

**Stratford-on-Avon District
Local Development Framework
Annual Monitoring Report 2007**



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Stratford-on-Avon District Annual Monitoring Report 2007

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1. Introduction

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.'¹

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 third Annual Monitoring Report (AMR) produced under the 2004 Act. It seeks to develop and improve on previous editions, taking into account feedback by the Government Office for the West Midlands. It also identifies where improvements to the scope of the monitoring process could be made by the District Council.

The District Council has now commenced work on the Core Strategy that will provide the foundation for its Local Development Framework that will eventually replace the District Local Plan.

This report covers the monitoring period 1 April 2006 to 31 March 2007, apart from the section on the Local Development Scheme which sets out the situation at the time of publication.

The development plan system in England is founded on the 'Plan, Monitor and Manage' approach. This is illustrated in the diagram below with adaptations to incorporate other key aspects of the process.

In practice, the process is a continuous one in that there is no specific start or end point. What is more, the various components often overlap or take place in a different sequence depending on specific circumstances.

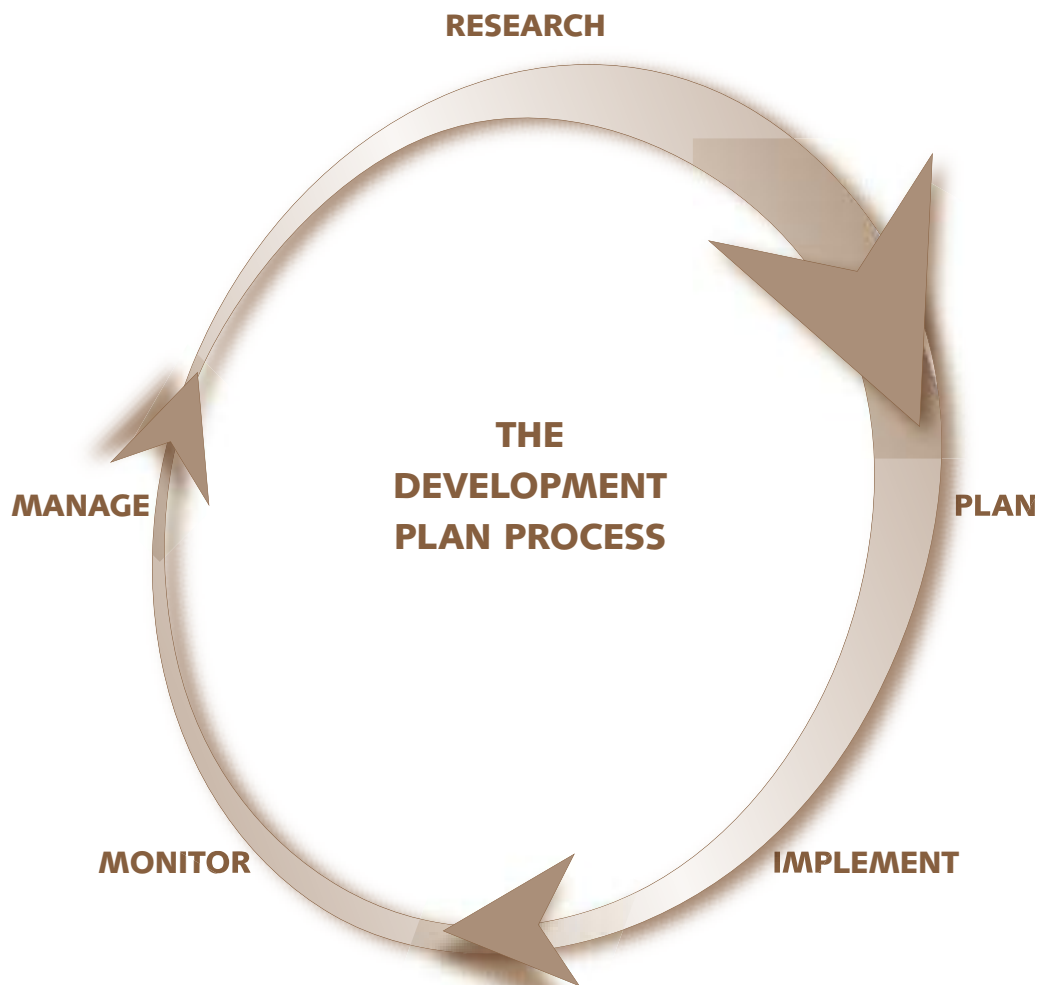
Research

The Local Development Framework has to be based on accurate and thorough evidence. This provides up-to-date knowledge of the District's assets and circumstances. In turn, this should underpin planning policies that respond to the needs and challenges faced. The LDF has to be consistent with the Community Plan for Stratford District and the Corporate Strategy of the District Council. These are themselves based on a clear understanding of the area and future aspirations.

Plan

The LDF will comprise a 'folder' of documents. The first to be produced will be the Core Strategy. This will set out a clear 'vision' of how Stratford District should look and function in 2026. A range of objectives and strategic policies will establish the course to be taken to achieve the vision. The preparation of the Core Strategy will take into account the evidence base and the outcome of consultation and engagement with individuals, businesses and agencies. A Sustainability Appraisal will 'test' the likely effects of the Core Strategy.

¹ *Local Development Framework Monitoring: A Good Practice Guide, 2005*



Implement

To make things happen in the manner sought in the LDF will require the co-operation of a wide range of partners. The planning process will have a major role to play through the determination of planning applications. However, the new planning system expects a wide range of agencies and organisations, including other services of the District Council, to make investment decisions based on the objectives of the LDF to which they have contributed. In turn, this should mean that development is served by the necessary facilities and infrastructure at the appropriate time.

Monitor

There is a strong emphasis in the new planning system on developing a comprehensive monitoring framework. This should allow the implementation of policies in the LDF to be assessed to check whether they are having the intended effect. The Annual Monitoring Report is the means of presenting this assessment. It should set out performance against a wide range of indicators and identify what improvements should be made to the monitoring process and how.

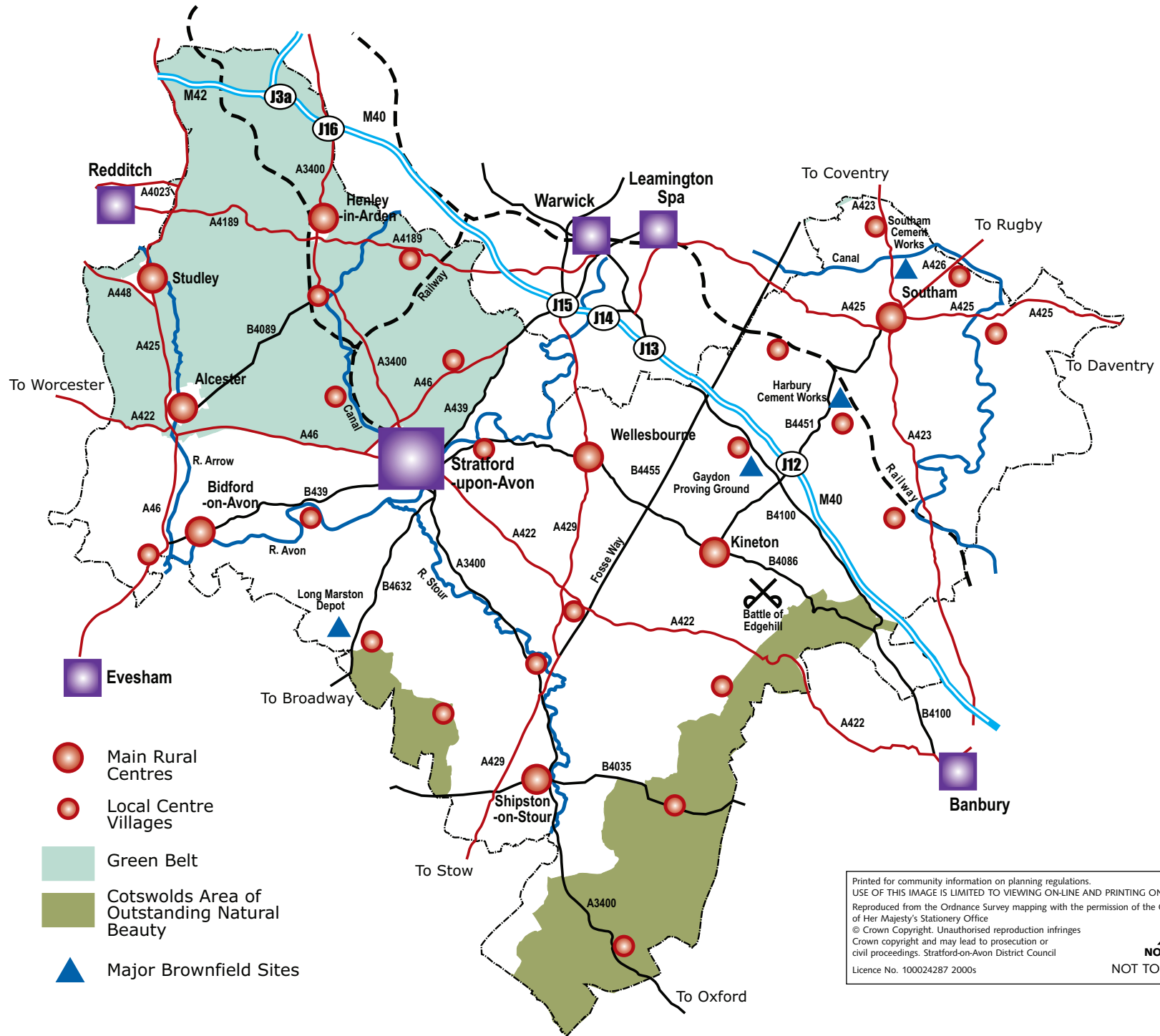
Manage

A clear understanding of outcomes and trends will help to highlight any changes to policies, or other specific actions, that would be necessary to achieve the objectives set. In terms of the Planning Service's work programme, it is necessary to gauge whether the intention to produce individual LDF documents, and the timescales involved for each, is still valid and achievable or whether changes are justified.


2. Summary

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

- The Local Futures Audit shows Stratford-on-Avon District, in comparison with the regional and national situation, to have:
 - a local economy that is broad-based and productive, although experiencing a low level of growth.
 - a population that is skilled and well-educated and benefiting from high average incomes, and one that has a growing proportion of older residents.
 - communities that experience low levels of deprivation and crime but high property values and for those in rural areas, poor access to key services.
 - an environment that is of very high quality and with a large number of heritage sites.
- The rate of employment land development continues to meet expectations and there is a good mix of sites currently available to satisfy a range of business needs.
- There is a need to focus specifically on providing a greater proportion of office development in or on the edge of Stratford-upon-Avon town centre.
- More scope should be provided to increase the opportunity for research and technology companies to locate and expand in the District.
- A large proportion (69%) of industrial development since 2001 has taken place on previously developed (brownfield) land.
- The AMR contains 'housing trajectories' which chart progress towards meeting strategic housing requirements over the period up to 2016. Two versions are included; one based on the adopted Regional Spatial Strategy and the other on the RSS Phase Two Revision. The former shows high levels of over-provision, the latter relatively modest levels of over-provision by 2016.
- The second housing growth scenario may not be far removed from that which the revised RSS specifies when finally endorsed by the Secretary of State. If this were to be the case, the second trajectory points to the likelihood of the Local Development Framework having to identify additional land for housing development in Stratford-on-Avon District.
- There is a marked shift towards the use of previously developed land for new housing. This trend is in line with planning objectives at all levels including the national annual target of locating 60% of new housing on such land.
- The AMR shows a considerable reduction in the number of affordable dwelling completions from the high level of activity in 2005/6, a drop from 180 to 51 dwellings.
- There continues to be a lack of new shopping floorspace in Stratford-upon-Avon town centre which should be the focus of large-scale retail development in the District.
- The AMR now includes some information on the biodiversity of the district. Data from Natural England show that the Sites of Special Scientific Interest in the district are in relatively good condition.
- The District Council intends to slip the publication of the Core Strategy Preferred Options for consultation until June 2008. This will enable the evidence base to be more robust and to put forward specific locations and sites for future development. As a result of this approach, the Strategic Allocations DPD has been withdrawn from the Local Development Scheme.
- A total of seven Supplementary Planning Documents have been adopted on target in accordance with that specified in the current version of the LDS.



