District for the period 1996-2011 (130 hectares) exceeds significantly the requirement of the Warwickshire Structure Plan (81 hectares). However, this is due almost entirely to the large-scale developments that have been approved at the Gaydon Proving Ground.

<sup>1</sup> *Local Development Framework Monitoring: A Good Practice Guide, 2005*



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- A large proportion (77%) of industrial development since 1996 has taken place on brownfield land. This compares favourably with the Structure Plan target of 60%.
- The Regional Spatial Strategy has reduced the housing requirement for the District, compared with the Warwickshire Structure Plan. The position at 1.4.06 was that 1,464 dwellings (maximum) need to be provided between 2006 and 2011, taking into account completions since 2001. The latest analysis indicates a potential over-provision of approximately 300 dwellings, given existing permissions and a modest windfall allowance.
- Ongoing monitoring shows that since 1996, 3022 (48%) of dwellings completed have been located on brownfield land. This compares with 56% shown as an indicative figure in the Warwickshire Structure Plan for the period 1996-2011, and a regional target of 76% for 2001-2011 given in the Regional Spatial Strategy. The low proportion achieved in the District is mainly due to planning decisions made before the targets were adopted.
- Of the 5611 dwellings built between 1996 and March 2005, 1663 (29.6%) were built in Stratford-upon-Avon, 2017 (36.0%) in the Main Rural Centres, and 1931 (34.4%) in the rural parts of the District. In 2005-06, the corresponding figures were 482 (67.4%) in Stratford-upon-Avon, 101 (14.1%) and 132 (18.5%). These figures show how effective policies in the Plan have been in concentrating new housing development in Stratford-upon-Avon.
- Significant improvements have been made in this edition of the AMR to monitor certain key indicators, in particular the accessibility of new residential development by public transport to a range of services, and the situation in Stratford-upon-Avon town centre. It is acknowledged that the current ability to monitor a number of core indicators is limited. This situation will partly be overcome through improvements to the planning applications database. However, certain indicators will require additional resources and/or assistance from specialist sources in order to be monitored effectively, for example the issue of biodiversity.
- A comprehensive assessment of all the policies in the Local Plan Review has been undertaken for this edition of the AMR. This is opportune given that work has now started on the Local Development Framework. It provides a comprehensive assessment of the way in which policies in the Review are being implemented and indicates how particular policies may need to be adjusted in the LDF in order to have the desired effect.

### 3. Local Development Scheme - progress and review

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<b>Name of Document</b>	<b>Current Position</b>	<b>Proposed Change to the LDS</b>
Stratford-on-Avon District Local Plan Review 1996-2011	Adopted July 2006	Can now be deleted from the schedules of documents to be prepared.
Statement of Community Involvement	Adopted April 2006	Can now be deleted from the schedules of documents to be prepared.
Core Strategy DPD	Pre-production evidence gathering work is well underway. Officer and member workshops planned for early November. First stage issues and options consultation now scheduled for the first quarter of 2007.	Revise key milestones to reflect current position. Target date for adoption May 2009.

<b>Name of Document</b>	<b>Current Position</b>	<b>Proposed Change to the LDS</b>
Significant Allocations DPD	Pre-production evidence gathering well underway. Latest advice from GOWM is that the timetable for the Significant Allocations DPD should follow on from that of the Core Strategy, rather than being prepared in parallel.	Revise key milestones to ensure that key stages of the Core Strategy are completed prior to the equivalent stages of the Allocations DPD. Target date for adoption October 2009.
Managing Housing Supply SPD	LDS has been revised to include this SPD. The draft has been published for consultation and the responses received, together with any proposed changes, will be considered by Executive in October. Adoption by Council in November.	No change.
Methodology for Calculating Developer Contributions Towards Transport Schemes in Stratford-upon-Avon SPD	Pre-production evidence gathering work is now complete. Work is well advanced on production and the draft SPD should be published for consultation in November.	Amend date of adoption to April 2007.
Car and Cycle Parking Standards SPD	Pre-production evidence gathering work is now complete. Work is well advanced on production and the draft SPD should be published for consultation in November.	Amend date of adoption to April 2007.
Meeting the Needs of the District's Rural Communities SPD	Pre-production evidence gathering work is now complete. Work is well advanced on production and the draft SPD should be published for consultation in November.	Amend date of adoption to April 2007.
Meeting Housing Needs SPD	The Meeting Housing Needs SPG was not adopted until June 2006. The intention is to revise the SPG in the light of the Local Housing Assessment Final Report which should be received by early October. It is necessary to revise the timetable for this SPD to reflect delays in the adoption of the SPG and the completion of the Local Housing Assessment.	Amend date of adoption to June 2007.
Stratford-upon-Avon Urban Design Framework SPD	Work on the preparation of the UDF has progressed in accordance with the project plan agreed with the consultants. It is still intended that those parts of the UDF which are in general conformity with the Local Plan Review will be adopted as an SPD. The wider principles of the UDF and certain site-specific proposals will however need to be taken forward by the Council as part of the Local Development Framework. It is suggested that a new DPD be included within the LDS.	Revise LDS to include a new DPD – Stratford-upon-Avon Area Action Plan. To be prepared in parallel with the Significant Allocations DPD.
Harbury Cement Works SPD	Substantial progress has been made on evidence gathering and a programme of stakeholder consultation. Delays in the production of key reports by the site owners means that the publication of the draft SPD by December 2006 will not be possible.	Amend adoption date to November 2007.
Stratford-upon-Avon Waterfront Master Plan SPD	The proposals of the Master Plan will be largely subsumed within the UDF. Little advantage will be gained from its adoption as an SPD. Work is already in progress on key schemes such as the Bancroft gardens. Consulting on this as a draft SPD is likely to cause confusion amongst local residents.	Delete from the schedules of Local Development Documents to be prepared. Retain in the list of Existing Supplementary Planning Guidance at Appendix 8.

<b>Name of Document</b>	<b>Current Position</b>	<b>Proposed Change to the LDS</b>
Stratford-upon-Avon – New Development in Residential Areas SPD	This document provides guidance, which is not being replicated by the UDF. It would therefore still be advantageous to convert the existing SPG into SPD. The LDS timetable needs to be revised to provide a realistic timescale for this to be achieved.	Amend adoption date to November 2007.
Provision of Public Open Space SPD	It is still intended that this existing SPG should be reviewed and re-adopted as SPD. The LDS timetable needs to be revised to provide a realistic timescale for this to be achieved.	Amend adoption date to November 2007.
Energy Conservation and Renewable Energy SPD	This would be a new SPD included in the LDS for the first time. It will provide further guidance on LPR policies PR.6 and DEV.8. It would also support the Council's Corporate Strategy in particular Aim 2 – the development of sustainable communities.	Include as a new SPD. Target date for adoption November 2007.

The table below sets out the current position on each of the documents listed in the LDS and recommends proposed changes where necessary. A new SPD is also proposed on Energy Conservation / Renewable Energy.

## 4. State of the District – context

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Stratford-on-Avon District has about 250 communities of varying sizes spread across a predominately rural area covering 979 square kilometres. It is one of the largest districts in England making delivery of and access to services a major issue for residents.

The District contains a wealth of historic towns, villages and individual buildings, set in an attractive landscape. There are 76 conservation areas and over 3,000 listed buildings. The Cotswolds Area of Outstanding Beauty extends into the southern fringe of the District.

Around 5.5 million people visit the District each year, with Stratford-upon-Avon and the Shakespeare properties being of international significance. Tourism is crucial to the local economy and is facing important challenges at the present time.

A significant factor is the higher average age of the District's populations compared with the national average. Almost 50% of its residents are over 45 and the proportion aged 85+ has increased by nearly half over the last ten years. This trend is likely to continue.

Property prices are extremely high and many people, especially the young and lower paid, cannot afford to live within or move into the District. This makes the provision of affordable housing a priority.

Rural services, such as shops, post offices and pubs, continue to decline. This is having a detrimental effect on the function of communities as they take on an increasingly dormitory nature.

The unemployment rate in the District stood at 1.2% in September 2006, compared with 1.8% in Warwickshire as a whole and 2.6% across the UK.

The tourism, retail and service sectors are important sources of jobs, but farming has declined rapidly in recent decades. The level of out-commuting is relatively high, with 39% of its employed residents working outside the District.

The level of car ownership is the highest in Warwickshire and the effects of traffic congestion on Stratford-upon-Avon require particular attention. Having said that, over 6,400 households in the



District do not have a car and are therefore reliant on other forms of transport.

Nearly 6,000 households are in receipt of means-tested benefits. These households are widely spread across the District making the provision of services to meet their needs a clear challenge.

The District is a very safe place to live, with the levels of recorded crime amongst the lowest in the country. However, the fear of crime has a significant impact on the quality of life for many people.

A 'Quality of Life in Warwickshire' report produced by the County Council concludes:

'Stratford-on-Avon District continues to display excellent performance in many areas, particularly the local economy, health and education. The main area for concern remains transport and transport-related indicators, with almost all of these below the County average and showing decline. Despite this, the District continues to be a very good place to live and work.'

The situation outlined above has been at the forefront of the work of the District Council and its partners. In consultation with local people and organisations, the Community Plan for Stratford District was adopted in October 2004 to provide a vision for the area for the period to 2015.

The Council's own Corporate Strategy has been prepared and adopted to help achieve the Community Plan. It identifies three core aims that will act as a focus for the Council's activities and resources. These are:

- Developing Safer and Healthier Communities;
- Creating Sustainable Communities; and
- Developing Inclusive Communities.

The Council's Constitution stipulates that the Council will hold an annual debate about the state of the District. A number of key issues were highlighted in this year's debate that are of particular relevance to the planning service.

- (a) Local Futures Group – this has been established as a research and strategy consultancy to create and promote a geographical perspective on economic and social change, has issued its 'State of the Nation 2006' report. This brings together its think tank and benchmarking work to provide an unique and topical analysis of modern Britain that highlights some of the key challenges for policy makers.

In the well-being tables issued by the Group, Stratford-on-Avon District is in 11th position in the national figures and is top of the 'Premiership' for the West Midlands.

For its report, the Group analysed the state of well-being as a target for the Government's Sustainable Communities Plan and local authority regeneration and community strategies up and down the country. The Group assessed well-being from the following perspectives:

- Economic – including productivity, industrial structure, enterprise, and skills and qualifications;
- Social – including prosperity and wealth, deprivation and inequality, health and crime;
- Environmental – including housing affordability, sustainable travel and 'the best of all possible worlds – city-country life'.

Whilst the overall good performance in all three categories is welcomed, action still needs to be undertaken to ensure that the well-being of the District is maintained. To this effect, consideration should be given during the year to establishing a Well-being Strategy for the District to ensure that the Council's overall standing is maintained and, where possible, improved.

Particular issues identified in the datasets that require specific attention, in comparison with other local authority areas, include the following:

- Affordable housing
- Accessibility of services
- Transport/communications
- Economic performance
- Skills and qualifications
- Occupational profile.

The challenges faced from this analysis have been identified as:

- Building a more competitive knowledge based economy;
- Creating a socially inclusive knowledge economy; and
- Improving/exploiting the quality of environmental assets.

- (b) Corporate Strategy – work has continued on updating the Strategy to improve the ambition and focus of the Council. This culminated with the Council formally adopting an updated Strategy in April 2006. Of the targets set for the period 2005-08, two have already been achieved: providing electronic access to 100% of Council services (which includes planning applications and the Local Plan), and the setting up of a Youth Council to help develop services and future policies.

A number of main and high priorities have been set:

- To provide 250 new affordable dwellings across the District by April 2008;
- To develop a coherent social transport strategy by the end of March 2006 (achieved) and to support at least 25,000 passenger journeys per annum by April 2008;
- To implement two further CCTV schemes by April 2008;
- To recycle or compost 40% of household waste collected by April 2008;
- To promote World Class Stratford, guiding new development through an Urban Design Framework to be adopted by February 2007; and
- To have no homeless families in bed and breakfast accommodation by April 2007

- (c) Market Town Visions - a Health Check and resultant Action Plan have been produced for Alcester, Shipston-on-Stour, Southam and Stratford-upon-Avon.

In each case the process has been led by a community-based group of individuals whose common aim is to improve the quality of life and the economic vitality of the market town and its immediately surrounding rural hinterland.

The final stage is to create an implementation plan. This expands on items from the action plan that are to be taken forward within a given period of time and identifies what work is to be done and where the financial and other resources are to be obtained.

A wide range of environmental, economic and social initiatives are now being progressed and implemented, reflecting the issues and priorities identified by the respective communities.

Work on developing long-term visions for the District's principal market towns is now underway.

The Vision for Stratford has been adopted and consultants, in conjunction with stakeholders and the wider community, are now producing an Urban Design Framework. This will provide the basis for the £5m funding of Phase I of the 'World Class Stratford' initiative approved by Advantage West Midlands.

