

**Stratford-on-Avon District
Local Development Framework
Annual Monitoring Report 2008**



DECEMBER 2008

Stratford-on-Avon District Annual Monitoring Report 2008

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SDC/0681/DEC08

Stratford-on-Avon District Annual Monitoring Report 2008

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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.'

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 fourth 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 2007 to 31 March 2008, 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.

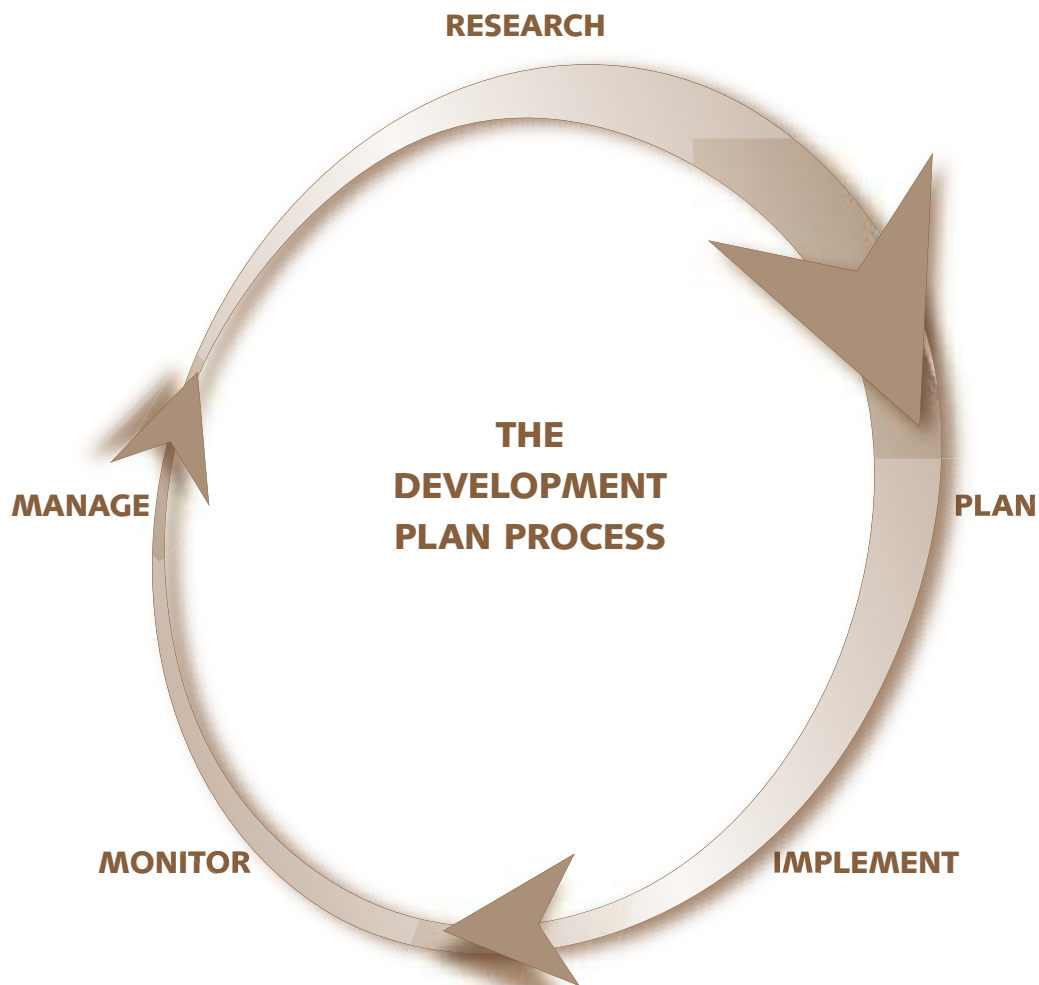
Research

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 compatible with the Community Plan for Stratford District, which is currently being reviewed and will be known as the Sustainable Community Strategy. It should also be consistent with Corporate Strategy of the District Council, the latest version of which came into effect at the beginning of 2008. 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 has been produced to assess the likely effects of the Core Strategy.

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



Implement

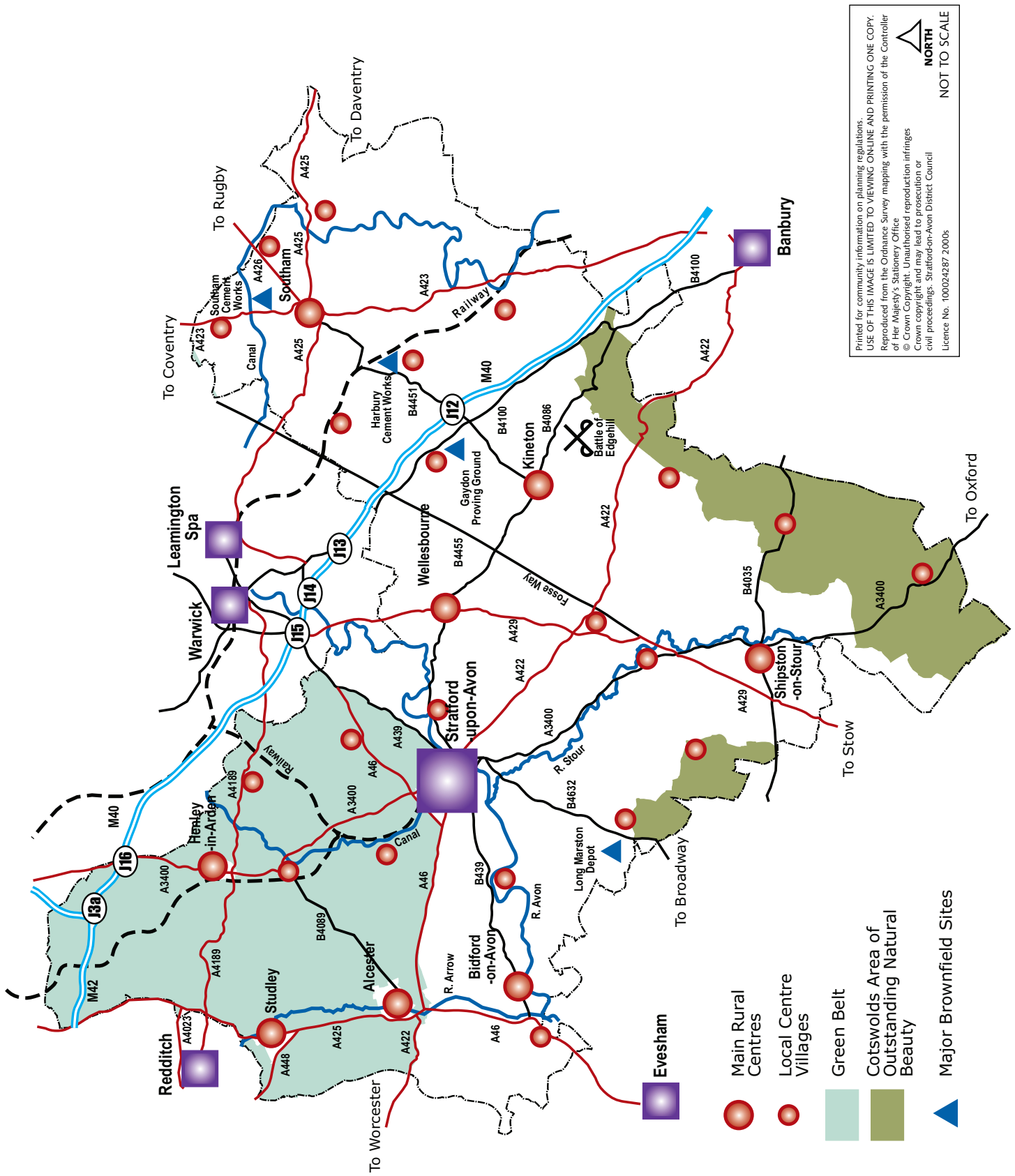
To make things happen in the manner sought in the LDF will require the co-operation of a wide range of partners. The planning process will have a major role to play through the determination of planning applications. However, the new planning system expects a wide range of agencies and organisations, 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 are 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. This is set out in the Local Development Scheme which is reviewed periodically.



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NORTH

NOT TO SCALE

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 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 (67.6%) of industrial development since 2001 has taken place on previously developed (brownfield) land.
- The AMR contains a "housing trajectory" which charts progress towards meeting the housing requirements of the adopted Regional Spatial Strategy. The trajectory suggests that the identified land supply would just be sufficient to provide for the whole of the new dwelling requirement for the District in the period to 2026 set by the Regional Spatial Strategy Phase Two Draft Revision. There would be a surplus if an allowance for "windfall" development were to be taken into account.
- There is now a marked bias towards housing development on brownfield land with 89% of 2007/8 completions being on such sites.
- The AMR shows a significant increase in the number of affordable dwellings built within the district in 2007/8 from the very low level experienced in the previous year (136 dwellings as opposed to 51).
- 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 includes some information on the biodiversity of the District in the form of National Indicator (NI) 197 (local sites under positive management). Data from Warwickshire Museum suggests that about a third of local sites are subject to positive management.
- The Draft Core Strategy was published for consultation in November 2008. It includes a range of potential development opportunities. As a result of this, the Strategic Allocations DPD is intended to be withdrawn from the Local Development Scheme.
- A total of eight Supplementary Planning Documents have been adopted, seven of them on target in accordance with that specified in the current version of the LDS.