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 NOT TO SCALE

3. State of the District

During 2006, the District Council commissioned a Local Futures Audit to be carried out. This form of audit has been developed in collaboration with the Audit Commission, the Local Government Association, and individual local authorities and partnerships.

The basic thrust of the Audit is to compare and benchmark the performance of Stratford-on-Avon District against each local authority area in Great Britain and against those in the West Midlands region and the Coventry & Warwickshire sub-region. Performance is assessed according to how well the District scores on a range of carefully selected benchmark indicators of economic, social and environmental well-being.

The results of the Audit are to be used to inform local policy development, including the Local Development Framework. It will act as a basis for monitoring and evaluating progress towards the District Council's various policy goals. It will also be used as an evidence base in order to advance the Council's economic and social development priorities with strategic and funding bodies.

A. Economic Profile

The Audit assesses the present state of Stratford District's economy in terms of its competitiveness at the sub-regional, regional and national levels. Strong economic foundations are critical to the future success of the District, in order to create quality employment opportunities for local people.

i. Macro-Economic Performance

This issue has been examined using indicators for economic scale, productivity, and change. The indicators here are primarily to give context to the other findings in the economic section; they enable the true economic drivers to be identified and therefore the relative importance of their growth and productivity.

Beginning with **economic scale**, the Audit assesses the situation in terms of both output and employment (workplace-based).

- **Stratford District has an average sized economy, ranked as the 182nd largest of 408 districts in Great Britain.**

The District's economy, measured by its share of national Gross Value Added (GVA) and employment, is smaller than the national and regional average but similar to the average in the Coventry & Warwickshire sub-region.

The second measure of macro-economic performance is **productivity**.

- **Stratford District scores above average on the productivity score and is ranked 104th out of 408 districts in Great Britain.**

Stratford District and some of its neighbouring authorities are amongst the most productive in the West Midlands, reflecting the benefits of their location close to the buoyant South East and London economies. Productivity in the District is above the national average and well above that for the region as a whole.

The final measure of macro-economic performance in the Audit is economic change in the past few years.

- **Stratford District's economy is ranked 301st of 408 districts in Great Britain for economic growth.**

The District has experienced low growth according to the Audit's measure of economic change, scoring 17.8 on an index with Great Britain as 100. This index is based on growth in the numbers of jobs, which increased by 1.3% over the 1998 to 2004 period. Nationally the increase was 7.1% and the West Midlands, which was the worst performing region, recorded a figure of 2.6%.

Overall, Stratford District's macro-economic performance is mixed. It is moderate in scale but its reasonably high productivity has resulted in higher earnings when compared to the national average. However, growth in jobs and earnings has not kept pace with national trends, while growth in GVA per head has been reasonable.

ii. Industrial Structure

Throughout the global economy, the critical structural economic trend is the growth of the knowledge economy across and within all sectors. The Audit assessed Stratford District's industrial structure from this knowledge economy perspective. It distinguishes between knowledge-based production (eg. aerospace, electrical machinery manufacture, printing & publishing, chemicals & energy), and knowledge-based services (telecommunications, computing, R&D, finance & business services, and recreational & cultural services). These industrial groupings are based upon European Commission and OECD definitions, where individual industries are classified as knowledge-based if graduates make up at least 25 per cent of their workforce.

- **Stratford District ranks 116th out of 408 districts in Great Britain on the overall industrial structure score.**

The knowledge economy in Stratford District accounted for 22.9% of total employment in 2004, compared to 23.3% in Great Britain and 18.9% in the West Midlands as a whole. While scoring just below the national average, this figure is skewed upwards by London and other large cities, so the District still ranks highly despite being below the national average. Although the growth in jobs has been sluggish, the District has recorded a growth rate just below the national average for knowledge intensive sectors. Its reliance on the public sector for jobs is low by national standards and growth here has also been low.

iii. Business and Enterprise

A dynamic local enterprise culture is vital for the long-term competitiveness and overall success of any local economy.

- **Stratford District is ranked 113th out of 408 districts in Great Britain on the overall index of business and enterprise.**

Business density in the District is exceptionally high; it is twice the national average, ranking it in the top five per cent of authorities nationally. In line with these figures the average business size is small by national standards, and compared with Coventry and Solihull which are far more reliant on larger businesses.

The Local Futures Enterprise Index is also composed of the new business formation rate, the sub-regional survival rate and the growth in business stock over the last 5 years. On this Index, where the Great Britain average is 100, Stratford District scores 105.6. Whereas the new business formation rate is low, the survival rate is above average and the growth in stock over the last 5 years is good. Business closures are also lower than national, regional and sub-regional figures. In line with the figures on business size and density, self employment levels in Stratford District are very high.

iv. Education and Skills

The knowledge economy is powered, above all, by human capital, and a good blend of academic and vocational skills will be critical to the future success of District. In the Local Futures Audit, local levels of education and skills are assessed in terms of the qualifications profile of the working age population (i.e. the available workforce).

- **Stratford District performs well in respect of education and skills, ranking 177th out of 408 districts in Great Britain.**

The Local Futures skills and qualifications score is a composite measure based on each of the four NVQ levels, with greater weighting attached to the higher levels. On this

measure Stratford District does well, scoring over the national average and well above that for the West Midlands region. The proportion of those residents in 'skills poverty' (below NVQ 2) is lower than average and the proportion of those with higher level skills (NVQ 4 and above) is higher than average.

Looking at school performance Stratford District's GCSE attainment is outstanding, ranking in the top five per cent of authorities nationally.

v. Labour Market

The final aspect to be considered within the economic development section of the Audit is the labour market characteristics of Stratford District. Compared to the EU average, Britain has a less regulated labour market and enjoys relatively high employment rates and low unemployment.

- **Stratford District performs well above average in respect of its labour market performance, ranking 70th out of 408 districts in Great Britain.**

The employment rate in the District stood at 80.7% in 2004, a figure well above that for the West Midlands region as a whole (73.4%) and the national average (74.4%).

In line with these figures International Labour Organisation (ILO) unemployment and claimant count unemployment levels in Stratford District are very low (less than half the national average in both cases). Breaking unemployment down into youth and long-term unemployment reveals a slightly different picture. Long-term unemployment in Stratford District is below the national average while youth unemployment is practically non-existent.

B. Social Profile

The Audit considers a range of factors that make a key contribution to the social characteristics of the District. These go to the heart of the quality of life experienced by our residents and communities.

i. Demography and Migration

Stratford District's demographic characteristics have a fundamental influence on its social and economic development. A key aspect of this is the **age profile** of an area's residents.

- **The average age in Stratford District is 41.6 years, ranking it as the 55th "oldest" of 408 districts in Great Britain.**

This figure was at the time of the 2001 Census and compares with 38.7 years in Great Britain and 38.5 years in the West Midlands. In line with these figures Stratford District has a higher proportion of 45-64 and 65+ age groups and, in turn, a higher than average dependency ratio.

The other factor associated with an older population nationally is a lower birth rate, and Stratford District is no exception. The number of live births per 1,000 of the population is 8.8%, well below the national average and ranking the district in the bottom 10% of authorities nationally.

The second aspect of the District's demographic profile relates to **migration and population change**.

- **The population of Stratford District increased by 10.7% between 1991-2004, ranking it 44th out of 408 districts in Great Britain.**

The West Midlands region generally has seen sluggish growth in its population over the last 15 years or so. However, Stratford District's population increased by more than twice the national average and five times the regional figure.

Consistent with this overall picture of population growth, the turnover of population in the District is high, with high proportions of the population moving in and out of the area.

The further aspect assessed in the Audit relates to ethnicity.

- **The non-white population in Stratford District is relatively small, and it ranks 286th out of 408 districts in Great Britain in terms of ethnic diversity.**

In 2001, 98.7% of the resident population were classified as white, well above the national figure of 91.9% and the regional figure of 88.7%. However, this indicator is highly skewed across Britain, with large ethnic populations in the large urban areas and few elsewhere. Within Stratford District's ethnic minority population, those classified as 'mixed' form the largest individual group, representing 0.5% of the total population, but this figure is less than half the national average.

The fourth and final aspect of the District's demography to be considered is **household structure**.

- **Average household size is low, with Stratford District ranked 272nd out of 408 districts in Great Britain.**

The average household size in Stratford District in 2001 was 2.36 people; below the national figure of 2.41. One of the main reasons for this small household size is that the District has one of the highest proportions of households comprising married couples with no children in Britain.

ii. Occupational Profile

This is a useful indicator of the District's progress towards developing a diverse, prosperous, knowledge-based economy. Knowledge-driven activities generate increased demand for 'higher end' occupations including managerial, professional and technical workers. In the Local Futures Audit, occupational structure is considered in terms of the proportion of the resident workforce employed in the four main NVQ-linked occupational groups (based on the standardised competences and skills requirements of each occupation).

- **Stratford District performs around the national average in respect of the proportion of knowledge workers in the workforce, ranking 168th out of 408 districts in Great Britain.**

While Stratford District's score is just above the average nationally, it is well above that for the West Midlands (one of the worst performing regions on this measure) and the sub-region. Looking at the four occupational groups, it has an above average level of managerial and professional occupations, again higher than the West Midlands and Coventry & Warwickshire. At the other end of the scale the occupational profile is skewed away from lower skilled occupations and towards skilled technical occupations.

iii. Prosperity

The Audit considers prosperity in terms of a range of indicators, including total income, house prices, and social data such as the number of cars per household.

- **Prosperity in Stratford District is very high, with it being ranked 44th out of 408 districts in Great Britain.**

Nationally, there is a strong correlation between the presence of knowledge workers and levels of prosperity in the local population. However, despite only a moderate score on the knowledge worker indicator, average income in the District is well above the national average and a third higher than the West Midlands average, where Stratford records the highest income in the region. However, changes in income figures are less positive; the rate of growth is around half the national average.

iv. Deprivation and Inequality

The Government's standard measure of deprivation and inequality in England is the Index of Multiple Deprivation (IMD). The IMD covers a number of aspects of deprivation including disadvantage in education, income, employment, health and housing. The Audit considers the IMD as a whole, as well as each of its individual components.

- **Overall levels of deprivation are low with Stratford District ranked as the 39th least deprived district out of 354 in England.**

The IMD is split into multiple fields; from these it is possible to identify the kind of deprivation found in the District. The only deprivation indicator where it scores highly is in the barriers to housing and services; no doubt influenced by the high house prices in the area.

The Local Futures inequality indicator is designed to highlight any large differences in deprivation within the area, as district-wide data can sometimes mask pockets of deprivation at the small area level. The inequality indicator is measured as the difference between the highest and lowest ranking Super Output Areas (SOA) in each district. On this measure the District is ranked 23rd out of 354 districts – indicating very low levels of inequality.

v. Health

Major improvements in public health have led to big increases in life expectancy. However, this overall picture masks significant geographical variations and health inequality. Poor health has a detrimental impact on quality of life and restricts peoples' ability to participate fully in the labour market.

- **Stratford District is one of the healthiest areas, as measured by life expectancy, ranking 86th out of 408 districts in Great Britain.**

Average life expectancy in Stratford District was 80.2 years in 2002-04, compared to 78.5 years nationally. In looking at some of the main determinants of healthiness – the incidence of obesity, smoking, cancer and circulatory disease mortality – it is clear that Stratford District performs very well overall. In particular it has the 17th lowest proportion of people who smoke in Britain and, in line with this, cancer mortality rates are also very low. As would be expected of an area with these conditions, the impact on worklessness is not significant, with low rates of incapacity benefit claimants across the District.

Life expectancy is one of two national targets in the Public Service Agreements framework; the other is infant mortality. On this indicator the District performs very well, with a figure of 4.8 per 1,000 live births compared to 5.1 nationally.

vi. Crime

Crime and the fear of crime have a major bearing on people's perception of the quality of an area and their enjoyment of it.

- **Overall levels of crime are very low in Stratford District and it ranks 32nd out of 354 districts in England.**

In 2004/05 there were 21.3 offences per 1,000 of the population in Stratford District, compared to 42.5 in England & Wales as a whole, and 41.9 in the West Midlands region. Looking at different types of crime, the figures are below the national average in every category, but the number of violent crimes per 1,000 of the population is particularly low, less than half the national average and ranking Stratford in the bottom 5% nationally.