Together, the Community Plan and Corporate Strategy identify the following priorities for the coming years that will have specific implications for spatial planning within the District:

- Ensuring that local people have an effective voice in the decision-making processes that affect their lives, with particular emphasis on helping people in areas of relative deprivation.
- Focusing on meeting the specific needs of people who are disadvantaged through disability, lack of access to transport or limited resources, particularly with respect to the provision of affordable housing and the delivery of services.
- Maximising the use of existing facilities such as schools, libraries, village halls and other community buildings to provide local services, and to support the development of new facilities where they are needed.
- Supporting a wide range of jobs, together with the provision of affordable childcare, support for carers, skills and training, and transport so that people have the opportunity to work.
- Providing scope to participate in a wide range of leisure activities, including active recreational pursuits, to help improve the health of residents.

It is expected that these priorities will have a major bearing on the preparation and content of the Council's Local Development Framework. In particular, the Core Strategy DPD is likely to focus on providing a wide range of homes and jobs to meet the needs of local people, protecting and enhancing the landscape, habitats and built heritage, and improving the availability of and access to services.

## 5. Core Indicators - analysis

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### **National and Regional Indicators**

A series of national indicators has been set by Government as part of the new planning system. These have been adopted by the West Midlands Regional Assembly to assist the monitoring of the region's spatial plans. In this way it is intended to check that the objectives of the Regional Spatial Strategy are being met by each constituent part of the region.

Where possible, this edition of the Annual Monitoring Report provides data for previous years so that trends can be identified as well as for the year 2005-06.

It should be noted, however, that the District Council is able only to provide information on certain indicators at this time. We hope to be in a position to improve our monitoring of certain matters in future years, as identified in this section.

This part of the AMR relates to the Stratford-on-Avon District Local Plan Review that was adopted on 14 July 2006.

### **Business**

It should be noted that this section relates solely to land in industrial uses, defined as Use Classes B1, B2 and B8 in accordance with the Warwickshire Structure Plan. The base date for the monitoring of industrial land provision is 1996 in order to relate to the current Structure Plan period.

## 1a Amount of land developed for employment

	1996-01	2001-02	2002-03	2003-04	2004-05	2005-06	Total
Hectares	28.5	8.5	3.6	26.9	3.3	3.0	73.8

### Comment

This indicates the rate of completion of sites for industrial development. The higher figure for certain years is usually due to the completion of a single large scheme. For example, in 2003/04 a major new factory for Aston Martin was completed at the Gaydon Proving Ground.

The national indicator has recently been amended and now stipulates the amount of floorspace developed for employment by type. This information is not readily available for previous years but the amount of employment floorspace (in square metres) completed during the past two years is as follows:

	B1(a)	B1(b)	B1(c)	B2	B8	Total
2004-05	2,000	0	4,250	1,750	900	8,900
2005-06	2,000	0	1,000	3,700	0	6,700

## 1b Amount of land developed for employment in a development and/or regeneration area

None of Stratford-on-Avon District lies within such an area.

## 1c Percentage of 1a (above) which is on previously developed land

	Total land developed (ha)	Total brownfield land (ha)	Percentage
1996-2005	70.8	55.9	79.0
2005-06	3.0	0.4	13.3

### Comment

The Warwickshire Structure Plan (Policy I.2) sets an indicative target of 60% for new industrial development on previously developed land in Stratford-on-Avon District. Hence, it is evident that the target has been exceeded significantly since 1996. While the figure for last year is very low, the amount of greenfield land involved is modest and relates to the implementation of longstanding allocations.

## 1d Employment land supply

	Under construction (ha)	With planning permission (ha)	Otherwise committed (ha)	Total (ha)
As at 31.3.06	3.4	41.6	11.9	56.9

### Comment

The existing level of industrial land supply, when added to the 73.8 hectares completed since the base date of 1996 (see 1a above), reveals that 130.7 hectares of land has been available for industrial development during the plan period 1996-2011. This compares with the industrial land requirement for Stratford-on-Avon District of 81 hectares specified in the Warwickshire Structure Plan (Policy I.2). The excess provision is due almost entirely to the substantial amount of development that has taken place at the Gaydon Proving Ground since 1996 which equates to 44.4 hectares. This development has been exclusively for Land Rover and Aston Martin and was justified in the national interest of the motor vehicle industry.

### **1e Loss of employment land (ie. amount of land redeveloped for other uses)**

	1996-01	2001-02	2002-03	2003-04	004-05	2005-06	Total
Hectares	3.7	0.0	0.0	0.0	3.9	7.4	15.0

#### Comment

The figures above illustrate the amount of land already redeveloped or currently being redeveloped. The high figure in the past year relates to two sites in Stratford-upon-Avon which have been cleared of industrial buildings to make way for mixed residential and business developments. This loss of such sites should be taken into account when considering the overall supply of industrial land in the District.

### **1f Amount of employment land lost to residential development**

Of the 15.0 hectares in 1e (above), approximately 11.5 hectares have been or are due to be redeveloped for residential uses.

## Housing

### 2a Housing trajectory

#### Comment

The trajectory covers the period up to 2016 in accordance with the advice of para. 4.22 of Local Development Framework Monitoring: A Good Practice Guide, i.e. ten years from the date of adoption of the Stratford-on-Avon District Local Plan Review (14 July 2006).

The scope of the housing trajectory is based on the need to monitor housing delivery against the housing provision figures set out in the West Midlands Regional Spatial Strategy which now forms part of the development plan for the District. This approach follows guidance provided by the Government Office for the West Midlands. A base year of 2001 is used, as recommended by GOWM. The provision for Stratford-on-Avon District is calculated on the basis of the housing growth proportions used in Policy H.1 of the Warwickshire Structure Plan (WASP) applied across the whole of the period 2001-2016 in the absence of any other guidance on district level apportionment of RSS growth for Warwickshire as a whole. The proportion for Stratford-on-Avon District is 26.4%.

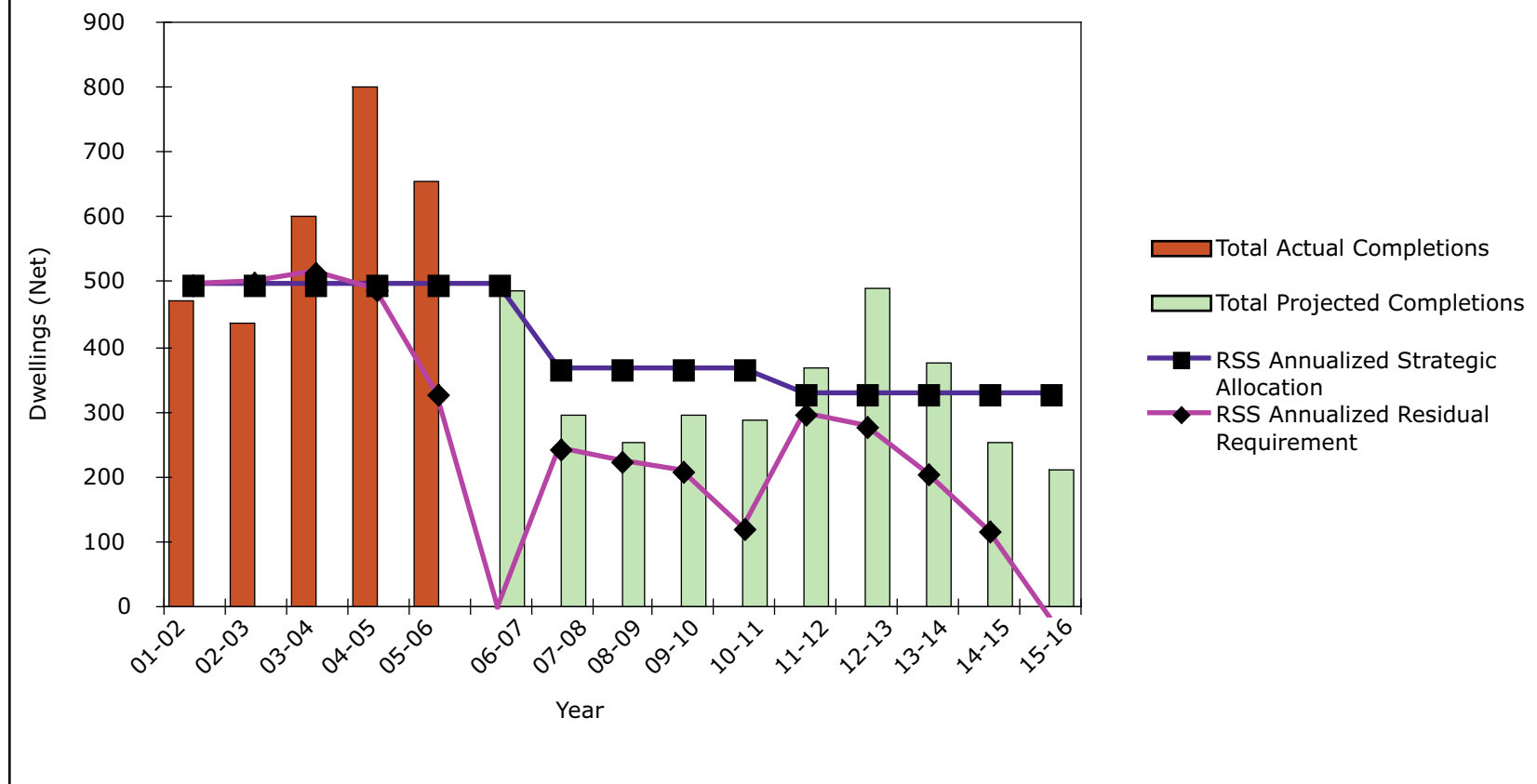
While the RSS housing provision figures are expressed in gross terms, the LDF Monitoring Good Practice Guide seeks net figures. For an interim proxy measure of progress prior to the outcome of the current review of the RSS, Figs. 1 & 2 show RSS net allocation figures which are derived in a manner consistent with that used to derive net completion assumptions shown in the RSS Annual Monitoring Report 2004. They equate to the RSS Annual Average Target minus the RSS Annual Demolitions Assumptions figure. The net allocation figures are on the high side as the adjustment for demolitions does not cover all forms of potential dwellings losses, e.g. changes of use and conversions. Comparison can be made with the version of the trajectory based on gross figures, also provided in this report (Figs 3 & 4).

The RSS allocation is expressed in three phases of provision to be consistent with Table 1 of the RSS, i.e. 2001-2007, 2007-2011 & 2011-2016. Each phase has different annualized allocations, each lower than the previous. In general terms Fig. 1 shows that while anticipated completion rates are at times likely to fall below the RSS annual average completion rates, the cumulative completion figure for the whole of the period up to 2016 is likely to exceed that sought in the RSS by between 200 and 250 dwellings. However, this prediction is based on the assumption that the Strategic Reserve Sites in the adopted Local Plan Review or equivalent alternatives will be released for development and completed by 2016. This scenario is different from that shown in the 2005 Trajectory which showed a cumulative shortfall by 2016. Higher rates of windfall development, both actual and predicted, have coloured the new figures, even allowing for the effects of the current housing moratorium. The prediction assumes that the moratorium will not be applied after 2011.

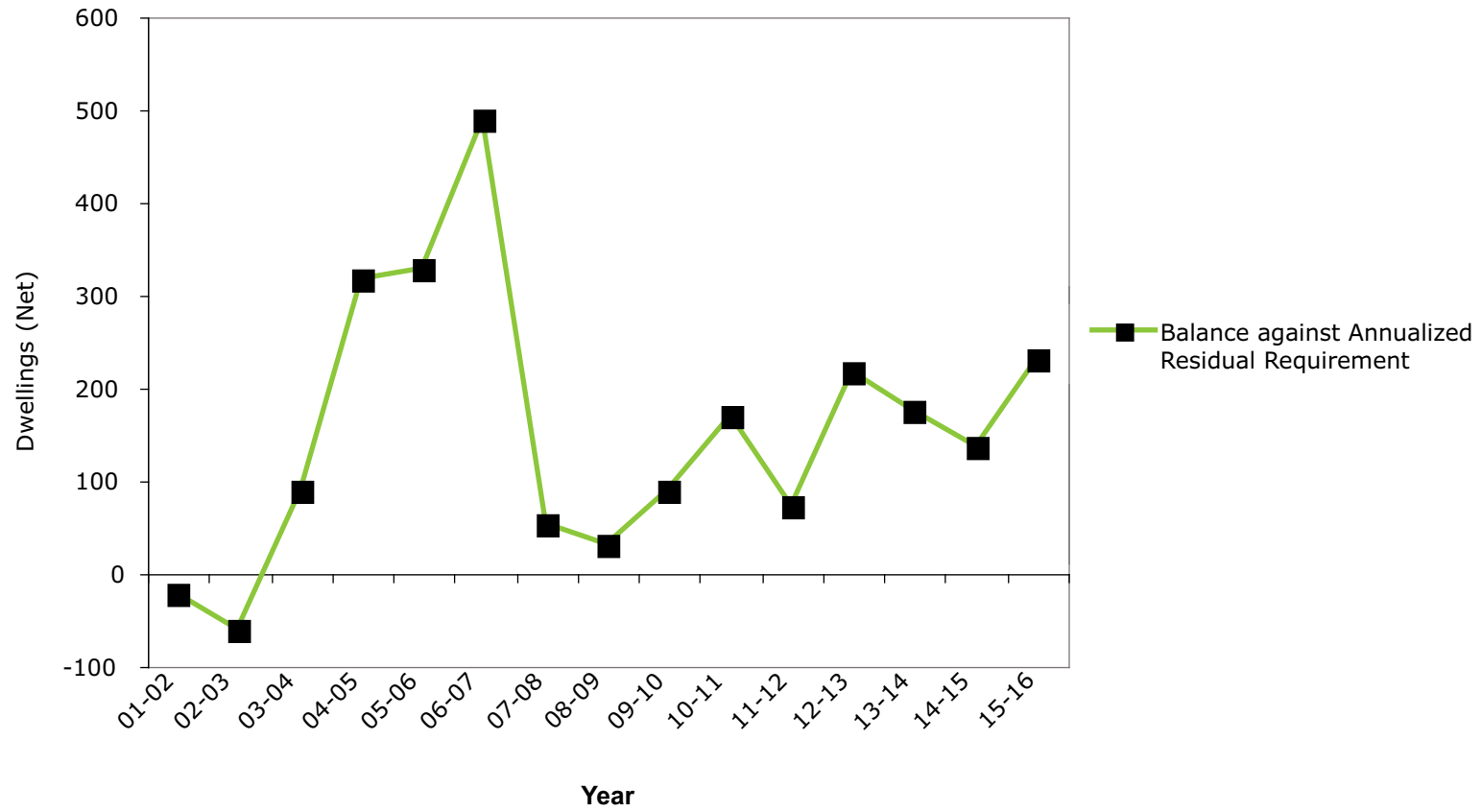
While not required in the LDF Monitoring Good Practice Guide, the gross figures version of the housing trajectory are shown in Figs 3 & 4 because the RSS strategic housing allocations are presented in the form of annualized rates of gross housing provision. This version of the trajectory represents a more accurate measure of progress towards strategic housing targets than the one based on net figures, although it does confirm the general picture given by the net trajectory, although the extent of the cumulative surplus would increase to between 300 and 350 dwellings.