3. 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.

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.

The total population of the District is 115,500 (2001 Census). The town of Stratford-upon-Avon is the largest settlement with a population of only 23,000. There are also a number of important rural centres, including the market towns of Alcester, Shipston-on-Stour and Southam.

In all, there are about 250 communities of varying sizes spread across a predominately rural area covering 979 square kilometres. It is one of the largest districts in England making delivery of and access to services a major issue for residents.

Most of the District to the north of Stratford-upon-Avon lies within the West Midlands Green Belt. The Cotswolds Area of Outstanding Natural Beauty extends into the southern fringes of the District. 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).

Because the District covers such an extensive area, various towns outside its boundaries have a strong influence over how different parts of the area function. Royal Leamington Spa, Banbury, Redditch and Solihull all have large shopping centres, provide a wide range of employment opportunities and support a variety of leisure facilities. Conversely, the pleasant countryside and cultural attractions of our District make it an appealing place for visitors from neighbouring areas as well as from further afield.

On the strategic transport front, while the M40 cuts across the District, there is only one full junction that lies within it, at Gaydon (Junction 12). In addition, junction 16 lies to the north of Henley-in-Arden, providing access for northbound traffic only. Junction 15 at Longbridge near Warwick lies just outside the District, about six miles north-east of Stratford-upon-Avon. The other strategic route is the A46(T) which crosses the District between Evesham and Warwick and forms the northern bypass to Stratford town.

As for intercity railways, the Chiltern Line between Birmingham and London Marylebone passes through the District. Although there are no stations on this section, Warwick Parkway, Leamington Spa and Banbury stations are relatively accessible. The only other railway in the District is the one that runs between Birmingham and Stratford-upon-Avon, known as the 'Shakespeare Line'. This line provides an important service to shoppers, tourists and students and has considerable scope for improvement. The Cotswolds Line to London Paddington runs close to the southern edge of the District, with a station at Moreton-in-Marsh.

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

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

Property prices are extremely high and many people, especially the young and lower paid, cannot afford to live within or move into the District. This makes the provision of affordable housing a priority. The latest assessment indicates that the average cost of residential property in this District is about £272,000, 24% above the national average. Compounding this situation is the ratio between house prices and earnings. Comparing the lower quartile house prices with lower quartile earnings (a standard measure of affordability) shows that, in 2007, Stratford District experienced a ratio of 9.0, well above the England average of 7.3.

The District has experienced a considerable influx of migrant workers in recent years, particularly from Eastern Europe, providing an important source for filling low paid jobs in the tourism and horticulture sectors. While they have created an additional pressure on the private housing stock, this is not the case in relation to housing association properties.

Unemployment levels fell consistently throughout the mid and late nineties although reduction has levelled off since 2001. In June 2008, the unemployment rate in Stratford District was only 1.0%, compared with 3.0% in the West Midlands region and 2.2% in the UK as a whole.

Stratford District benefits from generally high levels of qualifications; better than the national average and well above that for the West Midlands region. However, 34% of our working population is qualified below NVQ 2 level, the official definition of 'skills poverty'.

There is a considerable imbalance between the number of jobs in the District and its working population. This is a primary factor behind commuting patterns. Stratford District has experienced a higher increase of in-commuting than other parts of Warwickshire, rising from about 20% in 1981 to nearly 36% in 2001. In common with all parts of the county, there has also been an increase in out-commuting during the same period, from about 32% to just on 40%, again the highest in the county.

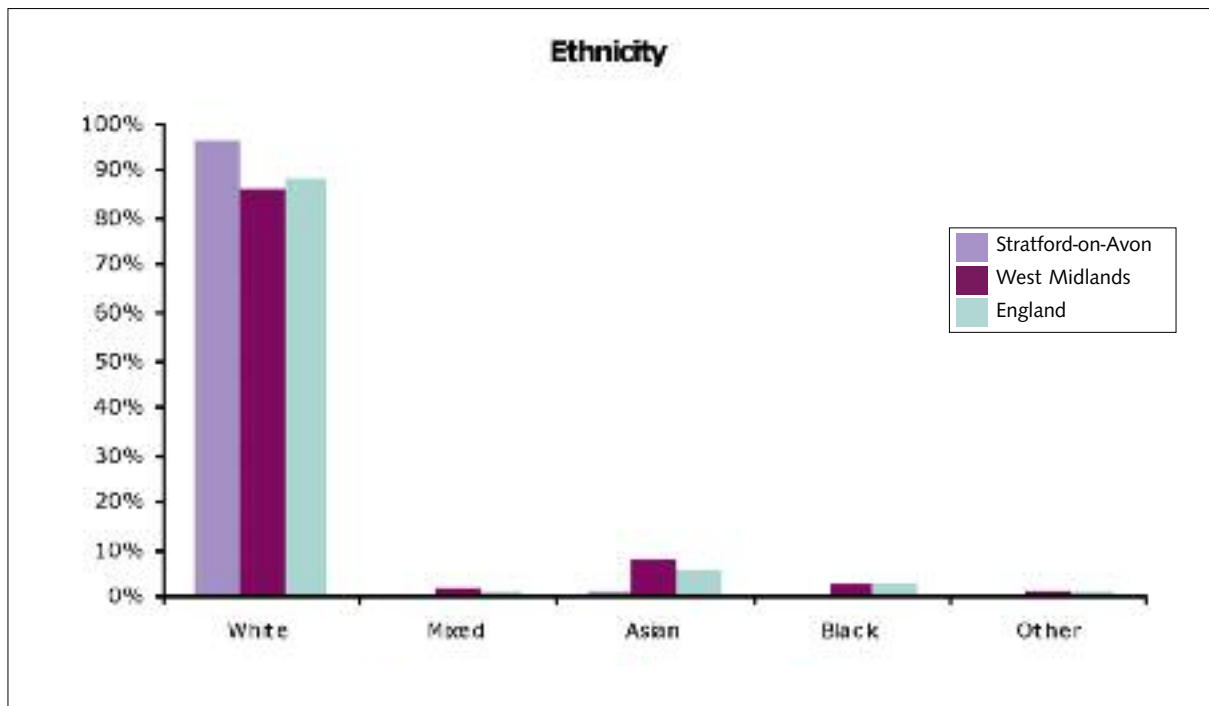
All this means that the District cannot be treated and planned in isolation; we have to understand and respond to such influences.

Population

117,800 ONS midyear population estimates 2007

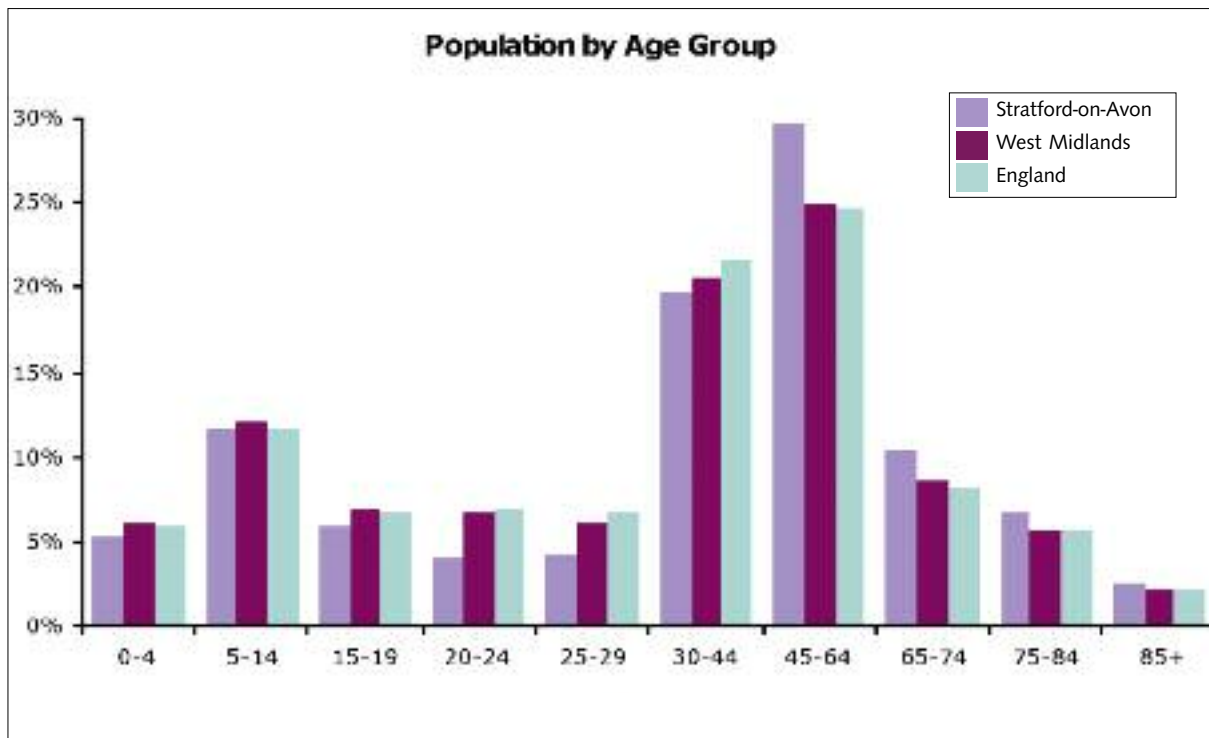
Ethnicity	Stratford-on-Avon	West Midlands	England
White	96.6%	86.5%	88.7%
Mixed	0.9%	1.7%	1.6%
Asian	1.4%	8.2%	5.5%
Black	0.5%	2.5%	2.8%
Other	0.6%	1.1%	1.4%