However, the change in crime figure is not as positive, as the number of recorded offences has increased by 28.9% over the 1999-2004 period. However, this increase is in the context of the introduction, in 2002, of the National Crime Recording

Standard, which has had the effect of boosting crime figures nationally. The equivalent national increase is 4.7%, while the West Midlands has seen a significant decrease. This figure puts Stratford District in the top quartile of all districts nationally for increase in the overall level of crime.

C. Environmental Profile

The third and final section of the Local Futures Audit looks at a number of aspects of the environment. This covers the quality of opportunity that local people and businesses experience as well as their physical surroundings.

i. Housing Affordability, Tenure and Condition

In the Audit, housing is considered in terms of affordability (assessed on the basis of the ratio between average earnings and average house prices), and housing condition information.

- **Stratford District is one of the least affordable parts of the country to buy a house, ranking 314th of 354 districts in England.**

The average house price in Stratford District was £240,614 in January-March 2006, more than the national average (£193,799) and considerably higher than the regional average (£158,343). Combining the average house price with average earnings yields an affordability index; the higher the score the more affordable. On this score (where Great Britain = 100), Stratford District performs poorly with a score of 89.8. However, it must also be borne in mind that this figure is relative to the overall average and levels of affordability that have reduced considerably over the last few years nationwide.

In 1999 the ratio of house prices to earnings in the District was already 6.5 to 1, more than the national figure of 4.2 to 1, and not consistent with the mortgage lending rule of thumb of 4 times earnings. Moreover, since 1999 house prices in the District have doubled, with an increase of 100.8% (the equivalent national increase is 124%). Also, earnings growth in the District has not kept pace with national growth (18% compared to 24% nationally) and so levels of affordability have inevitably declined. The ratio of house prices to earnings is now 11.7 to 1, an increase of 80.1%.

ii. Commercial and Industrial Property

This relates to how the amount of industrial and commercial floorspace has changed over time.

- **Stratford District has seen a large increase in its stock of commercial and industrial floorspace over recent years, ranking 12th out of 354 districts in England.**

Commercial property in Stratford District is geared more towards industrial space over office and retail space than the national average, but slightly less so than for the West Midlands as a whole.

Between 1999 and 2005, Stratford District's commercial property grew at one of the fastest rates in Britain. Retail space has grown at a faster rate than national, regional and sub-regional averages, albeit from a relatively low floorspace base. Office space has also been growing rapidly by national standards but at a slightly lower rate than the West Midlands region. Finally, industrial space has increased significantly in Stratford District, at a rate 10 times greater than the national average, although again from a low base.

iii. Transport and Connectivity

The Audit assesses an area's accessibility and connectivity using a composite of measures including distance from London, a 'Local Hub' Index (the concentration of transport hubs such as motorway junctions, airports, ports and mainline railway stations), and the 'Contiguity Index' (a score based on proximity to transport hubs in neighbouring districts).

- **Stratford District scores poorly on the overall accessibility and connectivity index and ranks 286th out of 408 districts in Great Britain.**

Stratford District scores only 11.8 on the index of accessibility and connectivity, where Great Britain scores 100. However, this measure is heavily skewed, with cities and large towns performing very well and rural areas poorly. With a low connectivity score there is often a higher proportion of people travelling to work by car, and this is the case in Stratford District. Only 3% of residents use public transport to get to work compared to 15% nationally and 10% in the West Midlands region.

The district has a Net Commuting score higher than 100, indicating that the area is a net exporter of labour. However, the proportion of residents who work outside the District, at 40.1%, is above average. Conversely, 35.8% of jobs in the District are taken by non-residents, which is below the national average. The measure of journeys per sq km is a proxy for general transport stress. On this measure Stratford District records a very low score overall, although this reflects conditions across the whole area.

iv. Local Services

A number of indicators are used to evaluate the quality or attractiveness of local services, covering school exam results, recycling levels, and Comprehensive Performance Assessment (CPA) scores.

- **The standard of local services in Stratford District is below average – the district ranks 249th of 354 districts in England.**

Local services are of a below average standard in the District. School performance is exceptional, with 68.6% of pupils achieving at least five GCSE grades A*-C in 2004/05, compared to 54.5% nationally. The level of household recycling is also very good; 15.7% of waste in 2003/04 compared to 10.6% nationally. However, for access (in terms of geographical proximity) to key services such as GPs, schools and supermarkets, the District performs poorly and is in the bottom 10% of authorities nationally.

The position on CPA has changed since the Audit was carried out. Stratford District was categorised as 'weak' in 2004 but has recently achieved 'good' in the latest assessment.

v. Local Amenities

The Audit considers local amenities through a combination of indicators, including the density of national heritage sites and listed buildings, the availability of cultural amenities (such as cinemas, theatres and libraries), and employment in hotels and restaurants.

- **Stratford District is ranked 145th out of 408 districts in Great Britain in respect of the quality of its local amenities.**

In terms of local amenities, the District performs below average with a score of 79.1 on an index with GB as 100, though this indicator is heavily skewed towards large cities and in particular London.

However, on a range of indicators in this section Stratford District does score above the national average. The number of national heritage sites per 1,000 sq km is higher than national, regional and sub-regional figures. The proportion of employment in hotels and restaurants is also high, indicating the presence of a significant tourism offer.

vi. Natural Environment

The final aspect considered under this section of the Local Futures Audit is the quality of the natural environment.

- **Stratford District performs very well on the natural environment score, ranked 75th of 354 districts in England.**

The quality of the natural environment in Stratford District is very high. Indicators on the quality of the local environment are heavily skewed across the country with towns, cities and urban areas scoring very badly and areas of outstanding natural beauty, such as the Lake District and Devon and Cornwall scoring well. On the first indicator, that of natural beauty, the District scores only 31.4 on an index with Great Britain as 100; this figure is well below the national average but above that for the region. On tranquillity, it performs much better, being well above the national average. Levels of air quality are slightly worse than the national average but better than regional and sub-regional figures.

Conclusions

The Local Futures Audit of Stratford-on-Avon District has captured the 'State of the District' at a particular point in time – it is basically a set of snapshots of local economic, social and environmental conditions. It also provides a 'woods from the trees' perspective by looking at how the District compares with the West Midlands region as a whole, and also how it performs compared to the rest of Great Britain.

Strengths

The following aspects of Stratford District help to define the quality of life for residents and businesses. It is essential that these areas of good performance are retained for the future 'health' of the District:

- High level of productivity
- Broad industrial structure
- Strong enterprise culture
- Good level of skills and qualifications
- Outstanding school performance
- High employment rate and very low unemployment rate
- High average income
- Very low level of deprivation (although some pockets of need)
- High life expectancy
- Low levels of crime (although increased in recent years)
- Recent increase in industrial and commercial floorspace
- Large number of heritage sites
- Very high quality of natural environment

Threats

There are certain matters that require specific attention because they will have a major bearing on the future character and function of the District. It is apparent that policies and actions should be targeted at the following issues over the coming years:

- Low level of economic growth
- Moderate representation of knowledge-based jobs
- High and growing proportion of older residents
- Very high residential property values relative to earnings
- Poor accessibility to key services
- High proportion of car use and low public transport use

The results of the Audit provide a basis for an informed discussion on the challenges and issues facing the District – now and over the coming years. From it, the District Council and partners have gained a better understanding of the main challenges the area faces. In turn, this helps to identify priority policy areas that relate to protecting the good things about living and working in the District and improving those aspects that are performing relatively poorly.

4. Analysis of Indicators

A. Contextual Indicators

It is essential that planning policies are related to the context in which they operate. The environmental, economic and social circumstances that exist in an area and are experienced by people and communities must be taken into account in deciding the objectives of policies and how they perform against these in practice.

Contextual indicators are intended to establish the baseline situation faced by Stratford District. Those that are identified reflect the key characteristics of the area that will have a major bearing on the nature of future planning policies in the Local Development Framework.

An important aspect of such an assessment is the extent to which the situation in this District is significantly different to the national and/or regional situation. Such circumstances, both positive and negative, have an important bearing on the identification of priorities to be addressed and reflected in policies.

The previous section of this AMR on the current state of Stratford District identified a wide range of such factors. Provided below is a set of facts and figures brought together from various sources that complement this assessment.

District Profile

Stratford-on-Avon is a large rural district centred on the world-renowned town of Stratford-upon-Avon. The district runs from the fringe of the West Midlands conurbation and Redditch in the north west to the Cotswold fringe in the south. It skirts Warwick and Leamington Spa to the north and shares a boundary with Oxfordshire and Northamptonshire to the east.

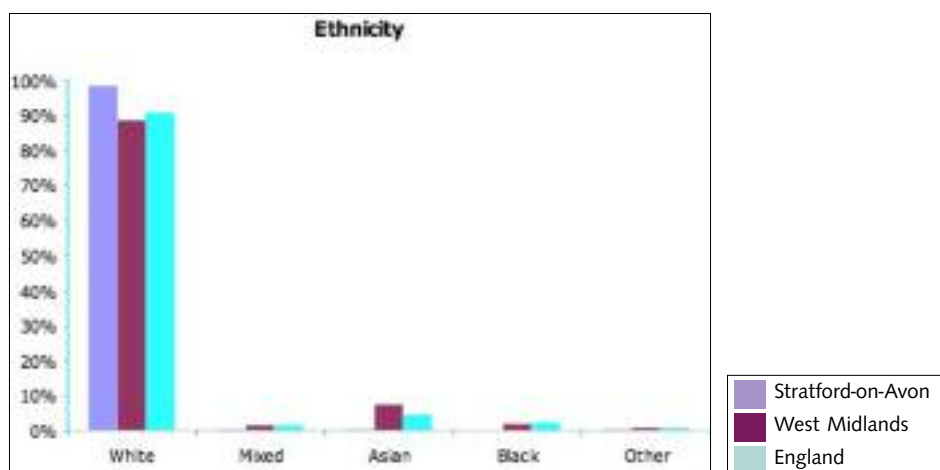
Of its 97,795 hectares, 22.9% is designated as Green Belt, 10.6% is within the Cotswolds AONB and 43.4% is designated as Special Landscape Area (some within the Green Belt).

Population

116,100 Source: ONS midyear population estimates 2006

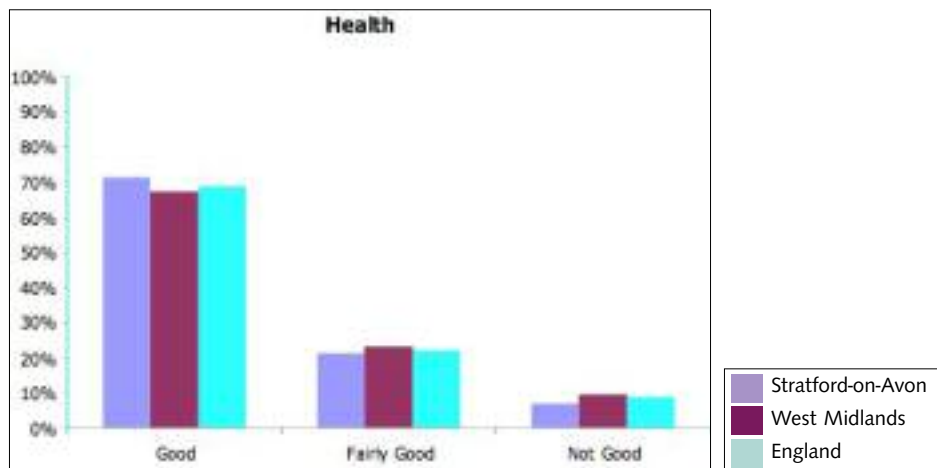
Ethnicity	Stratford-on-Avon	West Midlands	England
White	98.7%	88.7%	90.9%
Mixed	0.5%	1.4%	1.3%
Asian	0.4%	7.3%	4.6%
Black	0.1%	2.0%	2.3%
Other	0.3%	0.6%	0.9%

Source: 2001 Census



Health	Stratford-on-Avon	West Midlands	England
Good	71.5%	67.2%	68.8%
Fairly Good	21.5%	23.1%	22.2%
Not Good	7.0%	9.7%	9.0%

Source: 2001 Census



Total number of Houses

52,492 (including vacants) Source: SDC Council Tax, April 2007

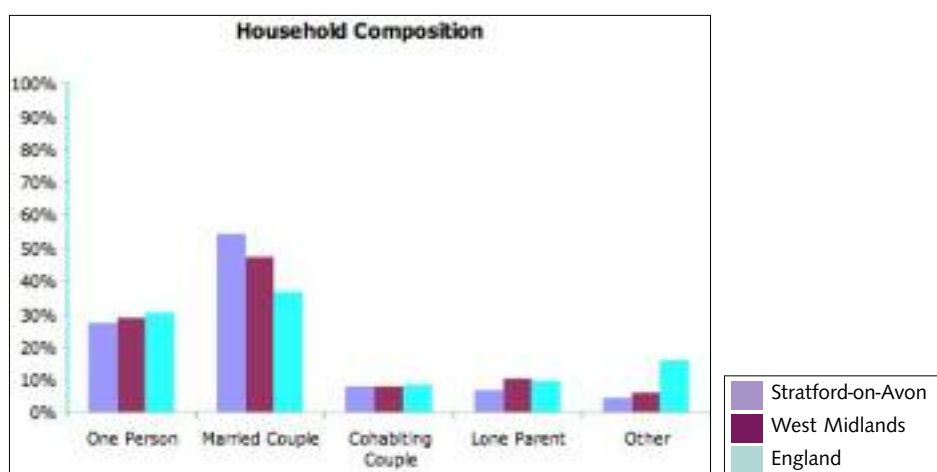
Total number of Households

Approximately 50,662 Source: SDC Council Tax, April 2007

There is very little evidence of household sharing in Stratford-on-Avon District.