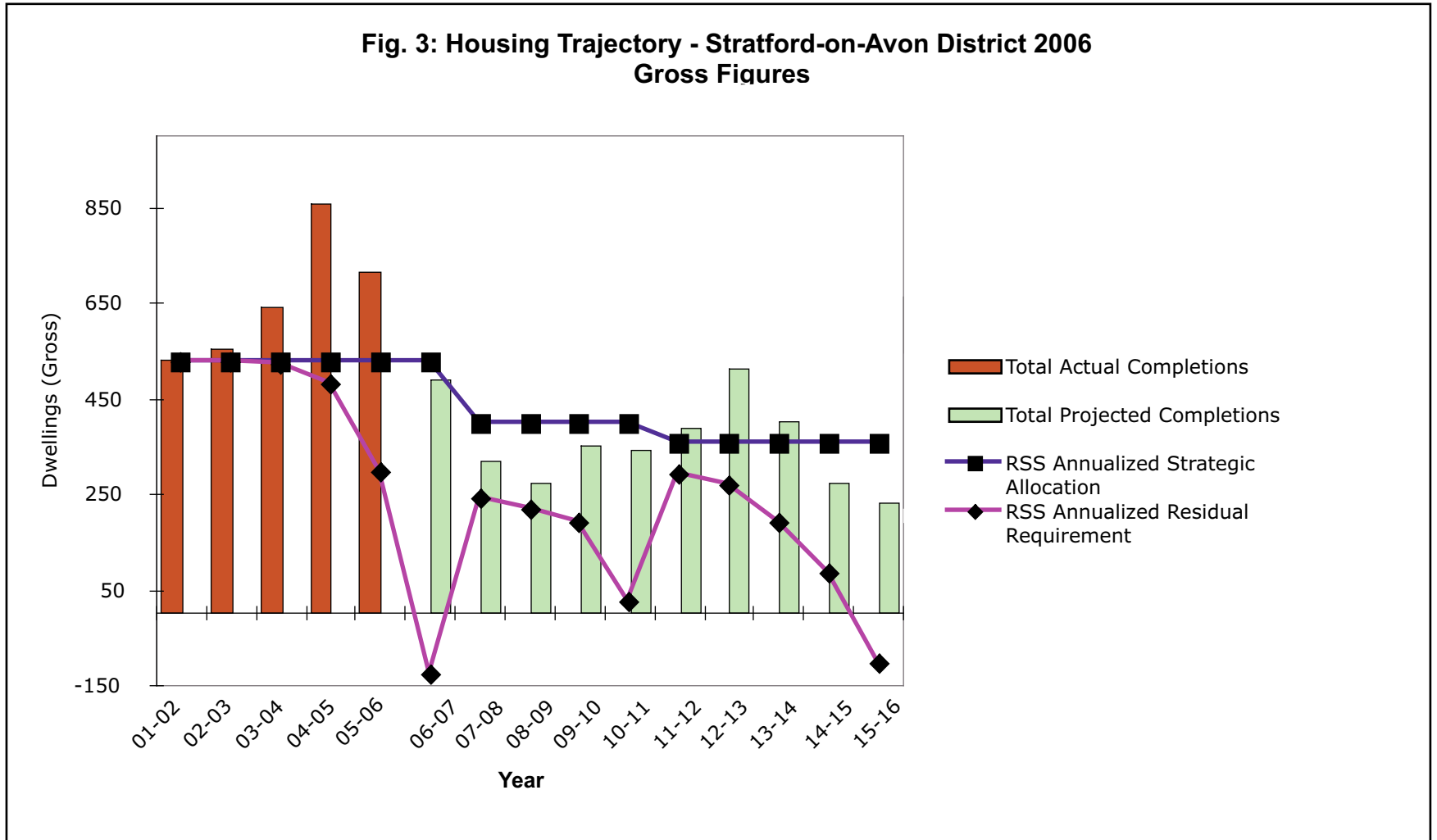
**Fig. 1: Housing Trajectory - Stratford-on-Avon District 2001-16  
Net Figures**



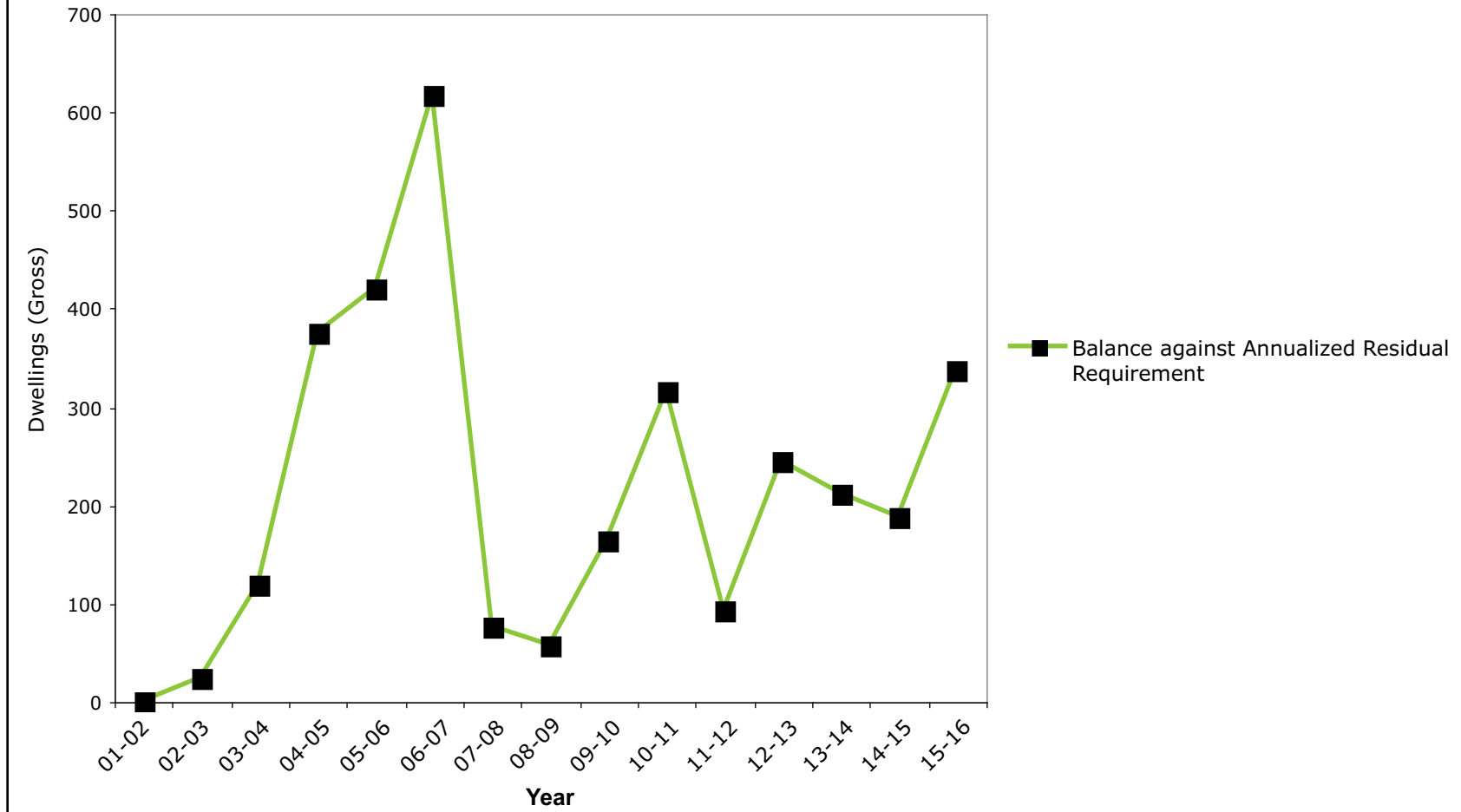
**Fig. 2: Housing Trajectory - Stratford-on-Avon District 2006**  
**Net Figures**



**Fig. 3: Housing Trajectory - Stratford-on-Avon District 2006  
Gross Figures**



**Fig. 4: Housing Trajectory - Stratford-on-Avon District 2006  
Gross Figures**



**Table 1 Numbers of dwellings used to produce Figs 1-4**

	01-02	02-03	03-04	04-05	05-06	06-07	07-08	08-09	09-10	10-11	11-12	12-13	13-14	14-15	15-16	Total
	Net Figures															
Net Completions (actual & projected) (Fig 1)	472	436	602	802	655	486	294	253	295	287	222	491	377	251	211	6277
RSS annual net strategic allocation (Fig 1)	494	494	494	494	494	494	362	362	362	362	327	327	327	327	327	6067
RSS annual net residual requirement (Fig 1)	494	498	514	485	326	-3	240	222	206	117	283	275	203	116	-19	3967
Balance between completions and annualized residual requirement (Fig 2)	-22	-62	88	317	329	489	54	31	89	169	73	216	174	135	230	n/a
	Gross Figures															
Gross Completions (actual & projected) (Fig 3)	529	552	641	857	715	490	317	274	351	343	386	514	400	271	231	6871
RSS annual gross strategic allocation (Fig 3)	528	528	528	528	528	528	396	396	396	396	356	356	356	356	356	6532
RSS annual gross residual requirement (Fig 3)	528	528	522	482	295	-126	242	217	188	26	293	270	188	83	-109	3629
Balance between completions and annualized residual requirement (Fig 4)	1	24	119	375	421	616	75	57	163	317	93	244	211	188	337	n/a

## 2b Percentage of new and converted dwellings on previously developed land

Dwellings Completed 2005/06 (Gross)		
PDL (brownfield)	309	43.2%
Greenfield	406	56.8%
Total	715	100%

### Comment

The bias towards greenfield sites in 2005/06 is an outcome of decisions made in the context of planning policies prevailing in the 1990s when the now defunct Stratford-on-Avon District Local Plan was being prepared. The majority of greenfield completions come from two sites allocated in this Local Plan, Bridgetown and Bishopton. However, as suggested in the 2005 AMR there is a shift towards development on PDL reflecting the policies and proposals of the Local Plan Review. In 2004/5 the percentage was 40.1%. This trend is likely to continue although the current moratorium on housing development will to some extent reduce the rate of PDL development.

Dwellings Completed 2005/06 (Gross)		
Less than 30 dwellings per hectare	252	35.2%
Between 30 and 50 dwellings per hectare	291	40.7%
Above 50 dwellings per hectare	172	24.1%
Total	715	100%

## 2c Percentage of new dwellings completed by density of development

Dwellings Completed 2005/06 (Gross)		
Less than 30 dwellings per hectare	252	35.2%
Between 30 and 50 dwellings per hectare	291	40.7%
Above 50 dwellings per hectare	172	24.1%
Total	715	100%

### Comment

Because data is not held on the size of individual dwelling plots, the figures are based on the densities of the overall development sites within which the completed dwellings have been built. The figures indicate that 65% of new dwellings built in 05/06 in the District were on sites being built at densities equal to or in excess of the 30 per hectare threshold recommended by the Government in PPG3. However, the 2005/6 figures show a greater proportion in the lower density band than in 2004/5. The figures show the continuing influence of schemes permitted pre-PPG3 when average densities of 25 dwellings per hectare were acceptable, as well as the influence of replacement dwellings in large curtilages, a form of development not unusual in a rural district.