Source: ONS Neighbourhood Statistics - June 2007



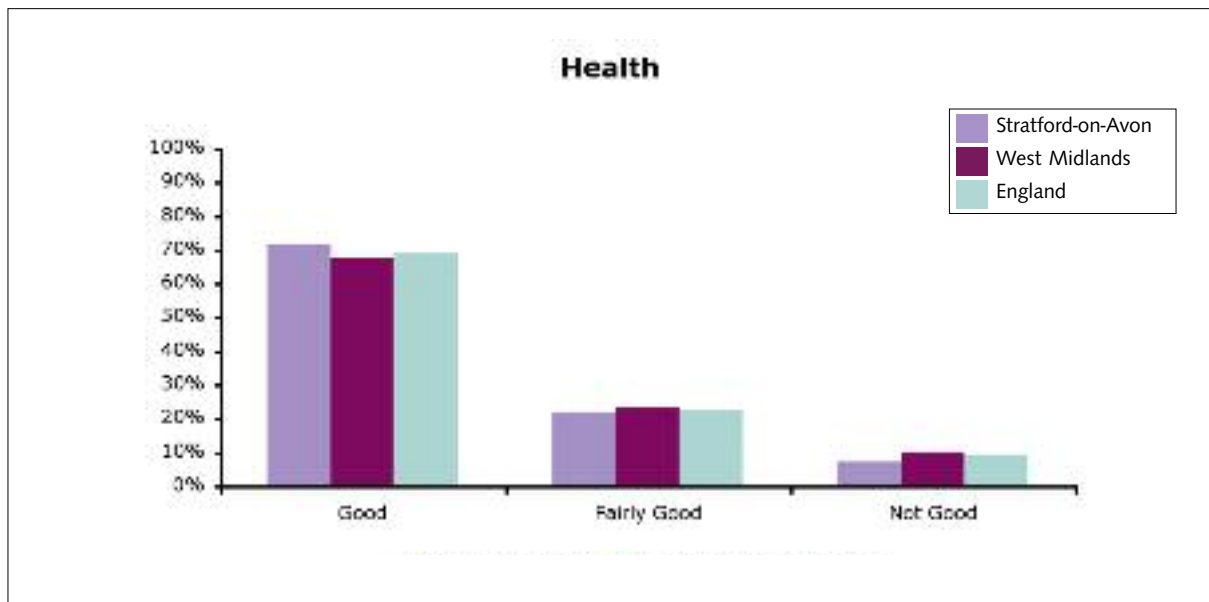
Population by Age Group	Stratford-on-Avon	Stratford-on-Avon	West Midlands	England
0-4	6,300	5.3%	6.1%	5.9%
5-14	13,700	11.6%	12.1%	11.7%
15-19	6,900	5.9%	6.9%	6.6%
20-24	4,800	4.1%	6.7%	6.8%
25-29	4,900	4.2%	6.1%	6.6%
30-44	23,200	19.7%	20.7%	21.7%
45-64	35,000	29.7%	25.0%	24.8%
65-74	12,200	10.4%	8.6%	8.2%
75-84	7,800	6.6%	5.7%	5.6%
85+	3,000	2.5%	2.1%	2.1%
	117800			

Source: ONS Neighbourhood Statistics - June 2007



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

53,397 (including vacant) - Source SDC Council Tax, April 2008

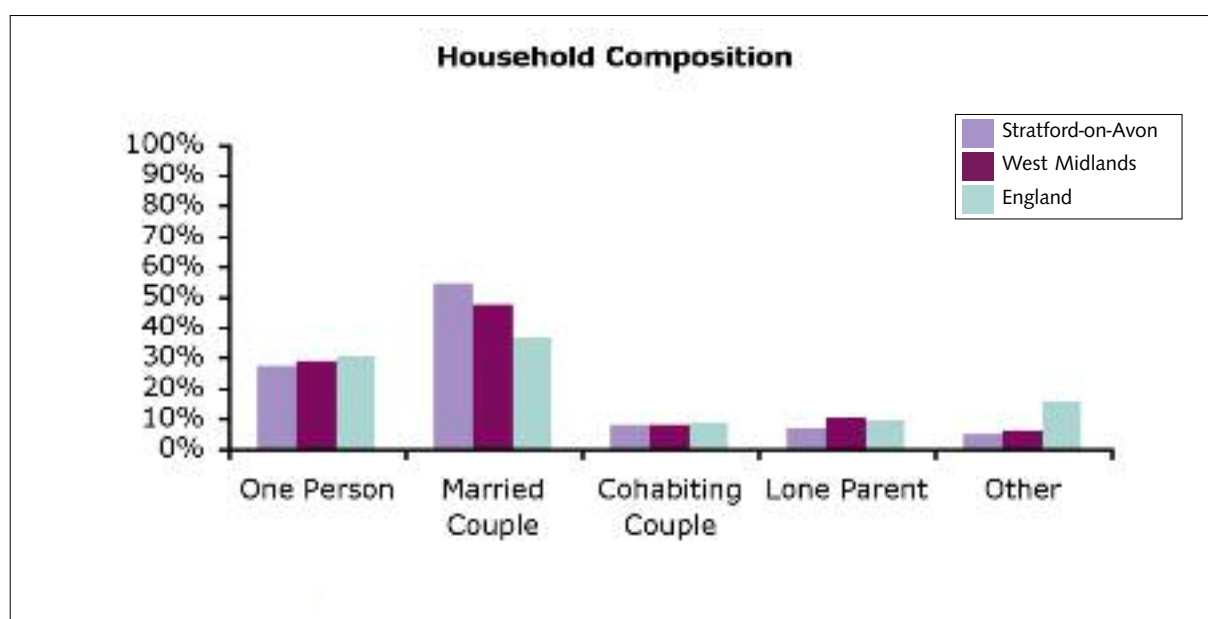
Total number of Households

51,822 - Source SDC Council Tax, April 2008

[NB. There is very little evidence of households sharing in Stratford-on-Avon District.]

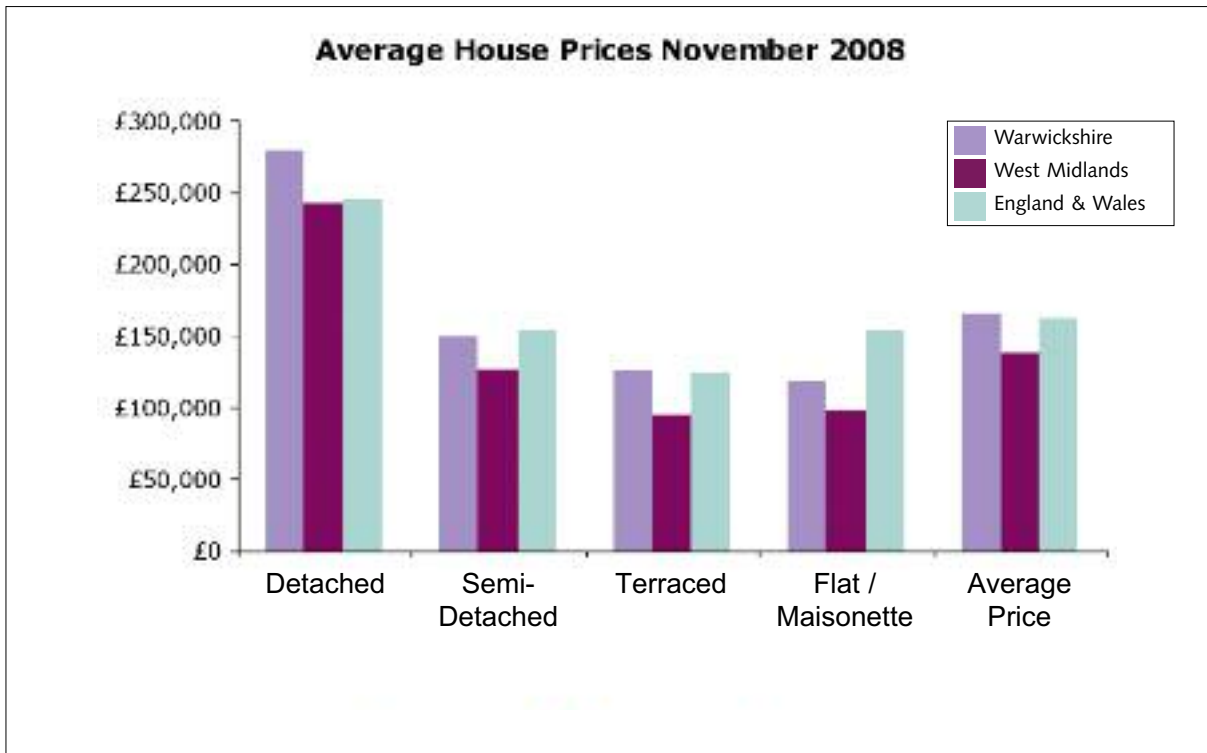
Household Composition	Stratford-on-Avon	West Midlands	England
One Person	27.2%	28.8%	30.1%
Married Couple	54.2%	47.2%	36.5%
Cohabiting Couple	7.7%	7.9%	8.3%
Lone Parent	6.5%	10.1%	9.5%
Other	4.5%	6.0%	15.6%