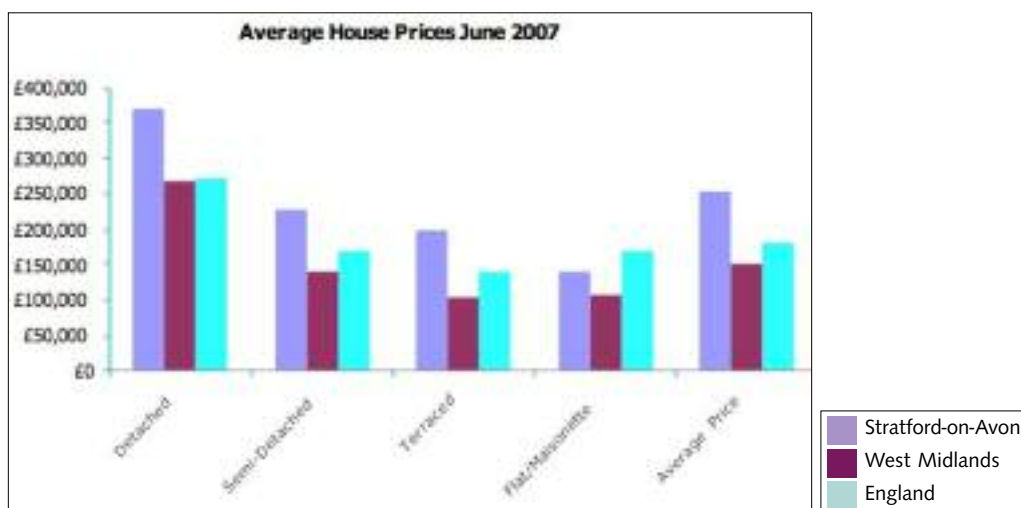
Household Composition	Stratford-on-Avon	West Midlands	England
One Person	27.2%	28.8%	30.1%
Married Couple	54.2%	47.2%	36.5%
Cohabiting Couple	7.7%	7.9%	8.3%
Lone Parent	6.5%	10.1%	9.5%
Other	4.5%	6.0%	15.6%

Source: 2001 Census



Residential Property Prices – June 2007	Stratford-on-Avon	West Midlands	England
Detached	£370,000	£270,011	£272,255
Semi-Detached	£230,000	£140,430	£170,478
Terraced	£200,000	£105,817	£141,832
Flat/Maisonette	£140,000	£108,373	£170,451
Average Price	£253,000	£152,962	£181,081

** SDC figures are the bottom of a range of prices*
Source HM Land Registry/Local Knowledge Property Prices June 2007

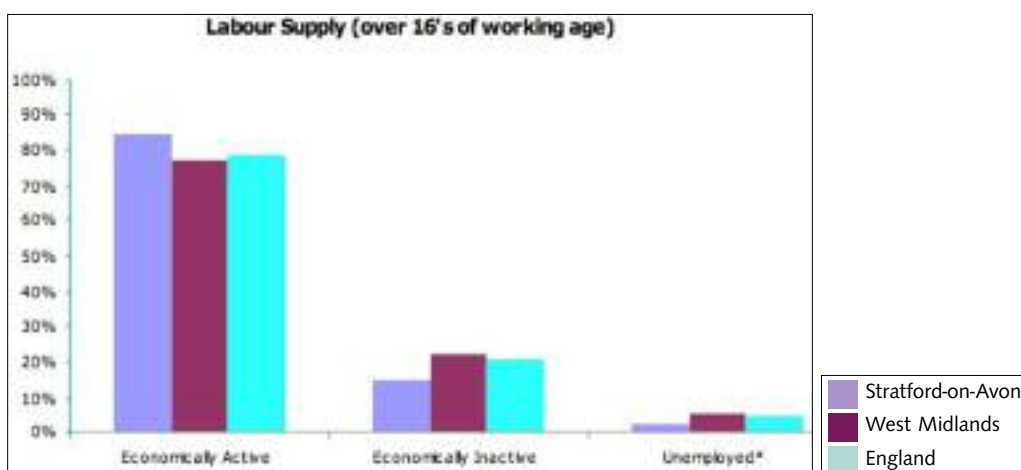


Working Age Population (16 – 59/64)

68,200 ONS midyear population estimates 2006

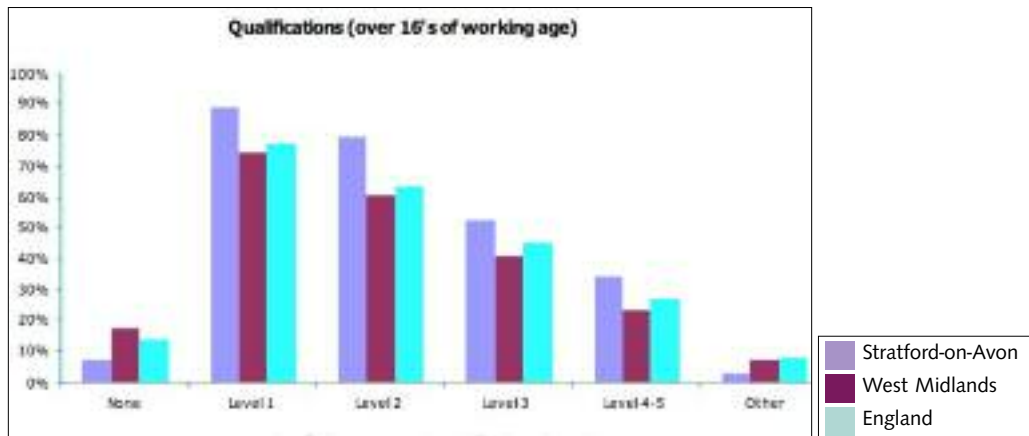
Labour Supply - over 16's of working age	Stratford-on-Avon	West Midlands	England
Economically Active	84.9%	77.3%	78.6%
Economically Inactive	15.1%	22.7%	21.4%
Unemployed*	2.7%	5.5%	5.3%

** Proportion of economically active*
Source: ONS Annual Population Survey 2006



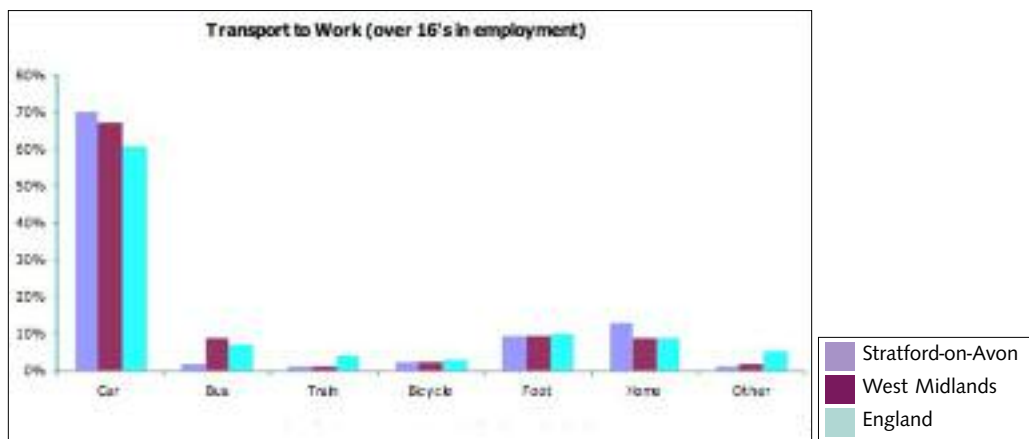
Qualifications – over 16's of working age	Stratford-on-Avon	West Midlands	Great Britain
None - No formal qualifications	7.5%	17.5%	13.8%
Level 1 - 1+ GCSE or equivalent	89.3%	74.8%	7.7%
Level 2 - 5+ A*-C GCSE or equivalent	79.6%	60.5%	63.8%
Level 3 - 2+ A Levels or equivalent	52.8%	41.1%	45.3%
Level 4-5 - First Degree or equivalent	34.2%	23.9%	27.4%
Other - Level unknown	3.2%	7.7%	8.5%

Source: 2006 ONS annual population survey



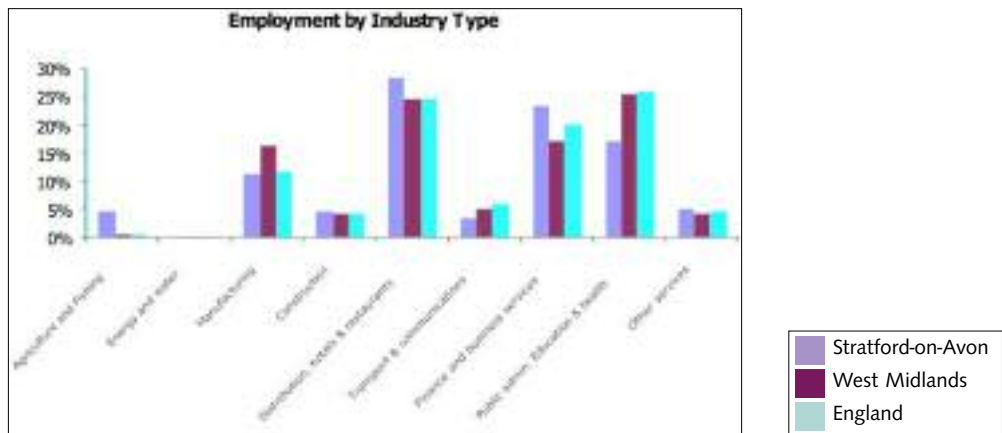
Transport to Work - 16+ in employment	Stratford-on-Avon	West Midlands	Great Britain
Car - Driver/passenger	70.4%	67.2%	61.0%
Bus	1.8%	8.8%	7.5%
Train	1.2%	1.5%	4.2%
Bicycle	2.6%	2.3%	2.8%
Foot	9.4%	9.5%	10.0%
Home - Work from home	13.2%	8.9%	9.2%
Other - motorcycle/taxi/other	1.4%	1.8%	5.3%