## 2d Number of affordable dwellings completed

Dwellings Completed / Lost 2005/06	
Affordable dwellings completed	184
Affordable dwellings lost	4
Net additional affordable dwellings	180

### Comment

The figure of 180 net additional affordable dwellings represents a small reduction in activity relative to that in 2004/5 (202 dwellings). However, it represents a higher proportion of total dwelling completions (26% against 24% in 2004/5. As with last year many of the completions comprise plots secured through S.106 agreements on the large housing development sites in Stratford-upon-Avon. There remains a considerable need for further affordable housing in the District, a problem highlighted in the Joint Housing Assessment for South Warwickshire which reported in October 2006. The Assessment estimates an annual need for 954 additional affordable dwellings over the next five years.

## Transport

### 3a Percentage of completed non-residential development complying with car parking standards

The District Council is not able to monitor this indicator comprehensively at the present time. The intention is to incorporate it into an upgrade of the planning applications database.

It should be pointed out that many schemes in rural areas involving the creation of business space, such as through the conversion of farm buildings, cannot be assessed in any meaningful way against this factor. This is because there is often extensive space around the buildings which makes it impractical to apply maximum parking standards.

### 3b Percentage of new residential development within 30 minutes public transport time to facilities

Warwickshire County Council has developed a database which now provides scope to monitor this indicator. This involves the use of Accession transport modelling software which incorporates public transport routes and timetables to produce contour maps showing 30 minute travelling time to a range of services.

#### i. Access to Hospitals

	Total housing completions 2005-06	Total completions within 30 minute travel time	%
Stratford-on-Avon District	714	588	82.4
Warwickshire	2,866	2,432	84.9

#### ii. Access to GPs

	Total housing completions 2005-06	Total completions within 30 minute travel time	%
Stratford-on-Avon District	714	655	91.7
Warwickshire	2,866	2,644	92.3

### iii. Access to Main Areas of Employment \*

	<b>Total housing completions 2005-06</b>	<b>Total completions within 30 minute travel time</b>	<b>%</b>
Stratford-on-Avon District	714	653	91.5
Warwickshire	2,866	2,679	93.5

\* defined as locations with 500+ jobs

### iv. Access to Primary Schools

	<b>Total housing completions 2005-06</b>	<b>Total completions within 30 minute travel time</b>	<b>%</b>
Stratford-on-Avon District	714	668	93.6
Warwickshire	2,866	2,777	96.9

### v. Access to Secondary Schools

	<b>Total housing completions 2005-06</b>	<b>Total completions within 30 minute travel time</b>	<b>%</b>
Stratford-on-Avon District	714	652	91.3
Warwickshire	2,866	2,674	93.3

### vi. Access to Major Retail Centre

	<b>Total housing completions 2005-06</b>	<b>Total completions within 30 minute travel time</b>	<b>%</b>
Stratford-on-Avon District	714	645	90.3
Warwickshire	2,866	2,646	92.3

The access situation in Stratford-on-Avon District is not quite as good as the overall County performance, but this is not surprising given its rural nature. It should be recognised that a number of dwellings are granted permission in smaller settlements and in the countryside based on other planning considerations.

## Services

### 4a Amount of completed retail, office and leisure development

	<b>Retail (sq. m. gross)</b>	<b>Office (sq. m. gross)</b>	<b>Leisure (sq. m. gross)</b>
2004-05	1,765	2,525	0
2005-06	1,100 *	0	0

\* new Co-op store in Studley that replaced its old store on the same site

#### Comment

Comprehensive monitoring of this indicator commenced for the year 2004-05. [It should be noted that these forms of development are only monitored for schemes over a specified floorspace threshold as follows: over 1000 sq. m. gross for retail; over 500 sq. m. gross for office; and over 1000 sq. m. gross for leisure, including hotels.]

#### **4b Percentage of completed retail, office and leisure development in town centres**

None of the development in 4a (above) was located within the town centre of Stratford-upon-Avon. It should be noted that this is the only town centre within the District identified in the Regional Spatial Strategy.

#### **4c Percentage of eligible open spaces managed to Green Flag Award standard**

The only open space in the District which currently has a Green Flag Award is the River Arrow Nature Reserve in Alcester. This extends to approximately 3 hectares.

The Bancroft Gardens and Recreation Ground in Stratford-upon-Avon did not qualify this year.

The view is taken that this indicator is not particularly relevant to planning as it relates more to the management rather than provision of open space. Furthermore, many open spaces, however well managed, are ineligible for the award because by their inherent nature they do not meet the criteria.

### **5. Minerals**

This indicator is relevant to minerals planning authorities only, ie. Warwickshire County Council in the case of Stratford District.

### **6. Waste**

This indicator is relevant to waste planning authorities only, ie. Warwickshire County Council in the case of Stratford District.

## **Flood Protection and Water Quality**

### **7. Number of planning permissions granted contrary to Environment Agency advice**

There have been no such cases during the year 2005-06.

## **Biodiversity**

### **8. Change in areas and populations of biodiversity importance**

The District Council is not able to monitor this indicator effectively at the present time.

Having said that, the Wildlife Site Project and Local Biodiversity Action Plan contain an extensive amount of information on the quality of existing habitats and provide a baseline for assessing the impact of development proposals.

Specific attention will be given to this matter in the coming year with the intention of providing an assessment of this indicator in the next edition of the AMR.

## Renewable Energy

### 9. Renewable Energy capacity installed by type

The District Council is not able to monitor this indicator at the present time. The intention is to incorporate it into a comprehensive database relating to planning applications that is currently being developed.

#### Local Indicators

The District Local Plan Review sets out a Monitoring Framework (see Section 9). The framework does not seek to measure the performance of every policy in the Plan, but addresses key aspects of the objectives that are at the heart of its strategy.

Not surprisingly, many of the local indicators are reflected in national and regional equivalents.

#### a. To satisfy housing needs

##### Local Indicators

The District Local Plan Review sets out a Monitoring Framework (see Section 9). The framework does not seek to measure the performance of every policy in the Plan, but addresses key aspects of the objectives that are at the heart of its strategy.

Not surprisingly, many of the local indicators are reflected in national and regional equivalents.

#### a. To satisfy housing needs

This topic is mostly covered in part 2 of the National and Regional Indicators above. In addition, the following data is provided:

Types and sizes of dwellings

Dwellings Completed 2005/06 (Gross)		
One bedroom houses/bungalows	1	0.1%
Two bedroom houses/bungalows	100	14.0%
Three bedroom houses/bungalows	192	26.9%
Four bedroom houses/bungalows	159	22.2%
Five or more bedroom houses/bungalows	38	5.3%
Houses/bungalows - total	490	68.5%
One bedroom flats	48	6.7%
Two bedroom flats	171	23.9%
Three bedroom flats	6	0.8%
Four bedroom flats	0	0
Five or more bedroom flats	0	0
Flats - total	225	31.5%

#### Comment

The range of types of dwelling being built is remains reasonably well balanced and shows that the District Council's policy to secure a diversity of dwelling sizes and types is having some effect. The percentage and number of flats built in 2005/6 show an increase over equivalent numbers in 2004/5.

The Joint Housing Assessment for South Warwickshire has provided more information on the demand and need for different types of dwelling in the district. The Assessment points to a shortfall of two bedroom dwellings across all sectors and to a lesser extent three bedroom dwellings.

**b. To satisfy employment needs**

This topic is covered in part 1 of the National and Regional Indicators above.

**c. To secure high quality design**

The number of design statements submitted with planning applications

- the District Council is not able to monitor this indicator at the present time. The intention is to incorporate it into a comprehensive database relating to planning applications that is currently being developed.

**d. To protect landscape character**

Area of greenfield development allowed in the AONB, Special Landscape Areas and the Green Belt

- the District Council is not able to monitor this indicator comprehensively at the present time. The intention is to incorporate it into a comprehensive database relating to planning applications that is currently being developed.

**e. To foster biodiversity**

Area of development allowed within a Local Nature Reserve, SSSI or Ecosite

- the District Council is not able to monitor this indicator comprehensively at the present time. The intention is to incorporate it into a comprehensive database relating to planning applications that is currently being developed.

**f. To protect historic heritage**

Number of developments resulting in the loss or destruction of a Scheduled Ancient Monument or Listed Building

- the District Council is not able to monitor this indicator comprehensively at the present time. The intention is to incorporate it into a comprehensive database relating to planning applications that is currently being developed.

**g. To promote alternative modes of transport to the car**

The District Council is not able to monitor this indicator comprehensively at the present time. The intention is to incorporate it into a comprehensive database relating to planning applications that is currently being developed.

Data on certain aspects of the indicator can be provided at this time:

Number of Green Transport Plans completed

- since supplementary planning guidance was adopted by the District Council in July 1998, twelve such Green Transport Plans (or equivalent) have been completed through a legal agreement linked to a planning permission.

Value of developer contributions towards sustainable transport

Since 1996, approximately £3.7m has been secured from developers. This comprises £1m for a park and ride facility at Stratford-upon-Avon, £300,000 for traffic calming measures, £1.3m towards public transport and £400,000 for pedestrian and cycling facilities.

## **h. To facilitate energy conservation**

Number of schemes incorporating energy conservation measures and number of renewable energy schemes supported

- the District Council is not able to monitor this indicator comprehensively at the present time. The intention is to incorporate it into a comprehensive database relating to planning applications that is currently being developed.

## **i. To sustain water resources**

Area of development allowed within floodplains and number of developments incorporating sustainable urban drainage systems

- the District Council is not able to monitor this indicator comprehensively at the present time. The intention is to incorporate it into a comprehensive database relating to planning applications that is currently being developed.

## **j. To assist rural diversification**

Number of diversification schemes supported

- the District Council is not able to monitor this indicator comprehensively at the present time. The intention is to incorporate it into a comprehensive database relating to planning applications that is currently being developed.

## **k. To stimulate rural centres**

Area of new commercial development permitted in Main Rural Centres

- since 1996 the following significant retail schemes have been implemented:

Budgen, Bidford-on-Avon (0.4 ha. / 980 sq.m.)

Co-op, Wellesbourne (0.4 ha. / 810 sq.m. plus extension comprising 330 sq.m)

Co-op, Studley (replacement of existing store with no additional floorspace involved.)

Proposals for large food stores on the edges of Shipston-on-Stour and Southam have been dismissed on appeal since 1996.

## **l. To promote Stratford-upon-Avon town centre**

Measures of vitality and viability

i. Diversity of main town centre uses

The Health Check carried out for the District Council by Bert Nicholson Associates in 2003 remarked on the attractive mix of both independent retailers and national multiples in the town centre.

However, the lack of convenience shops was noted. The latest information available shows that about 4% of the total number of retail units in the town centre are convenience goods outlets, compared with the Great Britain average of close to 9.5% (Source: Experian Goad).

As indicated in last year's AMR, we have carried out an occupancy survey of units in the town centre, which will be repeated on a biennial basis. The findings for ground floor uses were as follows:



Type of use	Number of units	%
Retail - convenience	7	1.7
Retail - comparison	204	49.0
Financial & professional services	37	8.9
Food & drink	68	16.3
Other services	26	6.3
Vacant	20	4.8
Residential	33	7.9
Hotels	3	0.7
Visitor attractions	4	1.0
Miscellaneous	14	3.4
<b>Total</b>	<b>416</b>	<b>100.0</b>

ii. Presence of national multiples and high-profile retailers

There is a total of 10 high profile retailers represented in the town centre, which is the third highest in the region, after Birmingham and Solihull. In addition, 14 large-store multiples are present (Source: Experian Goad).

iii. Retail and leisure floorspace permitted and completed

There has been no significant increase in floorspace in the town centre in recent years. The refurbishment of Bell Court (now known as Town Square) in c.2002-03 did not involve the creation of additional retail floorspace.

iv. Operator demand

As identified in the Bert Nicholson study, the FOCUS database indicates a healthy level of interest in Stratford-upon-Avon, with a total of 71 requirements listed in October 2004. This is the seventh-highest level of operator demand amongst all the city and town centres in the region.

v. Zone A shopping rents

	1987	1999	2000	2001	2002	2003	2004	2005	2006
Value	70	115	129	120	125	125	125	130	130

Source: Colliers CRE based on their assessment of rental values (£/sq.foot/annum)

Comment

This is the recognised source of published rental data and is updated each year. It is evident that retail units within the primary shopping area of Stratford-upon-Avon town centre can command a high, and increasing, rental value. The figure is slightly higher than that for Banbury, Leamington Spa and Redditch, although considerably lower than for Cheltenham and Solihull. The figure reflects the likelihood of securing high turnover although the downside is that many small, specialist traders cannot afford a prime location in the town centre.

vi. Proportion of vacant street-level property

From a recent survey of town centre properties, it is evident that the vacancy level is slightly higher than it was in the previous survey in 2003. According to the survey in August 2006, there were 20 vacant ground floor units, including six in Town Square for which there is ongoing difficulty to let. Approximately 5.3% of units are vacant compared with the Great Britain average of 10.5% (Source: Experian Goad).

It should be appreciated that vacancies can occur in even the strongest centres, reflecting the normal turn round of retail outlets. Indeed, there are very few examples where properties in the town centre remain vacant for long periods of time.