Source: 2001 Census



Residential Property Prices – November 2008	Warwickshire	West Midlands	England & Wales
Detached	£279,082	£242,705	£245,368
Semi-Detached	£148,236	£126,228	£153,949
Terraced	£126,146	£95,116	£124,700
Flat/Maisonette	£118,745	£97,414	£153,164
Average Price	£166,250	£137,493	£161,883

Source; HM Land Registry 2008

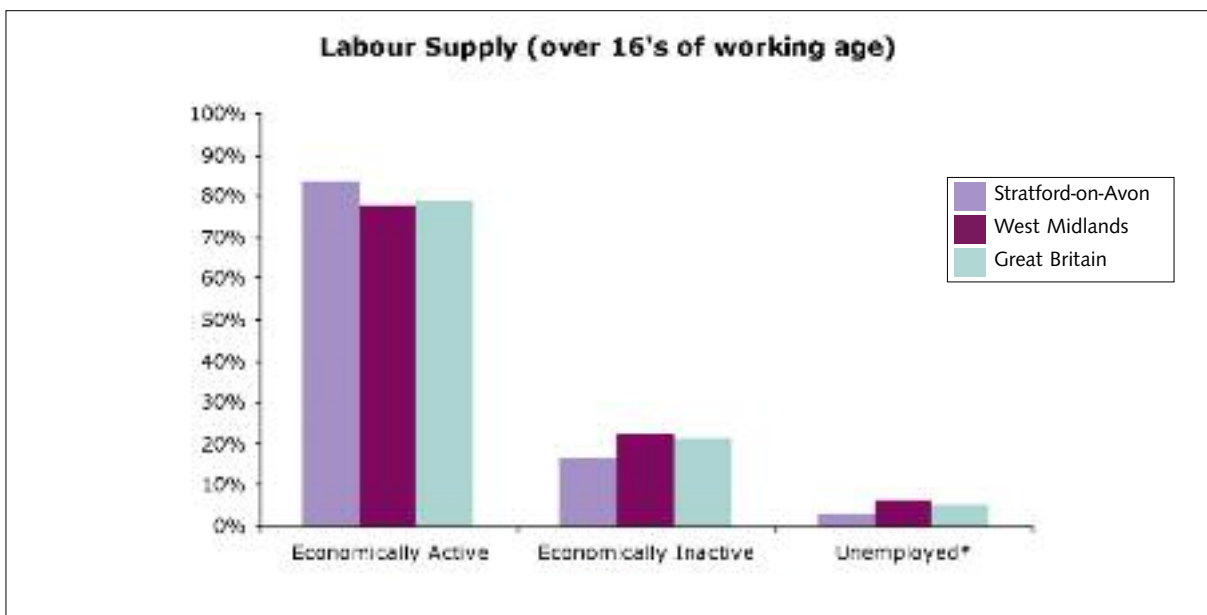


Working Age Population (16 – 59/64)

68,800 ONS midyear population estimates 2007

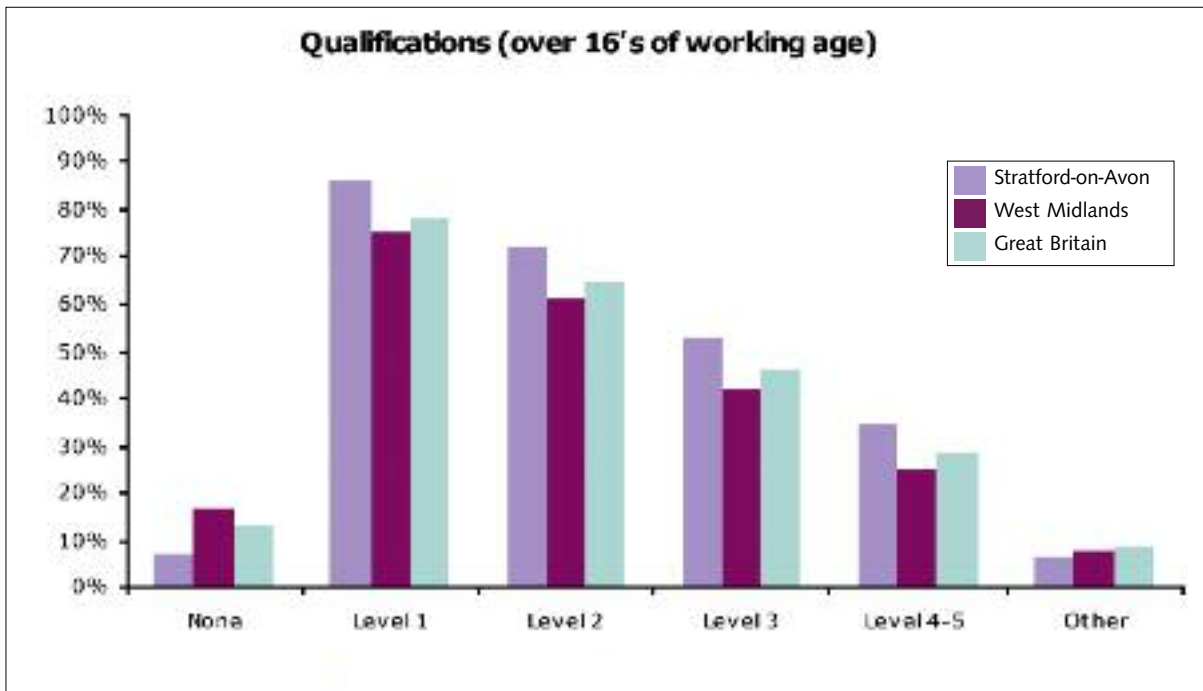
Labour Supply - over 16's of working age	Stratford-on-Avon	West Midlands	Great Britain
Economically Active	83.5%	77.4%	78.8%
Economically Inactive	16.5%	22.6%	21.2%
Unemployed*	3.1%	6.2%	5.2%

** Proportion of economically active*
Source: ONS Annual Population Survey July 2007 - June 2008



Qualifications – over 16's of working age	Stratford-on-Avon	West Midlands	Great Britain
None - No formal qualifications	7.3%	17.0%	13.1%
Level 1 - 1+ GCSE or equivalent	86.2%	75.4%	78.1%
Level 2 - 5+ A*-C GCSE or equivalent	72.5%	61.1%	64.5%
Level 3 - 2+ A Levels or equivalent	53.2%	42.0%	46.4%
Level 4-5 - First Degree or equivalent	34.4%	24.6%	28.6%
Other - Level unknown	6.5%	7.7%	8.8%

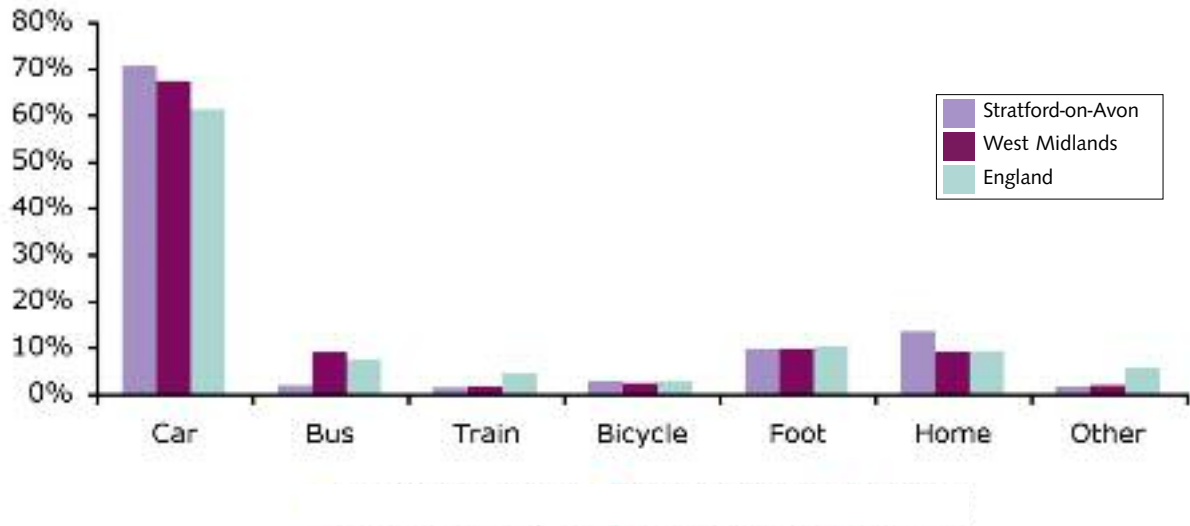
Source: ONS annual population survey Jan - Dec 2007