Source: 2001 Census



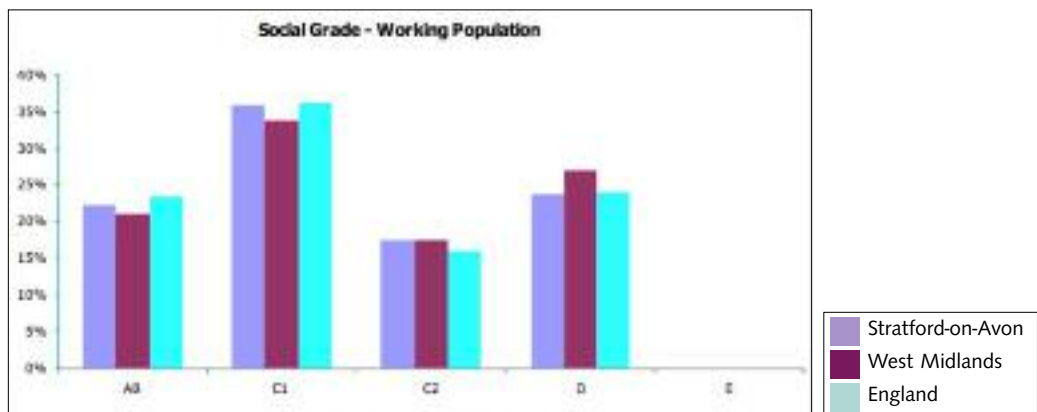
Employment by Industry Type	Stratford-on-Avon	West Midlands	Great Britain
Agriculture and Fishing	5.0%	0.8%	0.8%
Energy and water	0.2%	0.5%	0.5%
Manufacturing	11.5%	16.6%	12.1%
Construction	4.8%	4.3%	4.4%
Distribution, hotels & restaurants	28.8%	24.8%	4.8%
Transport & communications	3.6%	5.4%	6.0%
Finance and business services	23.8%	17.3%	20.2%
Public admin. Education & health	17.2%	25.8%	26.1%
Other services	5.2%	4.5%	5.1%

Source: Annual Business Inquiry 2006



Social Grade - Working Population	Stratford-on-Avon	West Midlands	Great Britain
AB Higher and Intermediate Managerial etc	22.3%	21.2%	23.5%
C1 Supervisory, Clerical, Junior Managerial etc	36.0%	33.9%	36.1%
C2 Skilled Manual Workers	17.6%	17.6%	16.2%
D Semi-Skilled and Unskilled Manual Workers	23.9%	27.1%	24.0%
E On State Benefit, Unemployed etc	0.2%	0.2%	0.2%

Source: 2001 Census



B. National Core Output 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 as well as for the year 2006-07, so that trends can be identified .

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.

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 provisions of the Regional Spatial Strategy.

1a Amount of land developed for employment

	2001-02	2002-03	2003-04	2004-05	2005-06	2006-07	Total
Hectares	8.5	3.6	26.9	3.3	3.0	9.8	55.1

Comment

This indicates the rate of completion of sites for industrial development, which equates to 8.9 ha. per annum. The abnormally high figure in 2003/04 was due to a major new factory for Aston Martin being completed at the Gaydon Proving Ground.

Policy STR.3 in the District Local Plan seeks the provision of 81 hectares of industrial land to be provided during the period 1996-2011. This equates to a development rate of 5.4 hectares per annum.

1b Amount of floorspace developed for employment by type

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 before 2004 but the amount of employment floorspace (in square metres) completed during the past three years is as follows:

	2004-05	2005-06	2006-07
B1(a) offices - inside/adjacent to Stratford-upon-Avon town centre	0	0	2,300
B1(a) offices -elsewhere in Stratford-upon-Avon	2,000	2,000	10,700
B1(a) offices -elsewhere in Stratford District	0	0	2,650
B1(b) research & development, high tech., etc.	0	0	0
B1(c) light industry	4,250	1,000	0
B2 general industry	1,750	3,700	0
B8 warehouses, distribution, etc.	900	0	14,050
Total	8,900	6,700	29,700

Comment

It is expected that a range (or portfolio) of sites should be provided to meet a variety of employment needs in the District. Although the situation varies from year to year depending on which sites are implemented, there has been a good mix of industrial development in the District recently.

The table provides a more detailed assessment of the location of office development in the District given the particular emphasis in the emerging revision of the Regional Spatial Strategy to locating such development in city and town centres. Stratford-upon-Avon is the only town centre in the District identified in the RSS hierarchy of centres.

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

	Total land developed (ha)	Total brownfield land (ha)	%age
2001-06	41.6	31.2	75.0
2006-07	8.5	3.2	37.6
2001-07	50.1	34.4	68.7

Comment

The Warwickshire Structure Plan (which is now expired) set an indicative target of 60% for new industrial development on previously developed land in Stratford-on-Avon District. Overall, this has been achieved. The current RSS does not provide such a target.

1d Employment land available by type

	B1(a)	B1(b)	B1(c)	B1 Mixed	B2	B8	B1/B2/B8 mixed	Total
As at 31.03.07 (hectares)	24.6	0	0	5.0	0.6	0.5	21.7	52.4

Comment

Again, it is intended that a wide range of sites should be available to meet the needs of different companies. Consequently, a number of allocations and permissions involving employment development allow for a range of Class B uses.

The lack of opportunities specifically for B1(b) research & design/high technology uses is of some concern although it should be noted that many of the sites in the B1(a) offices category would be suitable for such uses. Indeed such a change of use can be made without the need for planning permission under the provisions of the Use Classes Order.

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

	2001-02	2002-03	2003-04	2004-05	2005-06	2006-07	Total
Hectares	0.0	0.0	0.0	3.9	7.4	2.1	13.4

Comment

The figures above illustrate the significant, although not excessive, amount of land previously in employment use that has already been redeveloped or is currently being redeveloped for other uses. The loss of such sites should be taken into account when considering the overall supply of industrial land in the District.

It is also important to make sure that a good mix of uses is provided, particularly in the larger settlements in the District. It would be damaging to the future health and function of such communities if there was a significant imbalance between homes and jobs. A number of older industrial areas in Stratford-upon-Avon have recently been redeveloped, mainly for housing, but the wide range of employment opportunities in the town has compensated for this situation. However, Shipston-on-Stour

has experienced the loss of a number of large employers in recent years and these jobs have not yet been replaced through new industrial development.

1f Amount of employment land lost to residential development

Of the 13.4 hectares in 1e (above), 9.9 hectares have been or are currently being 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 the 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). It also accords with the approach being taken by the West Midlands Regional Assembly West Midlands Regional Spatial Strategy 2007 Annual Monitoring Report.

Two versions of the trajectory are provided. The first, shown in Figures 1 & 2, monitors housing delivery against housing provision figures set out in the West Midlands Regional Spatial Strategy (RSS) approved and issued by the Secretary of State in June 2004. The RSS forms part of the development plan for the District. The provision for Stratford-on-Avon District is calculated on the basis of the housing growth proportions used in Option 1 of the housing distribution options proposed in the RSS Phase 2 Revision Spatial Options document published by the WMRA in January 2007. The use of Option 1 proportions was recommended by the Government Office for the West Midlands early in 2007.

In October 2007 the Regional Planning Partnership endorsed a Preferred Option for housing distribution and the second trajectory, shown in Figures 3 & 4, uses the level of house building proposed in the Preferred Option for Stratford-on-Avon District.

Both trajectories show net housing figures. This accords with the LDF Monitoring Good Practice Guide. In the first trajectory the RSS net housing provision figures are derived in a manner consistent with that used to derive net completion assumptions shown in the RSS Annual Monitoring Report 2007. 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.

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 could at times fall below the RSS annual average completion rates, the cumulative completion figure for the whole of the period up to 2016 could exceed that sought in the RSS by around 2000 dwellings, if the Option 1 proportion is used to provide a requirement figure for the district. 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 largely completed by 2016. The prediction assumes that the current moratorium on residential planning permissions will not be applied after 2011.

The scenario shown in Figures 1 & 2 is different from that shown in the 2006 Trajectory which showed a surplus of between 200 and 250 by 2016. The latter estimation was based on the use of Warwickshire Structure Plan proportions to give district-level provision figures. This approach to deriving district-level provision figures is no longer recommended by GOWM.

In Figures 3 & 4 the trajectory employs the district-level requirement shown in Table 1 of the Preferred Option document. The new figures use a base year of 2006, so the high levels of housebuilding in the district during the early part of the decade have no impact on the extent to which the current housing supply meets the strategic requirement, although the housing completions rates for years 2001/2 to 2005/6 are shown for information to enable comparisons to be made with recent rates of housebuilding, as recommended in Government guidance. While the annual requirement is relatively modest, the trajectory suggests that the potential surplus against the requirement for the period up to 2016 would be smaller than that suggested in Figures 1 & 2, amounting to between 600 and 700 dwellings. Again, this surplus would only happen if all of the Strategic Reserve Sites or equivalent alternatives were to be released and largely completed by 2016. At the same time, dependence on the contribution of the Strategic Reserve Sites or equivalents would be reduced if the moratorium on residential permissions were to be lifted prior to 2011.

Fig. 1: Housing Trajectory - Stratford-on-Avon District 2007
Net Figures - Adopted RSS Figures @ Option 1 Proportions

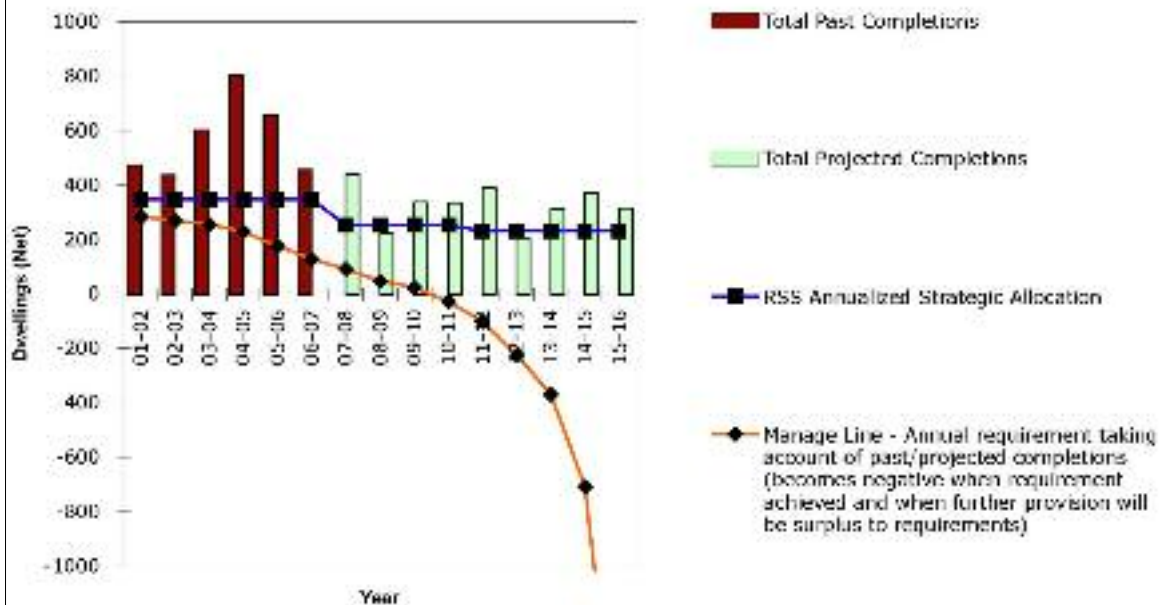
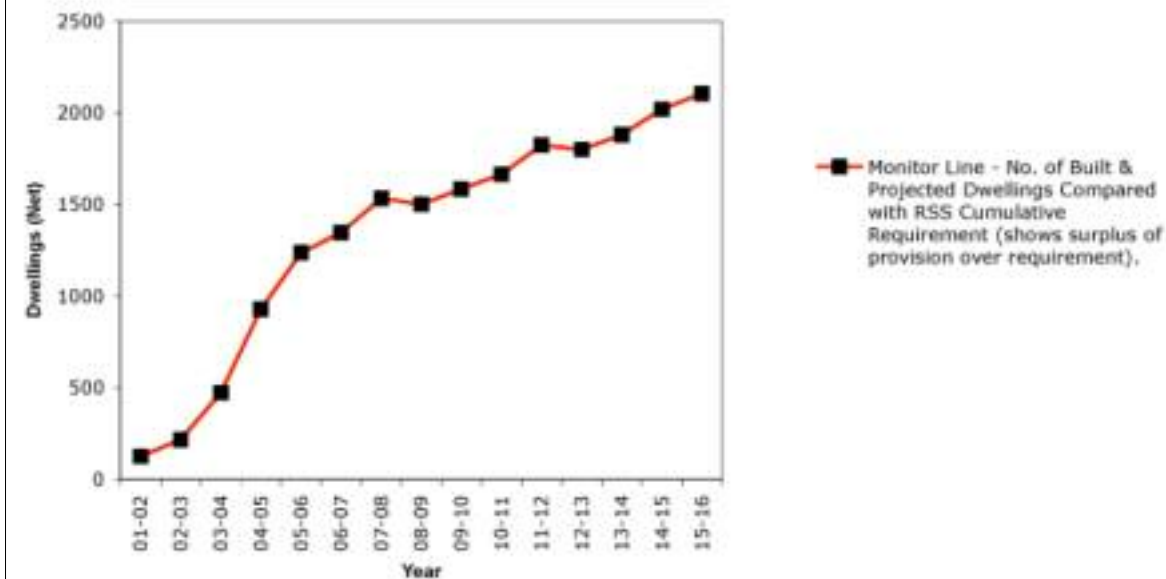
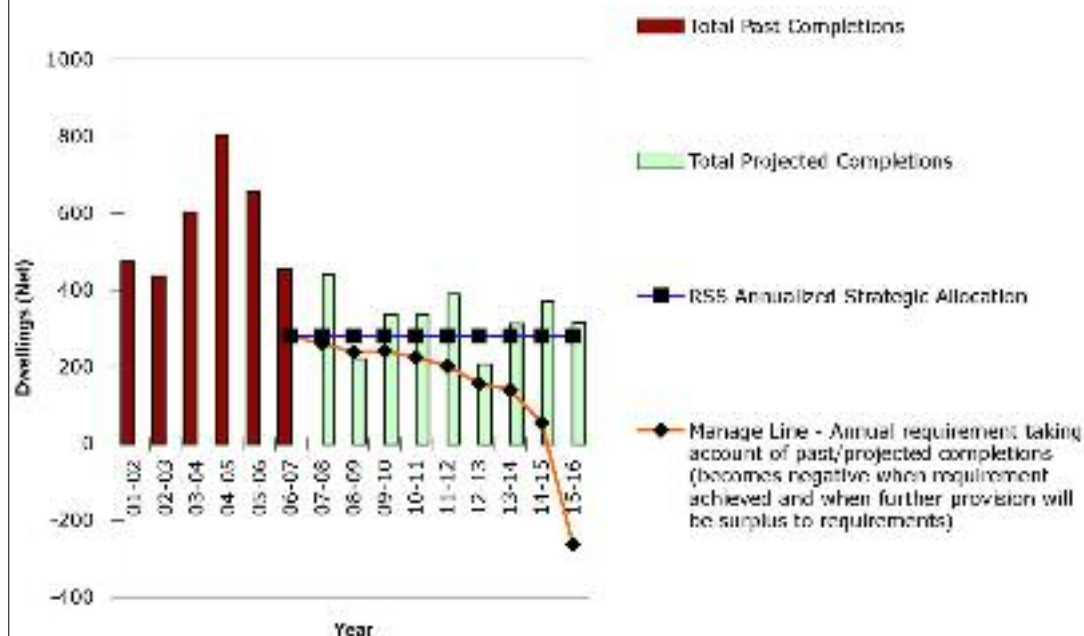