We will carry out an occupancy survey of the situation on a biennial basis.

vii. Quality and mix of services and other uses

There is a wide range of professional and business services, food and drink outlets and visitor attractions provided in the town centre, as illustrated in i. above. In large part this reflects the importance of Stratford-upon-Avon as a tourist destination.

viii. Pedestrian flows

The District Council first commissioned a pedestrian count in October 1996. To provide a useful comparison, a fresh count was carried out in October 2006 as indicated in last year's AMR.

Both counts covered 30 locations throughout the town centre on a consecutive Friday and Saturday and the figures were grossed up to give a weekly figure.

The overall figures show a very slight increase in the total number of pedestrians in the town centre. However, there is an interesting change to the location carrying the highest pedestrian flow. In 1996 this was on the south-side of Bridge Street, the main shopping street in the town centre. In the latest survey, it is in Henley Street which was pedestrianised in 2000 and has created a considerably more attractive environment for shoppers and visitors.

**m. To support sustainable tourism**

Scale and location of new visitor accommodation

Monitoring of this indicator has recently commenced for regional purposes. This covers schemes involving more than five bedrooms. The only permission of this nature granted in the year 2005-06 was for a 70 bedroom extension to the Bidford Grange Hotel and Golf complex near Bidford-on-Avon.

**n. To provide leisure opportunities**

Area of public open space provided in new development and lost to other forms of development

- the District Council is not able to monitor this indicator comprehensively at the present time. The intention is to incorporate it into a comprehensive database relating to planning applications that is currently being developed.

Value of developer contributions towards public open space

- the District Council adopted supplementary planning guidance in March 2005 whereby financial contributions towards off-site provision of open space will be sought in appropriate circumstances. The amount of such contributions will be given in future editions of the AMR.

## 6. Policy Performance - assessment

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One of the key purposes of the Annual Monitoring Report is to provide an assessment of how current policies in the plan are performing. In particular, it is important to gauge whether a policy is having the desired effect, or an unexpected impact, and whether there are any lessons to be learned when the policies are reviewed.

In accordance with regulation 48 of the Local Development Regulations, it is expected that AMRs should assess the performance of 'saved' policies. The District Local Plan Review was adopted on 14 July 2006 and 'saved', ie. retains its status as a statutory plan, for a three year period from that date.

With work now starting on the Local Development Framework it is opportune to undertake a comprehensive assessment of the way in which policies in the Review are being implemented. This will provide useful information on how particular policies may need to be adjusted in the LDF in order to have the desired effect.

A detailed assessment of policies in the Plan is set out in **Appendix 1**. Each policy is related to the aims and objectives (as set out in section 2.1 of the Plan) and assessed against whether, in broad terms, it is having the desired effect. An indication is given as to the possible treatment of policies in the LDF, specifically through the Core Strategy Development Plan Document.

## Policy Performance

The aims of the District Local Plan Review are as follows:

- A. To protect and enhance the District's valuable environmental features and resources
- B. To promote effective ways of improving the character and quality of the District
- C. To provide for the needs of the District's residents, businesses and visitors

The objectives of the Plan are set out below:

- 1. To satisfy housing needs
- 2. To satisfy employment needs
- 3. To secure high quality design
- 4. To protect and enhance landscape character
- 5. To foster biodiversity
- 6. To protect historic heritage
- 7. To promote alternative modes of transport to the car
- 8. To facilitate energy conservation
- 9. To sustain water resources
- 10. To assist rural diversification
- 11. To stimulate rural centres
- 12. To enhance Stratford-upon-Avon town centre
- 13. To support sustainable tourism
- 14. To provide leisure opportunities

Each policy is assessed for the broad effect it has had to date on the aims and objectives of the Plan and in relation to its specific purposes. This is illustrated as follows:

- + denotes a likely positive output
- denotes a possible negative output
- / denotes a neutral output
- \* denotes a variable output

### Abbreviations

PPS Planning Policy Statement - issued by the Government

WASP Warwickshire Structure Plan 1996-2011

RSS Regional Spatial Strategy for the West Midlands

LDF Local Development Framework (introduced by Planning and Compulsory Purchase Act 2004)  
- replaces old style Structure and Local Plans

DPD Development Plan Document (introduced by Planning and Compulsory Purchase Act 2004)  
- forms part of LDF

SPD Supplementary Planning Document (introduced by Planning and Compulsory Purchase Act 2004) - replace supplementary planning guidance

Policy Ref.	Topic	Main Aims/ Objectives	Assessment	Impact	Comment/Response
<b>The Strategy of the Plan</b>					
STR.1	Settlement hierarchy	C 1, 2, 7, 8, 11	<p>The approach taken in the Plan on the categorisation of settlements across the District covered a wide range of issues, with the overall intention of achieving sustainable patterns of development and sustainable communities in accordance with the approach established in the WASP.</p> <p>Of the 5611 dwellings built between 1996 and March 2005, 1663 (29.6%) were built in Stratford-upon-Avon, 2017 (36.0%) in the Main Rural Centres, and 1931 (34.4%) in the rural parts of the District.</p> <p>In 2005-06, the corresponding figures were 482 (67.4%) in Stratford-upon-Avon, 101 (14.1%) and 132 (18.5%). These figures show how effective policies in the Plan have been in concentrating new housing development in Stratford-upon-Avon.</p> <p>The effect of the policy has been mixed in that it has focussed development in the larger settlements of the District but has tended to restrict development in smaller villages, possibly to their detriment.</p>	★	<p>Topic likely to be covered in Core Strategy DPD [Securing Sustainable Communities theme].</p> <p>Categorisation of settlements in LDF may need to be based on a more refined approach to reflect in more detail the character, function and needs of individual settlements.</p>
STR.2	Housing provision	C 1	<p>It is apparent that the housing requirement for Stratford District up to 2011, as now identified in the RSS, was at risk of being exceeded significantly. As a consequence, the need for greenfield allocations has been deferred and Strategic Reserve Sites are now identified in the Plan. Furthermore, a moratorium has come into effect to restrict further housing development except in specified circumstances. The situation is subject to ongoing monitoring and the outcome of the RSS Partial Review, which will deal with housing provision up to 2026, will have a major bearing on how this policy is assessed.</p> <p>The RSS has reduced the housing requirement for the District, compared with WASP. The position at 1.4.06 was that 1,464 dwellings (maximum) need to be provided between 2006 and 2011, taking into account completions since 2001. The latest analysis indicates a potential over-provision of approximately 300 dwellings, given existing permissions and a modest windfall allowance.</p> <p>A Legal Challenge has been made to this policy and related matters. The outcome of this is not yet known.</p>	★	<p>Topic likely to be covered in Core Strategy DPD [Securing Sustainable Communities theme].</p> <p>Outcome of RSS Partial Review will be critical in determining the future housing requirement for the District, what form it should take and where development should be located.</p>

STR.2A	Phasing of housing development	C 1	This policy is now taking effect due to the implications of the RSS on housing requirements in the District. Thorough monitoring of the situation will be undertaken to inform decision-making on whether there is a need to relax the moratorium or release additional land for housing development during the remainder of the plan period.	+	Topic likely to be covered in Core Strategy DPD [Securing Sustainable Communities theme]
STR.2B	Density of housing development	A 1, 3	The approach taken complies with national guidance to increase density of development in order to reduce the need for greenfield land to be used.  However, there is concern locally that this is having a detrimental effect on the character of established residential areas and on the way that communities will function in the longer term.	★	A more refined approach to density should be considered that fully takes into account the context and impact of each development.
STR.3	Employment provision	C 2	The WASP requires Stratford District to make provision for 81 hectares of industrial land during the plan period 1996–2011. The current level of provision for this period is nearly 131 hectares. This substantial level of over-provision is mainly due to the scale of development at the Gaydon Proving Ground, which has been justified on wider national and regional benefits.  Provision has been dispersed widely across the District in order to meet the business and employment needs of communities and various sectors in the local economy. The overall provision during the plan period as at 1.4.05 comprised 20 hectares (16%) within or on the edge of Stratford-upon-Avon, 45 hectares (35%) in the Main Rural Centres, 19 hectares (15%) in rural locations and 44 hectares (34%) at Gaydon Proving Ground. On that basis, 51% of the overall industrial land provision has been located in the larger settlements in the District.  The situation has not changed significantly during 2005-06 since only 2.8 hectares have been added to the overall provision for the plan period. This comprises three sites in rural locations, although the largest site (1.6 hectares) is close to Southam, one of the Main Rural Centres.	★	Topic likely to be covered in Core Strategy DPD [Supporting the Local Economy theme].  Outcome of RSS Partial Review will be critical in determining the future employment requirement for the District, what form it should take and where development should be located.



STR.4	Previously developed land	A 1, 2, 4	<p>Ongoing monitoring shows that since 1996, 3022 (48%) of dwellings completed have been located on brownfield land. This compares with the 56% shown as an indicative figure in the Warwickshire Structure Plan for the period 1996-2011, and a regional target of 76% for 2001-2011 given in the Regional Spatial Strategy. The low proportion achieved in the District is mainly due to planning decisions made before the targets were adopted.</p> <p>77% of employment development in the District has taken place on brownfield land. This compares with the Warwickshire Structure Plan target of 60%.</p> <p>There is some concern that the redevelopment of employment land for housing can lead to an imbalance in the way communities function.</p>	*	<p>Topic likely to be covered in Core Strategy LDD [Prudent Use of Resources theme]</p> <p>Urban Capacity Study needs to be updated.</p> <p>Robust approach is required to ensure that sites currently in employment or other uses that serve the needs of communities are not redeveloped for housing unless fully justified.</p>
<b>Meeting key development principles</b>					
PR.1	Landscape and settlement character	A, B 3, 4	Provides a fundamental context for assessing the impact of development proposals. It also provides a hook for a wide range of detailed design guidance which, together, is improving the quality of development and helping to resist proposals which would have an unacceptable impact.	+	Topic likely to be covered in Core Strategy DPD [Enhancing the Environment theme].
PR.2	Green Belt	A 4	<p>There have been no significant incursions into the Green Belt within Stratford District. The District Local Plan Review has secured an extension to the Green Belt involving two parcels of land on the northern edge of Stratford-upon-Avon.</p> <p>Between 1996-2005, 258 dwellings (gross) have been granted planning permission on sites within the Green Belt (excluding mobile homes and holiday accommodation). 139 of these were for replacement dwellings. In the year 2005-06, a further 17 dwellings (gross) were approved, of which 12 comprise replacement dwellings.</p> <p>There have been a number of industrial and commercial developments granted permission in the Green Belt since 1996. These invariably involve the conversion of rural buildings. The only such permission in 2005-06 relates to the use of redundant farm buildings at Wootton Park Farm, near Wootton Wawen, for offices and a conference room.</p>	+	Topic likely to be covered in Core Strategy DPD [Prudent Use of Resources theme].
PR.3	deleted				

PR.4	Farmland	A 4	There has been no significant loss of best and most versatile agricultural land as a result of the provisions of the Local Plan Review. The only exception is a small part of the West of Shottery Strategic Reserve Site that affects Grade 3a land. This has been fully justified and supported by the Local Plan Inquiry Inspector on the basis that development in this location provides benefits that would not be achieved by using alternative land of lower agricultural quality.	+	Topic likely to be covered in Core Strategy DPD [Prudent Use of Resources theme].
PR.5	Resource protection	A 5, 6, 8, 9	This is an issue of fundamental importance and the principles identified should be thoroughly considered through the planning process. However, it is necessary for national planning policy to provide an effective basis for local decision-making. To date, the policy has been effective in deterring significant impacts but it is questionable whether it is having a significant bearing on the assessment of development proposals due to the range of often conflicting issues that need to be addressed.	★	Topic likely to be covered in Core Strategy DPD [Prudent Use of Resources theme].  More rigorous guidance is needed at national and local level
PR.6	Renewable energy	A 8	Energy conservation is now one of the major challenges faced by society as a whole. The planning process has a key role to play in this by taking a positive approach to such schemes, both in relation to large-scale projects and those involving individual buildings. However, it is necessary to assess the impact of proposals in order to decide whether the wider benefits outweigh the local disbenefits.	/	Topic likely to be covered in Core Strategy DPD [Prudent Use of Resources theme].  More detailed guidance is expected in a national PPS on Climate Change.
PR.7	Flood defence	A 9	This is another issue that has taken on national significance in recent years and, compared with those issues covered by the previous two topics, has been addressed successfully by the planning process in Stratford District. The involvement of the Environment Agency has been fundamental in ensuring that unacceptable impact of development on the floodplain and on flood risk is prevented.	+	Topic likely to be covered in Core Strategy DPD [Prudent Use of Resources theme].
PR.8	Pollution control	C 9	Although this is an important consideration in considering planning applications, although it is also covered by a wide range of other statutory bodies. In general terms, the process is effective in limiting the effects of pollution, although it is evident that the issue of light pollution is taking on greater importance.	+	Impact of light pollution requires more detailed consideration.
PR.9	Hazardous substances	C -	This specific topic is dealt with effectively through the planning process, in liaison with the Health and Safety Executive.	+	