Transport to Work - 16+ in employment	Stratford-on-Avon	West Midlands	England
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

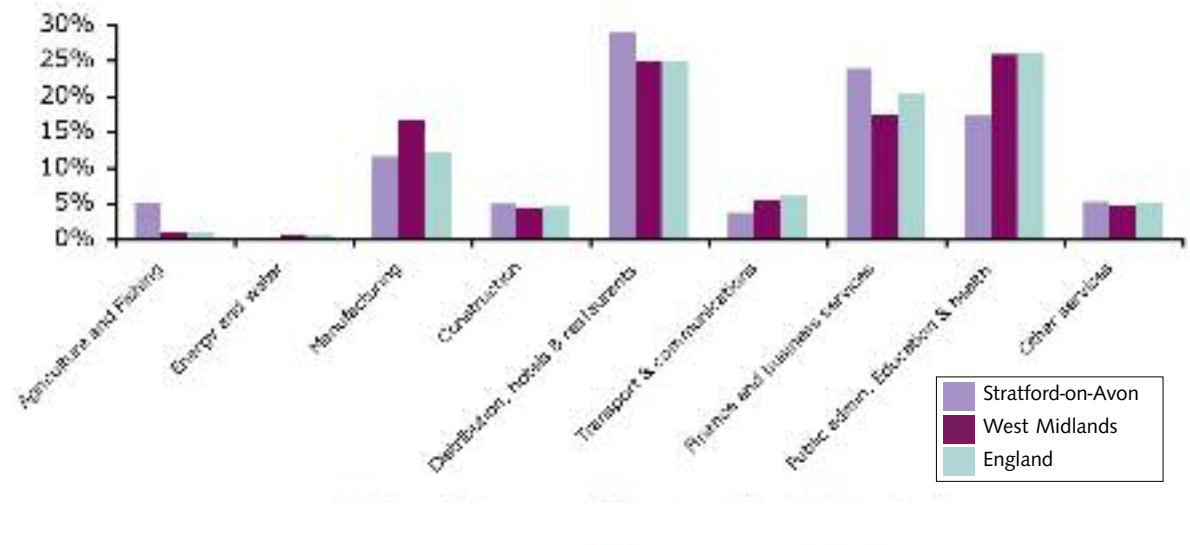
Transport to Work (over 16's in employment)



Employment by Industry Type	Stratford-on-Avon	West Midlands	England
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%

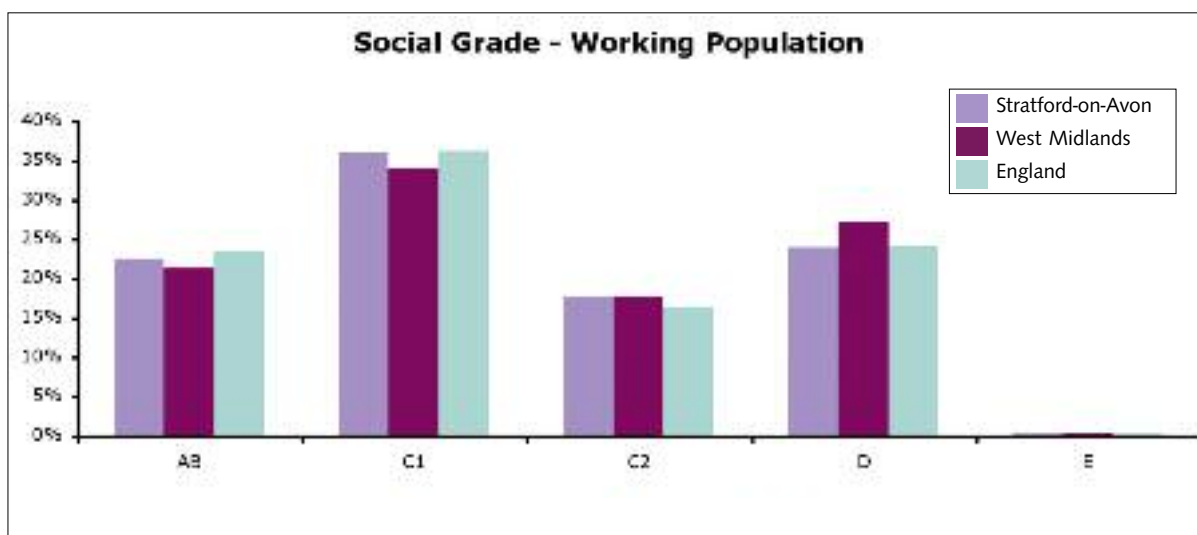
Source: Annual Business Inquiry 2006

Employment by Industry Type



Social Grade - Working Population	Stratford-on-Avon	West Midlands	England
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



For more Stratford and Warwickshire statistics see 'Quality of Life in Warwickshire 2008' published by Warwickshire Observatory: www.warwickshireobservatory.org – Quality of Life section.

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.

In many cases, the Annual Monitoring Report provides data for previous years as well as the current year 2007-08 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.

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

Business

It should be noted that this section relates solely to land in industrial uses, defined as Use Classes B1, B2 and B8 in accordance with the provisions of the Regional Spatial Strategy.

1a Amount of land developed for employment

	1996 - 2001	2001 - 2002	2002 - 2003	2003 - 2004	2004 - 2005	2005 - 2006	2006 - 2007	2007 - 2008	Total
Hectares	28.1	8.5	3.6	26.9	3.3	3.0	8.5	4.5	86.4

Comment

This indicates the rate of completion of sites for industrial development, which equates to 7.2 ha. per annum since 1996. 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

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 four years is as follows:

	2004-2005 (sq.m.)	2005-2006 (sq.m.)	2006-2007 (sq.m.)	2007-2008 (sq.m.)
B1(a) offices - inside/adjacent to Stratford-upon-Avon town centre	0	0	2,300	0
B1(a) offices -elsewhere in Stratford-upon-Avon	2,000	2,000	10,200	0
B1(a) offices -elsewhere in Stratford District	0	0	2,650	2,450
B1(b) research & development, high tech., etc.	0	0	0	1,670
B1(c) light industry	4,250	1,000	0	1,670
B2 general industry	1,750	3,700	0	3,340
B8 warehouses, distribution, etc.	900	0	9,450	1,930
Total	8,900	6,700	24,600	11,060

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. It is evident that attention needs to be given to providing more office floorspace in the central part of the town.

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
2001-07	50.1	34.4	68.7
2001-07	54.6	36.9	67.6

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	B1/B2 Mixed	B8	B1/B2/B8 mixed	Total
As at 31.03.08 (hectares)	16.5	0	0	8.4	0	3.7	0.5	16.6	45.7

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)

	1996-00	2001-02	2002-03	2003-04	2004-05	2005-06	2006-07	2007-08	Total
Hectares	3.7	0.0	0.0	0.0	3.9	0.0	0.7	9.8*	18.1

* includes 8.2 hectares currently under construction

Comment

The figures above illustrate the significant amount of land previously in employment use that has already been redeveloped for other uses since 1996 or is currently being redeveloped. In addition, a further 8.2 hectares of land previously in employment uses are currently being redeveloped. 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 18.1 hectares in 1e (above), 14.3 hectares have been or are currently being redeveloped for residential uses.

Housing

H2 Housing trajectory

Comment

The trajectory, illustrated in Figures 1 & 2, covers the period up to 2026 in accordance with the Department of Communities and Local Government (DCLG) Core Output Indicators – Update 2/2008, i.e. at least a 15 year period from the current monitoring year (2008/9). It 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 Government Office for the West Midlands early in 2007. The source data for Figures 1 & 2 is provided in Table 1 at the end of this document.

The need to monitor housing provision against the adopted RSS was underlined in two recent appeal decisions relating to sites in Stratford-on-Avon District. These decisions gave no weight to the housing provision figures that have so far emerged from the RSS Phase Two Revision process, so this AMR is not attempting to assess delivery against these figures.

The trajectory shows net housing figures in accordance with DCLG advice. 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 trajectory reflects five phases of provision i.e. 2001-2007, 2007-2011, 2011-2016, 2016-2021 and 2021-2026. The first four are consistent with the RSS which covers the period 2001-2021, with provision for the period 2021-2026 based on an assumption that previous provision rates will be rolled forward for another five years. This approach accords with DCLG advice in the COI Update. In general terms the trajectory shows that while anticipated completion rates could at times fall below the RSS Revision annual average completion rates, the cumulative completion figure for the whole of the period up to 2026 could exceed that sought in the RSS by around 750 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 2021. The prediction also assumes that the current moratorium on residential planning permissions will not be applied after 2011.