Fig. 2: Housing Trajectory - Stratford-on-Avon District 2007
Net Figures - - Adopted RSS Figures @ Option 1 Proportions



**Fig. 3: Housing Trajectory - Stratford-on-Avon District 2007
Net Figures - RSS Phase 2 Revision Preferred Option**



**Fig. 4: Housing Trajectory - Stratford-on-Avon District 2007
Net Figures - RSS Phase 2 Revision Preferred Option**

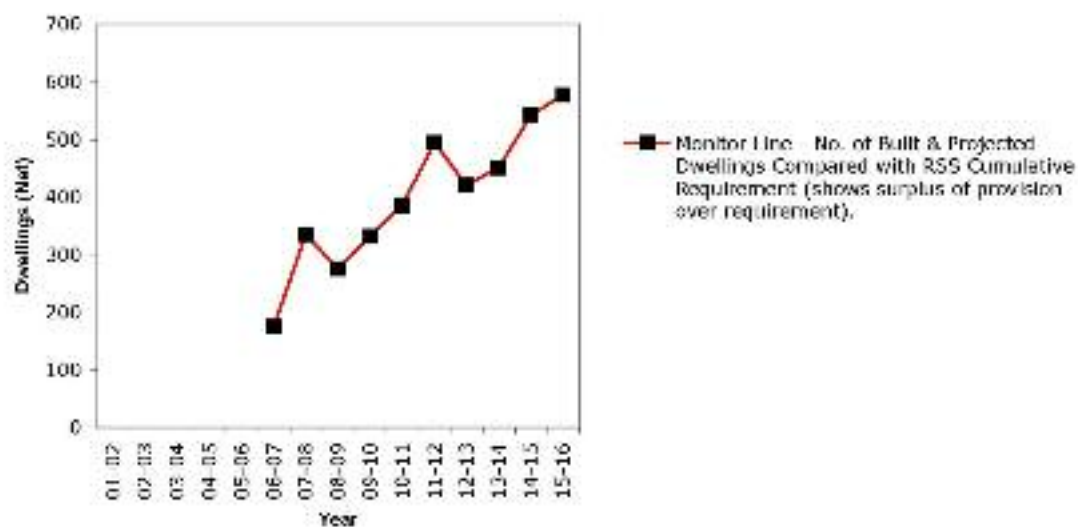


Table 1 - Data used to Derive Figs 1 - 4

	Year	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	Totals
Estimation of Annual Build Rates (used in Figs 1-4)																	
1 Dwellings completed		472	436	502	502	555	455	0	0	0	0	0	0	0	0	0	3422
2 Dwellings up to 19-07		0	0	0	0	0	0	400	40	0	0	0	0	0	0	0	440
3 Sites subject to planning permission at 31-3-07		0	0	0	0	0	0	40	170	100	200	100	0	0	0	0	610
4 Local Plan Review allocations		0	0	0	0	0	0	0	10	123	120	72	50	105	255	200	1065
5 Windfall allowances		0	0	0	0	0	0	0	0	14	14	116	115	116	115	116	605
6 Total actual and projected completions		472	436	502	502	555	455	440	220	337	314	566	205	211	371	316	5045
Fig 1 & 2 Data																	
7 RDS annual net provision @ Option 1 proportions		342	346	340	346	340	346	253	350	353	250	330	330	330	230	230	4033
8 Cumulative completions		472	908	1410	1912	2467	2922	3362	4052	4415	4758	5541	5947	6520	6979	6745	47465
9 Cumulative requirement		345	690	1038	1386	1730	2076	2424	2762	3045	3038	3315	3548	3770	4008	4238	43388
10 Monitor line		126	236	472	628	1037	1396	1852	1930	1581	1665	1824	1759	1681	1623	1107	
11 Manage line		202	269	255	227	175	127	91	47	22	-10	-103	-223	-270	-710	-1761	
Fig 3 & 4 Data																	
12 RDS Phase 2 Review Preferred Option annual net							250	280	250	280	250	280	250	250	280	250	2800
13 Cumulative completions							455	895	1115	1452	1756	2174	2350	2591	3062	3270	
14 Cumulative requirement							210	360	640	1120	1420	1560	1920	2240	2520	2500	
15 Monitor line							175	205	275	305	350	494	430	451	540	570	
16 Manage line							250	261	228	241	225	293	197	140	55	260	
Local Plan Review Allocations - Estimated Progress																	
SLA 1 - Alcester Road, Cattle Market		0	0	0	0	0	0	0	0	50	75	72	0	0	0	0	197
SLA 2 - Banbury Road, 197-207		0	0	0	0	0	0	0	0	30	10	0	0	0	0	0	40
SLA 3 - Henley-in-Arden, Warwick Road, Cattle Market		0	0	0	0	0	0	0	0	20	0	0	0	0	0	0	20
SLA 4 - Knebhor, Banbury Road		0	0	0	0	0	0	0	0	0	15	0	0	0	0	0	15
SLA 5 - Henley Lane, Shipston-on-Souff		0	0	0	0	0	0	0	10	15	0	0	0	0	0	0	25
SLA W - Studley, Land of		0	0	0	0	0	0	0	0	0	0	0	20	100	200	200	590
SLA X - Bampton, Egg Race Station		0	0	0	0	0	0	0	0	0	0	0	40	40	0	0	80
SLA Y - Stratford-upon-Avon, Killing Road		0	0	0	0	0	0	0	0	0	0	0	0	25	25	0	50
Total		0	0	0	0	0	0	0	10	123	120	72	50	105	255	200	1065

Notes

Line 2: Assumes all these will be completed within two years.

Line 3: Notional take-up rates. Windfall element subject to 15% non-implementation discount. Includes NCJ Phase 3 (opp for 86 dwells granted 1-8-07).

Line 4: Comprises those brownfield allocations that should come forward for development, together with the three Strategic Reserve Sites.

Line 5: Allowance includes all types of windfall. Also allows for effect of moratorium. Assumed that this will not affect build rates after 2011.

Lines 10 & 15: Comparison of cumulative completions and planned rate of provision.

Lines 11 & 16: Total requirement minus cumulative completions divided by years left.

Local Plan Allocations:

Only includes allocations expected to deliver dwellings during the period up to 31-3-2016.

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

Dwellings Completed 2006/07 (Gross)		
PDL (brownfield)	305	60%
Greenfield	204	40%
Total	509	100%

Comment

By contrast with the previous year, the 06/07 figures show a marked change in the brownfield/greenfield balance, with brownfield completions now well ahead of those on greenfield sites. The balance is now in line with the national annual target which states that at least 60% of new housing should be provided on previously developed land. The change in proportions is entirely due to a reduction of completions on greenfield sites. Virtually all of the old Local Plan greenfield housing allocations have now been built-out. Much of the current house building is taking place on brownfield sites, including the N.C. Joseph Factory site in Stratford-upon-Avon, the Regal Road site also in Stratford-upon-Avon, the Abbey Works site in Alcester and the former Sewage Treatment Works site at Southam.

2c Percentage of new dwellings completed by density of development

Dwellings Completed 2006/07 (Gross)		
Less than 30 dwellings per hectare	161	31.6%
Between 30 and 50 dwellings per hectare	182	35.8%
Above 50 dwellings per hectare	166	32.6%
Total	509	100.0%

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 68% of new dwellings built in 06/07 in the District were on sites being built at densities equal to or in excess of the 30 per hectare national indicative minimum density quoted by the Government in PPS3. The 06/07 figures show a modest increase in the proportion of dwellings built on higher density sites number of dwellings since the previous year, together a modest decrease in completions the lower density category. The influence of some high density urban redevelopment sites is now showing, e.g. the N.C. Joseph Factory site.

2d Number of affordable dwellings completed

Dwellings Completed / Lost 2006/07	
Affordable dwellings completed	51
Affordable dwellings lost	0
Net additional affordable dwellings	51

Comment

The figures do not take into account affordable dwellings gained through existing dwelling purchases (nine dwellings) and those lost through "Right to Buy" (five dwellings). The figure of 51 additional affordable dwellings represents a considerable reduction in completion activity relative to that in 2005/6 (180 dwellings). It also represents a much lower proportion of total dwelling completions (10% as opposed to 26% in 05/06). This rate of provision is well below the annual need for affordable dwellings identified 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 five year period commencing 2006.

The marked reduction in completions in 06/07 is not the result of the moratorium on planning permissions. The latter has been in place for too short a time to have had an effect on 06/07 building activity. It is more a consequence of the long-standing housing land allocations in Stratford-upon-Avon becoming built-out and few of the allocations in the Local Plan Review coming forward for development in the short-term. Furthermore, the lower proportion of the new housing stock being built as affordable housing does not reflect a change in the level of affordable housing being sought on eligible sites. No such change has taken place. The District Council's policy is to seek at least 35% affordable housing on eligible sites. However, building activity in 06/07 showed a trend towards smaller windfall sites, many of which would not be eligible for affordable housing. Ten dwellings is the site capacity threshold for affordable provision in smaller settlements, with fifteen dwellings in the larger settlements, as specified in Policy COM.13 of the Stratford-on-Avon District Local Plan Review.