PR.10	Safeguarded land	A, C -	It is important to ensure that land required for transport schemes (or other purposes) is protected from development that would prejudice their eventual implementation. The policy has been effective in ensuring this is the case.	+	Topic likely to be covered in Core Strategy DPD [Prudent Use of Resources theme].  It will be necessary to reassess the justification for retaining such protection in each case.
PR.11	Bad neighbour uses	A 4	This policy provides scope to remove problematic uses where significant benefits would accrue, although it is necessary to ensure that any assessment of proposals relying on this argument is rigorous.	+	
<b>Protecting and enhancing environmental features</b>					
EF.1	Cotswolds Area of Outstanding Natural Beauty	A 4	This national designation has been effective in ensuring that the quality of the landscape has been protected from harmful development. There are no examples of significant industrial, commercial or leisure developments being granted planning permission within that part of the AoNB lying within Stratford District since 1996.  There have been three sizeable housing schemes; Sutton Lane, Brailes (10 dwellings), Kingstone Farm, Long Compton (9 dwellings) and Grain Dryer site, Stourton (14 dwellings).  The District Council is a member of the Cotswolds Conservation Board which seeks to protect and enhance the character of the AoNB.	+	Topic likely to be covered in Core Strategy DPD [Enhancing the Environment theme].  A more proactive approach to enhancement would be beneficial.
EF.2	Special Landscape Areas	A 4	Although its status is not as great as for the AONB, this designation has been effective in helping to resist development that would have a harmful effect on the landscape.	+	Topic likely to be covered in Core Strategy DPD [Enhancing the Environment theme].  National guidance in PPS7 requires a more rigorous assessment of landscape character to be carried out if this local form of designation is to be retained.
EF.3	Areas of Restraint	A 4	This is another form of local designation that has been effective in protecting specific areas from harmful development. There have been no recent examples of planning permission being granted contrary to the provisions of this policy.  The only exception relates to the old Southam Sewage Works which lay inside an Area of Restraint as defined in the previous District Local Plan. The definition of the AoR was amended in the Review to make provision for an allocation that facilitates the redevelopment of what is a brownfield site.	+	

EF.4	Historic landscapes	A 4, 6	Although it has been used in a small number of cases, the basis of this policy needs to be supported by more rigorous analysis to increase its effectiveness.	✱	Topic likely to be covered in Core Strategy DPD [Enhancing the Environment theme].  Further research needed to underpin and apply policy effectively.
EF.5	Parks and gardens of historic interest	A 4, 6	The policy is effective in protecting the character of these specific features because it is underpinned by detailed research and information on individual sites.	+	
EF.6	Nature conservation and geology - protection	A 5	Effective in protecting features of international or national importance but less so in relation to local designations because there is no statutory protection given to them.  The Wildlife Sites Project currently been undertaken will provide a valuable source of information and justify the designation of Sites of Importance for Nature Conservation.	✱	Topic likely to be covered in Core Strategy DPD [Enhancing the Environment theme].  Further research is required on biodiversity to support the operation of this policy.
EF.7	Nature conservation and geology – enhancement	A 5	A positive approach is taken to achieve improvements to the quality of habitats in the District, both through development proposals and specific initiatives such as the designation of Local Nature Reserves.	+	
EF.7A	Nature conservation and geology – compensation	A 5	Effective in securing measures that limit the impact of development on protected species and incorporating compensatory features.	+	
EF.8	deleted				
EF.9	Trees, woodland and hedgerows – protection of woodland	A 4,5	There have been few examples of cases where mature woodland is directly affected by development although there is a tendency for developers to remove unprotected woodland in advance of submitting a planning application.	+	Topic likely to be covered in Core Strategy DPD [Enhancing the Environment theme].
EF.10	Trees, woodland and hedgerow- preservation	A 4, 5	Action is taken to serve Tree Preservation Orders where justified and to prevent inappropriate arboricultural works.	+	
EF.11	Archaeological sites - protection	A 6	Effective in relation to protected sites and the policy is supported by extensive information about such remains.	+	Topic likely to be covered in Core Strategy DPD [Enhancing the Environment theme].
EF.11A	Archaeological sites – in situ preservation	A 6	Negotiation with applicants is effective where sufficient evidence is available to justify a programme of works.	+	
EF.11B	Archaeological sites - management	A 6	Negotiation with applicants is effective where sufficient evidence is available to justify management and enhancement of sites.	+	
EF.12	Conservation Areas - designation	A 6	A review of existing conservation areas and justification for designating new ones is about to commence based on the criteria set out in the policy.	+	

EF.13	Conservation Areas - preservation	A 6	Effective in protecting the character of these specific areas because in most cases their designation is underpinned by detailed historical information and assessment.	+	
EF.14	Listed buildings	A 6	Effective in protecting the character of such buildings because their designation is underpinned by detailed historical information and assessment.	+	
<b>Promoting and securing appropriate standards of development</b>					
DEV.1	Layout and design	B 3	This provides an invaluable checklist of issues that need to be considered in determining planning applications. It is founded on national planning guidance and provides the basis for the District Design Guide.	+	Topic likely to be covered in Core Strategy DPD [Enhancing the Environment theme].
DEV.2	Landscaping	B 3	Seeks to ensure that landscaping is treated thoroughly as an integral part of development.	+	
DEV.3	Amenity open space	B 3	Intended to ensure that sufficient provision is made within a development. Some concern is arising that higher density schemes, often without private gardens, do not provide sufficient amenity space to meet the immediate needs of residents.	★	A more rigorous assessment of development proposals may be required in view of this concern.
DEV.4	Access	C 3	In conjunction with the County Highway Authority, the provision of appropriate access arrangements both within and beyond the proposed development is sought by this policy. As a rule, recent schemes have achieved a more successful layout because of greater flexibility applied to the design of highways.	+	
DEV.5	Car parking	C 3	Together with associated supplementary guidance, national policy on car parking provision is applied. In particular, this utilises maximum rather than minimum standards.  Some concern has been expressed about the effect of this approach on the function of residential, industrial and commercial areas and impact on neighbouring areas due to reduced levels of on-site parking.	★	A more refined approach to the application of parking standards may be justified in certain cases to reflect particular circumstances.
DEV.6	Services	C 3	This policy has been effective in providing the basis for ensuring that new development incorporates additional infrastructure to meet the additional demands generated.	+	
DEV.7	Drainage	A 9	Responds to the critical issue of protecting water resources. The incorporation of Sustainable Drainage Systems into development proposals is becoming more commonplace and developers are responding more positively through the negotiation process.	+	Topic likely to be covered in Core Strategy DPD [Prudent Use of Resources theme].

DEV.8	Energy conservation	A 8	Relates to the critical issue of climate change by seeking to reduce energy consumption. To date, it has been less successful than the previous policy in seeking to encourage developers to utilise effective features.	★	Topic likely to be covered in Core Strategy DPD [Prudent Use of Resources theme].  More detailed guidance is required although stronger national policy would be particularly effective.
DEV.9	Access for people with disabilities	C 3	Generally effective in ensuring that buildings and the wider environment are accessible although some criticism expressed that more should be done to apply the provisions of the Disability Discrimination Act. Supplementary guidance has been produced by the District Council to assist this process although it needs updating.	+	
DEV.10	Crime prevention	C 3	Role of planning in reducing crime and the fear of crime through the design and layout of development is now acknowledged. However, care needs to be taken to achieve the appropriate balance between what can sometimes be conflicting objectives, such as over permeability of developments. Supplementary guidance has recently been published by the District Council.	+	
DEV.11	Public art	B 3	Beginning to have a greater influence in encouraging developers and other parties to provide public art features in their schemes.	+	
DEV.12	Telecommunications	A, C 4	Consistent with national guidance in providing an appropriate balance between meeting the needs of the telecommunications network and protecting the environment.	+	
DEV.13	Satellite dishes	A, C 3	Ensures that the impact of satellite dishes on the character of the environment is minimised.	+	
DEV.14	Advertisements	A, C 4	Ensures that issues of amenity and highway safety are thoroughly addressed. Current concern over trailer advertisements adjacent to motorways requires particular attention.	+	

Supporting and building communities					
COM.1	Local choice	C 1, 2	<p>This policy is a key component of the strategy of the Plan in providing scope for communities to meet their own needs. At a time when most development should be focussed on Stratford-upon-Avon, in accordance with regional planning policy, this approach seeks to ensure that small-scale housing and employment development can take place in smaller settlements where clearly justified.</p> <p>By 1.4.06, 58 dwellings had been granted planning permission through the operation of the policy, of which 24 had been built. It is anticipated that more will emerge in coming years through the Parish Plan process. A number of schemes are beginning to materialise although there is an important issue to address relating to the identification of local housing need and meeting it effectively at the local level.</p>	★	<p>Topic likely to be covered in Core Strategy DPD [Securing Sustainable Communities theme].</p> <p>A more proactive approach may be required by the District Council to encourage schemes that meet an identified local need to come forward.</p>
COM.2	Local shops and services - retention	C 11	The effect of this policy has been variable with some success in resisting the loss of local facilities but also instances of a facility being lost (including on appeal). In this respect, every case is different and extensive evidence is required to support a case for retaining a local facility.	★	Topic likely to be covered in Core Strategy DPD [Securing Sustainable Communities theme].
COM.3	Local shops and services - provision	C 11	This is an aspect of providing communities with a reasonable range of facilities to meet their day-to-day needs. Development proposals are expected to make such provision where justified although there have been no examples to date where significant new facilities have been provided. The West of Shottery proposal in the Local Plan incorporates a local centre to comprise a shop, surgery and new primary school.	/	Topic likely to be covered in Core Strategy DPD [Securing Sustainable Communities theme].
COM.4	Open space - overall standards	C 14	Provision of sufficient open space makes an important contribution to people's health and to the amenity of an area. The District Council has undertaken an audit of open space for Stratford-upon-Avon and the Main Rural Centres and has adopted SPG to secure financial contributions from residential developers towards off-site provision of open space. A Green Space Strategy has recently been adopted by the District Council which, inter alia, seeks to ensure that sufficient provision is made in quantitative and qualitative terms.	+	Topic likely to be covered in Core Strategy DPD [Securing Sustainable Communities theme].
COM.5	Open space - through development	C 14	Seeks to ensure that development makes sufficient provision, either on-site or off-site. The District Council has produced supplementary guidance to help assess the scale and nature of provision by developers. This focuses on financial contributions towards off-site provision given the higher densities of residential development that are now promoted which add further pressure on existing facilities.	+	

COM.6	Open space - retention	A, C 14	The protection of existing open spaces has been raised in profile over recent years and the involvement of Sport England has helped to resist their loss except where fully justified.	+	
COM.7	Bus service support	C 7, 8	<p>The District Council has been working in partnership with the County Council and other stakeholders through the Rural Transport Partnership to improve and promote rural bus services. One of the initiatives presently being promoted is the Back and 4th Transport which is a door-to-door bus service in the local area. Another initiative promoted through the RTP is the Southam Shuttle which was launched in January 2003 and links surrounding villages with the market town at the hub.</p> <p>Of fundamental significance is the construction of a 750-space park and ride facility in Stratford-upon-Avon. The first phase of the scheme opened in November 2005 and the remainder in January/February 2006.</p>	+	
COM.8	Rail service support	C 7, 8	<p>The intention of providing a bus-rail interchange at Stratford station was fully endorsed by the Local Plan Inquiry Inspector. It has been merged with the proposal to redevelop the Cattle Market (Proposal SUA.1) in order to emphasise the importance of providing such a facility as an integral part of any scheme affecting this site and to assist its delivery.</p> <p>The District Council is a key partner in the Shakespeare Line Steering Group which seeks to promote the line between Stratford-upon-Avon and Birmingham for a wide range of journeys and to improve facilities at stations along the route.</p>	+	
COM.8A	Aviation	C 14	<p>The main role of the three airfields in the District, ie. Long Marston, Wellesbourne and Snitterfield, is of a leisure nature. Further commercial development is to be resisted and to date there has been little pressure for such provision.</p> <p>Concern has been expressed about the scale and nature of flying activities, particularly at Wellesbourne Airfield, but this is authorised through the Established Use Certificate that applies.</p>	+	



COM.9	Walking and cycling	C 7, 14	<p>This subject is now considered far more extensively in the assessment of development proposals and facilities have been incorporated into a number of larger schemes such as Trinity Mead in Stratford-upon-Avon. The County Council has also introduced various pedestrian crossings and cycle lanes throughout the District.</p> <p>Investigation continues on various pedestrian/cycle links in Stratford-upon-Avon such as a route between Masons Road and Western Road identified in the District Local Plan (see Proposal SUA.D.1).</p>	+	
COM.10	Public car parks	C 11	<p>The role of existing car parks in Stratford-upon-Avon is due to be assessed in the light of the provision and operation of park-and-ride facilities. It is anticipated that the amount of long-stay parking in the town centre will be reduced to make park-and-ride a more attractive alternative, while off-street short-stay parking could be increased.</p> <p>No schemes have come forward in recent years to increase the amount of off-street parking in the Main Rural Centres, although it is evident from various Parish and Town Plans that this is an issue that should be addressed, such as in Wellesbourne.</p>	/	
COM.11	Traffic management	B 3, 6	<p>Various schemes have been implemented, many of them through Parish and Town Plans. The County Council, in conjunction with the District Council and communities have introduced gateway features to villages, safe routes to school and pedestrian crossings. It is anticipated that home zones and other restrictions on the use of vehicles will be introduced in future years in response to concerns about the detrimental effect of traffic on residential areas and town centres, although the need to gain access to businesses and facilities has to be accommodated.</p>	+	
COM.11A	Traffic management (Vale of Evesham Control Zone)	B -	<p>The District Council, along with neighbouring authorities, has produced supplementary planning guidance to assist in the consideration of proposals that would generate additional HGV traffic in the Vale of Evesham. This has been effective in resisting such schemes, although there can often be exceptions where specific benefits would accrue to the operation of an established business or to provide job opportunities.</p>	+	
COM.12	Existing housing stock	A, C 1	<p>The policy has provided an effective means of controlling the use and adaptation of existing dwellings in accordance with the strategy of the Local Plan.</p>	+	