The trajectory does not take into account the potential delivery of new housing through the release of the "Strategic Sites" outlined in the Stratford-on-Avon District LDF Draft Core Strategy which was published for consultation in October 2008, apart from those which are currently "Strategic Reserve Sites". The omission of the other "Strategic Sites" reflects the fact that these sites have not yet been substantiated through the development plan process.

Without the strategic sites, the trajectory clearly undercounts the scale of potential housing development in the District. At the same time, another large element of uncertainty relates to the level of housing growth required in the District up to 2026. The current Phase Two Revision will result in changed requirements but at present there are no alternative figures derived from this process that carry sufficient weight to be used in the trajectory, bearing in mind the major issues regarding the scale and distribution of housing that have yet to be resolved.

Fig. 1: Housing Trajectory - Stratford-on-Avon District 2006
Net Figures - Adopted RSS Figures @ Option 1 Proportions

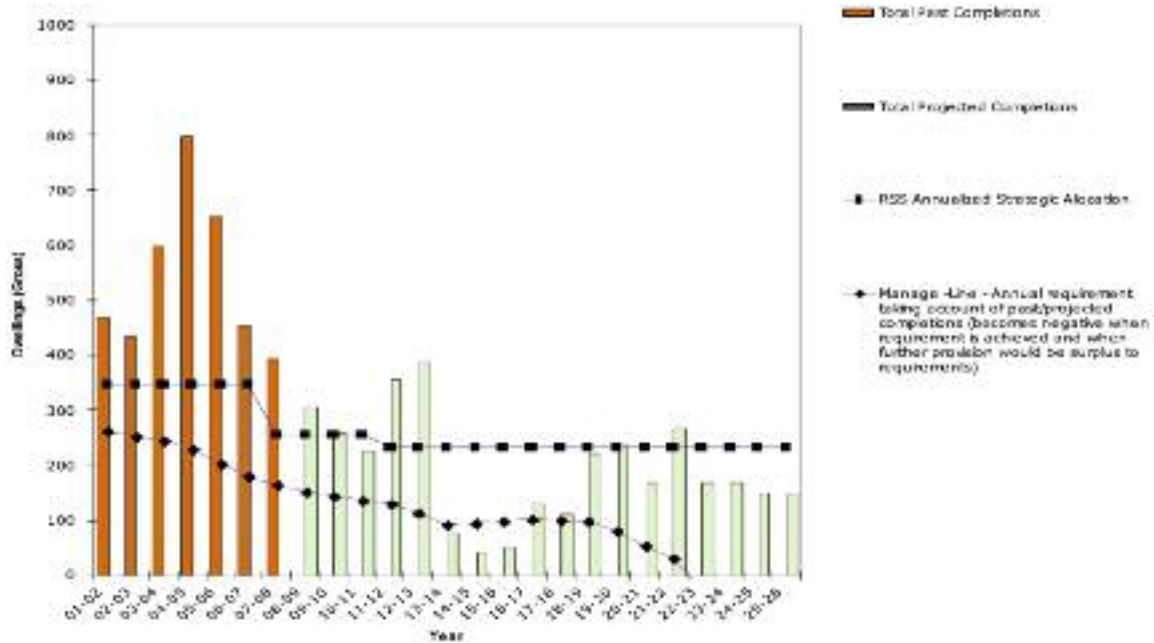


Fig. 2: Housing Trajectory - Stratford-on-Avon District 2006
Net Figures - Adopted RSS Figures @ Option 1 Proportions