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 is anticipated that most forms of commercial (employment, leisure, etc.) do not exceed the maximum car parking standards specified in the District Council's recently adopted Supplementary Planning Document on the subject.

However, 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 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 2006-07	Total completions within 30 minute travel time	%
Stratford-on-Avon District	509	291	57.2
Warwickshire	3018	1945	64.4

ii. Access to GPs

	Total housing completions 2006-07	Total completions within 30 minute travel time	%
Stratford-on-Avon District	509	446	87.6
Warwickshire	3018	2574	85.3

iii. Access to Main Areas of Employment *

	Total housing completions 2006-07	Total completions within 30 minute travel time	%
Stratford-on-Avon District	509	367	72.1
Warwickshire	3018	2574	85.3

* defined as locations with 500+ jobs

iv. Access to Primary Schools

	Total housing completions 2006-07	Total completions within 30 minute travel time	%
Stratford-on-Avon District	509	458	90.0
Warwickshire	3018	2611	86.5

v. Access to Secondary Schools

	Total housing completions 2006-07	Total completions within 30 minute travel time	%
Stratford-on-Avon District	509	446	87.6
Warwickshire	3018	2772	91.8

vi. Access to Major Retail Centre

	Total housing completions 2006-07	Total completions within 30 minute travel time	%
Stratford-on-Avon District	509	371	72.9
Warwickshire	3018	2337	77.4

The access situation in Stratford-on-Avon District is not as good as the overall County performance in relation to certain factors, particularly the relationship between new housing development and major sources of employment. However, this is not surprising given the rural nature of the District.

It should be recognised that a number of dwellings are granted permission in smaller settlements and in the countryside based on other planning considerations such as providing affordable housing in rural areas.

Services

4a Amount of completed retail, office and leisure development

Comment

	RETAIL (A1) (sq. m. gross)	OFFICE (A2 & B1a) (sq. m. gross)	LEISURE (D2) (sq. m. gross)
2004-05	1,765	2,525	0
2005-06	1,100 *	0	0
2006-07	7,650 **	15,900	0

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

** comprises garden centre incorporating 4,500 sq. m. of outdoor sales

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.]

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

	RETAIL (A1)	OFFICE (A2 & B1a)	LEISURE (D2)
2004-05	0	0	n/a
2005-06	0	n/a	n/a
2006-07	0	19.2	n/a

This indicator relates to town centres identified as such in the Development Plan. Within Stratford District, only Stratford-upon-Avon town centre has this status according to the Regional Spatial Strategy.

Both national guidance in PPS6 on town centres and the RSS look to concentrate commercial development in or on the edge of town centres. Policy COM.19 in the District Local Plan also looks to restrict major retail development to Stratford town centre. In reality there are major constraints to further commercial development taking place in the town centre, although there are edge-of-centre sites allocated in the District Local Plan which specify office development. Furthermore, the recently adopted Stratford-upon-Avon Urban Design Framework identifies major opportunities within and close to the town centre for commercial development.

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

There are currently no open spaces in the District managed to this standard.

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. This does not undermine their value as a recreational resource.

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 2006-07 relating to flood defence or water quality.

Biodiversity

8. Change in areas and populations of biodiversity importance

While the intention was expressed in the 2006 Annual Monitoring Report that this issue would be examined in detail, the Habitat Biodiversity Audit (HBA) and Wildlife Sites Project (WSP) were unable to undertake survey work in Stratford-on-Avon District during 2006 and 2007 to a level that would enable local trends in areas of biodiversity to be reliably detected. To illustrate this point, it can be reported that only 0.9% of Stratford-on-Avon District was subject to re-survey by the HBA in 2007.

On the other hand, progress reporting for the Warwickshire, Coventry and Solihull Local Biodiversity Action Plan (LBAP) gives a general indication of how the LBAP's habitat and species action plans have been progressing at the sub-regional level. The reporting presents a mixed picture with some species and habitats on the increase, others stable, and others in decline. Unfortunately LBAP monitoring is also suffering from the lack of survey work mentioned above, with almost half of the species action plans lacking meaningful monitoring data.

The LBAP progress reporting highlights some areas of success, e.g. the increase in the number of barn owls, the restoration work which is improving the biodiversity of traditional orchards and increases in the area of field margins and woodlands. However, the news is not good for species such as the adder and water voles which appear to be on their way to extinction in the area covered by the LBAP unless remedial action is taken quickly. As regards habitats there has been a major loss of lowland neutral grassland, mainly due to changes in agricultural practice. Loss of other habitats is also recorded, namely allotments, lowland heathland, ponds, lakes & reservoirs, quarries and gravel pits, together with scrub and carr. It should be stated that these trends are based on a sample of sites from the HBA.

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.

C. 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 (see Policies STR.2, COM.13, COM.14)

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 2006/07 (Gross)		
One bedroom houses/bungalows	3	0.6%
Two bedroom houses/bungalows	90	17.7%
Three bedroom houses/bungalows	141	27.7%
Four bedroom houses/bungalows	91	17.9%
Five or more bedroom houses/bungalows	30	5.9%
Houses/bungalows - total	355	69.7%
One bedroom flats	50	9.8%
Two bedroom flats	102	20.0%
Three bedroom flats	2	0.4%
Four bedroom flats	0	0
Five or more bedroom flats	0	0
Flats - total	154	30.3%

Comment

The range of types of dwelling being built shows little change from 05/06 and 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 reduction in the number of completions in 06/07 has affected houses/bungalows and flats in equal measure.

The 2006 AMR referred to the Joint Housing Assessment for South Warwickshire pointing to a shortfall of two bedroom dwellings across all sectors and to a lesser extent three bedroom dwellings. The 06/07 figures show a modest swing towards these types of dwelling in terms of proportions of dwellings completed, but there has been a significant reduction in actual numbers of new three bedroomed dwellings (51 fewer completions in 06/07, representing a 27% reduction).

b. To satisfy employment needs (see Policies STR.3, COM.17, CTY.2)

This topic is covered in the National Core Output Indicators above.

c. To secure high quality design (see Policies STR.3, COM.17, CTY.2)

The number of design statements submitted with planning applications

- the District Council is not able to monitor this indicator comprehensively at the present time. The intention is to incorporate it into a database currently being developed that will monitor the outcome of planning applications. However, the expectation that Design & Access Statements should be submitted with applications for many forms of development means that performance against this indicator in the future should improve dramatically.

d. To protect landscape character (see Policies EF.1, EF.2, PR.2)

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 database currently being developed that will monitor the outcome of planning applications. However, the amount of greenfield land involved is likely to be small since schemes would only be supported where they are in accordance with other policies of the District Local Plan controlling the location of development.

e. To foster biodiversity (see Policies EF.6, EF.7, EF.8)

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

No development within Local Nature Reserves or SSSIs has been allowed in 06/07. The condition of SSSIs is monitored by Natural England although it is not possible for all sites to be assessed in any one year. Monitoring over a period of several years indicates the following:

- 90.4% of the area covered by SSSIs in the district is in favourable condition;
- 6.3% is in unfavourable condition but in the process of recovery;
- 1.4% is in unfavourable condition and unchanging;
- 1.8% is in unfavourable condition and declining.

These figures are much better than those at the national level where only 45% is in favourable condition. They are also better than the regional and county figures (37% and 78% respectively). "Favourable condition" means that the SSSI land is being adequately conserved and is meeting its 'conservation objectives'. However, there is scope for the enhancement of these sites.

"Ecosites" are locations of nature conservation interest which have been logged by the Warwickshire Biological Records Centre. There are over two thousand Ecosites within Warwickshire and many of these fall within Stratford-on-Avon District. The District Council has not been able to monitor whether development has been allowed within any Ecosite.

The Ecosite designation is being superseded in some cases by the "Local Sites" designation, previously known as "Sites of Nature Conservation Interest" (SINCs). 27 of these sites have been designated in Stratford-on-Avon District so far but these only represent a small proportion of sites with potential for this designation, and it will be many years before full coverage is achieved. Again, the District Council has not been able to monitor whether development has been permitted within any of these Local Sites. The intention is to incorporate this factor into a comprehensive database relating to planning applications that is currently being developed.

f. To protect historic heritage (see Policies EF.11, EF.12, EF.13, EF.14)

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 database currently being developed that will monitor the outcome of planning applications. However, there have been no cases of authorised development resulting in such loss or destruction during the year 2006-07.

g. To promote alternative modes of transport to the car (see Policies COM.7, COM.8, COM.9)

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

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, 18 such Green Transport Plans (or equivalent) have been completed through a legal agreement linked to a planning permission. Of these, six have been completed during 2006-07 which appears to indicate that the importance of such Plans is being recognised.

Value of developer contributions towards sustainable transport

- Between 1996 and March 2005, 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.

In the year 2006-07, a further £140,000 has been secured for improving bus services in Stratford-upon-Avon and £76,000 through a development in Henley-in-Arden.

h. To facilitate energy conservation (see Policies PR.5, PR.6)

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 database currently being developed that will monitor the outcome of planning applications.

i. To sustain water resources (see Policies PR.5, PR.7)

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 database currently being developed that will monitor the outcome of planning applications. However, there have been no cases of development being granted planning permission in a floodplain during the year 2006-07. Furthermore, there are an increasing number of schemes incorporating a variety of SUDS techniques as developers become more familiar with them.

j. To assist rural diversification (see Policies CTY.2, CTY.4)

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 database currently being developed that will monitor the outcome of planning applications. However, there have been no cases of development being granted planning permission in a floodplain during the year 2006-07. Furthermore, there are an increasing number of schemes incorporating a variety of SUDS techniques as developers become more familiar with them.

k. To stimulate rural centres (see Policies COM.19, MRC.1)

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 due to concerns over the impact such schemes would have on the function of the centres themselves.

There continues to be modest investment in each of the Main Rural Centres that involves the setting up of new shops and services. However, these invariably entail the re-use of property already in such uses rather than an expansion of their commercial core.

l. To promote Stratford-upon-Avon town centre (see Policies COM.19, SUA.6, SUA.7)

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:

Occupancy by type of use as at July 2006	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
Total	416	100.0

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

	2001	2002	2003	2004	2005	2006	2007
Stratford	120	125	125	125	130	130	130
Leamington	95	100	105	105	115	120	125
Banbury	90	95	95	120	120	120	130
Solihull	200	200	200	200	205	210	210
Redditch	110	110	110	110	115	115	115
Evesham	-	50	50	55	55	60	60

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 for its size a high, and steadily increasing, rental value. The figure is slightly higher than that for Leamington Spa and Redditch, although considerably lower than for 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 (see Policies COM.21, COM.22)

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.

	No. of bedrooms	Location of schemes	Progress
2005-06	70	Bidford Grange Hotel, near Bidford-on-Avon	Not started
2006-07	31	Evesham Road, Dodwell	Not started
	167	Walton Hall, Wellesbourne	Completed
	180	Banbury Road, Gaydon	Not started
	12	Banbury Road, Warmington	Commenced
	52	Bridgefoot, Stratford-upon-Avon	Not started

Comment

There has been a substantial increase in the amount of visitor accommodation granted permission in the District in the past year or so, although a number of schemes are still to be implemented. This is a healthy situation for Stratford District which is heavily reliant on the tourism sector and visitors staying in the area. While only one scheme is in Stratford-upon-Avon, the others have all been justified for site specific reasons, either because of their relationship to established leisure uses or as extensions to existing hotels.

n. To provide leisure opportunities (see Policies COM.4, COM.5, COM.6)

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 database currently being developed that will monitor the outcome of planning applications. However, there have been no cases of development being granted planning permission on public open spaces during the year 2006-07.

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. During the monitoring years 2005-07, a total of over £150,000 has been secured from development proposals in Alcester, Bidford, Henley, Southam, Stratford and Studley.

D. Significant Effects Indicators

The intention is that such indicators should be linked to the objectives and indicators identified in the Sustainability Appraisal. They are intended to enable a comparison to be made between the predicted effects of policies and the actual effects that they have.

Since the appraisal will relate in particular to the policies in the Local Development Framework it is not possible or appropriate to identify a set of these indicators for Stratford District at this time. Despite that, it is helpful to have an understanding of how such an appraisal will be carried out and the manner in which the significant effects indicators relevant to this District will be recognized.