COM.13	Affordable housing	C 1	<p>Between 1996 and 2005, 750 new build affordable dwellings (rented or shared ownership) were provided in the District. A further 185 have been provided in the year 2005-06, making 935 dwellings in total. Of these, 786 (84%) were secured as part of private development and 149 (16%) on other sites.</p> <p>The District Council has increased the percentage of affordable dwellings on qualifying sites from 30% to 35% due to the high level of housing need. A Housing Assessment has been commissioned jointly with Warwick District and the results. The outcome of the study is likely to have a major impact on future housing policies and performance in the District.</p>	★	Topic likely to be covered in Core Strategy DPD [Securing Sustainable Communities theme].
COM.14	Mix of dwelling types	C 1	While this policy provides a valuable approach for seeking to ensure a range of housing types and sizes is maintained in existing communities and provided in new development to meet the needs of residents, its application is dependent on robust evidence being available. Already, it has been used effectively to negotiate amendments to housing schemes where too much emphasis has been placed on certain dwelling types.	+	<p>Topic likely to be covered in Core Strategy DPD [Securing Sustainable Communities theme].</p> <p>The current Housing Assessment Study will assist in the implementation of this policy and the Meeting Housing Needs SPD will also cover the issue.</p>
COM.15	Accessible housing	C 1	The incorporation of features to meet the needs of people with disabilities has become readily accepted in the design of new dwellings, and the District Council has been successful in securing higher standards in a proportion of dwellings as sought in this policy.	+	
COM.16	Existing business uses	C 2	Despite this policy, there have been a number of cases where sites in industrial uses have been granted planning permission for redevelopment. In some instances, this has been as a result of clear evidence that there was little prospect of attracting an alternative business use to the site. However, there is concern that the emphasis of national policy on re-using brownfield sites continues to place undue pressure and incentive on businesses to dispose of their land. The District Council, through the operation of this policy and Policy STR.4, considers schemes of this nature thoroughly and, in particular, at the scope for mixed-use schemes that provide some level of employment.	-	Topic likely to be covered in Core Strategy DPD [Securing Sustainable Communities theme].
COM.17	Rural employment	C 2	A wide range of small-scale employment opportunities have been provided throughout the rural parts of the District as a result of the District Council being generally supportive of such schemes. Only where there is clear evidence of conflict with strategic planning policies or harm to the character of the local area due to the scale and/or nature of a proposal is planning permission refused.	+	Topic likely to be covered in Core Strategy DPD [Supporting the Local Economy theme].

COM.18	Home-based working	C 2, 3	There is little evidence of this policy having a major bearing on the provision of workspace associated with dwellings, over and above that which can be provided without planning permission. The only scheme of substance that sought to provide a substantial number of live/work units, at Napton Brickworks, was refused planning permission and dismissed on appeal because its scale and impact was deemed to be inappropriate to a location in open countryside.	/	
COM.19	Retail development	C 11, 12	<p>Since 1996, planning permission has been granted for the extensions to both the Tesco and Safeway (now Morrison) foodstores which lie outside Stratford-upon-Avon town centre. Both were greater than 1000 square metres in size but it was concluded that no harm would be caused to the vitality and viability of the town centre and no opportunity within or on the edge of the centre was readily available. In addition, permission was granted in June 2006 for a major extension to the Maybird Retail Park, comprising 6,350 square metres of non-food floorspace. Again, a comprehensive assessment was carried out which, together with the findings of a Retail Study for the town, found that no harm would be caused to the town centre and there was considerable capacity to provide additional retail warehouse floorspace to meet existing and future requirements.</p> <p>In the Main Rural centres, the following significant retail schemes have been implemented since 1996: Budgen, Bidford-on-Avon (980 sq.m.), Co-op, Wellesbourne (810 sq.m. and subsequent extension comprising 330 sq.m); Co-op, Studley (replacement of existing store with no additional floorspace involved. Proposals for large food stores on the edges of Shipston-on-Stour and Southam have been dismissed on appeal.</p>	+	Topic likely to be covered in Core Strategy DPD [Securing Sustainable Communities theme].
COM.20	deleted				
COM.21	Visitor accommodation	C 13	<p>There have been very few proposals for new hotels in Stratford-upon-Avon or the Main Rural Centres. There is the prospect of a travelodge-type hotel being developed on Birmingham Road in the ex-NCJ site. Planning permission has been granted for a major extension of overnight accommodation at the Bidford Grange golf and leisure complex. The principle of a new hotel next to the Heritage Motor Museum at Gaydon has been supported based on evidence of latent demand to stay overnight when attending events and conferences.</p> <p>Planning permission has been refused for various hotels in rural locations that are not associated with existing recreation leisure attractions, eg. Mappleborough Green.</p>	+	Topic likely to be covered in Core Strategy DPD [Supporting the Local Economy theme].

COM.22	Visitor attractions	A, C 13, 14	There have been no proposals since 1996 to develop large-scale visitor attractions in the District. A number of more modest facilities have been supported, such as the museum about Roman Alcester and a facility at Bearley for displaying artefacts from the English Civil War.	+	Topic likely to be covered in Core Strategy DPD [Supporting the Local Economy theme].
COM.23	Water-based recreation	A, C 13, 14	The canal network in the District provides a major resource and this has lead to pressure for providing extensive marinas, particularly in the Napton area where the Grand Union and Oxford canals converge. However, this is a relatively remote location which, together with landscape impact, has resulted in a recent refusal of planning permission for a new marina at Marston Doles.  There has been no formal progress in promoting a scheme for extending navigation on the Higher Avon between Stratford and Warwick.	+	Controlling the location, scale and mix of development – Stratford-upon-Avon  Note: this section of the Local Plan Review contains a wide range of policies that relate to the function and control of development in the town. It is likely that the Core Strategy DPD will contain an overarching policy (or policies) on the future role of Stratford-upon-Avon.
<h3>Controlling the location, scale and mix of development – Stratford-upon-Avon</h3> <p><b>Note: this section of the Local Plan Review contains a wide range of policies that relate to the function and control of development in the town. It is likely that the Core Strategy DPD will contain an overarching policy (or policies) on the future role of Stratford-upon-Avon.</b></p>					
SUA.1	Town setting	A, B 4	The character approach to landscape assessment is taken forward in more detail to deal with pressures for development on the edge of Stratford-upon-Avon. The Stratford Town's Urban Edge Study has provided a valuable tool in assessing proposals through the Local Plan process and in determining planning applications.	+	
SUA.2	Town character	A, B 3, 6	The approach taken by this policy and the various complementary guidance documents has assisted in achieving forms of development that are of higher quality and more consistent with the character of the town than had been the tendency in the recent past.	+	
SUA.3	Environmental enhancement	B 3	A number of specific areas of the town that would benefit from improvement are identified in the policy. The river environs and Bridgeway areas are covered by the Waterfront Masterplan and it is anticipated that considerable investment will take place in accordance with this strategy. It is hoped that the appearance of Birmingham Road will continue to improve through the redevelopment of a number of large sites along its frontage. In addition, attention needs to be given to the public realm, for example through resurfacing of footpaths and tree planting. The current World Class Stratford initiative has identified the major opportunity that exists to improve the canal corridor for its amenity and environmental value.	+	

SUA.4	Transport – park-and-ride facilities	B, C 7	The first park-and-ride facility off Bishopton Lane on the north-side of town is now fully operational and level of use is gradually increasing. Attention has now moved to identifying the most appropriate site for another facility to the south of the town. A site on Shipston Road, near its junction with Campden Road, is the favoured option at this stage.	+	
SUA.5	Transport – pedestrian environment	B, C 7, 12	The enhancement of the town centre to reduce conflict for the benefit of pedestrians is being taken forward by the World Class Stratford initiative. It is anticipated that a major investment to improve the character and function of Bridge Street will be identified as a priority as a result. The approach taken on High Street is less clear and is likely to be dependent on the treatment of Waterside.	+	
SUA.6	Town centre – commercial development	B, C 12	This policy identifies the main commercial area of the town centre where further retail and other business uses would be appropriate. There have been very few changes to the overall fabric of this area mainly due to the constraints imposed by the historic nature of the buildings. It is hoped that further enhancement of Town Square, which lies behind and between High Street and Wood Street, with some increase in retail floorspace, will come to fruition in the near future.	+	
SUA.7	Town centre – primary shopping area	C 12	The original justification for a policy to ensure that retail uses remained predominant along primary frontages was due to the increase in the number of banks and building societies. This trend has now run its course, but there is some concern about the preponderance of cafes and restaurants. It should be recognised that such outlets have an important role to play in a town centre that attracts large numbers of visitors but this issue will be monitored closely to check whether any restraint on non-retail uses is justified in the future.	+	
SUA.8	Town centre – secondary shopping areas	C 12	The World Class Stratford initiative has acknowledged the opportunity to extend the attractiveness of the town centre by improving the attractiveness of fringe streets. It is anticipated that the Greenhill Street/Rother Street area will benefit from the redevelopment of the Cattle Market and improved links to the railway station. A major opportunity is emerging on the western side of Rother Street involving the potential redevelopment of the Civic Hall, Magistrates Court and Police Station.	/	

SUA.9	Town centre – loss of commercial uses	C 12	<p>It is important that business uses are not lost from the central area of the town as they all contribute in different ways to the critical commercial mass of the centre and its pulling power. The town centre is also accessible by all forms of transport and the wide range of uses tend to complement one another. Generally speaking, the healthy nature of the town centre has served to limit the interest in redeveloping or reusing commercial property.</p> <p>The exception is the pressure to convert guest houses to residential dwellings. Each case is looked at thoroughly to assess whether the loss of a guest house is justified bearing in mind the need to provide a wide range of accommodation for visitors. There have been cases where a marketing exercise and/or building survey has led to the conclusion that a property is no longer viable or capable of adaptation to meet current expectations, and change of use has been granted.</p>	+	
SUA.10	Town centre – residential uses	C 1, 12	<p>Increasing the number of households living within or close to the town centre can have a major benefit on its vibrancy and the viability of shops and other businesses. A number of redevelopment schemes on the fringe of the town centre have been implemented in recent years.</p> <p>Unfortunately, there seems to be little scope or interest in using upper floors for residential purposes. A recent exception is the permission to convert Central Chambers on Cooks Alley into eight apartments.</p>	+	
SUA.11	Tourism, leisure and the Arts – Royal Shakespeare Company	B, C 6, 12, 13, 14	<p>The RSC is synonymous with Stratford-upon-Avon and their futures are inextricably linked. There has been close co-operation between the District Council and the RSC to ensure that the best outcome possible is achieved. This resulted in the Courtyard Theatre being constructed to provide a temporary space for performances while the main theatre is upgraded and refurbished. A planning application is due shortly for this project of international significance.</p>	+	
SUA.12	Tourism, leisure and the Arts – conference facilities	C 12	<p>There are a number of existing conference facilities in the town linked to hotels. There is evidence to suggest that Stratford-upon-Avon could fulfil a role as a major conference venue given its image excellent transport links and proximity to Birmingham and the NEC. However, no proposal has come forward to date.</p>	/	
SUA.13	Tourism, leisure and the Arts – visitor accommodation	C 12, 13	<p>Certain areas of the town have become a focus for guest houses and this policy supports the retention of this function rather than to allow their dispersal around the town. This sector is tending to contract so the importance of the policy is diminishing.</p>	/	

SUA.14	Facilities – shops and services	C 7	The provision of facilities that serve local people can easily be overlooked when catering for a town that is a major tourist attraction. It is important that local shops and services in residential areas are retained and there are a number distributed throughout the town. Despite this policy, there have been recent examples where such facilities have been lost, eg. Shottery General Store and Post Office.	-	
SUA.15	Facilities – Leisure and Visitor Centre	C 13, 14	The Leisure Centre expanded considerably about ten years ago to provide a wider range of facilities and to incorporate a reception area for visitors arriving in the town by coach. There is the prospect of the role of the Centre changing again through the World Class Stratford initiative to embrace an even wider function.	/	
<p><b>Controlling the location, scale and mix of development – Main Rural Centres</b></p> <p><b>Note: this section of the Local Plan Review contains a set of policies that relate to the function and control of development in these settlements. It is likely that the Core Strategy DPD will contain an overarching policy (or policies) on the future role of such Centres.</b></p>					
MRC.1	Retail and commercial development	C 11	<p>One of the major aspects of the Plan's strategy is to bolster the role of the Main Rural Centres in providing a wide range of shops and services to meet the needs of their residents and businesses and those of a wider catchment. The scope for significant commercial development and the level of interest in making such investment in these centres is not that significant. New foodstores were provided in Bidford and Wellesbourne in the mid 1990s and have successfully widened the retail offer. A replacement Co-op store was built in Studley in 2004 and has created a far more attractive shopping environment than its predecessor. A scheme in the centre of Southam to create a one-stop shop for public services and possibly a larger foodstore is currently being considered.</p> <p>While businesses come and go in all the Main Rural Centres, there have been very few examples of commercial premises being lost to residential uses.</p>	+	
MRC.2	Public transport	C 7	As key part of the strategy for bus service provision, overseen by the Rural Transport Partnership, is a focus on linking networks of small villages to their Main Rural Centre hub. This has been particularly successful in the Southam area.	+	