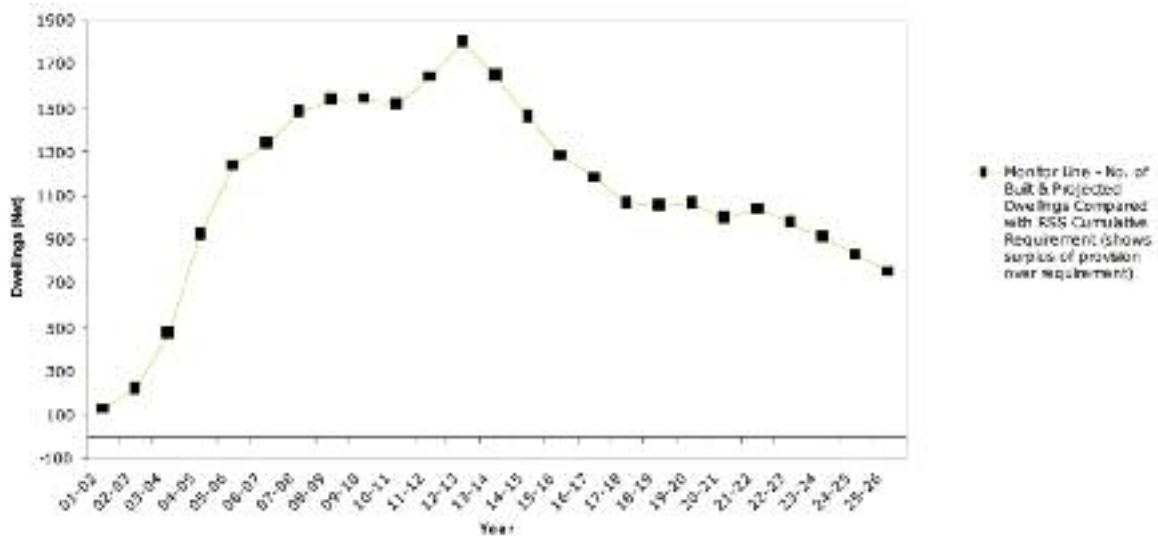


Table 1 – Data for figures 1 & 2 – Housing Trajectory

	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	16-17	17-18	18-19	19-20	20-21	21-22	22-23	23-24	24-25	25-26	Totals	Notes
Estimation of Annual Build Rates																												
1	Dwellings completed	472	436	600	800	655	455	394	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3812	
2	Dwellings u/c 31-3-08	0	0	0	0	0	0	0	266	105	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	371	Estimated take-up rates. Sites least likely to be implemented during plan period have been omitted.
3	Sites subject to planning permission at 31-3-08	0	0	0	0	0	0	0	39	157	171	188	227	0	0	0	0	0	0	0	0	0	0	0	0	0	782	Ditto. Includes sites subject to resolutions of support pending completion of legal agreements.
4	SHLAA sites (not already subject to p.p.)	0	0	0	0	0	0	0	0	0	55	132	72	26	43	51	81	13	21	38	17	17	17	17	0	0	599	15% discount applied to allow for some sites to be omitted from LDF and for non-take-up.
5	Strategic Reserves Sites	0	0	0	0	0	0	0	0	0	0	35	90	50	0	0	50	100	200	200	150	100	0	0	0	0	975	Sites identified in Local Plan Review or alternatives.
6	Windfall allowance	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	150	150	150	150	150	750	Confined to last five years of plan period in accordance with PPS3 para. 59.
7	Total annual completions	472	436	600	800	655	455	394	305	262	226	355	389	76	43	51	131	113	221	238	167	267	167	167	150	150	7289	
8	Adopted RSS annual net provision (continued into 21/22 to 25/26 period).	346	346	346	346	346	346	253	253	253	253	230	230	230	230	230	230	230	230	230	230	230	230	230	230	230	6538	
9	Cumulative completions	472	908	1508	2308	2963	3418	3812	4117	4379	4605	4960	5349	5425	5467	5518	5649	5762	5983	6221	6388	6655	6822	6989	7139	7289		
10	Cumulative requirement	346	692	1038	1384	1730	2076	2329	2582	2835	3088	3318	3548	3778	4008	4238	4468	4698	4928	5158	5388	5618	5848	6078	6308	6538		
11	Monitor line	126	216	470	924	1233	1342	1483	1535	1544	1517	1642	1801	1647	1459	1280	1181	1064	1055	1063	1000	1037	974	911	831	751		Comparison of cumulative completions and planned rate of provision.
12	Manage line	262	253	245	229	201	179	164	151	142	135	129	113	91	93	97	102	99	97	79	53	30	-29	-95	-226	-601		Total requirement minus cumulative completions divided by years left.
Anticipated Progress on SHLAA Sites																												
UCS/SITE/ALC009	Alcester Hospital	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	20	0	0	0	0	0	0	0	0	0	20	
BID715	United Carriers, Bidford-on-Avon	0	0	0	0	0	0	0	0	0	15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	15	
UCS/SITE/HEN011	Henley-in-Arden, Warwick Road, Cattle Market	0	0	0	0	0	0	0	0	0	20	20	0	0	0	0	0	0	0	0	0	0	0	0	0	0	40	
KIN704	Kineton High School	0	0	0	0	0	0	0	0	0	0	0	0	0	0	35	35	0	0	0	0	0	0	0	0	0	70	
UCS/SITE/KIN001	Banbury Road, Kineton	0	0	0	0	0	0	0	0	0	0	15	15	0	0	0	0	0	0	0	0	0	0	0	0	0	30	
UCS/SITE/KIN002	Mill Street, Kineton	0	0	0	0	0	0	0	0	0	0	0	0	0	10	0	0	0	0	0	0	0	0	0	0	0	10	
UCS/SITE/SOM001	High Street, Southam	0	0	0	0	0	0	0	0	0	0	0	0	15	0	0	0	0	0	0	0	0	0	0	0	0	15	
SHIP.C	Tileman's Lane, Shipston-on-Stour	0	0	0	0	0	0	0	0	0	30	30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	60	
STR704	Rother Triangle, Stratford-upon-Avon	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	25	25	0	0	0	0	0	0	50	
STR705	Windsor Street, Stratford-upon-Avon	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10	15	0	0	0	0	0	0	0	0	0	25	
STR707	Canal Corridor, Stratford-upon-Avon	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	20	20	20	20	20	0	0	100	
STR720	Nursery, Tavern Lane, Shottery	0	0	0	0	0	0	0	0	0	0	15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	15	
STR732	Town Square, Stratford-upon-Avon	0	0	0	0	0	0	0	0	0	0	0	0	0	15	0	0	0	0	0	0	0	0	0	0	0	15	
STR827	Banbury Road, Stratford-upon-Avon	0	0	0	0	0	0	0	0	0	0	20	20	15	0	0	0	0	0	0	0	0	0	0	0	0	55	
SUA.J	Arden Street, Stratford-upon-Avon	0	0	0	0	0	0	0	0	0	0	0	0	0	25	0	0	0	0	0	0	0	0	0	0	0	25	
UCS/SITE/STR005	Shipston Road, Stratford-upon-Avon	0	0	0	0	0	0	0	0	0	0	20	25	0	0	0	0	0	0	0	0	0	0	0	0	0	45	
UCS/SITE/STR021	New Broad Street, Stratford-upon-Avon	0	0	0	0	0	0	0	0	0	0	0	0	0	0	15	0	0	0	0	0	0	0	0	0	0	15	
UCS/SITE/STR022	Sanctus Street, Stratford-upon-Avon	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10	0	0	0	0	0	0	0	0	0	0	10	
UCS/SITE/STR025	Loxley Road, Stratford-upon-Avon	0	0	0	0	0	0	0	0	0	0	0	0	0	0	15	15	0	0	0	0	0	0	0	0	0	30	
STUD701	New Road, Studley	0	0	0	0	0	0	0	0	0	0	15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	15	
STUD713	Redditch Road, Studley	0	0	0	0	0	0	0	0	0	0	20	25	0	0	0	0	0	0	0	0	0	0	0	0	0	45	
	Totals	0	0	0	0	0	0	0	0	0	65	155	85	30	50	60	95	15	25	45	20	20	20	20	0	0	705	
Strategic Reserves Sites (or Alternatives) Estimated Progress																												
	Shottery, Land w. of	0	0	0	0	0	0	0	0	0	0	0	0	0	0	50	100	200	200	150	100	0	0	0	0	0	800	
SUA.X	Bishopton, Egg Packing Station	0	0	0	0	0	0	0	0	0	0	35	40	0	0	0	0	0	0	0	0	0	0	0	0	0	75	
SUA.Y	Stratford-upon-Avon, Kipling Road	0	0	0	0	0	0	0	0	0	0	0	50	50	0	0	0	0	0	0	0	0	0	0	0	0	100	
	Totals	0	0	0	0	0	0	0	0	0	0	35	90	50	0	0	50	100	200	200	150	100	0	0	0	0	975	

H3 Percentage of new and converted dwellings on previously developed land

Dwellings Completed 2007/08 (Gross)		
PDL (brownfield)	404	89%
Greenfield	50	11%
Total	454	100%

Comment

The figures for 2007/08 show a continuation of the trend detected in the previous year's data. The balance is now well in excess of the national annual target which states that at least 60% of new housing should be provided on previously developed land. The extent of greenfield development has dwindled to a very low level, with brownfield sites within Stratford-upon-Avon town contributing a significant proportion of the new dwellings built within the reporting year (54%).

H5 Number of affordable dwellings completions

Dwellings Completed / Lost 2007/08	
Social rented dwellings completed	84
Intermediate dwellings completed	52
Net additional affordable dwellings	136

Comment

The figure of 136 additional affordable dwelling completions represents a significant increase over that in 2006/7 (51 dwellings). It also represents a higher proportion of total dwelling completions (30% as opposed to 10% in 06/07). However, the rate of provision remains 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. Furthermore, the outlook relating to affordable housing provision is not promising. It is likely that affordable completions will be back to the low level experienced in 2006/7, mainly an outcome much reduced overall levels of house building in the district.

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. It is anticipated that most forms of commercial development (employment, leisure, etc.) do not exceed the maximum car parking standards specified in the District Council's 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 2007-08	Total completions within 30 minute travel time	%
Stratford-on-Avon District	454	280	61.7
Warwickshire	2,366	1,461	61.7

ii. Access to GPs

	Total housing completions 2007-08	Total completions within 30 minute travel time	%
Stratford-on-Avon District	454	380	83.7
Warwickshire	2,366	2,131	90.1

iii. Access to Main Areas of Employment *

	Total housing completions 2007-08	Total completions within 30 minute travel time	%
Stratford-on-Avon District	454	373	82.2
Warwickshire	2,366	2,236	94.5

* defined as locations with 500+ jobs

iv. Access to Primary Schools

	Total housing completions 2007-08	Total completions within 30 minute travel time	%
Stratford-on-Avon District	454	394	86.8
Warwickshire	2,366	2,236	94.5

v. Access to Secondary Schools

	Total housing completions 2007-08	Total completions within 30 minute travel time	%
Stratford-on-Avon District	454	386	85.0
Warwickshire	2,366	2,247	95.0

vi. Access to Major Retail Centre

	Total housing completions 2007-08	Total completions within 30 minute travel time	%
Stratford-on-Avon District	454	308	67.8
Warwickshire	2,366	1,916	81.0

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 and to major retail centres. 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.

We are looking into modifying the travel times for different facilities. For example, it is reasonable to expect a primary school and doctor's surgery to be relatively more accessible compared to a hospital, secondary school, large employment area and major retail centre.

Services

4a Amount of completed retail, office and leisure development

	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
2007-08	850	6,700	1,000

* 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 500 sq.m. gross for retail (over 1000 sq.m. in the years 2004-07); over 500 sq.m. gross for office; and over 1000 sq m. gross for leisure.]

It should be noted that a major expansion of the out-of-centre Maybird Retail Park in Stratford-upon-Avon was under construction at 31.03.08. This comprises 12,400 sq.m. gross floorspace.

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
2007-08	0	13.4	0

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.

National guidance in Planning Policy Statement 6 on town centres and the RSS both expect commercial development to be concentrated 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.

This indicator has now been removed from the national Core Output Indicator set.

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 2007-08 relating to flood defence or water quality.

Biodiversity

8. Change in areas and populations of biodiversity importance

NI 197: Local Sites – Management - 2008	
Total Local Wildlife Sites & RIGs	42
No. being positively managed	15
% being positively managed	35.7%

NI 197 is now regarded by the Government as a measure of the performance of local authorities relating to biodiversity. It is seen as reflecting the degree of influence the local authority has had on the local sites system and the measures and procedures involved in ensuring that effective conservation is introduced to, and acted upon, by Local Site owners. The indicator describes the proportion of local sites of nature conservation interest where positive conservation management has been, or is being, implemented. There are shortcomings with this indicator, not least of which is that the number of designated local sites is limited and only represents a small fraction of the area of the District that has the potential to achieve this status. This indicator has not been used previously in an AMR for Stratford-on-Avon District.

Data compiled by Warwickshire Museum Field Services suggests that almost 36% of local wildlife sites (previously known as "SINCs") and Regionally Important Geological and Geomorphological Sites (also known as "RIGs") are known to be subject to positive conservation management. This is in effect a baseline figure but good performance is regarded as an upward trend in the percentage. At this time data is not yet available to show whether there is an upward or downward trend.

Renewable Energy

9. Renewable Energy capacity installed by type

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

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 2007/08 (Gross)		
One bedroom houses/bungalows	4	0.9%
Two bedroom houses/bungalows	58	12.7%
Three bedroom houses/bungalows	89	19.6%
Four bedroom houses/bungalows	52	11.5%
Five or more bedroom houses/bungalows	51	11.2%
Houses/bungalows - total	254	55.9%
One bedroom flats	72	15.9%
Two bedroom flats	126	27.8%
Three bedroom flats	2	0.4%
Four bedroom flats	0	0%
Five or more bedroom flats	0	0%
Flats - total	200	44.1%

Comment

The range of types of dwelling being built shows an appreciable increase in the proportion of housing completions that are flats. The equivalent percentage in 2006/07 was 30.3%. The number of houses being completed has fallen substantially (by 28%) whereas the number of flats has increased by nearly 30%. The trend illustrates the significant contribution of higher density urban sites over the last year. Unfortunately the swing towards the provision of flats is not answering the housing type shortfalls identified in the 2006 Joint Housing Assessment for South Warwickshire. The Assessment highlighted a shortage of two and three bedroom family dwellings but the above figures represent a significant downturn (almost 30%) in family housing provision in the District.