A sufficient number should be developed to ensure a robust assessment of policy implementation. It is important, however, that the choice of such indicators reflects the availability and quality of data sources in order to ensure that assessment is meaningful.

A Sustainability Appraisal Framework has been established following consultation with a range of organisations. It is contained in the Sustainability Appraisal of Development Plan Documents Scoping Report published by the District Council in March 2007 and is replicated below.

The purpose of the framework is to provide a consistent basis for describing, analysing and comparing the sustainability effects of policies in the LDF.

A set of significant effects indicators will emerge and be specified during the process of preparing the LDF, initially related to the policies contained in the Core Strategy.

THEME	OBJECTIVES
DEVELOPING THRIVING SUSTAINABLE COMMUNITIES	
Participation	Provide opportunities for communities to participate in and contribute to the decisions that affect their neighbourhoods and quality of life.
Crime	Reduce crime, fear of crime and antisocial behaviour.
Health	Improve health and reduce health inequalities by encouraging and enabling healthy lifestyles as well as protecting health and providing health services.
Poverty	Tackle poverty and disadvantage, taking into account the particular difficulties of those facing multiple disadvantage.
Access	Promote and improve access to services and opportunity, including education and lifelong learning, leisure, employment, health; and ensure that access is equitable, regardless of location, income, lifestyle or background.
Culture & recreation	Improve opportunities to participate in the cultural and recreational activities that the District can offer.
Housing	Provide decent and affordable housing for all, of the right quantity, type, tenure and affordability for local needs, in clean, safe and pleasant local environments.
Population	Balance the needs of local people and visitors, and establish the District as both a self-sufficient District for residents and a high quality place for visitors.

THEME	OBJECTIVES
ENHANCING AND PROTECTING THE ENVIRONMENT	
Historic Environment/ Cultural Heritage	Enhance, preserve and protect sites, features and areas of archaeological, historic and cultural heritage importance; protect, enhance and manage the rich diversity of cultural and built environment and archaeological assets; preserve, protect and enhance conservation areas, listed buildings, archaeological remains, historic parks and gardens and their settings and other features and areas of historic and cultural value, identify, assess and incorporate the physical, social, economic and environmental value of the historic environment in the regeneration of the district and to improve and broaden access to, and understanding of, local heritage, historic sites, areas and buildings.
Landscape	Protect, enhance and manage the character and appearance of the landscape and townscape, maintaining and strengthening local distinctiveness and sense of place, and achieve high quality and sustainable design for buildings, spaces and the public realm sensitive to the locality.
Environmental Assets	Value, enhance and protect the District's environmental assets, including the natural and built environment and environmental heritage.
Biodiversity	Value, restore, enhance and protect biodiversity.
Land use	Encourage development that optimises the use of previously developed land and buildings and creates high quality built environments incorporating high quality green space, design and encouraging biodiversity.
Urban Development	Encourage urban development that improves the quality of the urban environment as a whole in order to stem the unsustainable decentralisation of people, jobs and other activities away from urban areas.
Stewardship	Encourage local stewardship of local environments.
Pollution	Minimise air, water and soil pollution level.
Climate change	Minimise the District's contribution to the causes of climate change while implementing a managed response to its unavoidable impacts.
ENSURING PRUDENT AND EFFICIENT USE OF NATURAL RESOURCES	
Energy	Reduce overall energy use through increasing energy efficiency, and increase the proportion of energy generated from renewable sources.
Conservation	Conserve use of natural resources such as water and minerals.
Standards	Promote and ensure high standards of sustainable resource-efficient design, construction and maintenance of buildings.
Planning	Ensure the location of development makes efficient use of existing physical infrastructure and helps reduce need to travel, especially by private car, allocate land for development in sustainable locations, and enhance the character of the District.
Transport	Encourage modal shift away from private car use and reduce the production of pollutants and congestion from transport while creating good accessibility for all people in the District.
Waste	Encourage and enable waste minimisation, reuse, recycling and recovery to divert resources away from the waste stream.
Local Sourcing	Encourage local sourcing of goods and materials, and rural economic growth.

THEME	OBJECTIVES
DEVELOPING A FLOURISHING, DIVERSE AND STABLE ECONOMY	
Growth	Achieve sustainable economic growth and prosperity for the benefit of all the District's inhabitants.
Employment	Create high quality employment opportunities suited to the changing needs of the local workforce, whilst recognising the value and contribution of unpaid work.
Investment	Promote investment in future prosperity.
Skills	Encourage ongoing investment and engagement in learning and skills development.
Innovation	Encourage a culture of enterprise and innovation.
Technology	Promote and support the development of new technologies, especially those with high value and low impact.
Responsibility	Encourage corporate social and environmental responsibility, with local organisations and agencies leading by example.
Tourism	Enhance the visitor experience and ensure Stratford in particular and the District as a whole establishes itself as a World Class place for tourists.

5. Local Development Scheme – progress and review

The table below sets out the current position on each of the documents listed in the current LDS and any changes of intent or timescale proposed by the District Council.

The following colour code is used to give a quick indication of whether the intended timescales for each document has been achieved during the past year:

Preparation on target	
Preparation delayed slightly	
Preparation delayed considerably	
Document deleted/withdrawn	

Name of Document	Current Position	Proposed Change to the LDS
Stratford-on-Avon District Local Plan Review 1996-2011	Adopted July 2006	No longer needs to be referred to in LDS – delete.
Statement of Community Involvement	Adopted April 2006	No longer needs to be referred to in LDS – delete.
Core Strategy DPD	<p>Evidence gathering work well advanced. Consultation on Issues and Options document carried out in May/June 2007. Work has now commenced on developing the Preferred Options.</p> <p>Discussions with Government Office have indicated that Core Strategy will be expected to include strategic locations of land for housing and employment.</p> <p>If Core Strategy is to identify strategic sites then the outputs of key areas of the evidence base are crucial. These include:</p> <p>Strategic Flood Risk Assessment (Stage One Study due December 2007)</p> <p>Strategic Housing Land Availability Assessment (due to be completed February 2009)</p>	<p>Revise key milestone to slip Preferred Options consultation to June 2008. This will enable decisions to be made on strategic locations for development having regard to evidence contained in the SFRA and SHLAA. It will also avoid the purdah associated with the District Council elections in early May.</p> <p>As a consequence, subsequent milestones would also slip. A provisional indication is given below although this will be dependent on procedural matters:</p> <p>Submission to Secretary of State – December 2008</p> <p>Submission of representations – January-February 2009</p> <p>Pre-examination meeting – April 2009</p> <p>Public Examination – July 2009</p> <p>Inspector's Report – November 2009</p> <p>Adoption – December 2009</p>

Name of Document	Current Position	Proposed Change to the LDS
Significant Allocations DPD	Pre-production evidence gathering well underway principally through the SHLAA. Delays to the Core Strategy process has meant that Issues and Options consultation has not yet taken place.	Given intended changes to Core Strategy to include strategic locations for development it is debatable whether a separate DPD is required. Withdraw from LDS - can be reintroduced if required, eg. if it is decided that small (non-strategic) sites should be allocated in smaller settlements.
Stratford-upon-Avon Area Action Plan DPD	No progress has been made on this DPD. The Urban Design Framework has only just been adopted. It had been anticipated that certain proposals might emerge from the UDF which could not come forward without the preparation of a DPD. It is now apparent that all aspects of the UDF can come forward in the current policy context.	Withdraw from LDS – include in future review as appropriate.
Managing Housing Supply SPD	Adopted November 2007	Target achieved – delete from LDS
Methodology for Calculating Developer Contributions Towards Transport Schemes in Stratford-upon-Avon SPD	Adopted April 2007	Target achieved – delete from LDS
Car and Cycle Parking Standards SPD	Adopted April 2007	Target achieved – delete from LDS
Meeting the Needs of the District's Rural Communities SPD	Adopted April 2007	Target achieved – delete from LDS
Meeting Housing Needs SPD	Key milestones have not been met, but consultation draft was published in October 2007.	Amend date of adoption from June 2007 to February 2008.
Stratford-upon-Avon Urban Design Framework SPD	Adopted July 2007	Target achieved – delete from LDS
Harbury Cement Works SPD	Adopted December 2007	Target achieved – delete from LDS
Energy Conservation and Renewable Energy SPD (re-titled Sustainable Low-Carbon Buildings)	Adopted October 2007	Target achieved – delete from LDS

Name of Document	Current Position	Proposed Change to the LDS
Stratford-upon-Avon – New Development in Residential Areas SPD	No progress has been made. Intention has been reconsidered in order to focus resources on the Core Strategy.	Withdraw from LDS - include in future review as appropriate.
Provision of Public Open Space SPD	No progress has been made. Intention has been reconsidered in order to focus resources on the Core Strategy. It is also anticipated that the scope of this SPD will be extended to include built facilities for sport and recreation. Additional audit work and the development of a Facilities Strategy will be required to support the preparation of the SPD.	Revise milestones to amend date of adoption to November 2009. Revise scope of the SPD to include all sport and recreation facilities.

6. Glossary

Affordable housing	This is intended to meet the needs of households those who cannot afford to buy or rent a home on the open market. Comprise rented or part-owned accommodation, usually provided and managed by Housing Associations. Occupation is usually limited to households with a local connection.
Area of Outstanding Natural Beauty	A specifically defined and protected area of nationally important landscape value within which the conservation and enhancement of character is expected. Much of the southern fringe of Stratford District lies within the Cotswolds AONB.
Community Strategy	All local authorities are required to prepare and publish one in accordance with the Local Government Act 2000 to help improve the social, economic and environmental well-being of their area.
Conservation Area	A specifically defined and protected environmental area based on its special architectural and/or historic interest. All development within such an area is expected to preserve or enhance its character or appearance.
Core Strategy	Sets out the long-term vision and spatial strategy for the local authority area, together with strategic policies and proposals to achieve that vision.
Development Plan Document (DPD)	Form part of the Local Development Framework (LDF) that will eventually replace the District Local Plan. DPDs have to go through a rigorous process of preparation and approval. The Core Strategy is a DPD; as are Area Action Plans that can be produced for specific parts of the District.
Examination in Public	A formal assessment of the process by which a DPD has been produced, together with its contents and objections submitted. The EiP is chaired by an Inspector appointed by the Secretary of State and whose report is binding on the Council.
Government Office for the West Midlands	The regional government office is responsible for implementing national policy and for ensuring that local authorities comply with national guidance and the Regional Spatial Strategy.
Local Development Framework	The LDF contains a series of Development Plan Documents that, together, will provide the planning policies that look to meet the economic, environmental and social needs of the area and control the development and use of land. Together with the Regional Spatial Strategy (RSS) it forms the Development Plan for the area which is the primary consideration in the determination of planning applications.
Listed Building	A building or other structure of special architectural or historic interest included on a statutory list maintained by English Heritage. Each is assigned either Grade I, II* or II.

Planning Inspectorate (PINS)	PINS is responsible for assigning Inspectors to hold examinations into Development Plan Documents and inquiries into planning and enforcement appeals. It operates independently from national and local government.
Previously developed land (PDL)	Land which is or was previously occupied by a permanent structure (excluding agricultural or forestry buildings). The definition also covers the curtilage of the development. It is also known as 'brownfield' land.
Regional Planning Body (RPB)	The RPB has responsibility to prepare, monitor and review the Regional Spatial Strategy for the West Midlands. It forms part of the Regional Assembly.
Section 106 Agreement	A legal document which seeks to ensure compliance with the necessary requirements of a planning permission to which it relates.
Statement of Community Involvement (SCI)	A document that explains to all parties involved in and affected by the planning process how and when they will be involved in the preparation of the LDF and the steps that the Council will take to assist their involvement.
Supplementary Planning Document (SPD)	These are intended to elaborate upon specific policies and proposals contained in DPDs. They are a material consideration in the determination of planning applications but do not have the same status or weight as a DPD.
Sustainability Appraisal (SA)	An SA is the process by which the social, economic and environmental impacts of policies and proposals contained in the LDF are assessed and set down.



If you find the text in this document difficult to read, we can supply it in a format better suited to your needs.



Planning Services

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