MRC.3	Environmental enhancement	B 3, 4, 11	The Parish Appraisals/Plans that have been prepared for each of the Main Rural Centres all identify the need to improve their central area through traffic management and upgrading the public realm. Various small projects have been implemented in recent years, such as High Street and the Tueries (passageways) in Alcester and new street signage in Shipston-on-Stour. A scheme for Market Hill in Southam is currently being considered.	+	
MRC.4	Community facilities	C 11	It is critical for maintaining the role of the Main Rural Centres that a wide range of facilities, such as leisure, education and health, are provided. In recent years, the District Council has funded the provision of a new swimming pool in Shipston-on-Stour and the County Council has built a new primary school and library in Bidford-on-Avon. A new leisure and community facility is planned for Wellesbourne.	+	
MRC.5	Public open space	C 14	An audit of existing open space was carried out in 2004/5. This showed that there is a deficit in provision of publicly accessible space for youth and adult use in Alcester, Bidford, Southam, Studley and Wellesbourne. With respect to children's play space, only Henley had a surplus of provision. This situation underpins the various open space proposals in the Local Plan, but it is evident that particular attention should be given to providing additional public open space for active recreational use in Alcester.	/	
<b>Controlling the location, scale and mix of development – Countryside</b>					
CTY.1	Control over development	A 4, 7	This policy provides scope to consider the merits of development proposals that are not covered elsewhere in the Plan but which could reasonably be located in the countryside. To date, there have been no significant or large-scale schemes that have been promoted using the policy for its primary justification.	+	Topic likely to be covered in Core Strategy DPD [Enhancing the Environment and Prudent Use of Resources themes].
CTY.2	Re-use of rural buildings – non-residential	A, C 2, 4, 10	National policy is to prefer the use of rural buildings for business and other forms of commercial activity and the District Council seeks to be supportive of such uses. However, there can often be tension between the potential impact of business activity on traffic generation, landscape and residential amenity. Each scheme is considered carefully against the criteria in this policy to ensure that it is appropriate in the circumstances.  Interestingly, recent research shows that the proportion of applications for Class B uses involving the conversion of rural buildings granted planning permission has fallen from nearly 80% in 2000 and 2001 to around 50% in 2005. The research concludes that this is due partly to the finite number of farm buildings that are appropriate for conversion and also because the impacts of such uses now tend to be considered more rigorously by local communities and the District Planning Authority.	★	Topic likely to be covered in Core Strategy DPD [Supporting the Local Economy theme].



CTY.2A	Re-use of rural buildings – residential	A, C 4	<p>Generally speaking, residential conversion of rural buildings do not make a positive contribution to the function of the countryside. The policy identifies certain circumstances where the creation of new dwellings might be appropriate. This approach is applied very strictly although, since 1996, 217 dwellings have been granted planning permission through such conversion.</p> <p>Since 2002, when the First Deposit version of the District Local Plan Review came into effect, 73 such dwellings have been granted planning permission and applications for 82 dwellings in total have been refused. Both figures exclude holiday lets.</p>	*	
CTY.3	Re-use of rural buildings – expansion	A, C 4, 10	There are no apparent instances of such schemes being promoted under the provisions of this policy. Nevertheless, it does provide scope for an extra degree of flexibility to increase business floorspace in highly accessible rural locations.	/	Topic likely to be covered in Core Strategy DPD [Supporting the Local Economy theme].
CTY.4A	Agriculture	C 4	This policy provides useful criteria for assessing the appropriateness of agricultural buildings and structures that need planning permission in order to reduce impact on the landscape and amenity.	+	
CTY.4	Farm diversification	A, C 10	<p>It is vital that schemes to diversify and bolster the rural economy are encouraged and supported wherever possible. However, it is necessary to assess the potential impact of such schemes on the local area.</p> <p>The District Council has published an advice note to farmers and other owners of rural properties, on how to bring forward farm diversification schemes and the wide range of issues that need to be taken into account.</p>	+	Topic likely to be covered in Core Strategy DPD [Supporting the Local Economy theme].
CTY.5	Housing 'exception' schemes	C 1	The principle of supporting housing schemes in small villages to meet local needs has become well-established. However, only two such scheme have come forward since 1996; a development of 10 dwellings has been completed at Dog Lane, Napton-on-the-Hill and a permission for 4 dwellings is still to be implemented at Malthouse Lane, Earlswood. Such schemes tend not to be encouraged in villages with limited facilities.	/	<p>Topic likely to be covered in Core Strategy DPD [Securing Sustainable Communities theme].</p> <p>Consideration might be given to promoting such schemes in order to sustain the social fabric of smaller rural communities.</p>
CTY.6	Rural workers' dwellings	C 1	The justification for such proposals are assessed rigorously to ensure that the provision of a dwelling is necessary for the proper operation of an agricultural or other rural-based operation. Since 1996, 34 permanent dwellings of this nature, restricted by an occupancy condition, have been granted planning permission.	+	

CTY.7	Gypsy sites	C 1	Since 1994, when local authorities lost their duty to provide accommodation for gypsies, there have been very few examples of sites being promoted by private interests in the District. Five such applications, comprising 15 vans in total, have been refused since 1996. There have been no permissions granted during that period.	/	Through the Planning and Compulsory Purchase Act 2004, local authorities have reassumed the responsibility for identifying gypsy sites where there is a proven need. The LDF will need to be more proactive in this matter.
CTY.8	Mobile homes	A 4	There have been a number of applications for individual mobile homes since 1996. These have generally been refused, including 30 individual temporary mobile homes and a proposal for 25 units at Dodwell Park to the west of Stratford-upon-Avon. The exceptions relate to those for rural workers for which 18 have been granted permission since 1996 with an occupancy condition.  The only scheme involving a large mobile home park involved the Dodwell site where the operators wished to convert the holiday caravan part of the site to permanent residential accommodation. This application was refused because it is a location where new dwellings are not appropriate in accordance with the strategy of the Plan.	+	
CTY.9	Holiday accommodation	A, C 4, 14	It is acknowledged that provision should be made for a wide range of overnight accommodation to meet the needs of visitors to the District. Caravans and chalets make a useful contribution to the choice of accommodation available. However, it is important that such uses do not have a detrimental effect on the character of the landscape and communities. There have been proposals to extend the touring caravan parks alongside the River Avon outside Stratford but these have been resisted because of visual impact across the river meadows.	+	
CTY.10	Rural recreation – facilities	C 14	While this policy supports the provision of small-scale facilities in the countryside, there are few examples of such projects being implemented.	/	
CTY.11	Rural recreation – footpaths, bridle-ways and cycle routes	C 14	The District Council has been pro-active in working with Sustrans to develop the National Cycle Network. Two routes cross the District; one between Redditch and Banbury which passes through Stratford-upon-Avon is fully in place, while a second linking Warwick with Evesham via Stratford-upon-Avon is well advanced. Both use a stretch of disused railway south of the town, known as the Greenway, and is a very popular feature.	+	
CTY.12	Golf courses	A, C 4, 14	The rash of interest in providing golf courses experienced in the early/mid 1990s has diminished considerably. There is now very little pressure to provide more courses, although a facility has recently been established near Welford-on-Avon. The policy provides effective criteria to ensure that landscape impact is mitigated and biodiversity enhanced.	+	

CTY.13	Equestrian activities	A, C 14	<p>The provision of facilities for horse-based recreation is becoming increasingly popular. Generally speaking, small-scale structures such as manege can be absorbed into the landscape satisfactorily. However, there have been cases where the size of buildings for stabling and exercising horses has been inappropriate and planning permission has been refused.</p> <p>A major polo complex has developed just outside Southam in recent years. While it has achieved national significance there are concerns about its impact on the character of the local area.</p>	*	
CTY.14	Farm shops	C 10	While wishing to encourage such outlets in order to benefit farm operations, few proposals have come forward in recent years.	/	
CTY.15	Cattle Market relocation	A, C 4	There has been no recent proposal to relocate Henley Cattle Market.	/	
CTY.16	Gaydon Site	A, C	The scale of development on this site since 1996 has been considerable, ie. nearly 30 ha. completed and a further 15 ha. with detailed planning permission. This development has been deemed to be in the wider interest of the national and regional economy by helping to maintain the motor vehicle sector. The policy provides a framework for considering the appropriateness of further development taking into account its purpose and impact.	*	It is unclear how the site should be treated in the LDF as it could be dependent on the outcome of the RSS Review process.
CTY.17	deleted				
CTY.18	Engineer Resources Depot, Long Marston	A, C 1, 2, 4, 7, 13	<p>The policy provides a framework for considering the merits and impacts of major development proposals for the site. Temporary planning permission has been granted for industrial and warehouse uses but the permanent use of the site for this type and scale of activity would be inconsistent with the current Regional Spatial Strategy.</p> <p>No progress has been made to date on the preparation of a Masterplan for the site.</p>	/	It is unclear how the site should be treated in the LDF as it could be dependent on the outcome of the RSS Review process.
CTY.19	Southam Cement Works	A, C 2, 4, 7, 14	<p>The policy provides a framework for considering the merits and impacts of major development proposals for the site. The site is still being used in association with the extraction from the adjacent limestone quarries and some recycling operations are also based there.</p> <p>No progress has been made to date on the preparation of a Masterplan for the site.</p>	/	It is unclear how the site should be treated in the LDF as it could be dependent on the outcome of the RSS Review process.

CTY.20	Harbury Cement Works, Bishops Itchington	A, C 1, 2, 4, 5, 14	The policy provides a framework for considering the merits and impacts of major development proposals for the site.  The preparation of a Masterplan is progressing with the involvement of local communities, site owner and various specialists.	/	It is unclear how the site should be treated in the LDF as it could be dependent on the outcome of the RSS Review process.
<b>Implementation</b>					
IMP.1	Supporting information	A, B, C -	While many applications, particularly those involving large-scale developments or complex issues, have tended to be accompanied by sufficient supporting information, many have not. The lack of such material can make it difficult for interested parties to understand what is proposed and affect the process of determining an application.  The new requirement for a Design and Access Statement to be submitted with most applications should result in a much improved situation.	*	
IMP.2	Supplementary planning guidance	A, B, C -	Now known as Supplementary Planning Documents under the new planning system. The District Council is currently looking to convert certain SPG into SPD.  SPD is currently being prepared on 'Managing Housing Supply'. This sets out the justification for applying a moratorium on further housing development, in accordance with the provisions of Policy STR.2.	/	
IMP.3	Development/ Design Briefs	A, B, C -	These are particularly useful in providing more detailed guidance on the expectations of development on certain large and/or complex sites. The most recent example of such a Brief is that prepared for the Cattle Market site in Stratford-upon-Avon adopted in July 2001.	/	
IMP.4	Infrastructure provision - general	A, B, C -	It is essential that all development proposals provide the necessary infrastructure to meet their own needs and the additional pressures they exert on the existing situation.  Since 1996, around £7.4m has been secured from developers towards improving infrastructure and services across the District. Approximately £4.5m relates to Stratford-upon-Avon, of which £1.2m has been to improve education facilities.	+	Topic likely to be covered in Core Strategy DPD [Securing Sustainable Communities theme].

IMP.5	Infrastructure provision – transport	A, B, C 7	<p>High levels of vehicle ownership and increasing congestion in the District means that new development must provide the additional capacity and contribute to improvements to alternative modes of transport to the private car.</p> <p>Of the total amount of financial contributions specified under the previous policy, £1.4m has gone towards strategic transport schemes and sustainable transport measures in Stratford-upon-Avon (including the park and ride facility at Bishopton). A further £900,000 relates to highway improvements.</p>	+	Topic likely to be covered in Core Strategy DPD [Securing Sustainable Communities theme].
IMP.6	Transport Assessments	A, B, C 7	All applications for large-scale proposals are expected to be accompanied by a thorough Transport Assessment. A key intention of such assessments is to show how modes of transport other than the car can be promoted.	+	
IMP.7	Green Transport Plans	A, B, C 7	Again, Green Transport Plans are being increasingly used to reduce the use of the private car and promote alternative modes of travel. The District Council adopted guidance on the submission and implementation of travel plans in July 1998. Since then, sixteen such plans have been completed through legal agreement linked to planning permissions. The intended objective has been to minimise car travel associated with the developments. There are issues to be addressed about how to monitor whether targets for modal shift specified in the legal agreements are being met.	★	