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

This topic is covered in part 1 of the National and Regional 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. 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. 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 that seek to focus most development in and on the edges of the larger settlements in the District rather than in open countryside.

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 07/08 within the District. 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:

- 89.6% of the area covered by SSSIs in the district is in favourable condition;
- 9.8% is in unfavourable condition but in the process of recovery;
- 0.6% is in unfavourable condition and unchanging;
- 0.1% is in unfavourable condition and declining.

These figures are much better than those at the national level where only 44% is in favourable condition. They are also better than the regional and county figures (35% and 77% respectively). "Favourable condition" means that the SSSI 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, together with 15 Regionally Important Geological Sites ("RIGS") so far but these only represent a small proportion of sites with potential for such designations, 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, although data relating to their management is given in the section above dealing with NI 197.

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

- there was one such case during the year 2007/08. This involved an outbuilding, listed in its own right, at College Farm, Lower Quinton. The District Council, supported by a recommendation from English Heritage, granted Listed Building Consent for demolition due to its very poor structural condition. A condition required a programme of investigation and recording to be approved before demolition works commenced.

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.

However, data on certain aspects of the indicator can be provided:

Number of Green Transport Plans completed

- since supplementary planning guidance was adopted by the District Council in July 1998, 23 such Green Transport Plans (or equivalent) have been completed through a legal agreement linked to a planning permission. Of these, five have been completed during 2007-08.

Value of developer contributions towards sustainable transport

- Between 1996 and March 2007, approximately £3.9m had been secured from developers. This comprised £1m for a park and ride facility at Stratford-upon-Avon, £300,000 for traffic calming measures, £1.45m towards public transport and £400,000 for pedestrian and cycling facilities.

In the year 2007-08, a further £155,000 was secured towards the creation of a pedestrian/cycle link between the railway station and Birmingham Road in Stratford-upon-Avon and a further £55,000 towards a new pedestrian crossing in Tiddington.

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.

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

Area of development allowed within floodplains and number of developments incorporating sustainable drainage systems (SUDS)

- the District Council is not able to monitor this indicator comprehensively at the present time. However, there have been no cases of development being granted planning permission in a floodplain during the year 2007-08. Furthermore, there is 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)

Number of diversification schemes supported

- the District Council is not able to monitor this indicator comprehensively at the present time. During 2007-08 two applications were granted permission for the conversion of farm buildings at New House Farm, Wootton Wawen. This continues the trend over recent years that has seen a number of redundant farm buildings being granted permission for conversion to such uses, although in practice a proportion tend not to be implemented.

Strictly speaking, this form of development does not involve the diversification of farm operations and such schemes remain few and far between.

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)

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)

There is a wide range of established criteria by which it is possible to measure the vitality and viability of the town centre.

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 (from the town centre occupancy survey – see below), shows that only 3% 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%.

An occupancy survey of units in the town centre was carried out in June 2008, which will be repeated on a biennial basis. The findings for ground floor uses are as follows:

Occupancy by type of use	Number of units	% at June 2008	% at July 2006
Retail - convenience	6	1.4	1.7
Retail - comparison	199	47.8	49.0
Financial & professional services	28	6.7	8.9
Food & drink	72	17.3	16.3
Other services	45	10.8	6.3
Vacant	22	5.2	4.8
Residential	33	7.9	7.9
Hotels	3	0.7	0.7
Visitor attractions	2	0.5	1.0
Miscellaneous	9	2.2	3.4
Total	416	100.0	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	2008
Stratford	120	125	125	125	130	130	130	135
Leamington	95	100	105	105	115	120	125	125
Banbury	90	95	95	120	120	120	130	125
Solihull	200	200	200	200	205	210	210	210
Redditch	110	110	110	110	115	115	115	115
Evesham	-	50	50	55	55	60	60	33

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

Comment

This is the recognised source of published rental data and is updated each year. It is evident that retail units within the primary shopping area of Stratford-upon-Avon town centre can command a high, and steadily increasing, rental value. The figure is slightly higher than that for Banbury, 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 the recent survey of town centre properties, it is evident that the vacancy level is slightly higher than it was in the previous survey in 2006. According to the survey carried out in June 2008, there were 22 vacant ground floor units, including five in Town Square for which there is ongoing difficulty to let premises.

However, the proportion of vacant units at 5.2% is considerably lower than the Great Britain average of 10.5% (Source: Experian Goad).

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.

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 for 2006 showed 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	31 167 180 12 52	Evesham Road, Dodwell Walton Hall, Wellesbourne Banbury Road, Gaydon Banbury Road, Warmington Bridgefoot, Stratford-upon-Avon	Not started Completed Not started Commenced Not started
2007-08	92 18 40 40 23 10	Birmingham Road, Stratford-upon-Avon Pimlico Lane, Alveston, near Stratford-upon-Avon Ardencote Manor Hotel, Lye Green, Claverdon Birmingham Road, Henley-in-Arden Birmingham Road, Kings Coughton, near Alcester Salford Hall Hotel, Abbots Salford, Salford Priors	Commenced Not started Commenced Not started Not started Not started

There has been a substantial increase in the amount of visitor accommodation granted permission in the District over the past couple of years, although most of the 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 two schemes are 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. However, there have been no cases of development being granted planning permission on public open spaces during the year 2007-08.

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 had been secured from development proposals in Alcester, Bidford, Henley, Southam, Stratford and Studley.

During 2007-08, a further £50,000 has been secured for Stratford-upon-Avon and £12,280 for 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. It has been used in assessing the options relating to policies in the Draft Core Strategy and also the options for locating future development in the District.

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.
Education	Provide facilities for lifelong learning and training for all sections of the community.
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.

THEME	OBJECTIVES
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.
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	buildings, spaces and the public realm sensitive to the locality. 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.

THEME	OBJECTIVES
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.
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.

4. Local Development Scheme – progress and review

The table below sets out the current position on each of the documents listed in the current LDS (March 2007) and the changes of intent or to timescales proposed by the District Council in the LDS Review due to be submitted to the Government Office in January 2009.

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>Consultation on Issues and Options document carried out in May/June 2007.</p> <p>Draft Core Strategy, setting out the District Council's preferred approach on a range of policy topics as well as the provision of future development, published for consultation on 13 November 2008.</p>	<p>Previous milestone to reach current consultation stage by November 2007 has not been achieved for various reasons, in particular:</p> <ul style="list-style-type: none"> the need to undertake critical areas of research such as Strategic Flood Risk Assessment and Strategic Housing Land Availability Assessment uncertainty over the role of the proposed Eco-town at Middle Quinton as well as the additional workload this has created. delays in the preparation of the Regional Spatial Strategy Phase Two Revision due to the study commissioned by the Government Office on housing requirement. <p>As a consequence, subsequent milestones will also slip. A provisional indication is given below although this will be dependent on procedural matters:</p> <p>Publication Draft Core Strategy for statutory six week deposit period – Summer/Autumn 2009</p> <p>Submission to Secretary of State – by end of 2009</p> <p>Pre-examination meeting – Spring 2010</p> <p>Public Examination – Summer 2010</p> <p>Inspector's Report – Autumn 2010</p> <p>Adoption – end of 2010</p>

Name of Document	Current Position	Proposed Change to the LDS
Proposals Map	Will be incorporated into Core Strategy and follow the same procedures and timescale.	See Core Strategy.
Significant Allocations DPD	Assessment of potential locations for development has been undertaken in preparing the Draft Core Strategy.	Given the intention identify strategic locations for development in the Core Strategy a separate DPD is not necessary. Withdraw from LDS at this stage - can be reintroduced if required, eg. if it is decided that small (non-strategic) sites should be identified in the LDF.
Development Control policies DPD	Work has not yet started on this DPD. Resources are currently being focused on preparation of Core Strategy.	Initial consultation document possibly published by Summer 2010 depending on resources required for the Core Strategy Public Examination.
Stratford-upon-Avon Area Action Plan DPD	No progress has been made on this DPD. An Urban Design Framework SPD was adopted in July 2007. 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 context of current policy in the District Local Plan and it is also consistent with the emerging Core Strategy.	Withdraw from LDS – include in a 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

Name of Document	Current Position	Proposed Change to the LDS
Meeting Housing Needs SPD	Key milestones have not been met, but consultation draft was published in October 2007.	Adopted in July 2008 – delete from LDS.
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.
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 – can be included in future review if necessary.
Provision of Public Open Space SPD [to be renamed]	No progress has been made. It is now 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 Recreation and Open Space Investment Strategy will be required to support the preparation of the SPD.	Revise milestones to amend date of adoption to end of 2010. 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..



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DECEMBER 2008